

Serving Northern California

2339 Jones Street, Suite #2  
San Francisco, CA 94133

Tel: (415) 694-8931/(877) 618-1955

Fax: (415) 762-3662

www.reservestudy.com



ASSOCIATION  
RESERVES®

*Planning For The Inevitable*

**Regional Offices**

Fresno  
Lake Tahoe  
Monterey  
Sacramento  
San Francisco  
San Jose  
Walnut Creek



**The Woods at Little River**  
*Little River, CA*



Report #: 51033-0

Beginning: January 1, 2025

Expires: December 31, 2025

**RESERVE STUDY**  
"Full"

November 8, 2024

# Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

## Questions?

Please contact your Project Manager directly.



[www.reservestudy.com](http://www.reservestudy.com)

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

## Table of Contents

<b>Executive Summary</b>	<b>5</b>
Executive Summary (Component List)	6
<b>Introduction, Objectives, and Methodology</b>	<b>12</b>
Which Physical Assets are Funded by Reserves?	13
How do we establish Useful Life and Remaining Useful Life estimates?	13
How do we establish Current Repair/Replacement Cost Estimates?	13
How much Reserves are enough?	14
How much should we transfer to Reserves?	15
What is our Recommended Funding Goal?	15
<b>Site Inspection Notes</b>	<b>16</b>
<b>Projected Expenses</b>	<b>17</b>
Annual Reserve Expenses Graph	17
<b>Reserve Fund Status &amp; Recommended Funding Plan</b>	<b>18</b>
Annual Reserve Funding Graph	18
30-Yr Cash Flow Graph	19
Percent Funded Graph	19
<b>Table Descriptions</b>	<b>20</b>
Budget Summary	21
Reserve Component List Detail	22
Fully Funded Balance	27
Component Significance	32
Accounting & Tax Summary	37
30-Year Reserve Plan Summary	42
30-Year Income/Expense Detail	43
<b>Accuracy, Limitations, and Disclosures</b>	<b>67</b>
<b>Terms and Definitions</b>	<b>68</b>
<b>Component Details</b>	<b>69</b>
Grounds	70
Clubhouse	82
Laundry Room	96
Pool/Spa Building	100
Gym	115
The Lodge	119
Malby Property	131
Maintenance Yard	137
Equipment	142
Electrical System	151
Sewage System	159
Water System	174

Gas System	183
Fire System	185
Landscape, Irrigation & Drainage	188
Loan	190



**The Woods at Little River**  
Little River, CA  
Level of Service: "Full"

Report #: 51033-0  
# of Units: 109

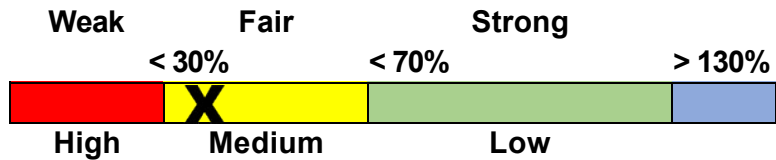
January 1, 2025 through December 31, 2025

**Findings & Recommendations**

as of January 1, 2025

Projected Starting Reserve Balance	\$897,344
Current Fully Funded Reserve Balance	\$2,405,084
Average Reserve Deficit (Surplus) Per Unit	\$13,832
Percent Funded	37.3 %
Recommended 2025 "Monthly Fully Funding Contributions"	\$14,715
Recommended 2025 Special Assessments for Reserves	\$0
2024 Monthly Contribution Rate	\$7,996

**Reserve Fund Strength: 37.3%**



**Risk of Special Assessment:**

**Economic Assumptions:**

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

- This is an "Full" Reserve Study.
- The information in this Reserve Study is based on our site inspection on 8/16/2024.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 37.3 % Funded, this means the association's special assessment & deferred maintenance risk is currently Medium.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve allocation rate, we recommend increasing your Reserve allocations to \$14,715/Monthly.
- The Deterioration rate for your Reserve Components is \$20,869.25/Monthly
- No assets appropriate for Reserve designation were excluded.
- We recommend that this Reserve Study be updated annually, with an on-site inspection update every three years.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Grounds</b>				
103	Concrete Walkways - Repair	20	0	\$75,000
202	Asphalt - Partial Repave	5	1	\$104,000
209	Pavers - Replace	30	22	\$12,500
320	Pole Lights - Partial Repair/Replace	1	0	\$1,000
322	Wood Pole Lights - Replace	25	3	\$13,500
326	Sign Lights - Replace	20	16	\$1,350
403	Mailboxes - Replace	20	18	\$25,950
409	Benches - Replace	25	10	\$26,400
410	Recycle Station - Replace	15	12	\$1,500
412	Mailbox Structures - Repl/Rebuild	20	18	\$36,000
418	Dog Stations - Replace	15	6	\$6,000
505	Perimeter Wood Fence - Partial Replace	6	4	\$12,850
513	Split/Single Rail Fence - Replace	25	10	\$6,500
705	Gate Operators - Replace	20	0	\$12,000
709	Vehicle Gates - Replace	40	20	\$20,000
916	Exercise Stations - Replace	25	14	\$22,500
1402	Wood Directional/Street Signs - Replace	25	10	\$16,000
1403	Monument Signs - Replace	20	16	\$10,000
1404	Signage - Replace	10	5	\$4,000
<b>Clubhouse</b>				
107	Wood Decks - Rebuild	30	0	\$18,000
110	Wood Decks - Repaint	5	5	\$2,520
314	AV Equipment - Replace	10	6	\$2,000
324	Exterior Lights - Replace	25	8	\$5,500
325	Interior Lights - Replace	25	10	\$16,800
335	Furnace - Replace	25	5	\$7,000
601	Carpet - Replace	10	0	\$33,000
603	Tile Floor - Replace	30	10	\$23,000
607	Vinyl Floor - Replace	20	0	\$6,600
703	Exterior Doors - Replace	30	10	\$16,500
712	Sliding Glass Doors - Replace	30	8	\$20,000
803	Water Heater - Replace	15	4	\$5,000
901	Furniture/Furnishings - Replace	10	3	\$16,500
909	Bathrooms - Refurbish	25	0	\$30,000
911	Break Room Appliances - Replace	15	3	\$5,000
911	Kitchen Appliances - Replace	15	3	\$13,500
912	Kitchen - Remodel	20	0	\$30,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1110	Interior Surfaces - Repaint	10	0	\$22,800
1115	Building Exterior - Repaint	10	8	\$22,720
1117	Building Exterior - Repair	10	8	\$6,000
1137	Windows - Replace	40	20	\$45,000
1303	Comp Shingle Roof - Replace	25	4	\$43,700
1312	Gutters/Downspouts - Replace	25	4	\$7,500
1825	Defibrillator - Replace	10	5	\$5,500
<b>Laundry Room</b>				
607	Vinyl Floor - Replace	20	2	\$3,000
703	Exterior Door - Replace	30	13	\$1,650
924	Dryers - Replace	10	2	\$2,000
924	Washers - Replace	10	2	\$2,000
925	Laundry Room - Remodel	20	2	\$8,000
1110	Interior Surfaces - Repaint	10	2	\$1,250
1137	Window - Replace	40	37	\$2,000
<b>Pool/Spa Building</b>				
299	Air Handler - replace	20	12	\$40,000
310	Wall Heaters - Replace	25	17	\$10,500
324	Exterior Lights - Replace	25	17	\$5,500
325	Interior Lights - Replace	25	17	\$9,425
411	Drinking Fountains - Replace	25	5	\$4,000
703	Exterior Doors - Replace	30	22	\$8,000
803	Water Heater - Replace	15	12	\$5,000
941	Locker Rooms - Refurbish	25	0	\$80,000
1110	Interior Surfaces - Repaint	10	2	\$16,250
1115	Building Exterior - Repaint	10	8	\$24,240
1117	Building Exterior - Repair	10	8	\$3,500
1137	Windows - Replace	40	37	\$46,000
1201	Pool Deck - Reseal/Repair	10	2	\$13,500
1202	Pool - Reline	12	4	\$25,000
1203	Spa - Resurface	10	2	\$10,000
1206	Pool Filter - Replace	18	10	\$2,750
1207	Spa Filter - Replace	18	10	\$2,750
1208	Pool Heater - Replace	12	9	\$6,000
1209	Spa Heaters - Replace	12	11	\$3,360
1210	Pool Pump - Replace	10	8	\$3,250
1211	Spa Pump - Replace (Circ)	10	6	\$2,750
1211	Spa Pump - Replace (Jet)	10	4	\$2,250
1219	Furniture/Furnishings - Replace	10	2	\$3,500
1227	Chemical Controllers - Replace	10	2	\$10,000
1308	Flat Roof - Replace	20	6	\$12,100
1309	Metal Roof - Replace	40	12	\$111,350

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1312	Gutters/Downspouts - Replace	30	22	\$7,500
<b>Gym</b>				
310	Wall Heater - Replace	20	2	\$3,500
601	Carpet - Replace	10	2	\$5,775
703	Exterior Door - Replace	30	18	\$1,650
930	Exercise Equipment - Replace	10	6	\$16,500
1110	Interior Surfaces - Repaint	10	2	\$2,175
<b>The Lodge</b>				
107	Wood Decks - Rebuild	25	1	\$174,000
110	Wood Decks - Reseal	5	6	\$17,400
321	Landscape Lights - Replace	25	10	\$11,550
324	Exterior Lights - Replace	25	11	\$18,000
505	Wood Fence/Gates - Replace	25	1	\$10,800
510	Metal Rail - Replace	45	21	\$51,600
703	Exterior Door - Replace (Archive)	30	16	\$2,000
703	Exterior Doors - Replace (Lodge)	30	16	\$66,000
715	Utility Doors - Replace (Lodge)	30	16	\$26,400
1115	Building Exterior - Repaint (Archive)	10	1	\$10,400
1115	Building Exterior - Repaint (Lodge)	10	1	\$52,800
1117	Building Exterior - Repair (Archive)	10	1	\$1,500
1117	Building Exterior - Repair (Lodge)	10	1	\$12,500
1117	Building Exterior - Repair (Trash)	10	6	\$2,500
1124	Metal Rail - Repaint	5	1	\$4,875
1137	Windows - Replace (Lodge)	40	9	\$72,000
1137	Windows - Replace (Archive)	40	9	\$10,500
1303	Comp Shingle Roof - Replace (Archive)	25	5	\$9,000
1303	Comp Shingle Roof - Replace (Lodge)	25	5	\$141,000
1303	Comp Shingle Roof - Replace (Trash)	25	5	\$3,700
1312	Gutters/Downspouts - Replace (Archive)	25	5	\$2,350
1312	Gutters/Downspouts - Replace (Lodge)	25	5	\$10,375
1314	Skylights - Replace	25	5	\$21,000
<b>Malby Property</b>				
107	Wood Decks - Rebuild	25	14	\$13,500
320	Wood Pole Light - Replace	30	19	\$5,000
905	Interior - Remodel	25	20	\$50,000
910	Appliances - Replace	15	5	\$4,000
1110	Interior Surfaces - Repaint	10	5	\$5,000
1115	Building Exterior - Repaint	10	2	\$22,870
1117	Building Exterior - Repair	10	2	\$3,500
1137	Windows - Replace	40	29	\$20,000
1303	Comp Shingle Roof - Replace	25	14	\$27,700
1312	Gutters/Downspouts - Replace	25	14	\$5,875

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Maintenance Yard</b>				
505	Wood Fence - Partial Replace	10	0	\$7,000
702	Garage Door - Replace	25	2	\$3,000
705	Roll up Door Operator - Replace	15	5	\$3,500
706	Roll Up Door - Replace	25	10	\$6,000
1115	Building Exterior - Repaint	10	0	\$14,080
1117	Building Exterior - Repair	20	0	\$20,000
1141	Storage Shed - Replace/Rebuild	25	10	\$7,000
1303	Comp Shingle Roof - Replace	25	2	\$19,000
2630	Shipping Containers - Replace	40	25	\$15,000
<b>Equipment</b>				
301	Generators - Repair	10	9	\$18,000
302	Generator - Replace (Clubhouse)	30	9	\$70,000
302	Generator - Replace (Lodge)	30	0	\$70,000
1860	Utility Vehicle - Replace	25	20	\$13,500
1962	Wood Chipper - Replace	25	15	\$17,500
1980	Trailer - Replace	25	17	\$8,000
2107	Golf Cart - Replace	15	5	\$7,000
2201	Tractor - Replace	30	22	\$50,000
2202	Tractor Attachments - Replace	30	22	\$10,500
2210	Car - Replace	25	6	\$35,000
2232	Jetter - Replace	15	7	\$4,000
2233	RotoRooter - Replace	15	14	\$4,000
2632	Truck - Replace	30	3	\$50,000
2633	Dump Truck - Replace	25	20	\$75,000
5201	Sewer Camera - Replace	15	7	\$8,000
5202	Backup Sewer Camera - Replace	15	7	\$5,000
<b>Electrical System</b>				
2638	Electrical System - Repairs	5	0	\$6,000
2640	Transformer/Sub Panels - Repair/Replace	40	15	\$210,000
2641	Electrical Pedestals (2017) - Replace	30	22	\$14,000
2641	Electrical Pedestals (2018) - Replace	30	23	\$14,000
2641	Electrical Pedestals (2019) - Replace	30	24	\$14,000
2641	Electrical Pedestals (2020) - Replace	30	25	\$14,000
2641	Electrical Pedestals (2021) - Replace	30	26	\$14,000
2641	Electrical Pedestals (2022) - Replace	30	27	\$14,000
2641	Electrical Pedestals (2023) - Replace	30	28	\$14,000
2641	Electrical Pedestals (2024) - Replace	30	29	\$2,500
2641	Electrical Pedestals (2025) - Replace	30	0	\$14,000
2641	Electrical Pedestals (2026) - Replace	30	1	\$14,000
2641	Electrical Pedestals (2027) - Replace	30	2	\$14,000
2641	Electrical Pedestals (2028) - Replace	30	3	\$11,200

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Sewage System</b>				
320	Wood Pole Lights - Replace	30	22	\$15,000
505	Wood Fence - Partial Replace (EF)	15	3	\$9,900
505	Wood Fence - Replace (WWTP)	30	27	\$15,300
703	Exterior Doors - Replace	30	22	\$3,300
1115	Building Exterior - Repaint (EF)	10	0	\$3,000
1115	Building Exterior - Repaint (WWTP)	10	0	\$3,240
1117	Building Exterior - Repair (EF)	10	0	\$700
1117	Building Exterior - Repair (WWTP)	10	0	\$800
1137	Window - Replace	40	32	\$700
1303	Comp Shingle Roof - Replace (WWTP)	25	10	\$5,500
1309	Metal Roof - Replace (EF)	40	22	\$6,050
1312	Gutters/Downspouts - Replace (WWTP)	25	10	\$2,250
1834	Sewer System - Repair	1	0	\$25,000
1835	Leach Fields - Clean/Repair	10	1	\$45,000
1836	Filter Media Sheets - Replace	25	17	\$12,800
1838	Pumps - Replace	20	12	\$42,000
1839	Force line - Replace	35	1	\$30,000
1855	Monitoring Equipment - Replace	20	12	\$30,000
1859	Old Septic Tanks - Abandon	0	0	\$40,000
1875	Tanks - Pump (2 Tanks) 2028/34	6	3	\$25,200
1875	Tanks - Pump (2 Tanks) 2030/36	6	5	\$25,200
1875	Tanks - Pump (3 Tanks) 2029/35	6	4	\$28,800
1875	Tanks - Pump (5 Tanks) 2026/32	6	1	\$57,000
<b>Water System</b>				
320	Wood Pole Light - Replace	30	22	\$5,000
336	Well Pump - Replace	20	11	\$7,000
505	Wood Fence - Partial Replace	10	0	\$9,500
703	Exterior Door - Replace	30	21	\$1,650
804	Main Water Tank - Re-Line	20	10	\$17,500
806	Water Tanks - Replace	25	10	\$50,000
807	Water Pumps & VFDs - Replace	20	12	\$25,000
811	Treatment Tanks - Replace	20	12	\$10,500
830	Pressure Tanks - Replace	20	12	\$20,000
1115	Building Exterior - Repaint (Well)	10	8	\$4,240
1117	Building Exterior - Repair (Well)	10	8	\$800
1137	Windows - Replace	40	29	\$3,000
1141	Pump House - Rebuild	30	1	\$10,000
1303	Comp Shingle Roof - Replace (Well)	25	16	\$2,750
2637	Water Shut-off Valves - Replace	1	0	\$10,000
<b>Gas System</b>				
1839	Regulators - Replace	20	10	\$4,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1847	Gas Supply Lines - Partial Replace	2	0	\$2,000
<b>Fire System</b>				
1842	Fire Hydrants - Replace	30	25	\$13,500
<b>Landscape, Irrigation &amp; Drainage</b>				
1001	Backflow Device - Replace	30	5	\$4,500
1716	Culverts - Replace/Repair	2	0	\$10,000
<b>197 Total Funded Components</b>				

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

## Introduction



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

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



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

## Methodology

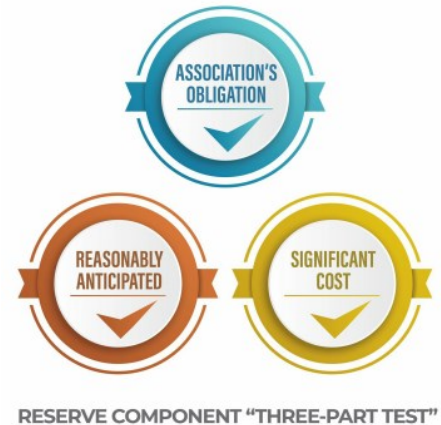


For this [Full Reserve Study](#), we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

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

## *Which Physical Assets are Funded by Reserves?*

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



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

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

## *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

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

## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

## How much should we transfer to Reserves?



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

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

### What is our Recommended Funding Goal?

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



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

**Site Inspection Notes**

During our site visit on 8/16/2024, we visually inspected the property and were able to see most areas. Please see the Photographic Inventory Appendix at the end of this report for a detailed look at each component.



## Projected Expenses

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

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

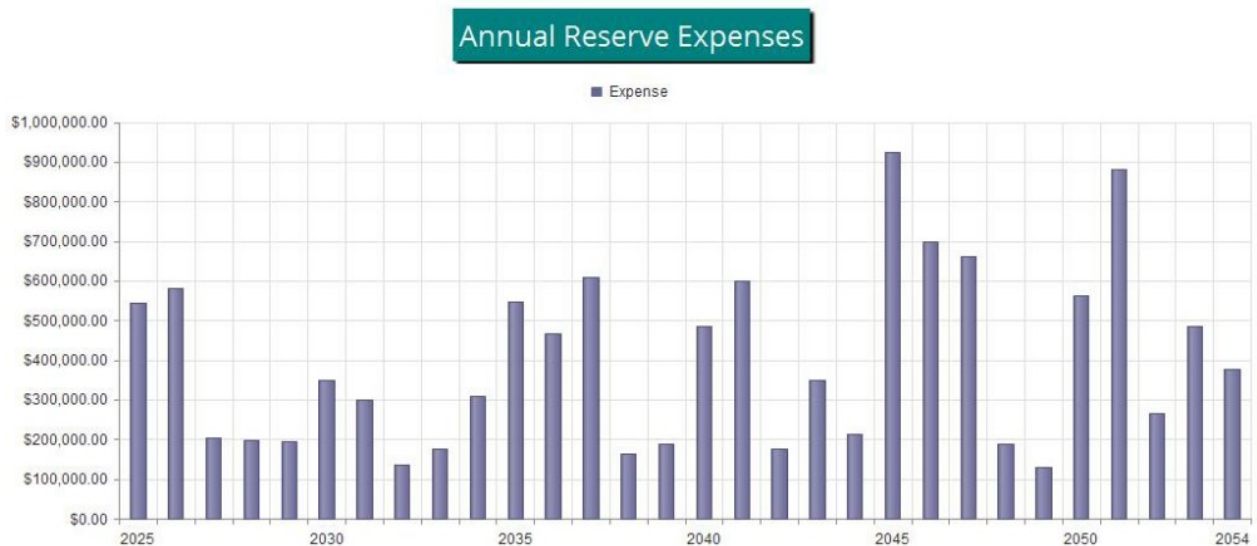


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$897,344 as-of the start of your fiscal year. This is based on your actual balance on 12/31/2024 of \$824,469 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of 1/1/2025, your Fully Funded Balance is computed to be \$2,405,084. (see Acct/Tax Summary table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates you are 37.3 % Funded.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$14,715/Monthly this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

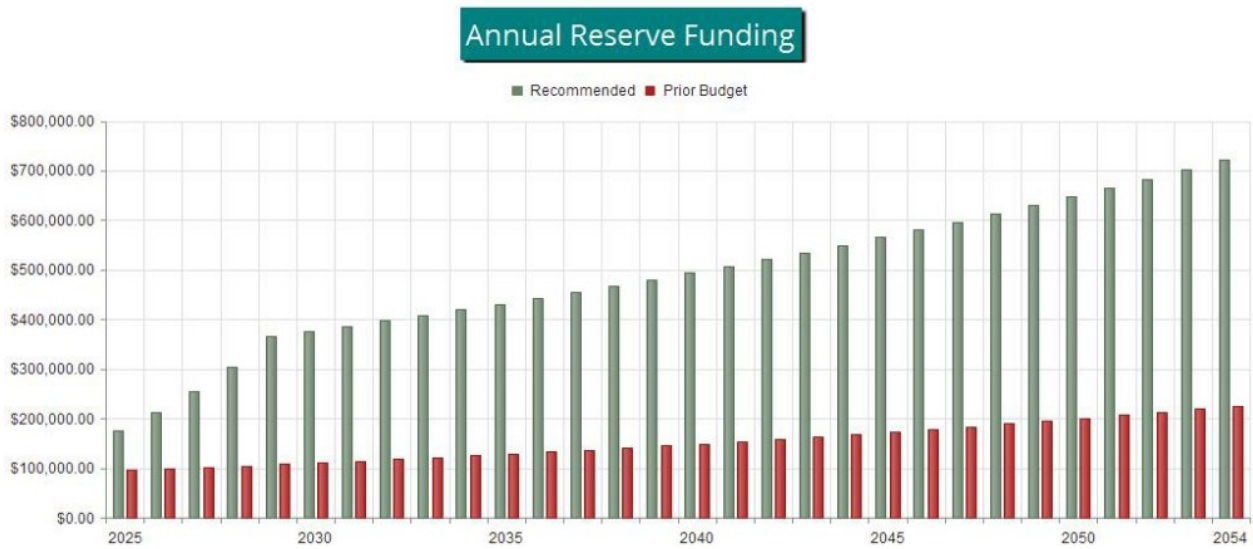


Figure 2

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

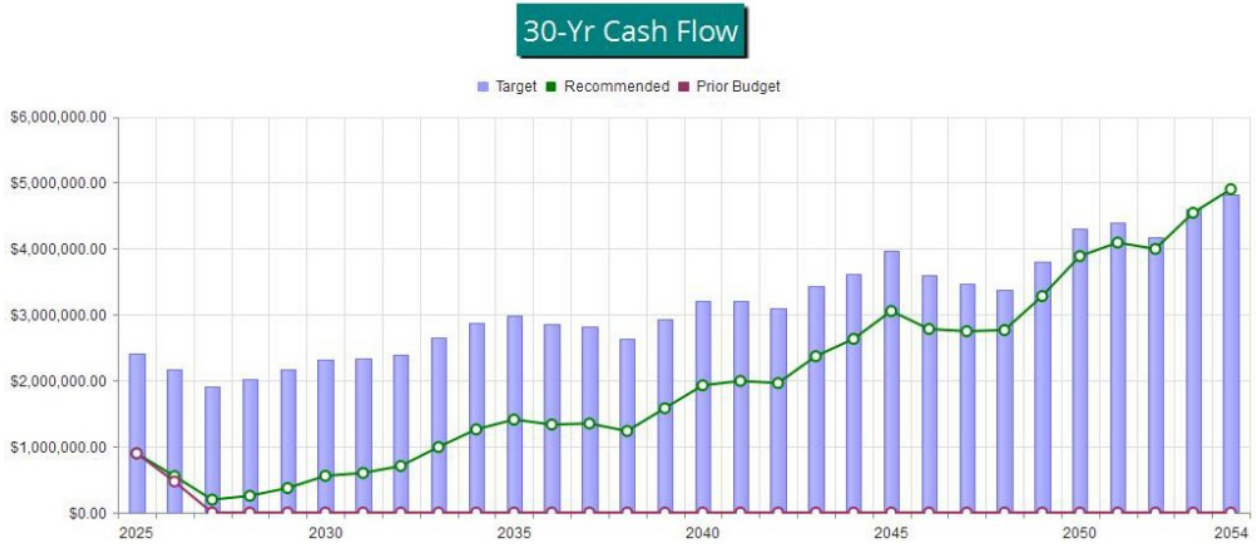


Figure 3

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

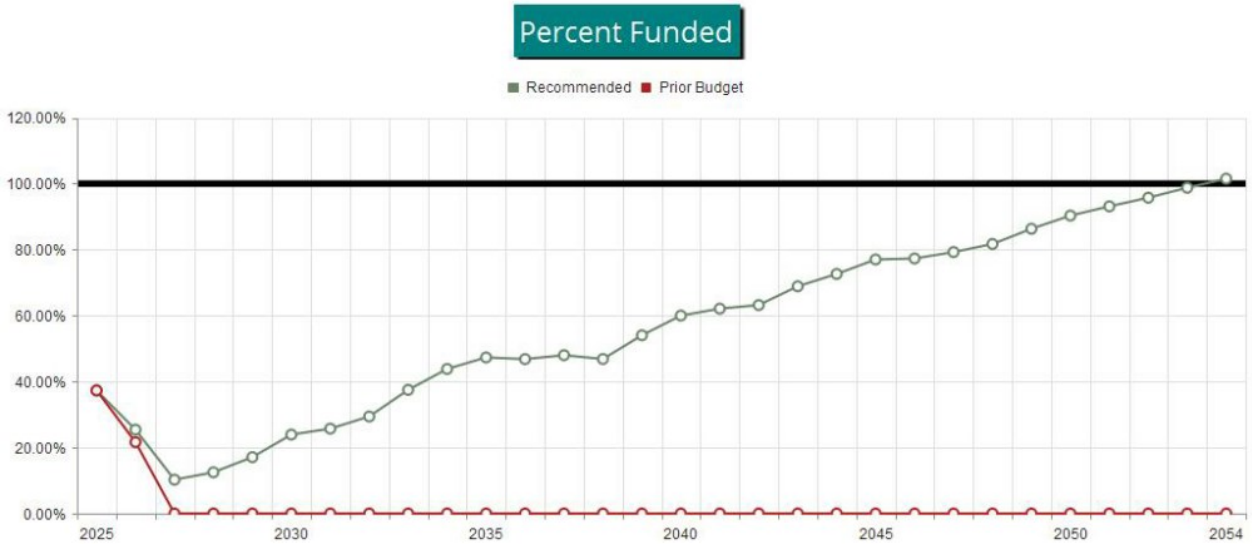


Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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

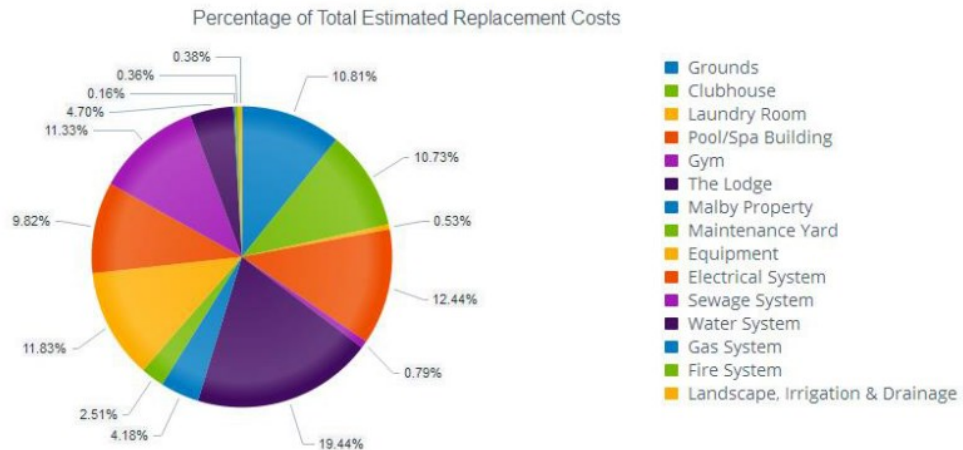
30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.



	Useful Life		2025 Rem. Useful Life		Estimated Replacement Cost in 2025	2025 Expenditures	01/01/2025 Current Fund Balance	01/01/2025 Fully Funded Balance	Remaining Bal. to be Funded	2025 Funding
	Min	Max	Min	Max						
	Grounds	1	40	0						
Clubhouse	5	40	0	20	\$404,140	\$140,400	\$140,400	\$305,639	\$263,740	\$16,133
Laundry Room	10	40	2	37	\$19,900	\$0	\$0	\$15,185	\$19,900	\$832
Pool/Spa Building	10	40	0	37	\$468,475	\$80,000	\$80,000	\$274,473	\$388,475	\$16,823
Gym	10	30	2	18	\$29,600	\$0	\$0	\$16,770	\$29,600	\$1,886
The Lodge	5	45	1	21	\$732,250	\$0	\$182,424	\$554,249	\$549,826	\$24,574
Malby Property	10	40	2	29	\$157,445	\$0	\$0	\$64,309	\$157,445	\$5,608
Maintenance Yard	10	40	0	25	\$94,580	\$41,080	\$41,080	\$77,078	\$53,500	\$3,608
Equipment	10	30	0	22	\$445,500	\$70,000	\$70,000	\$249,793	\$375,500	\$12,675
Electrical System	5	40	0	29	\$369,700	\$20,000	\$20,000	\$204,347	\$349,700	\$8,160
Sewage System	0	40	0	32	\$426,740	\$72,740	\$160,740	\$271,021	\$266,000	\$42,449
Water System	1	40	0	29	\$176,940	\$19,500	\$19,500	\$97,918	\$157,440	\$12,829
Gas System	2	20	0	10	\$6,000	\$2,000	\$2,000	\$4,000	\$4,000	\$846
Fire System	30	30	25	25	\$13,500	\$0	\$0	\$2,250	\$13,500	\$317
Landscape, Irrigation & Drainage	2	30	0	5	\$14,500	\$10,000	\$10,000	\$13,750	\$4,500	\$3,631
					<b>\$3,766,320</b>	<b>\$543,720</b>	<b>\$897,344</b>	<b>\$2,405,084</b>	<b>\$2,868,976</b>	<b>\$176,580</b>

Percent Funded: 37.3%

Budget Summary



#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
<b>Grounds</b>					
103	Concrete Walkways - Repair	Extensive GSF	20	0	\$75,000
202	Asphalt - Partial Repave	Approx 160,000 GSF x 10%	5	1	\$104,000
209	Pavers - Replace	Approx 730 GSF	30	22	\$12,500
320	Pole Lights - Partial Repair/Replace	Approx (120) Pole Lights	1	0	\$1,000
322	Wood Pole Lights - Replace	(3) Fixtures	25	3	\$13,500
326	Sign Lights - Replace	(4) Fixtures	20	16	\$1,350
403	Mailboxes - Replace	(118) Boxes	20	18	\$25,950
409	Benches - Replace	(16) Benches	25	10	\$26,400
410	Recycle Station - Replace	(1) Station	15	12	\$1,500
412	Mailbox Structures - Repl/Rebuild	(8) Mailbox Structures	20	18	\$36,000
418	Dog Stations - Replace	(10) Dog Stations	15	6	\$6,000
505	Perimeter Wood Fence - Partial Replace	Approx 715 LF x 20%	6	4	\$12,850
513	Split/Single Rail Fence - Replace	Approx 130 LF	25	10	\$6,500
705	Gate Operators - Replace	(2) Operators	20	0	\$12,000
709	Vehicle Gates - Replace	(2) Gates	40	20	\$20,000
916	Exercise Stations - Replace	(4) Stations	25	14	\$22,500
1402	Wood Directional/Street Signs - Replace	(14) Misc. Signs	25	10	\$16,000
1403	Monument Signs - Replace	(2) Monument Signs	20	16	\$10,000
1404	Signage - Replace	(48) Misc. Signage	10	5	\$4,000
<b>Clubhouse</b>					
107	Wood Decks - Rebuild	Approx 420 GSF	30	0	\$18,000
110	Wood Decks - Repaint	Approx 420 GSF	5	5	\$2,520
314	AV Equipment - Replace	(4) Pieces	10	6	\$2,000
324	Exterior Lights - Replace	(11) Fixtures	25	8	\$5,500
325	Interior Lights - Replace	(56) Fixtures	25	10	\$16,800
335	Furnace - Replace	(1) Furnace	25	5	\$7,000
601	Carpet - Replace	Approx 300 GSY	10	0	\$33,000
603	Tile Floor - Replace	Approx 460 GSF	30	10	\$23,000
607	Vinyl Floor - Replace	Approx 400 GSF	20	0	\$6,600
703	Exterior Doors - Replace	(7) Doors	30	10	\$16,500
712	Sliding Glass Doors - Replace	(5) Sliding Doors	30	8	\$20,000
803	Water Heater - Replace	(1) Water Heater	15	4	\$5,000
901	Furniture/Furnishings - Replace	(113) Various Pieces	10	3	\$16,500
909	Bathrooms - Refurbish	(2) Bathrooms	25	0	\$30,000
911	Break Room Appliances - Replace	(5) Appliances	15	3	\$5,000
911	Kitchen Appliances - Replace	(9) Appliances	15	3	\$13,500
912	Kitchen - Remodel	(1) Kitchens	20	0	\$30,000
1110	Interior Surfaces - Repaint	Approx 11,420 GSF	10	0	\$22,800
1115	Building Exterior - Repaint	Approx 2,840 GSF	10	8	\$22,720
1117	Building Exterior - Repair	Approx 2,840 GSF	10	8	\$6,000
1137	Windows - Replace	(18) Windows	40	20	\$45,000
1303	Comp Shingle Roof - Replace	Approx 4,370 GSF	25	4	\$43,700
1312	Gutters/Downspouts - Replace	Approx 300 LF	25	4	\$7,500
1825	Defibrillator - Replace	(1) Defibrillator	10	5	\$5,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
<b>Laundry Room</b>					
607	Vinyl Floor - Replace	Approx 115 GSF	20	2	\$3,000
703	Exterior Door - Replace	(1) Door	30	13	\$1,650
924	Dryers - Replace	(2) Dryers	10	2	\$2,000
924	Washers - Replace	(2) Washers	10	2	\$2,000
925	Laundry Room - Remodel	(1) Room	20	2	\$8,000
1110	Interior Surfaces - Repaint	Approx 465 GSF	10	2	\$1,250
1137	Window - Replace	(1) Window	40	37	\$2,000
<b>Pool/Spa Building</b>					
299	Air Handler - replace	(1) Air Handler	20	12	\$40,000
310	Wall Heaters - Replace	(3) Wall Heaters	25	17	\$10,500
324	Exterior Lights - Replace	(11) Fixtures	25	17	\$5,500
325	Interior Lights - Replace	(29) Fixtures	25	17	\$9,425
411	Drinking Fountains - Replace	(2) Drinking Fountains	25	5	\$4,000
703	Exterior Doors - Replace	(4) Doors	30	22	\$8,000
803	Water Heater - Replace	(1) Water Heater	15	12	\$5,000
941	Locker Rooms - Refurbish	(2) Locker Rooms	25	0	\$80,000
1110	Interior Surfaces - Repaint	Approx 6,500 GSF	10	2	\$16,250
1115	Building Exterior - Repaint	Approx 3,030 GSF	10	8	\$24,240
1117	Building Exterior - Repair	Approx 3,030 GSF	10	8	\$3,500
1137	Windows - Replace	(23) Windows	40	37	\$46,000
1201	Pool Deck - Reseal/Repair	Approx 2,000 GSF	10	2	\$13,500
1202	Pool - Reline	Approx 800 GSF	12	4	\$25,000
1203	Spa - Resurface	Approx 60 GSF	10	2	\$10,000
1206	Pool Filter - Replace	(1) Filter	18	10	\$2,750
1207	Spa Filter - Replace	(1) Filter	18	10	\$2,750
1208	Pool Heater - Replace	(1) Heater	12	9	\$6,000
1209	Spa Heaters - Replace	(2) Heaters	12	11	\$3,360
1210	Pool Pump - Replace	(1) Pump	10	8	\$3,250
1211	Spa Pump - Replace (Circ)	(1) Pump	10	6	\$2,750
1211	Spa Pump - Replace (Jet)	(1) Pump	10	4	\$2,250
1219	Furniture/Furnishings - Replace	(24) Assorted Pieces	10	2	\$3,500
1227	Chemical Controllers - Replace	(2) Chem. Controllers	10	2	\$10,000
1308	Flat Roof - Replace	Approx 550 GSF	20	6	\$12,100
1309	Metal Roof - Replace	Approx 4,050 GSF	40	12	\$111,350
1312	Gutters/Downspouts - Replace	Approx 300 LF	30	22	\$7,500
<b>Gym</b>					
310	Wall Heater - Replace	(1) Wall Heater	20	2	\$3,500
601	Carpet - Replace	Approx 35 GSY	10	2	\$5,775
703	Exterior Door - Replace	(1) Door	30	18	\$1,650
930	Exercise Equipment - Replace	(9) Pieces	10	6	\$16,500
1110	Interior Surfaces - Repaint	Approx 875 GSF	10	2	\$2,175
<b>The Lodge</b>					
107	Wood Decks - Rebuild	Approx 2,900 GSF	25	1	\$174,000
110	Wood Decks - Reseal	Approx 2,900 GSF	5	6	\$17,400
321	Landscape Lights - Replace	(33) Fixtures	25	10	\$11,550
324	Exterior Lights - Replace	(36) Fixtures	25	11	\$18,000
505	Wood Fence/Gates - Replace	Approx 120 LF	25	1	\$10,800
510	Metal Rail - Replace	Approx 295 LF	45	21	\$51,600

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
703	Exterior Door - Replace (Archive)	(1) Door	30	16	\$2,000
703	Exterior Doors - Replace (Lodge)	(33) Doors	30	16	\$66,000
715	Utility Doors - Replace (Lodge)	(16) Utility Doors	30	16	\$26,400
1115	Building Exterior - Repaint (Archive)	Approx 1,300 GSF	10	1	\$10,400
1115	Building Exterior - Repaint (Lodge)	Approx 6,600 GSF	10	1	\$52,800
1117	Building Exterior - Repair (Archive)	Approx 1,300 GSF	10	1	\$1,500
1117	Building Exterior - Repair (Lodge)	Approx 6,600 GSF	10	1	\$12,500
1117	Building Exterior - Repair (Trash)	Approx 530 GSF	10	6	\$2,500
1124	Metal Rail - Repaint	Approx 295 LF	5	1	\$4,875
1137	Windows - Replace (Lodge)	Approx (36) Window(s)	40	9	\$72,000
1137	Windows - Replace (Archive)	(7) Windows	40	9	\$10,500
1303	Comp Shingle Roof - Replace (Archive)	Approx 500 GSF	25	5	\$9,000
1303	Comp Shingle Roof - Replace (Lodge)	Approx 14,100 GSF	25	5	\$141,000
1303	Comp Shingle Roof - Replace (Trash)	Approx 170 GSF	25	5	\$3,700
1312	Gutters/Downspouts - Replace (Archive)	Approx 85 LF	25	5	\$2,350
1312	Gutters/Downspouts - Replace (Lodge)	Approx 415 LF	25	5	\$10,375
1314	Skylights - Replace	(12) Skylights	25	5	\$21,000
<b>Malby Property</b>					
107	Wood Decks - Rebuild	(2) Decks	25	14	\$13,500
320	Wood Pole Light - Replace	(1) Pole Light	30	19	\$5,000
905	Interior - Remodel	Approx 1,800 GSF	25	20	\$50,000
910	Appliances - Replace	Appliances	15	5	\$4,000
1110	Interior Surfaces - Repaint	Approx 2,000 GSF	10	5	\$5,000
1115	Building Exterior - Repaint	Approx 2,860 GSF	10	2	\$22,870
1117	Building Exterior - Repair	Approx 2,860 GSF	10	2	\$3,500
1137	Windows - Replace	(10) Windows	40	29	\$20,000
1303	Comp Shingle Roof - Replace	Approx 2,770 GSF	25	14	\$27,700
1312	Gutters/Downspouts - Replace	Approx 235 LF	25	14	\$5,875
<b>Maintenance Yard</b>					
505	Wood Fence - Partial Replace	Approx 230 LF x 33%	10	0	\$7,000
702	Garage Door - Replace	(1) Garage Door	25	2	\$3,000
705	Roll up Door Operator - Replace	(1) Operator	15	5	\$3,500
706	Roll Up Door - Replace	(1) Door	25	10	\$6,000
1115	Building Exterior - Repaint	Approx 1,760 GSF	10	0	\$14,080
1117	Building Exterior - Repair	Approx 1,760 GSF	20	0	\$20,000
1141	Storage Shed - Replace/Rebuild	(1) Storage Shed	25	10	\$7,000
1303	Comp Shingle Roof - Replace	Approx 1,900 GSF	25	2	\$19,000
2630	Shipping Containers - Replace	(3) Shipping Container	40	25	\$15,000
<b>Equipment</b>					
301	Generators - Repair	(1) Generator	10	9	\$18,000
302	Generator - Replace (Clubhouse)	(1) Generator, 88 kVA	30	9	\$70,000
302	Generator - Replace (Lodge)	(1) Generator	30	0	\$70,000
1860	Utility Vehicle - Replace	(1) Vehicle	25	20	\$13,500
1962	Wood Chipper - Replace	(1) Wood Chipper	25	15	\$17,500
1980	Trailer - Replace	(1) Trailer	25	17	\$8,000
2107	Golf Cart - Replace	(1) Golf Cart	15	5	\$7,000
2201	Tractor - Replace	(1) Tractor	30	22	\$50,000
2202	Tractor Attachments - Replace	(3) Attachments	30	22	\$10,500
2210	Car - Replace	(1) Subaru	25	6	\$35,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2232	Jetter - Replace	(1) Jetter	15	7	\$4,000
2233	RotoRooter - Replace	(1) RotoRooter	15	14	\$4,000
2632	Truck - Replace	(1) Truck	30	3	\$50,000
2633	Dump Truck - Replace	(1) Dump Truck	25	20	\$75,000
5201	Sewer Camera - Replace	(1) Camera	15	7	\$8,000
5202	Backup Sewer Camera - Replace	(1) Camera	15	7	\$5,000
<b>Electrical System</b>					
2638	Electrical System - Repairs	Electrical System	5	0	\$6,000
2640	Transformer/Sub Panels - Repair/Replace	(7) Transformers	40	15	\$210,000
2641	Electrical Pedestals (2017) - Replace	(9) Electrical Pedestals	30	22	\$14,000
2641	Electrical Pedestals (2018) - Replace	(10) Electrical Pedestals	30	23	\$14,000
2641	Electrical Pedestals (2019) - Replace	(10) Electrical Pedestals	30	24	\$14,000
2641	Electrical Pedestals (2020) - Replace	(10) Electrical Pedestals	30	25	\$14,000
2641	Electrical Pedestals (2021) - Replace	(10) Electrical Pedestals	30	26	\$14,000
2641	Electrical Pedestals (2022) - Replace	(10) Electrical Pedestals	30	27	\$14,000
2641	Electrical Pedestals (2023) - Replace	(10) Electrical Pedestals	30	28	\$14,000
2641	Electrical Pedestals (2024) - Replace	(2) Electrical Pedestals	30	29	\$2,500
2641	Electrical Pedestals (2025) - Replace	(10) Electrical Pedestals	30	0	\$14,000
2641	Electrical Pedestals (2026) - Replace	(10) Electrical Pedestals	30	1	\$14,000
2641	Electrical Pedestals (2027) - Replace	(10) Electrical Pedestals	30	2	\$14,000
2641	Electrical Pedestals (2028) - Replace	(8) Electrical Pedestals	30	3	\$11,200
<b>Sewage System</b>					
320	Wood Pole Lights - Replace	(3) Pole Lights	30	22	\$15,000
505	Wood Fence - Partial Replace (EF)	Approx 220 LF x 50%	15	3	\$9,900
505	Wood Fence - Replace (WWTP)	Approx 170 LF	30	27	\$15,300
703	Exterior Doors - Replace	(2) Doors	30	22	\$3,300
1115	Building Exterior - Repaint (EF)	Approx 500 GSF	10	0	\$3,000
1115	Building Exterior - Repaint (WWTP)	Approx 540 GSF	10	0	\$3,240
1117	Building Exterior - Repair (EF)	Approx 500 GSF	10	0	\$700
1117	Building Exterior - Repair (WWTP)	Approx 540 GSF	10	0	\$800
1137	Window - Replace	(1) Window	40	32	\$700
1303	Comp Shingle Roof - Replace (WWTP)	Approx 550 GSF	25	10	\$5,500
1309	Metal Roof - Replace (EF)	Approx 220 GSF	40	22	\$6,050
1312	Gutters/Downspouts - Replace (WWTP)	Approx 90 LF	25	10	\$2,250
1834	Sewer System - Repair	(1) System	1	0	\$25,000
1835	Leach Fields - Clean/Repair	(1 of 3) Leach Fields	10	1	\$45,000
1836	Filter Media Sheets - Replace	(4) Media Sheets	25	17	\$12,800
1838	Pumps - Replace	(12) Pumps & Valves	20	12	\$42,000
1839	Force line - Replace	Extensive LF	35	1	\$30,000
1855	Monitoring Equipment - Replace	(3) Control Panels	20	12	\$30,000
1859	Old Septic Tanks - Abandon	(2) Tanks	0	0	\$40,000
1875	Tanks - Pump (2 Tanks) 2028/34	(2) Tanks, 28k Gallons	6	3	\$25,200
1875	Tanks - Pump (2 Tanks) 2030/36	(2) Tanks, 28k Gallons	6	5	\$25,200
1875	Tanks - Pump (3 Tanks) 2029/35	(3) Tanks, 32k Gallon	6	4	\$28,800
1875	Tanks - Pump (5 Tanks) 2026/32	(5) Tanks, 63.5k Gallons	6	1	\$57,000
<b>Water System</b>					
320	Wood Pole Light - Replace	(1) Pole Light	30	22	\$5,000
336	Well Pump - Replace	(1) Pump	20	11	\$7,000
505	Wood Fence - Partial Replace	Approx 310 LF x 33 %	10	0	\$9,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
703	Exterior Door - Replace	(1) Door	30	21	\$1,650
804	Main Water Tank - Re-Line	(1) Tank. 126k Gal	20	10	\$17,500
806	Water Tanks - Replace	(5) Tanks	25	10	\$50,000
807	Water Pumps & VFDs - Replace	(2) Pumps, (2) VFDs	20	12	\$25,000
811	Treatment Tanks - Replace	(3) Tanks	20	12	\$10,500
830	Pressure Tanks - Replace	(4) Tanks	20	12	\$20,000
1115	Building Exterior - Repaint (Well)	Approx 530 GSF	10	8	\$4,240
1117	Building Exterior - Repair (Well)	Approx 530 GSF	10	8	\$800
1137	Windows - Replace	(2) Windows	40	29	\$3,000
1141	Pump House - Rebuild	Approx 180 GSF	30	1	\$10,000
1303	Comp Shingle Roof - Replace (Well)	Approx 170 GSF	25	16	\$2,750
2637	Water Shut-off Valves - Replace	(10) Shut-off Valves	1	0	\$10,000
<b>Gas System</b>					
1839	Regulators - Replace	(2) Regulators	20	10	\$4,000
1847	Gas Supply Lines - Partial Replace	Extensive LF	2	0	\$2,000
<b>Fire System</b>					
1842	Fire Hydrants - Replace	(9) Fire Hydrants	30	25	\$13,500
<b>Landscape, Irrigation &amp; Drainage</b>					
1001	Backflow Device - Replace	(1) Device	30	5	\$4,500
1716	Culverts - Replace/Repair	Numerous Culverts	2	0	\$10,000
197	Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Grounds</b>								
103	Concrete Walkways - Repair	\$75,000	X	20	/	20	=	\$75,000
202	Asphalt - Partial Repave	\$104,000	X	4	/	5	=	\$83,200
209	Pavers - Replace	\$12,500	X	8	/	30	=	\$3,333
320	Pole Lights - Partial Repair/Replace	\$1,000	X	1	/	1	=	\$1,000
322	Wood Pole Lights - Replace	\$13,500	X	22	/	25	=	\$11,880
326	Sign Lights - Replace	\$1,350	X	4	/	20	=	\$270
403	Mailboxes - Replace	\$25,950	X	2	/	20	=	\$2,595
409	Benches - Replace	\$26,400	X	15	/	25	=	\$15,840
410	Recycle Station - Replace	\$1,500	X	3	/	15	=	\$300
412	Mailbox Structures - Repl/Rebuild	\$36,000	X	2	/	20	=	\$3,600
418	Dog Stations - Replace	\$6,000	X	9	/	15	=	\$3,600
505	Perimeter Wood Fence - Partial Replace	\$12,850	X	2	/	6	=	\$4,283
513	Split/Single Rail Fence - Replace	\$6,500	X	15	/	25	=	\$3,900
705	Gate Operators - Replace	\$12,000	X	20	/	20	=	\$12,000
709	Vehicle Gates - Replace	\$20,000	X	20	/	40	=	\$10,000
916	Exercise Stations - Replace	\$22,500	X	11	/	25	=	\$9,900
1402	Wood Directional/Street Signs - Replace	\$16,000	X	15	/	25	=	\$9,600
1403	Monument Signs - Replace	\$10,000	X	4	/	20	=	\$2,000
1404	Signage - Replace	\$4,000	X	5	/	10	=	\$2,000
<b>Clubhouse</b>								
107	Wood Decks - Rebuild	\$18,000	X	30	/	30	=	\$18,000
110	Wood Decks - Repaint	\$2,520	X	0	/	5	=	\$0
314	AV Equipment - Replace	\$2,000	X	4	/	10	=	\$800
324	Exterior Lights - Replace	\$5,500	X	17	/	25	=	\$3,740
325	Interior Lights - Replace	\$16,800	X	15	/	25	=	\$10,080
335	Furnace - Replace	\$7,000	X	20	/	25	=	\$5,600
601	Carpet - Replace	\$33,000	X	10	/	10	=	\$33,000
603	Tile Floor - Replace	\$23,000	X	20	/	30	=	\$15,333
607	Vinyl Floor - Replace	\$6,600	X	20	/	20	=	\$6,600
703	Exterior Doors - Replace	\$16,500	X	20	/	30	=	\$11,000
712	Sliding Glass Doors - Replace	\$20,000	X	22	/	30	=	\$14,667
803	Water Heater - Replace	\$5,000	X	11	/	15	=	\$3,667
901	Furniture/Furnishings - Replace	\$16,500	X	7	/	10	=	\$11,550
909	Bathrooms - Refurbish	\$30,000	X	25	/	25	=	\$30,000
911	Break Room Appliances - Replace	\$5,000	X	12	/	15	=	\$4,000
911	Kitchen Appliances - Replace	\$13,500	X	12	/	15	=	\$10,800
912	Kitchen - Remodel	\$30,000	X	20	/	20	=	\$30,000
1110	Interior Surfaces - Repaint	\$22,800	X	10	/	10	=	\$22,800
1115	Building Exterior - Repaint	\$22,720	X	2	/	10	=	\$4,544
1117	Building Exterior - Repair	\$6,000	X	2	/	10	=	\$1,200
1137	Windows - Replace	\$45,000	X	20	/	40	=	\$22,500
1303	Comp Shingle Roof - Replace	\$43,700	X	21	/	25	=	\$36,708
1312	Gutters/Downspouts - Replace	\$7,500	X	21	/	25	=	\$6,300
1825	Defibrillator - Replace	\$5,500	X	5	/	10	=	\$2,750

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Laundry Room</b>								
607	Vinyl Floor - Replace	\$3,000	X	18	/	20	=	\$2,700
703	Exterior Door - Replace	\$1,650	X	17	/	30	=	\$935
924	Dryers - Replace	\$2,000	X	8	/	10	=	\$1,600
924	Washers - Replace	\$2,000	X	8	/	10	=	\$1,600
925	Laundry Room - Remodel	\$8,000	X	18	/	20	=	\$7,200
1110	Interior Surfaces - Repaint	\$1,250	X	8	/	10	=	\$1,000
1137	Window - Replace	\$2,000	X	3	/	40	=	\$150
<b>Pool/Spa Building</b>								
299	Air Handler - replace	\$40,000	X	8	/	20	=	\$16,000
310	Wall Heaters - Replace	\$10,500	X	8	/	25	=	\$3,360
324	Exterior Lights - Replace	\$5,500	X	8	/	25	=	\$1,760
325	Interior Lights - Replace	\$9,425	X	8	/	25	=	\$3,016
411	Drinking Fountains - Replace	\$4,000	X	20	/	25	=	\$3,200
703	Exterior Doors - Replace	\$8,000	X	8	/	30	=	\$2,133
803	Water Heater - Replace	\$5,000	X	3	/	15	=	\$1,000
941	Locker Rooms - Refurbish	\$80,000	X	25	/	25	=	\$80,000
1110	Interior Surfaces - Repaint	\$16,250	X	8	/	10	=	\$13,000
1115	Building Exterior - Repaint	\$24,240	X	2	/	10	=	\$4,848
1117	Building Exterior - Repair	\$3,500	X	2	/	10	=	\$700
1137	Windows - Replace	\$46,000	X	3	/	40	=	\$3,450
1201	Pool Deck - Reseal/Repair	\$13,500	X	8	/	10	=	\$10,800
1202	Pool - Reline	\$25,000	X	8	/	12	=	\$16,667
1203	Spa - Resurface	\$10,000	X	8	/	10	=	\$8,000
1206	Pool Filter - Replace	\$2,750	X	8	/	18	=	\$1,222
1207	Spa Filter - Replace	\$2,750	X	8	/	18	=	\$1,222
1208	Pool Heater - Replace	\$6,000	X	3	/	12	=	\$1,500
1209	Spa Heaters - Replace	\$3,360	X	1	/	12	=	\$280
1210	Pool Pump - Replace	\$3,250	X	2	/	10	=	\$650
1211	Spa Pump - Replace (Circ)	\$2,750	X	4	/	10	=	\$1,100
1211	Spa Pump - Replace (Jet)	\$2,250	X	6	/	10	=	\$1,350
1219	Furniture/Furnishings - Replace	\$3,500	X	8	/	10	=	\$2,800
1227	Chemical Controllers - Replace	\$10,000	X	8	/	10	=	\$8,000
1308	Flat Roof - Replace	\$12,100	X	14	/	20	=	\$8,470
1309	Metal Roof - Replace	\$111,350	X	28	/	40	=	\$77,945
1312	Gutters/Downspouts - Replace	\$7,500	X	8	/	30	=	\$2,000
<b>Gym</b>								
310	Wall Heater - Replace	\$3,500	X	18	/	20	=	\$3,150
601	Carpet - Replace	\$5,775	X	8	/	10	=	\$4,620
703	Exterior Door - Replace	\$1,650	X	12	/	30	=	\$660
930	Exercise Equipment - Replace	\$16,500	X	4	/	10	=	\$6,600
1110	Interior Surfaces - Repaint	\$2,175	X	8	/	10	=	\$1,740
<b>The Lodge</b>								
107	Wood Decks - Rebuild	\$174,000	X	24	/	25	=	\$167,040
110	Wood Decks - Reseal	\$17,400	X	0	/	5	=	\$0
321	Landscape Lights - Replace	\$11,550	X	15	/	25	=	\$6,930
324	Exterior Lights - Replace	\$18,000	X	14	/	25	=	\$10,080
505	Wood Fence/Gates - Replace	\$10,800	X	24	/	25	=	\$10,368
510	Metal Rail - Replace	\$51,600	X	24	/	45	=	\$27,520

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
703	Exterior Door - Replace (Archive)	\$2,000	X	14	/	30	=	\$933
703	Exterior Doors - Replace (Lodge)	\$66,000	X	14	/	30	=	\$30,800
715	Utility Doors - Replace (Lodge)	\$26,400	X	14	/	30	=	\$12,320
1115	Building Exterior - Repaint (Archive)	\$10,400	X	9	/	10	=	\$9,360
1115	Building Exterior - Repaint (Lodge)	\$52,800	X	9	/	10	=	\$47,520
1117	Building Exterior - Repair (Archive)	\$1,500	X	9	/	10	=	\$1,350
1117	Building Exterior - Repair (Lodge)	\$12,500	X	9	/	10	=	\$11,250
1117	Building Exterior - Repair (Trash)	\$2,500	X	4	/	10	=	\$1,000
1124	Metal Rail - Repaint	\$4,875	X	4	/	5	=	\$3,900
1137	Windows - Replace (Lodge)	\$72,000	X	31	/	40	=	\$55,800
1137	Windows - Replace (Archive)	\$10,500	X	31	/	40	=	\$8,138
1303	Comp Shingle Roof - Replace (Archive)	\$9,000	X	20	/	25	=	\$7,200
1303	Comp Shingle Roof - Replace (Lodge)	\$141,000	X	20	/	25	=	\$112,800
1303	Comp Shingle Roof - Replace (Trash)	\$3,700	X	20	/	25	=	\$2,960
1312	Gutters/Downspouts - Replace (Archive)	\$2,350	X	20	/	25	=	\$1,880
1312	Gutters/Downspouts - Replace (Lodge)	\$10,375	X	20	/	25	=	\$8,300
1314	Skylights - Replace	\$21,000	X	20	/	25	=	\$16,800
<b>Malby Property</b>								
107	Wood Decks - Rebuild	\$13,500	X	11	/	25	=	\$5,940
320	Wood Pole Light - Replace	\$5,000	X	11	/	30	=	\$1,833
905	Interior - Remodel	\$50,000	X	5	/	25	=	\$10,000
910	Appliances - Replace	\$4,000	X	10	/	15	=	\$2,667
1110	Interior Surfaces - Repaint	\$5,000	X	5	/	10	=	\$2,500
1115	Building Exterior - Repaint	\$22,870	X	8	/	10	=	\$18,296
1117	Building Exterior - Repair	\$3,500	X	8	/	10	=	\$2,800
1137	Windows - Replace	\$20,000	X	11	/	40	=	\$5,500
1303	Comp Shingle Roof - Replace	\$27,700	X	11	/	25	=	\$12,188
1312	Gutters/Downspouts - Replace	\$5,875	X	11	/	25	=	\$2,585
<b>Maintenance Yard</b>								
505	Wood Fence - Partial Replace	\$7,000	X	10	/	10	=	\$7,000
702	Garage Door - Replace	\$3,000	X	23	/	25	=	\$2,760
705	Roll up Door Operator - Replace	\$3,500	X	10	/	15	=	\$2,333
706	Roll Up Door - Replace	\$6,000	X	15	/	25	=	\$3,600
1115	Building Exterior - Repaint	\$14,080	X	10	/	10	=	\$14,080
1117	Building Exterior - Repair	\$20,000	X	20	/	20	=	\$20,000
1141	Storage Shed - Replace/Rebuild	\$7,000	X	15	/	25	=	\$4,200
1303	Comp Shingle Roof - Replace	\$19,000	X	23	/	25	=	\$17,480
2630	Shipping Containers - Replace	\$15,000	X	15	/	40	=	\$5,625
<b>Equipment</b>								
301	Generators - Repair	\$18,000	X	1	/	10	=	\$1,800
302	Generator - Replace (Clubhouse)	\$70,000	X	21	/	30	=	\$49,000
302	Generator - Replace (Lodge)	\$70,000	X	30	/	30	=	\$70,000
1860	Utility Vehicle - Replace	\$13,500	X	5	/	25	=	\$2,700
1962	Wood Chipper - Replace	\$17,500	X	10	/	25	=	\$7,000
1980	Trailer - Replace	\$8,000	X	8	/	25	=	\$2,560
2107	Golf Cart - Replace	\$7,000	X	10	/	15	=	\$4,667
2201	Tractor - Replace	\$50,000	X	8	/	30	=	\$13,333
2202	Tractor Attachments - Replace	\$10,500	X	8	/	30	=	\$2,800
2210	Car - Replace	\$35,000	X	19	/	25	=	\$26,600

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2232	Jetter - Replace	\$4,000	X	8	/	15	=	\$2,133
2233	RotoRooter - Replace	\$4,000	X	1	/	15	=	\$267
2632	Truck - Replace	\$50,000	X	27	/	30	=	\$45,000
2633	Dump Truck - Replace	\$75,000	X	5	/	25	=	\$15,000
5201	Sewer Camera - Replace	\$8,000	X	8	/	15	=	\$4,267
5202	Backup Sewer Camera - Replace	\$5,000	X	8	/	15	=	\$2,667
<b>Electrical System</b>								
2638	Electrical System - Repairs	\$6,000	X	5	/	5	=	\$6,000
2640	Transformer/Sub Panels - Repair/Replace	\$210,000	X	25	/	40	=	\$131,250
2641	Electrical Pedestals (2017) - Replace	\$14,000	X	8	/	30	=	\$3,733
2641	Electrical Pedestals (2018) - Replace	\$14,000	X	7	/	30	=	\$3,267
2641	Electrical Pedestals (2019) - Replace	\$14,000	X	6	/	30	=	\$2,800
2641	Electrical Pedestals (2020) - Replace	\$14,000	X	5	/	30	=	\$2,333
2641	Electrical Pedestals (2021) - Replace	\$14,000	X	4	/	30	=	\$1,867
2641	Electrical Pedestals (2022) - Replace	\$14,000	X	3	/	30	=	\$1,400
2641	Electrical Pedestals (2023) - Replace	\$14,000	X	2	/	30	=	\$933
2641	Electrical Pedestals (2024) - Replace	\$2,500	X	1	/	30	=	\$83
2641	Electrical Pedestals (2025) - Replace	\$14,000	X	30	/	30	=	\$14,000
2641	Electrical Pedestals (2026) - Replace	\$14,000	X	29	/	30	=	\$13,533
2641	Electrical Pedestals (2027) - Replace	\$14,000	X	28	/	30	=	\$13,067
2641	Electrical Pedestals (2028) - Replace	\$11,200	X	27	/	30	=	\$10,080
<b>Sewage System</b>								
320	Wood Pole Lights - Replace	\$15,000	X	8	/	30	=	\$4,000
505	Wood Fence - Partial Replace (EF)	\$9,900	X	12	/	15	=	\$7,920
505	Wood Fence - Replace (WWTP)	\$15,300	X	3	/	30	=	\$1,530
703	Exterior Doors - Replace	\$3,300	X	8	/	30	=	\$880
1115	Building Exterior - Repaint (EF)	\$3,000	X	10	/	10	=	\$3,000
1115	Building Exterior - Repaint (WWTP)	\$3,240	X	10	/	10	=	\$3,240
1117	Building Exterior - Repair (EF)	\$700	X	10	/	10	=	\$700
1117	Building Exterior - Repair (WWTP)	\$800	X	10	/	10	=	\$800
1137	Window - Replace	\$700	X	8	/	40	=	\$140
1303	Comp Shingle Roof - Replace (WWTP)	\$5,500	X	15	/	25	=	\$3,300
1309	Metal Roof - Replace (EF)	\$6,050	X	18	/	40	=	\$2,723
1312	Gutters/Downspouts - Replace (WWTP)	\$2,250	X	15	/	25	=	\$1,350
1834	Sewer System - Repair	\$25,000	X	1	/	1	=	\$25,000
1835	Leach Fields - Clean/Repair	\$45,000	X	9	/	10	=	\$40,500
1836	Filter Media Sheets - Replace	\$12,800	X	8	/	25	=	\$4,096
1838	Pumps - Replace	\$42,000	X	8	/	20	=	\$16,800
1839	Force line - Replace	\$30,000	X	34	/	35	=	\$29,143
1855	Monitoring Equipment - Replace	\$30,000	X	8	/	20	=	\$12,000
1859	Old Septic Tanks - Abandon	\$40,000	X	0	/	0	=	\$40,000
1875	Tanks - Pump (2 Tanks) 2028/34	\$25,200	X	3	/	6	=	\$12,600
1875	Tanks - Pump (2 Tanks) 2030/36	\$25,200	X	1	/	6	=	\$4,200
1875	Tanks - Pump (3 Tanks) 2029/35	\$28,800	X	2	/	6	=	\$9,600
1875	Tanks - Pump (5 Tanks) 2026/32	\$57,000	X	5	/	6	=	\$47,500
<b>Water System</b>								
320	Wood Pole Light - Replace	\$5,000	X	8	/	30	=	\$1,333
336	Well Pump - Replace	\$7,000	X	9	/	20	=	\$3,150
505	Wood Fence - Partial Replace	\$9,500	X	10	/	10	=	\$9,500

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
703	Exterior Door - Replace	\$1,650	X	9	/	30	=	\$495
804	Main Water Tank - Re-Line	\$17,500	X	10	/	20	=	\$8,750
806	Water Tanks - Replace	\$50,000	X	15	/	25	=	\$30,000
807	Water Pumps & VFDs - Replace	\$25,000	X	8	/	20	=	\$10,000
811	Treatment Tanks - Replace	\$10,500	X	8	/	20	=	\$4,200
830	Pressure Tanks - Replace	\$20,000	X	8	/	20	=	\$8,000
1115	Building Exterior - Repaint (Well)	\$4,240	X	2	/	10	=	\$848
1117	Building Exterior - Repair (Well)	\$800	X	2	/	10	=	\$160
1137	Windows - Replace	\$3,000	X	11	/	40	=	\$825
1141	Pump House - Rebuild	\$10,000	X	29	/	30	=	\$9,667
1303	Comp Shingle Roof - Replace (Well)	\$2,750	X	9	/	25	=	\$990
2637	Water Shut-off Valves - Replace	\$10,000	X	1	/	1	=	\$10,000
<b>Gas System</b>								
1839	Regulators - Replace	\$4,000	X	10	/	20	=	\$2,000
1847	Gas Supply Lines - Partial Replace	\$2,000	X	2	/	2	=	\$2,000
<b>Fire System</b>								
1842	Fire Hydrants - Replace	\$13,500	X	5	/	30	=	\$2,250
<b>Landscape, Irrigation &amp; Drainage</b>								
1001	Backflow Device - Replace	\$4,500	X	25	/	30	=	\$3,750
1716	Culverts - Replace/Repair	\$10,000	X	2	/	2	=	\$10,000
								\$2,405,084

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Grounds</b>				
103 Concrete Walkways - Repair	20	\$75,000	\$3,750	1.50 %
202 Asphalt - Partial Repave	5	\$104,000	\$20,800	8.31 %
209 Pavers - Replace	30	\$12,500	\$417	0.17 %
320 Pole Lights - Partial Repair/Replace	1	\$1,000	\$1,000	0.40 %
322 Wood Pole Lights - Replace	25	\$13,500	\$540	0.22 %
326 Sign Lights - Replace	20	\$1,350	\$68	0.03 %
403 Mailboxes - Replace	20	\$25,950	\$1,298	0.52 %
409 Benches - Replace	25	\$26,400	\$1,056	0.42 %
410 Recycle Station - Replace	15	\$1,500	\$100	0.04 %
412 Mailbox Structures - Repl/Rebuild	20	\$36,000	\$1,800	0.72 %
418 Dog Stations - Replace	15	\$6,000	\$400	0.16 %
505 Perimeter Wood Fence - Partial Replace	6	\$12,850	\$2,142	0.86 %
513 Split/Single Rail Fence - Replace	25	\$6,500	\$260	0.10 %
705 Gate Operators - Replace	20	\$12,000	\$600	0.24 %
709 Vehicle Gates - Replace	40	\$20,000	\$500	0.20 %
916 Exercise Stations - Replace	25	\$22,500	\$900	0.36 %
1402 Wood Directional/Street Signs - Replace	25	\$16,000	\$640	0.26 %
1403 Monument Signs - Replace	20	\$10,000	\$500	0.20 %
1404 Signage - Replace	10	\$4,000	\$400	0.16 %
<b>Clubhouse</b>				
107 Wood Decks - Rebuild	30	\$18,000	\$600	0.24 %
110 Wood Decks - Repaint	5	\$2,520	\$504	0.20 %
314 AV Equipment - Replace	10	\$2,000	\$200	0.08 %
324 Exterior Lights - Replace	25	\$5,500	\$220	0.09 %
325 Interior Lights - Replace	25	\$16,800	\$672	0.27 %
335 Furnace - Replace	25	\$7,000	\$280	0.11 %
601 Carpet - Replace	10	\$33,000	\$3,300	1.32 %
603 Tile Floor - Replace	30	\$23,000	\$767	0.31 %
607 Vinyl Floor - Replace	20	\$6,600	\$330	0.13 %
703 Exterior Doors - Replace	30	\$16,500	\$550	0.22 %
712 Sliding Glass Doors - Replace	30	\$20,000	\$667	0.27 %
803 Water Heater - Replace	15	\$5,000	\$333	0.13 %
901 Furniture/Furnishings - Replace	10	\$16,500	\$1,650	0.66 %
909 Bathrooms - Refurbish	25	\$30,000	\$1,200	0.48 %
911 Break Room Appliances - Replace	15	\$5,000	\$333	0.13 %
911 Kitchen Appliances - Replace	15	\$13,500	\$900	0.36 %
912 Kitchen - Remodel	20	\$30,000	\$1,500	0.60 %
1110 Interior Surfaces - Repaint	10	\$22,800	\$2,280	0.91 %
1115 Building Exterior - Repaint	10	\$22,720	\$2,272	0.91 %
1117 Building Exterior - Repair	10	\$6,000	\$600	0.24 %
1137 Windows - Replace	40	\$45,000	\$1,125	0.45 %
1303 Comp Shingle Roof - Replace	25	\$43,700	\$1,748	0.70 %
1312 Gutters/Downspouts - Replace	25	\$7,500	\$300	0.12 %
1825 Defibrillator - Replace	10	\$5,500	\$550	0.22 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Laundry Room</b>				
607 Vinyl Floor - Replace	20	\$3,000	\$150	0.06 %
703 Exterior Door - Replace	30	\$1,650	\$55	0.02 %
924 Dryers - Replace	10	\$2,000	\$200	0.08 %
924 Washers - Replace	10	\$2,000	\$200	0.08 %
925 Laundry Room - Remodel	20	\$8,000	\$400	0.16 %
1110 Interior Surfaces - Repaint	10	\$1,250	\$125	0.05 %
1137 Window - Replace	40	\$2,000	\$50	0.02 %
<b>Pool/Spa Building</b>				
299 Air Handler - replace	20	\$40,000	\$2,000	0.80 %
310 Wall Heaters - Replace	25	\$10,500	\$420	0.17 %
324 Exterior Lights - Replace	25	\$5,500	\$220	0.09 %
325 Interior Lights - Replace	25	\$9,425	\$377	0.15 %
411 Drinking Fountains - Replace	25	\$4,000	\$160	0.06 %
703 Exterior Doors - Replace	30	\$8,000	\$267	0.11 %
803 Water Heater - Replace	15	\$5,000	\$333	0.13 %
941 Locker Rooms - Refurbish	25	\$80,000	\$3,200	1.28 %
1110 Interior Surfaces - Repaint	10	\$16,250	\$1,625	0.65 %
1115 Building Exterior - Repaint	10	\$24,240	\$2,424	0.97 %
1117 Building Exterior - Repair	10	\$3,500	\$350	0.14 %
1137 Windows - Replace	40	\$46,000	\$1,150	0.46 %
1201 Pool Deck - Reseal/Repair	10	\$13,500	\$1,350	0.54 %
1202 Pool - Reline	12	\$25,000	\$2,083	0.83 %
1203 Spa - Resurface	10	\$10,000	\$1,000	0.40 %
1206 Pool Filter - Replace	18	\$2,750	\$153	0.06 %
1207 Spa Filter - Replace	18	\$2,750	\$153	0.06 %
1208 Pool Heater - Replace	12	\$6,000	\$500	0.20 %
1209 Spa Heaters - Replace	12	\$3,360	\$280	0.11 %
1210 Pool Pump - Replace	10	\$3,250	\$325	0.13 %
1211 Spa Pump - Replace (Circ)	10	\$2,750	\$275	0.11 %
1211 Spa Pump - Replace (Jet)	10	\$2,250	\$225	0.09 %
1219 Furniture/Furnishings - Replace	10	\$3,500	\$350	0.14 %
1227 Chemical Controllers - Replace	10	\$10,000	\$1,000	0.40 %
1308 Flat Roof - Replace	20	\$12,100	\$605	0.24 %
1309 Metal Roof - Replace	40	\$111,350	\$2,784	1.11 %
1312 Gutters/Downspouts - Replace	30	\$7,500	\$250	0.10 %
<b>Gym</b>				
310 Wall Heater - Replace	20	\$3,500	\$175	0.07 %
601 Carpet - Replace	10	\$5,775	\$578	0.23 %
703 Exterior Door - Replace	30	\$1,650	\$55	0.02 %
930 Exercise Equipment - Replace	10	\$16,500	\$1,650	0.66 %
1110 Interior Surfaces - Repaint	10	\$2,175	\$218	0.09 %
<b>The Lodge</b>				
107 Wood Decks - Rebuild	25	\$174,000	\$6,960	2.78 %
110 Wood Decks - Reseal	5	\$17,400	\$3,480	1.39 %
321 Landscape Lights - Replace	25	\$11,550	\$462	0.18 %
324 Exterior Lights - Replace	25	\$18,000	\$720	0.29 %
505 Wood Fence/Gates - Replace	25	\$10,800	\$432	0.17 %
510 Metal Rail - Replace	45	\$51,600	\$1,147	0.46 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
703	Exterior Door - Replace (Archive)	30	\$2,000	\$67	0.03 %
703	Exterior Doors - Replace (Lodge)	30	\$66,000	\$2,200	0.88 %
715	Utility Doors - Replace (Lodge)	30	\$26,400	\$880	0.35 %
1115	Building Exterior - Repaint (Archive)	10	\$10,400	\$1,040	0.42 %
1115	Building Exterior - Repaint (Lodge)	10	\$52,800	\$5,280	2.11 %
1117	Building Exterior - Repair (Archive)	10	\$1,500	\$150	0.06 %
1117	Building Exterior - Repair (Lodge)	10	\$12,500	\$1,250	0.50 %
1117	Building Exterior - Repair (Trash)	10	\$2,500	\$250	0.10 %
1124	Metal Rail - Repaint	5	\$4,875	\$975	0.39 %
1137	Windows - Replace (Lodge)	40	\$72,000	\$1,800	0.72 %
1137	Windows - Replace (Archive)	40	\$10,500	\$263	0.10 %
1303	Comp Shingle Roof - Replace (Archive)	25	\$9,000	\$360	0.14 %
1303	Comp Shingle Roof - Replace (Lodge)	25	\$141,000	\$5,640	2.25 %
1303	Comp Shingle Roof - Replace (Trash)	25	\$3,700	\$148	0.06 %
1312	Gutters/Downspouts - Replace (Archive)	25	\$2,350	\$94	0.04 %
1312	Gutters/Downspouts - Replace (Lodge)	25	\$10,375	\$415	0.17 %
1314	Skylights - Replace	25	\$21,000	\$840	0.34 %
<b>Malby Property</b>					
107	Wood Decks - Rebuild	25	\$13,500	\$540	0.22 %
320	Wood Pole Light - Replace	30	\$5,000	\$167	0.07 %
905	Interior - Remodel	25	\$50,000	\$2,000	0.80 %
910	Appliances - Replace	15	\$4,000	\$267	0.11 %
1110	Interior Surfaces - Repaint	10	\$5,000	\$500	0.20 %
1115	Building Exterior - Repaint	10	\$22,870	\$2,287	0.91 %
1117	Building Exterior - Repair	10	\$3,500	\$350	0.14 %
1137	Windows - Replace	40	\$20,000	\$500	0.20 %
1303	Comp Shingle Roof - Replace	25	\$27,700	\$1,108	0.44 %
1312	Gutters/Downspouts - Replace	25	\$5,875	\$235	0.09 %
<b>Maintenance Yard</b>					
505	Wood Fence - Partial Replace	10	\$7,000	\$700	0.28 %
702	Garage Door - Replace	25	\$3,000	\$120	0.05 %
705	Roll up Door Operator - Replace	15	\$3,500	\$233	0.09 %
706	Roll Up Door - Replace	25	\$6,000	\$240	0.10 %
1115	Building Exterior - Repaint	10	\$14,080	\$1,408	0.56 %
1117	Building Exterior - Repair	20	\$20,000	\$1,000	0.40 %
1141	Storage Shed - Replace/Rebuild	25	\$7,000	\$280	0.11 %
1303	Comp Shingle Roof - Replace	25	\$19,000	\$760	0.30 %
2630	Shipping Containers - Replace	40	\$15,000	\$375	0.15 %
<b>Equipment</b>					
301	Generators - Repair	10	\$18,000	\$1,800	0.72 %
302	Generator - Replace (Clubhouse)	30	\$70,000	\$2,333	0.93 %
302	Generator - Replace (Lodge)	30	\$70,000	\$2,333	0.93 %
1860	Utility Vehicle - Replace	25	\$13,500	\$540	0.22 %
1962	Wood Chipper - Replace	25	\$17,500	\$700	0.28 %
1980	Trailer - Replace	25	\$8,000	\$320	0.13 %
2107	Golf Cart - Replace	15	\$7,000	\$467	0.19 %
2201	Tractor - Replace	30	\$50,000	\$1,667	0.67 %
2202	Tractor Attachments - Replace	30	\$10,500	\$350	0.14 %
2210	Car - Replace	25	\$35,000	\$1,400	0.56 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2232	Jetter - Replace	15	\$4,000	\$267	0.11 %
2233	RotoRooter - Replace	15	\$4,000	\$267	0.11 %
2632	Truck - Replace	30	\$50,000	\$1,667	0.67 %
2633	Dump Truck - Replace	25	\$75,000	\$3,000	1.20 %
5201	Sewer Camera - Replace	15	\$8,000	\$533	0.21 %
5202	Backup Sewer Camera - Replace	15	\$5,000	\$333	0.13 %
<b>Electrical System</b>					
2638	Electrical System - Repairs	5	\$6,000	\$1,200	0.48 %
2640	Transformer/Sub Panels - Repair/Replace	40	\$210,000	\$5,250	2.10 %
2641	Electrical Pedestals (2017) - Replace	30	\$14,000	\$467	0.19 %
2641	Electrical Pedestals (2018) - Replace	30	\$14,000	\$467	0.19 %
2641	Electrical Pedestals (2019) - Replace	30	\$14,000	\$467	0.19 %
2641	Electrical Pedestals (2020) - Replace	30	\$14,000	\$467	0.19 %
2641	Electrical Pedestals (2021) - Replace	30	\$14,000	\$467	0.19 %
2641	Electrical Pedestals (2022) - Replace	30	\$14,000	\$467	0.19 %
2641	Electrical Pedestals (2023) - Replace	30	\$14,000	\$467	0.19 %
2641	Electrical Pedestals (2024) - Replace	30	\$2,500	\$83	0.03 %
2641	Electrical Pedestals (2025) - Replace	30	\$14,000	\$467	0.19 %
2641	Electrical Pedestals (2026) - Replace	30	\$14,000	\$467	0.19 %
2641	Electrical Pedestals (2027) - Replace	30	\$14,000	\$467	0.19 %
2641	Electrical Pedestals (2028) - Replace	30	\$11,200	\$373	0.15 %
<b>Sewage System</b>					
320	Wood Pole Lights - Replace	30	\$15,000	\$500	0.20 %
505	Wood Fence - Partial Replace (EF)	15	\$9,900	\$660	0.26 %
505	Wood Fence - Replace (WWTP)	30	\$15,300	\$510	0.20 %
703	Exterior Doors - Replace	30	\$3,300	\$110	0.04 %
1115	Building Exterior - Repaint (EF)	10	\$3,000	\$300	0.12 %
1115	Building Exterior - Repaint (WWTP)	10	\$3,240	\$324	0.13 %
1117	Building Exterior - Repair (EF)	10	\$700	\$70	0.03 %
1117	Building Exterior - Repair (WWTP)	10	\$800	\$80	0.03 %
1137	Window - Replace	40	\$700	\$18	0.01 %
1303	Comp Shingle Roof - Replace (WWTP)	25	\$5,500	\$220	0.09 %
1309	Metal Roof - Replace (EF)	40	\$6,050	\$151	0.06 %
1312	Gutters/Downspouts - Replace (WWTP)	25	\$2,250	\$90	0.04 %
1834	Sewer System - Repair	1	\$25,000	\$25,000	9.98 %
1835	Leach Fields - Clean/Repair	10	\$45,000	\$4,500	1.80 %
1836	Filter Media Sheets - Replace	25	\$12,800	\$512	0.20 %
1838	Pumps - Replace	20	\$42,000	\$2,100	0.84 %
1839	Force line - Replace	35	\$30,000	\$857	0.34 %
1855	Monitoring Equipment - Replace	20	\$30,000	\$1,500	0.60 %
1859	Old Septic Tanks - Abandon	0	\$40,000	\$0	0.00 %
1875	Tanks - Pump (2 Tanks) 2028/34	6	\$25,200	\$4,200	1.68 %
1875	Tanks - Pump (2 Tanks) 2030/36	6	\$25,200	\$4,200	1.68 %
1875	Tanks - Pump (3 Tanks) 2029/35	6	\$28,800	\$4,800	1.92 %
1875	Tanks - Pump (5 Tanks) 2026/32	6	\$57,000	\$9,500	3.79 %
<b>Water System</b>					
320	Wood Pole Light - Replace	30	\$5,000	\$167	0.07 %
336	Well Pump - Replace	20	\$7,000	\$350	0.14 %
505	Wood Fence - Partial Replace	10	\$9,500	\$950	0.38 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
703	Exterior Door - Replace	30	\$1,650	\$55	0.02 %
804	Main Water Tank - Re-Line	20	\$17,500	\$875	0.35 %
806	Water Tanks - Replace	25	\$50,000	\$2,000	0.80 %
807	Water Pumps & VFDs - Replace	20	\$25,000	\$1,250	0.50 %
811	Treatment Tanks - Replace	20	\$10,500	\$525	0.21 %
830	Pressure Tanks - Replace	20	\$20,000	\$1,000	0.40 %
1115	Building Exterior - Repaint (Well)	10	\$4,240	\$424	0.17 %
1117	Building Exterior - Repair (Well)	10	\$800	\$80	0.03 %
1137	Windows - Replace	40	\$3,000	\$75	0.03 %
1141	Pump House - Rebuild	30	\$10,000	\$333	0.13 %
1303	Comp Shingle Roof - Replace (Well)	25	\$2,750	\$110	0.04 %
2637	Water Shut-off Valves - Replace	1	\$10,000	\$10,000	3.99 %
<b>Gas System</b>					
1839	Regulators - Replace	20	\$4,000	\$200	0.08 %
1847	Gas Supply Lines - Partial Replace	2	\$2,000	\$1,000	0.40 %
<b>Fire System</b>					
1842	Fire Hydrants - Replace	30	\$13,500	\$450	0.18 %
<b>Landscape, Irrigation &amp; Drainage</b>					
1001	Backflow Device - Replace	30	\$4,500	\$150	0.06 %
1716	Culverts - Replace/Repair	2	\$10,000	\$5,000	2.00 %
197	Total Funded Components			\$250,431	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
<b>Grounds</b>							
103	Concrete Walkways - Repair	20	0	\$75,000	\$75,000	\$75,000	\$220.34
202	Asphalt - Partial Repave	5	1	\$104,000	\$83,200	\$83,200	\$1,222.18
209	Pavers - Replace	30	22	\$12,500	\$3,333	\$0	\$24.48
320	Pole Lights - Partial Repair/Replace	1	0	\$1,000	\$1,000	\$1,000	\$58.76
322	Wood Pole Lights - Replace	25	3	\$13,500	\$11,880	\$0	\$31.73
326	Sign Lights - Replace	20	16	\$1,350	\$270	\$0	\$3.97
403	Mailboxes - Replace	20	18	\$25,950	\$2,595	\$0	\$76.24
409	Benches - Replace	25	10	\$26,400	\$15,840	\$0	\$62.05
410	Recycle Station - Replace	15	12	\$1,500	\$300	\$0	\$5.88
412	Mailbox Structures - Repl/Rebuild	20	18	\$36,000	\$3,600	\$0	\$105.77
418	Dog Stations - Replace	15	6	\$6,000	\$3,600	\$0	\$23.50
505	Perimeter Wood Fence - Partial Replace	6	4	\$12,850	\$4,283	\$0	\$125.84
513	Split/Single Rail Fence - Replace	25	10	\$6,500	\$3,900	\$0	\$15.28
705	Gate Operators - Replace	20	0	\$12,000	\$12,000	\$12,000	\$35.26
709	Vehicle Gates - Replace	40	20	\$20,000	\$10,000	\$0	\$29.38
916	Exercise Stations - Replace	25	14	\$22,500	\$9,900	\$0	\$52.88
1402	Wood Directional/Street Signs - Replace	25	10	\$16,000	\$9,600	\$0	\$37.61
1403	Monument Signs - Replace	20	16	\$10,000	\$2,000	\$0	\$29.38
1404	Signage - Replace	10	5	\$4,000	\$2,000	\$0	\$23.50
<b>Clubhouse</b>							
107	Wood Decks - Rebuild	30	0	\$18,000	\$18,000	\$18,000	\$35.26
110	Wood Decks - Repaint	5	5	\$2,520	\$0	\$0	\$29.61
314	AV Equipment - Replace	10	6	\$2,000	\$800	\$0	\$11.75
324	Exterior Lights - Replace	25	8	\$5,500	\$3,740	\$0	\$12.93
325	Interior Lights - Replace	25	10	\$16,800	\$10,080	\$0	\$39.49
335	Furnace - Replace	25	5	\$7,000	\$5,600	\$0	\$16.45
601	Carpet - Replace	10	0	\$33,000	\$33,000	\$33,000	\$193.90
603	Tile Floor - Replace	30	10	\$23,000	\$15,333	\$0	\$45.05
607	Vinyl Floor - Replace	20	0	\$6,600	\$6,600	\$6,600	\$19.39
703	Exterior Doors - Replace	30	10	\$16,500	\$11,000	\$0	\$32.32
712	Sliding Glass Doors - Replace	30	8	\$20,000	\$14,667	\$0	\$39.17
803	Water Heater - Replace	15	4	\$5,000	\$3,667	\$0	\$19.59
901	Furniture/Furnishings - Replace	10	3	\$16,500	\$11,550	\$0	\$96.95
909	Bathrooms - Refurbish	25	0	\$30,000	\$30,000	\$30,000	\$70.51
911	Break Room Appliances - Replace	15	3	\$5,000	\$4,000	\$0	\$19.59
911	Kitchen Appliances - Replace	15	3	\$13,500	\$10,800	\$0	\$52.88
912	Kitchen - Remodel	20	0	\$30,000	\$30,000	\$30,000	\$88.14
1110	Interior Surfaces - Repaint	10	0	\$22,800	\$22,800	\$22,800	\$133.97
1115	Building Exterior - Repaint	10	8	\$22,720	\$4,544	\$0	\$133.50
1117	Building Exterior - Repair	10	8	\$6,000	\$1,200	\$0	\$35.26
1137	Windows - Replace	40	20	\$45,000	\$22,500	\$0	\$66.10
1303	Comp Shingle Roof - Replace	25	4	\$43,700	\$36,708	\$0	\$102.71
1312	Gutters/Downspouts - Replace	25	4	\$7,500	\$6,300	\$0	\$17.63

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
1825	Defibrillator - Replace	10	5	\$5,500	\$2,750	\$0	\$32.32
<b>Laundry Room</b>							
607	Vinyl Floor - Replace	20	2	\$3,000	\$2,700	\$0	\$8.81
703	Exterior Door - Replace	30	13	\$1,650	\$935	\$0	\$3.23
924	Dryers - Replace	10	2	\$2,000	\$1,600	\$0	\$11.75
924	Washers - Replace	10	2	\$2,000	\$1,600	\$0	\$11.75
925	Laundry Room - Remodel	20	2	\$8,000	\$7,200	\$0	\$23.50
1110	Interior Surfaces - Repaint	10	2	\$1,250	\$1,000	\$0	\$7.34
1137	Window - Replace	40	37	\$2,000	\$150	\$0	\$2.94
<b>Pool/Spa Building</b>							
299	Air Handler - replace	20	12	\$40,000	\$16,000	\$0	\$117.52
310	Wall Heaters - Replace	25	17	\$10,500	\$3,360	\$0	\$24.68
324	Exterior Lights - Replace	25	17	\$5,500	\$1,760	\$0	\$12.93
325	Interior Lights - Replace	25	17	\$9,425	\$3,016	\$0	\$22.15
411	Drinking Fountains - Replace	25	5	\$4,000	\$3,200	\$0	\$9.40
703	Exterior Doors - Replace	30	22	\$8,000	\$2,133	\$0	\$15.67
803	Water Heater - Replace	15	12	\$5,000	\$1,000	\$0	\$19.59
941	Locker Rooms - Refurbish	25	0	\$80,000	\$80,000	\$80,000	\$188.03
1110	Interior Surfaces - Repaint	10	2	\$16,250	\$13,000	\$0	\$95.48
1115	Building Exterior - Repaint	10	8	\$24,240	\$4,848	\$0	\$142.43
1117	Building Exterior - Repair	10	8	\$3,500	\$700	\$0	\$20.57
1137	Windows - Replace	40	37	\$46,000	\$3,450	\$0	\$67.57
1201	Pool Deck - Reseal/Repair	10	2	\$13,500	\$10,800	\$0	\$79.32
1202	Pool - Reline	12	4	\$25,000	\$16,667	\$0	\$122.41
1203	Spa - Resurface	10	2	\$10,000	\$8,000	\$0	\$58.76
1206	Pool Filter - Replace	18	10	\$2,750	\$1,222	\$0	\$8.98
1207	Spa Filter - Replace	18	10	\$2,750	\$1,222	\$0	\$8.98
1208	Pool Heater - Replace	12	9	\$6,000	\$1,500	\$0	\$29.38
1209	Spa Heaters - Replace	12	11	\$3,360	\$280	\$0	\$16.45
1210	Pool Pump - Replace	10	8	\$3,250	\$650	\$0	\$19.10
1211	Spa Pump - Replace (Circ)	10	6	\$2,750	\$1,100	\$0	\$16.16
1211	Spa Pump - Replace (Jet)	10	4	\$2,250	\$1,350	\$0	\$13.22
1219	Furniture/Furnishings - Replace	10	2	\$3,500	\$2,800	\$0	\$20.57
1227	Chemical Controllers - Replace	10	2	\$10,000	\$8,000	\$0	\$58.76
1308	Flat Roof - Replace	20	6	\$12,100	\$8,470	\$0	\$35.55
1309	Metal Roof - Replace	40	12	\$111,350	\$77,945	\$0	\$163.57
1312	Gutters/Downspouts - Replace	30	22	\$7,500	\$2,000	\$0	\$14.69
<b>Gym</b>							
310	Wall Heater - Replace	20	2	\$3,500	\$3,150	\$0	\$10.28
601	Carpet - Replace	10	2	\$5,775	\$4,620	\$0	\$33.93
703	Exterior Door - Replace	30	18	\$1,650	\$660	\$0	\$3.23
930	Exercise Equipment - Replace	10	6	\$16,500	\$6,600	\$0	\$96.95
1110	Interior Surfaces - Repaint	10	2	\$2,175	\$1,740	\$0	\$12.78
<b>The Lodge</b>							
107	Wood Decks - Rebuild	25	1	\$174,000	\$167,040	\$98,676	\$408.96
110	Wood Decks - Reseal	5	6	\$17,400	\$0	\$0	\$204.48
321	Landscape Lights - Replace	25	10	\$11,550	\$6,930	\$0	\$27.15
324	Exterior Lights - Replace	25	11	\$18,000	\$10,080	\$0	\$42.31

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
505	Wood Fence/Gates - Replace	25	1	\$10,800	\$10,368	\$10,368	\$25.38
510	Metal Rail - Replace	45	21	\$51,600	\$27,520	\$0	\$67.38
703	Exterior Door - Replace (Archive)	30	16	\$2,000	\$933	\$0	\$3.92
703	Exterior Doors - Replace (Lodge)	30	16	\$66,000	\$30,800	\$0	\$129.27
715	Utility Doors - Replace (Lodge)	30	16	\$26,400	\$12,320	\$0	\$51.71
1115	Building Exterior - Repaint (Archive)	10	1	\$10,400	\$9,360	\$9,360	\$61.11
1115	Building Exterior - Repaint (Lodge)	10	1	\$52,800	\$47,520	\$47,520	\$310.25
1117	Building Exterior - Repair (Archive)	10	1	\$1,500	\$1,350	\$1,350	\$8.81
1117	Building Exterior - Repair (Lodge)	10	1	\$12,500	\$11,250	\$11,250	\$73.45
1117	Building Exterior - Repair (Trash)	10	6	\$2,500	\$1,000	\$0	\$14.69
1124	Metal Rail - Repaint	5	1	\$4,875	\$3,900	\$3,900	\$57.29
1137	Windows - Replace (Lodge)	40	9	\$72,000	\$55,800	\$0	\$105.77
1137	Windows - Replace (Archive)	40	9	\$10,500	\$8,138	\$0	\$15.42
1303	Comp Shingle Roof - Replace (Archive)	25	5	\$9,000	\$7,200	\$0	\$21.15
1303	Comp Shingle Roof - Replace (Lodge)	25	5	\$141,000	\$112,800	\$0	\$331.40
1303	Comp Shingle Roof - Replace (Trash)	25	5	\$3,700	\$2,960	\$0	\$8.70
1312	Gutters/Downspouts - Replace (Archive)	25	5	\$2,350	\$1,880	\$0	\$5.52
1312	Gutters/Downspouts - Replace (Lodge)	25	5	\$10,375	\$8,300	\$0	\$24.38
1314	Skylights - Replace	25	5	\$21,000	\$16,800	\$0	\$49.36
<b>Malby Property</b>							
107	Wood Decks - Rebuild	25	14	\$13,500	\$5,940	\$0	\$31.73
320	Wood Pole Light - Replace	30	19	\$5,000	\$1,833	\$0	\$9.79
905	Interior - Remodel	25	20	\$50,000	\$10,000	\$0	\$117.52
910	Appliances - Replace	15	5	\$4,000	\$2,667	\$0	\$15.67
1110	Interior Surfaces - Repaint	10	5	\$5,000	\$2,500	\$0	\$29.38
1115	Building Exterior - Repaint	10	2	\$22,870	\$18,296	\$0	\$134.38
1117	Building Exterior - Repair	10	2	\$3,500	\$2,800	\$0	\$20.57
1137	Windows - Replace	40	29	\$20,000	\$5,500	\$0	\$29.38
1303	Comp Shingle Roof - Replace	25	14	\$27,700	\$12,188	\$0	\$65.10
1312	Gutters/Downspouts - Replace	25	14	\$5,875	\$2,585	\$0	\$13.81
<b>Maintenance Yard</b>							
505	Wood Fence - Partial Replace	10	0	\$7,000	\$7,000	\$7,000	\$41.13
702	Garage Door - Replace	25	2	\$3,000	\$2,760	\$0	\$7.05
705	Roll up Door Operator - Replace	15	5	\$3,500	\$2,333	\$0	\$13.71
706	Roll Up Door - Replace	25	10	\$6,000	\$3,600	\$0	\$14.10
1115	Building Exterior - Repaint	10	0	\$14,080	\$14,080	\$14,080	\$82.73
1117	Building Exterior - Repair	20	0	\$20,000	\$20,000	\$20,000	\$58.76
1141	Storage Shed - Replace/Rebuild	25	10	\$7,000	\$4,200	\$0	\$16.45
1303	Comp Shingle Roof - Replace	25	2	\$19,000	\$17,480	\$0	\$44.66
2630	Shipping Containers - Replace	40	25	\$15,000	\$5,625	\$0	\$22.03
<b>Equipment</b>							
301	Generators - Repair	10	9	\$18,000	\$1,800	\$0	\$105.77
302	Generator - Replace (Clubhouse)	30	9	\$70,000	\$49,000	\$0	\$137.10
302	Generator - Replace (Lodge)	30	0	\$70,000	\$70,000	\$70,000	\$137.10
1860	Utility Vehicle - Replace	25	20	\$13,500	\$2,700	\$0	\$31.73
1962	Wood Chipper - Replace	25	15	\$17,500	\$7,000	\$0	\$41.13
1980	Trailer - Replace	25	17	\$8,000	\$2,560	\$0	\$18.80
2107	Golf Cart - Replace	15	5	\$7,000	\$4,667	\$0	\$27.42

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
2201	Tractor - Replace	30	22	\$50,000	\$13,333	\$0	\$97.93
2202	Tractor Attachments - Replace	30	22	\$10,500	\$2,800	\$0	\$20.57
2210	Car - Replace	25	6	\$35,000	\$26,600	\$0	\$82.26
2232	Jetter - Replace	15	7	\$4,000	\$2,133	\$0	\$15.67
2233	RotoRooter - Replace	15	14	\$4,000	\$267	\$0	\$15.67
2632	Truck - Replace	30	3	\$50,000	\$45,000	\$0	\$97.93
2633	Dump Truck - Replace	25	20	\$75,000	\$15,000	\$0	\$176.28
5201	Sewer Camera - Replace	15	7	\$8,000	\$4,267	\$0	\$31.34
5202	Backup Sewer Camera - Replace	15	7	\$5,000	\$2,667	\$0	\$19.59
<b>Electrical System</b>							
2638	Electrical System - Repairs	5	0	\$6,000	\$6,000	\$6,000	\$70.51
2640	Transformer/Sub Panels - Repair/Replace	40	15	\$210,000	\$131,250	\$0	\$308.48
2641	Electrical Pedestals (2017) - Replace	30	22	\$14,000	\$3,733	\$0	\$27.42
2641	Electrical Pedestals (2018) - Replace	30	23	\$14,000	\$3,267	\$0	\$27.42
2641	Electrical Pedestals (2019) - Replace	30	24	\$14,000	\$2,800	\$0	\$27.42
2641	Electrical Pedestals (2020) - Replace	30	25	\$14,000	\$2,333	\$0	\$27.42
2641	Electrical Pedestals (2021) - Replace	30	26	\$14,000	\$1,867	\$0	\$27.42
2641	Electrical Pedestals (2022) - Replace	30	27	\$14,000	\$1,400	\$0	\$27.42
2641	Electrical Pedestals (2023) - Replace	30	28	\$14,000	\$933	\$0	\$27.42
2641	Electrical Pedestals (2024) - Replace	30	29	\$2,500	\$83	\$0	\$4.90
2641	Electrical Pedestals (2025) - Replace	30	0	\$14,000	\$14,000	\$14,000	\$27.42
2641	Electrical Pedestals (2026) - Replace	30	1	\$14,000	\$13,533	\$0	\$27.42
2641	Electrical Pedestals (2027) - Replace	30	2	\$14,000	\$13,067	\$0	\$27.42
2641	Electrical Pedestals (2028) - Replace	30	3	\$11,200	\$10,080	\$0	\$21.94
<b>Sewage System</b>							
320	Wood Pole Lights - Replace	30	22	\$15,000	\$4,000	\$0	\$29.38
505	Wood Fence - Partial Replace (EF)	15	3	\$9,900	\$7,920	\$0	\$38.78
505	Wood Fence - Replace (WWTP)	30	27	\$15,300	\$1,530	\$0	\$29.97
703	Exterior Doors - Replace	30	22	\$3,300	\$880	\$0	\$6.46
1115	Building Exterior - Repaint (EF)	10	0	\$3,000	\$3,000	\$3,000	\$17.63
1115	Building Exterior - Repaint (WWTP)	10	0	\$3,240	\$3,240	\$3,240	\$19.04
1117	Building Exterior - Repair (EF)	10	0	\$700	\$700	\$700	\$4.11
1117	Building Exterior - Repair (WWTP)	10	0	\$800	\$800	\$800	\$4.70
1137	Window - Replace	40	32	\$700	\$140	\$0	\$1.03
1303	Comp Shingle Roof - Replace (WWTP)	25	10	\$5,500	\$3,300	\$0	\$12.93
1309	Metal Roof - Replace (EF)	40	22	\$6,050	\$2,723	\$0	\$8.89
1312	Gutters/Downspouts - Replace (WWTP)	25	10	\$2,250	\$1,350	\$0	\$5.29
1834	Sewer System - Repair	1	0	\$25,000	\$25,000	\$25,000	\$1,468.97
1835	Leach Fields - Clean/Repair	10	1	\$45,000	\$40,500	\$40,500	\$264.41
1836	Filter Media Sheets - Replace	25	17	\$12,800	\$4,096	\$0	\$30.08
1838	Pumps - Replace	20	12	\$42,000	\$16,800	\$0	\$123.39
1839	Force line - Replace	35	1	\$30,000	\$29,143	\$0	\$50.36
1855	Monitoring Equipment - Replace	20	12	\$30,000	\$12,000	\$0	\$88.14
1859	Old Septic Tanks - Abandon	0	0	\$40,000	\$40,000	\$40,000	\$0.00
1875	Tanks - Pump (2 Tanks) 2028/34	6	3	\$25,200	\$12,600	\$0	\$246.79
1875	Tanks - Pump (2 Tanks) 2030/36	6	5	\$25,200	\$4,200	\$0	\$246.79
1875	Tanks - Pump (3 Tanks) 2029/35	6	4	\$28,800	\$9,600	\$0	\$282.04
1875	Tanks - Pump (5 Tanks) 2026/32	6	1	\$57,000	\$47,500	\$47,500	\$558.21

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
<b>Water System</b>							
320	Wood Pole Light - Replace	30	22	\$5,000	\$1,333	\$0	\$9.79
336	Well Pump - Replace	20	11	\$7,000	\$3,150	\$0	\$20.57
505	Wood Fence - Partial Replace	10	0	\$9,500	\$9,500	\$9,500	\$55.82
703	Exterior Door - Replace	30	21	\$1,650	\$495	\$0	\$3.23
804	Main Water Tank - Re-Line	20	10	\$17,500	\$8,750	\$0	\$51.41
806	Water Tanks - Replace	25	10	\$50,000	\$30,000	\$0	\$117.52
807	Water Pumps & VFDs - Replace	20	12	\$25,000	\$10,000	\$0	\$73.45
811	Treatment Tanks - Replace	20	12	\$10,500	\$4,200	\$0	\$30.85
830	Pressure Tanks - Replace	20	12	\$20,000	\$8,000	\$0	\$58.76
1115	Building Exterior - Repaint (Well)	10	8	\$4,240	\$848	\$0	\$24.91
1117	Building Exterior - Repair (Well)	10	8	\$800	\$160	\$0	\$4.70
1137	Windows - Replace	40	29	\$3,000	\$825	\$0	\$4.41
1141	Pump House - Rebuild	30	1	\$10,000	\$9,667	\$0	\$19.59
1303	Comp Shingle Roof - Replace (Well)	25	16	\$2,750	\$990	\$0	\$6.46
2637	Water Shut-off Valves - Replace	1	0	\$10,000	\$10,000	\$10,000	\$587.59
<b>Gas System</b>							
1839	Regulators - Replace	20	10	\$4,000	\$2,000	\$0	\$11.75
1847	Gas Supply Lines - Partial Replace	2	0	\$2,000	\$2,000	\$2,000	\$58.76
<b>Fire System</b>							
1842	Fire Hydrants - Replace	30	25	\$13,500	\$2,250	\$0	\$26.44
<b>Landscape, Irrigation &amp; Drainage</b>							
1001	Backflow Device - Replace	30	5	\$4,500	\$3,750	\$0	\$8.81
1716	Culverts - Replace/Repair	2	0	\$10,000	\$10,000	\$10,000	\$293.79
197	Total Funded Components				\$2,405,084	\$897,344	\$14,715

Fiscal Year Start: 2025

Interest: 3.00 %

Inflation: 3.00 %

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

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2025	\$897,344	\$2,405,084	37.3 %	Medium	84.04 %	\$176,580	\$0	\$21,710	\$543,720
2026	\$551,914	\$2,171,565	25.4 %	High	20.00 %	\$211,896	\$0	\$11,193	\$579,761
2027	\$195,242	\$1,905,241	10.2 %	High	20.00 %	\$254,275	\$0	\$6,719	\$202,971
2028	\$253,264	\$2,026,990	12.5 %	High	20.00 %	\$305,130	\$0	\$9,339	\$197,565
2029	\$370,168	\$2,166,171	17.1 %	High	20.00 %	\$366,156	\$0	\$13,865	\$194,826
2030	\$555,364	\$2,320,804	23.9 %	High	2.75 %	\$376,226	\$0	\$17,295	\$349,689
2031	\$599,196	\$2,329,277	25.7 %	High	2.75 %	\$386,572	\$0	\$19,544	\$299,856
2032	\$705,455	\$2,398,302	29.4 %	High	2.75 %	\$397,203	\$0	\$25,440	\$135,286
2033	\$992,812	\$2,648,145	37.5 %	Medium	2.75 %	\$408,126	\$0	\$33,741	\$175,131
2034	\$1,259,547	\$2,873,961	43.8 %	Medium	2.75 %	\$419,349	\$0	\$39,971	\$310,145
2035	\$1,408,722	\$2,977,289	47.3 %	Medium	2.75 %	\$430,881	\$0	\$41,086	\$546,692
2036	\$1,333,998	\$2,850,171	46.8 %	Medium	2.75 %	\$442,730	\$0	\$40,192	\$467,919
2037	\$1,349,001	\$2,810,775	48.0 %	Medium	2.75 %	\$454,905	\$0	\$38,709	\$607,617
2038	\$1,234,999	\$2,637,020	46.8 %	Medium	2.75 %	\$467,415	\$0	\$42,190	\$163,228
2039	\$1,581,376	\$2,926,806	54.0 %	Medium	2.75 %	\$480,269	\$0	\$52,555	\$187,296
2040	\$1,926,904	\$3,211,859	60.0 %	Medium	2.75 %	\$493,477	\$0	\$58,728	\$485,650
2041	\$1,993,458	\$3,209,864	62.1 %	Medium	2.75 %	\$507,047	\$0	\$59,237	\$598,836
2042	\$1,960,906	\$3,103,283	63.2 %	Medium	2.75 %	\$520,991	\$0	\$64,866	\$177,557
2043	\$2,369,206	\$3,439,841	68.9 %	Medium	2.75 %	\$535,318	\$0	\$74,902	\$348,573
2044	\$2,630,853	\$3,623,138	72.6 %	Low	2.75 %	\$550,040	\$0	\$85,158	\$212,174
2045	\$3,053,876	\$3,965,600	77.0 %	Low	2.75 %	\$565,166	\$0	\$87,412	\$925,162
2046	\$2,781,291	\$3,597,527	77.3 %	Low	2.75 %	\$580,708	\$0	\$82,820	\$697,471
2047	\$2,747,348	\$3,466,910	79.2 %	Low	2.75 %	\$596,677	\$0	\$82,560	\$662,627
2048	\$2,763,959	\$3,382,660	81.7 %	Low	2.75 %	\$613,086	\$0	\$90,539	\$187,609
2049	\$3,279,974	\$3,799,977	86.3 %	Low	2.75 %	\$629,946	\$0	\$107,357	\$130,607
2050	\$3,886,671	\$4,303,799	90.3 %	Low	2.75 %	\$647,269	\$0	\$119,510	\$562,221
2051	\$4,091,229	\$4,393,903	93.1 %	Low	2.75 %	\$665,069	\$0	\$121,141	\$881,884
2052	\$3,995,555	\$4,173,660	95.7 %	Low	2.75 %	\$683,358	\$0	\$127,901	\$264,333
2053	\$4,542,481	\$4,599,576	98.8 %	Low	2.75 %	\$702,151	\$0	\$141,452	\$485,956
2054	\$4,900,128	\$4,827,186	101.5 %	Low	2.75 %	\$721,460	\$0	\$154,283	\$376,815

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$897,344	\$551,914	\$195,242	\$253,264	\$370,168
Annual Reserve Funding	\$176,580	\$211,896	\$254,275	\$305,130	\$366,156
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$21,710	\$11,193	\$6,719	\$9,339	\$13,865
<b>Total Income</b>	<b>\$1,095,634</b>	<b>\$775,003</b>	<b>\$456,236</b>	<b>\$567,734</b>	<b>\$750,189</b>
<b># Component</b>					
<b>Grounds</b>					
103 Concrete Walkways - Repair	\$75,000	\$0	\$0	\$0	\$0
202 Asphalt - Partial Repave	\$0	\$107,120	\$0	\$0	\$0
209 Pavers - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Partial Repair/Replace	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126
322 Wood Pole Lights - Replace	\$0	\$0	\$0	\$14,752	\$0
326 Sign Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
409 Benches - Replace	\$0	\$0	\$0	\$0	\$0
410 Recycle Station - Replace	\$0	\$0	\$0	\$0	\$0
412 Mailbox Structures - Repl/Rebuild	\$0	\$0	\$0	\$0	\$0
418 Dog Stations - Replace	\$0	\$0	\$0	\$0	\$0
505 Perimeter Wood Fence - Partial Replace	\$0	\$0	\$0	\$0	\$14,463
513 Split/Single Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace	\$12,000	\$0	\$0	\$0	\$0
709 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
916 Exercise Stations - Replace	\$0	\$0	\$0	\$0	\$0
1402 Wood Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1403 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0
1404 Signage - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse</b>					
107 Wood Decks - Rebuild	\$18,000	\$0	\$0	\$0	\$0
110 Wood Decks - Repaint	\$0	\$0	\$0	\$0	\$0
314 AV Equipment - Replace	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
335 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$33,000	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
607 Vinyl Floor - Replace	\$6,600	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
712 Sliding Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$5,628
901 Furniture/Furnishings - Replace	\$0	\$0	\$0	\$18,030	\$0
909 Bathrooms - Refurbish	\$30,000	\$0	\$0	\$0	\$0
911 Break Room Appliances - Replace	\$0	\$0	\$0	\$5,464	\$0
911 Kitchen Appliances - Replace	\$0	\$0	\$0	\$14,752	\$0
912 Kitchen - Remodel	\$30,000	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$22,800	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$49,185
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$8,441
1825 Defibrillator - Replace	\$0	\$0	\$0	\$0	\$0
<b>Laundry Room</b>					
607 Vinyl Floor - Replace	\$0	\$0	\$3,183	\$0	\$0
703 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
924 Dryers - Replace	\$0	\$0	\$2,122	\$0	\$0
924 Washers - Replace	\$0	\$0	\$2,122	\$0	\$0
925 Laundry Room - Remodel	\$0	\$0	\$8,487	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$1,326	\$0	\$0
1137 Window - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool/Spa Building</b>					
299 Air Handler - replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2025	2026	2027	2028	2029
310 Wall Heaters - Replace	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
941 Locker Rooms - Refurbish	\$80,000	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$17,240	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Reseal/Repair	\$0	\$0	\$14,322	\$0	\$0
1202 Pool - Reline	\$0	\$0	\$0	\$0	\$28,138
1203 Spa - Resurface	\$0	\$0	\$10,609	\$0	\$0
1206 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1209 Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1211 Spa Pump - Replace (Circ)	\$0	\$0	\$0	\$0	\$0
1211 Spa Pump - Replace (Jet)	\$0	\$0	\$0	\$0	\$2,532
1219 Furniture/Furnishings - Replace	\$0	\$0	\$3,713	\$0	\$0
1227 Chemical Controllers - Replace	\$0	\$0	\$10,609	\$0	\$0
1308 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1309 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Gym</b>					
310 Wall Heater - Replace	\$0	\$0	\$3,713	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$6,127	\$0	\$0
703 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
930 Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$2,307	\$0	\$0
<b>The Lodge</b>					
107 Wood Decks - Rebuild	\$0	\$179,220	\$0	\$0	\$0
110 Wood Decks - Reseal	\$0	\$0	\$0	\$0	\$0
321 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence/Gates - Replace	\$0	\$11,124	\$0	\$0	\$0
510 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Door - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
715 Utility Doors - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (Archive)	\$0	\$10,712	\$0	\$0	\$0
1115 Building Exterior - Repaint (Lodge)	\$0	\$54,384	\$0	\$0	\$0
1117 Building Exterior - Repair (Archive)	\$0	\$1,545	\$0	\$0	\$0
1117 Building Exterior - Repair (Lodge)	\$0	\$12,875	\$0	\$0	\$0
1117 Building Exterior - Repair (Trash)	\$0	\$0	\$0	\$0	\$0
1124 Metal Rail - Repaint	\$0	\$5,021	\$0	\$0	\$0
1137 Windows - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Trash)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1314 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Malby Property</b>					
107 Wood Decks - Rebuild	\$0	\$0	\$0	\$0	\$0
320 Wood Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
905 Interior - Remodel	\$0	\$0	\$0	\$0	\$0
910 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$24,263	\$0	\$0
1117 Building Exterior - Repair	\$0	\$0	\$3,713	\$0	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Maintenance Yard</b>					

Fiscal Year	2025	2026	2027	2028	2029
505 Wood Fence - Partial Replace	\$7,000	\$0	\$0	\$0	\$0
702 Garage Door - Replace	\$0	\$0	\$3,183	\$0	\$0
705 Roll up Door Operator - Replace	\$0	\$0	\$0	\$0	\$0
706 Roll Up Door - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$14,080	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair	\$20,000	\$0	\$0	\$0	\$0
1141 Storage Shed - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$20,157	\$0	\$0
2630 Shipping Containers - Replace	\$0	\$0	\$0	\$0	\$0
<b>Equipment</b>					
301 Generators - Repair	\$0	\$0	\$0	\$0	\$0
302 Generator - Replace (Clubhouse)	\$0	\$0	\$0	\$0	\$0
302 Generator - Replace (Lodge)	\$70,000	\$0	\$0	\$0	\$0
1860 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
1962 Wood Chipper - Replace	\$0	\$0	\$0	\$0	\$0
1980 Trailer - Replace	\$0	\$0	\$0	\$0	\$0
2107 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
2201 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
2202 Tractor Attachments - Replace	\$0	\$0	\$0	\$0	\$0
2210 Car - Replace	\$0	\$0	\$0	\$0	\$0
2232 Jetter - Replace	\$0	\$0	\$0	\$0	\$0
2233 RotoRooter - Replace	\$0	\$0	\$0	\$0	\$0
2632 Truck - Replace	\$0	\$0	\$0	\$54,636	\$0
2633 Dump Truck - Replace	\$0	\$0	\$0	\$0	\$0
5201 Sewer Camera - Replace	\$0	\$0	\$0	\$0	\$0
5202 Backup Sewer Camera - Replace	\$0	\$0	\$0	\$0	\$0
<b>Electrical System</b>					
2638 Electrical System - Repairs	\$6,000	\$0	\$0	\$0	\$0
2640 Transformer/Sub Panels - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2017) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2018) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2019) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2020) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2021) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2022) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2024) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2025) - Replace	\$14,000	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2026) - Replace	\$0	\$14,420	\$0	\$0	\$0
2641 Electrical Pedestals (2027) - Replace	\$0	\$0	\$14,853	\$0	\$0
2641 Electrical Pedestals (2028) - Replace	\$0	\$0	\$0	\$12,239	\$0
<b>Sewage System</b>					
320 Wood Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Partial Replace (EF)	\$0	\$0	\$0	\$10,818	\$0
505 Wood Fence - Replace (WWTP)	\$0	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (EF)	\$3,000	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (WWTP)	\$3,240	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (EF)	\$700	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (WWTP)	\$800	\$0	\$0	\$0	\$0
1137 Window - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (WWTP)	\$0	\$0	\$0	\$0	\$0
1309 Metal Roof - Replace (EF)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (WWTP)	\$0	\$0	\$0	\$0	\$0
1834 Sewer System - Repair	\$25,000	\$25,750	\$26,523	\$27,318	\$28,138
1835 Leach Fields - Clean/Repair	\$0	\$46,350	\$0	\$0	\$0
1836 Filter Media Sheets - Replace	\$0	\$0	\$0	\$0	\$0
1838 Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1839 Force line - Replace	\$0	\$30,900	\$0	\$0	\$0
1855 Monitoring Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1859 Old Septic Tanks - Abandon	\$40,000	\$0	\$0	\$0	\$0
1875 Tanks - Pump (2 Tanks) 2028/34	\$0	\$0	\$0	\$27,537	\$0
1875 Tanks - Pump (2 Tanks) 2030/36	\$0	\$0	\$0	\$0	\$0
1875 Tanks - Pump (3 Tanks) 2029/35	\$0	\$0	\$0	\$0	\$32,415
1875 Tanks - Pump (5 Tanks) 2026/32	\$0	\$58,710	\$0	\$0	\$0
<b>Water System</b>					
320 Wood Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
336 Well Pump - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
505 Wood Fence - Partial Replace	\$9,500	\$0	\$0	\$0	\$0
703 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
804 Main Water Tank - Re-Line	\$0	\$0	\$0	\$0	\$0
806 Water Tanks - Replace	\$0	\$0	\$0	\$0	\$0
807 Water Pumps & VFDs - Replace	\$0	\$0	\$0	\$0	\$0
811 Treatment Tanks - Replace	\$0	\$0	\$0	\$0	\$0
830 Pressure Tanks - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (Well)	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (Well)	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1141 Pump House - Rebuild	\$0	\$10,300	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Well)	\$0	\$0	\$0	\$0	\$0
2637 Water Shut-off Valves - Replace	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255
<b>Gas System</b>					
1839 Regulators - Replace	\$0	\$0	\$0	\$0	\$0
1847 Gas Supply Lines - Partial Replace	\$2,000	\$0	\$2,122	\$0	\$2,251
<b>Fire System</b>					
1842 Fire Hydrants - Replace	\$0	\$0	\$0	\$0	\$0
<b>Landscape, Irrigation &amp; Drainage</b>					
1001 Backflow Device - Replace	\$0	\$0	\$0	\$0	\$0
1716 Culverts - Replace/Repair	\$10,000	\$0	\$10,609	\$0	\$11,255
<b>Total Expenses</b>	<b>\$543,720</b>	<b>\$579,761</b>	<b>\$202,971</b>	<b>\$197,565</b>	<b>\$194,826</b>
<b>Ending Reserve Balance</b>	<b>\$551,914</b>	<b>\$195,242</b>	<b>\$253,264</b>	<b>\$370,168</b>	<b>\$555,364</b>

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$555,364	\$599,196	\$705,455	\$992,812	\$1,259,547
Annual Reserve Funding	\$376,226	\$386,572	\$397,203	\$408,126	\$419,349
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$17,295	\$19,544	\$25,440	\$33,741	\$39,971
Total Income	\$948,885	\$1,005,311	\$1,128,098	\$1,434,678	\$1,718,867
<b># Component</b>					
<b>Grounds</b>					
103 Concrete Walkways - Repair	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Partial Repave	\$0	\$124,181	\$0	\$0	\$0
209 Pavers - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Partial Repair/Replace	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305
322 Wood Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
326 Sign Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
409 Benches - Replace	\$0	\$0	\$0	\$0	\$0
410 Recycle Station - Replace	\$0	\$0	\$0	\$0	\$0
412 Mailbox Structures - Repl/Rebuild	\$0	\$0	\$0	\$0	\$0
418 Dog Stations - Replace	\$0	\$7,164	\$0	\$0	\$0
505 Perimeter Wood Fence - Partial Replace	\$0	\$0	\$0	\$0	\$0
513 Split/Single Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
709 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
916 Exercise Stations - Replace	\$0	\$0	\$0	\$0	\$0
1402 Wood Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1403 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0
1404 Signage - Replace	\$4,637	\$0	\$0	\$0	\$0
<b>Clubhouse</b>					
107 Wood Decks - Rebuild	\$0	\$0	\$0	\$0	\$0
110 Wood Decks - Repaint	\$2,921	\$0	\$0	\$0	\$0
314 AV Equipment - Replace	\$0	\$2,388	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$6,967	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
335 Furnace - Replace	\$8,115	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
607 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
712 Sliding Glass Doors - Replace	\$0	\$0	\$0	\$25,335	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
901 Furniture/Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
911 Break Room Appliances - Replace	\$0	\$0	\$0	\$0	\$0
911 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
912 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$28,781	\$0
1117 Building Exterior - Repair	\$0	\$0	\$0	\$7,601	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1825 Defibrillator - Replace	\$6,376	\$0	\$0	\$0	\$0
<b>Laundry Room</b>					
607 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
924 Dryers - Replace	\$0	\$0	\$0	\$0	\$0
924 Washers - Replace	\$0	\$0	\$0	\$0	\$0
925 Laundry Room - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1137 Window - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool/Spa Building</b>					
299 Air Handler - replace	\$0	\$0	\$0	\$0	\$0
310 Wall Heaters - Replace	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$4,637	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2030	2031	2032	2033	2034
941 Locker Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$30,707	\$0
1117 Building Exterior - Repair	\$0	\$0	\$0	\$4,434	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Reseal/Repair	\$0	\$0	\$0	\$0	\$0
1202 Pool - Reline	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$7,829
1209 Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$4,117	\$0
1211 Spa Pump - Replace (Circ)	\$0	\$3,284	\$0	\$0	\$0
1211 Spa Pump - Replace (Jet)	\$0	\$0	\$0	\$0	\$0
1219 Furniture/Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
1227 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1308 Flat Roof - Replace	\$0	\$14,448	\$0	\$0	\$0
1309 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Gym</b>					
310 Wall Heater - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
930 Exercise Equipment - Replace	\$0	\$19,702	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
<b>The Lodge</b>					
107 Wood Decks - Rebuild	\$0	\$0	\$0	\$0	\$0
110 Wood Decks - Reseal	\$0	\$20,777	\$0	\$0	\$0
321 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Door - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
715 Utility Doors - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (Archive)	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (Lodge)	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (Archive)	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (Lodge)	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (Trash)	\$0	\$2,985	\$0	\$0	\$0
1124 Metal Rail - Repaint	\$0	\$5,821	\$0	\$0	\$0
1137 Windows - Replace (Lodge)	\$0	\$0	\$0	\$0	\$93,944
1137 Windows - Replace (Archive)	\$0	\$0	\$0	\$0	\$13,700
1303 Comp Shingle Roof - Replace (Archive)	\$10,433	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Lodge)	\$163,458	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Trash)	\$4,289	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (Archive)	\$2,724	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (Lodge)	\$12,027	\$0	\$0	\$0	\$0
1314 Skylights - Replace	\$24,345	\$0	\$0	\$0	\$0
<b>Malby Property</b>					
107 Wood Decks - Rebuild	\$0	\$0	\$0	\$0	\$0
320 Wood Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
905 Interior - Remodel	\$0	\$0	\$0	\$0	\$0
910 Appliances - Replace	\$4,637	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$5,796	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Maintenance Yard</b>					
505 Wood Fence - Partial Replace	\$0	\$0	\$0	\$0	\$0
702 Garage Door - Replace	\$0	\$0	\$0	\$0	\$0
705 Roll up Door Operator - Replace	\$4,057	\$0	\$0	\$0	\$0
706 Roll Up Door - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2030	2031	2032	2033	2034
1141 Storage Shed - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2630 Shipping Containers - Replace	\$0	\$0	\$0	\$0	\$0
<b>Equipment</b>					
301 Generators - Repair	\$0	\$0	\$0	\$0	\$23,486
302 Generator - Replace (Clubhouse)	\$0	\$0	\$0	\$0	\$91,334
302 Generator - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1860 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
1962 Wood Chipper - Replace	\$0	\$0	\$0	\$0	\$0
1980 Trailer - Replace	\$0	\$0	\$0	\$0	\$0
2107 Golf Cart - Replace	\$8,115	\$0	\$0	\$0	\$0
2201 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
2202 Tractor Attachments - Replace	\$0	\$0	\$0	\$0	\$0
2210 Car - Replace	\$0	\$41,792	\$0	\$0	\$0
2232 Jetter - Replace	\$0	\$0	\$4,919	\$0	\$0
2233 RotoRooter - Replace	\$0	\$0	\$0	\$0	\$0
2632 Truck - Replace	\$0	\$0	\$0	\$0	\$0
2633 Dump Truck - Replace	\$0	\$0	\$0	\$0	\$0
5201 Sewer Camera - Replace	\$0	\$0	\$9,839	\$0	\$0
5202 Backup Sewer Camera - Replace	\$0	\$0	\$6,149	\$0	\$0
<b>Electrical System</b>					
2638 Electrical System - Repairs	\$6,956	\$0	\$0	\$0	\$0
2640 Transformer/Sub Panels - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2017) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2018) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2019) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2020) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2021) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2022) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2024) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2026) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2027) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2028) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Sewage System</b>					
320 Wood Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Partial Replace (EF)	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Replace (WWTP)	\$0	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (EF)	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (WWTP)	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (EF)	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (WWTP)	\$0	\$0	\$0	\$0	\$0
1137 Window - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (WWTP)	\$0	\$0	\$0	\$0	\$0
1309 Metal Roof - Replace (EF)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (WWTP)	\$0	\$0	\$0	\$0	\$0
1834 Sewer System - Repair	\$28,982	\$29,851	\$30,747	\$31,669	\$32,619
1835 Leach Fields - Clean/Repair	\$0	\$0	\$0	\$0	\$0
1836 Filter Media Sheets - Replace	\$0	\$0	\$0	\$0	\$0
1838 Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1839 Force line - Replace	\$0	\$0	\$0	\$0	\$0
1855 Monitoring Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1859 Old Septic Tanks - Abandon	\$0	\$0	\$0	\$0	\$0
1875 Tanks - Pump (2 Tanks) 2028/34	\$0	\$0	\$0	\$0	\$32,880
1875 Tanks - Pump (2 Tanks) 2030/36	\$29,214	\$0	\$0	\$0	\$0
1875 Tanks - Pump (3 Tanks) 2029/35	\$0	\$0	\$0	\$0	\$0
1875 Tanks - Pump (5 Tanks) 2026/32	\$0	\$0	\$70,103	\$0	\$0
<b>Water System</b>					
320 Wood Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
336 Well Pump - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Partial Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
804 Main Water Tank - Re-Line	\$0	\$0	\$0	\$0	\$0
806 Water Tanks - Replace	\$0	\$0	\$0	\$0	\$0
807 Water Pumps & VFDs - Replace	\$0	\$0	\$0	\$0	\$0
811 Treatment Tanks - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>
830 Pressure Tanks - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (Well)	\$0	\$0	\$0	\$5,371	\$0
1117 Building Exterior - Repair (Well)	\$0	\$0	\$0	\$1,013	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1141 Pump House - Rebuild	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Well)	\$0	\$0	\$0	\$0	\$0
2637 Water Shut-off Valves - Replace	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048
<b>Gas System</b>					
1839 Regulators - Replace	\$0	\$0	\$0	\$0	\$0
1847 Gas Supply Lines - Partial Replace	\$0	\$2,388	\$0	\$2,534	\$0
<b>Fire System</b>					
1842 Fire Hydrants - Replace	\$0	\$0	\$0	\$0	\$0
<b>Landscape, Irrigation &amp; Drainage</b>					
1001 Backflow Device - Replace	\$5,217	\$0	\$0	\$0	\$0
1716 Culverts - Replace/Repair	\$0	\$11,941	\$0	\$12,668	\$0
<b>Total Expenses</b>	<b>\$349,689</b>	<b>\$299,856</b>	<b>\$135,286</b>	<b>\$175,131</b>	<b>\$310,145</b>
<b>Ending Reserve Balance</b>	<b>\$599,196</b>	<b>\$705,455</b>	<b>\$992,812</b>	<b>\$1,259,547</b>	<b>\$1,408,722</b>

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$1,408,722	\$1,333,998	\$1,349,001	\$1,234,999	\$1,581,376
Annual Reserve Funding	\$430,881	\$442,730	\$454,905	\$467,415	\$480,269
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$41,086	\$40,192	\$38,709	\$42,190	\$52,555
Total Income	\$1,880,690	\$1,816,920	\$1,842,615	\$1,744,604	\$2,114,200
<b># Component</b>					
<b>Grounds</b>					
103 Concrete Walkways - Repair	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Partial Repave	\$0	\$143,960	\$0	\$0	\$0
209 Pavers - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Partial Repair/Replace	\$1,344	\$1,384	\$1,426	\$1,469	\$1,513
322 Wood Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
326 Sign Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
409 Benches - Replace	\$35,479	\$0	\$0	\$0	\$0
410 Recycle Station - Replace	\$0	\$0	\$2,139	\$0	\$0
412 Mailbox Structures - Repl/Rebuild	\$0	\$0	\$0	\$0	\$0
418 Dog Stations - Replace	\$0	\$0	\$0	\$0	\$0
505 Perimeter Wood Fence - Partial Replace	\$17,269	\$0	\$0	\$0	\$0
513 Split/Single Rail Fence - Replace	\$8,735	\$0	\$0	\$0	\$0
705 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
709 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
916 Exercise Stations - Replace	\$0	\$0	\$0	\$0	\$34,033
1402 Wood Directional/Street Signs - Replace	\$21,503	\$0	\$0	\$0	\$0
1403 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0
1404 Signage - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse</b>					
107 Wood Decks - Rebuild	\$0	\$0	\$0	\$0	\$0
110 Wood Decks - Repaint	\$3,387	\$0	\$0	\$0	\$0
314 AV Equipment - Replace	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Interior Lights - Replace	\$22,578	\$0	\$0	\$0	\$0
335 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$44,349	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$30,910	\$0	\$0	\$0	\$0
607 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace	\$22,175	\$0	\$0	\$0	\$0
712 Sliding Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
901 Furniture/Furnishings - Replace	\$0	\$0	\$0	\$24,231	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
911 Break Room Appliances - Replace	\$0	\$0	\$0	\$0	\$0
911 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
912 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$30,641	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1825 Defibrillator - Replace	\$0	\$0	\$0	\$0	\$0
<b>Laundry Room</b>					
607 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Door - Replace	\$0	\$0	\$0	\$2,423	\$0
924 Dryers - Replace	\$0	\$0	\$2,852	\$0	\$0
924 Washers - Replace	\$0	\$0	\$2,852	\$0	\$0
925 Laundry Room - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$1,782	\$0	\$0
1137 Window - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool/Spa Building</b>					
299 Air Handler - replace	\$0	\$0	\$57,030	\$0	\$0
310 Wall Heaters - Replace	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$7,129	\$0	\$0

Fiscal Year	2035	2036	2037	2038	2039
941 Locker Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$23,169	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Reseal/Repair	\$0	\$0	\$19,248	\$0	\$0
1202 Pool - Reline	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$14,258	\$0	\$0
1206 Pool Filter - Replace	\$3,696	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$3,696	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1209 Spa Heaters - Replace	\$0	\$4,651	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1211 Spa Pump - Replace (Circ)	\$0	\$0	\$0	\$0	\$0
1211 Spa Pump - Replace (Jet)	\$0	\$0	\$0	\$0	\$3,403
1219 Furniture/Furnishings - Replace	\$0	\$0	\$4,990	\$0	\$0
1227 Chemical Controllers - Replace	\$0	\$0	\$14,258	\$0	\$0
1308 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1309 Metal Roof - Replace	\$0	\$0	\$158,758	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Gym</b>					
310 Wall Heater - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$8,234	\$0	\$0
703 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
930 Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$3,101	\$0	\$0
<b>The Lodge</b>					
107 Wood Decks - Rebuild	\$0	\$0	\$0	\$0	\$0
110 Wood Decks - Reseal	\$0	\$24,086	\$0	\$0	\$0
321 Landscape Lights - Replace	\$15,522	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$24,916	\$0	\$0	\$0
505 Wood Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Door - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
715 Utility Doors - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (Archive)	\$0	\$14,396	\$0	\$0	\$0
1115 Building Exterior - Repaint (Lodge)	\$0	\$73,088	\$0	\$0	\$0
1117 Building Exterior - Repair (Archive)	\$0	\$2,076	\$0	\$0	\$0
1117 Building Exterior - Repair (Lodge)	\$0	\$17,303	\$0	\$0	\$0
1117 Building Exterior - Repair (Trash)	\$0	\$0	\$0	\$0	\$0
1124 Metal Rail - Repaint	\$0	\$6,748	\$0	\$0	\$0
1137 Windows - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Trash)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1314 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Malby Property</b>					
107 Wood Decks - Rebuild	\$0	\$0	\$0	\$0	\$20,420
320 Wood Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
905 Interior - Remodel	\$0	\$0	\$0	\$0	\$0
910 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$32,607	\$0	\$0
1117 Building Exterior - Repair	\$0	\$0	\$4,990	\$0	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$41,899
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$8,886
<b>Maintenance Yard</b>					
505 Wood Fence - Partial Replace	\$9,407	\$0	\$0	\$0	\$0
702 Garage Door - Replace	\$0	\$0	\$0	\$0	\$0
705 Roll up Door Operator - Replace	\$0	\$0	\$0	\$0	\$0
706 Roll Up Door - Replace	\$8,063	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$18,922	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2035	2036	2037	2038	2039
1141 Storage Shed - Replace/Rebuild	\$9,407	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2630 Shipping Containers - Replace	\$0	\$0	\$0	\$0	\$0
<b>Equipment</b>					
301 Generators - Repair	\$0	\$0	\$0	\$0	\$0
302 Generator - Replace (Clubhouse)	\$0	\$0	\$0	\$0	\$0
302 Generator - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1860 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
1962 Wood Chipper - Replace	\$0	\$0	\$0	\$0	\$0
1980 Trailer - Replace	\$0	\$0	\$0	\$0	\$0
2107 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
2201 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
2202 Tractor Attachments - Replace	\$0	\$0	\$0	\$0	\$0
2210 Car - Replace	\$0	\$0	\$0	\$0	\$0
2232 Jetter - Replace	\$0	\$0	\$0	\$0	\$0
2233 RotoRooter - Replace	\$0	\$0	\$0	\$0	\$6,050
2632 Truck - Replace	\$0	\$0	\$0	\$0	\$0
2633 Dump Truck - Replace	\$0	\$0	\$0	\$0	\$0
5201 Sewer Camera - Replace	\$0	\$0	\$0	\$0	\$0
5202 Backup Sewer Camera - Replace	\$0	\$0	\$0	\$0	\$0
<b>Electrical System</b>					
2638 Electrical System - Repairs	\$8,063	\$0	\$0	\$0	\$0
2640 Transformer/Sub Panels - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2017) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2018) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2019) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2020) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2021) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2022) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2024) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2026) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2027) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2028) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Sewage System</b>					
320 Wood Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Partial Replace (EF)	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Replace (WWTP)	\$0	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (EF)	\$4,032	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (WWTP)	\$4,354	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (EF)	\$941	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (WWTP)	\$1,075	\$0	\$0	\$0	\$0
1137 Window - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (WWTP)	\$7,392	\$0	\$0	\$0	\$0
1309 Metal Roof - Replace (EF)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (WWTP)	\$3,024	\$0	\$0	\$0	\$0
1834 Sewer System - Repair	\$33,598	\$34,606	\$35,644	\$36,713	\$37,815
1835 Leach Fields - Clean/Repair	\$0	\$62,291	\$0	\$0	\$0
1836 Filter Media Sheets - Replace	\$0	\$0	\$0	\$0	\$0
1838 Pumps - Replace	\$0	\$0	\$59,882	\$0	\$0
1839 Force line - Replace	\$0	\$0	\$0	\$0	\$0
1855 Monitoring Equipment - Replace	\$0	\$0	\$42,773	\$0	\$0
1859 Old Septic Tanks - Abandon	\$0	\$0	\$0	\$0	\$0
1875 Tanks - Pump (2 Tanks) 2028/34	\$0	\$0	\$0	\$0	\$0
1875 Tanks - Pump (2 Tanks) 2030/36	\$0	\$34,883	\$0	\$0	\$0
1875 Tanks - Pump (3 Tanks) 2029/35	\$38,705	\$0	\$0	\$0	\$0
1875 Tanks - Pump (5 Tanks) 2026/32	\$0	\$0	\$0	\$83,706	\$0
<b>Water System</b>					
320 Wood Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
336 Well Pump - Replace	\$0	\$9,690	\$0	\$0	\$0
505 Wood Fence - Partial Replace	\$12,767	\$0	\$0	\$0	\$0
703 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
804 Main Water Tank - Re-Line	\$23,519	\$0	\$0	\$0	\$0
806 Water Tanks - Replace	\$67,196	\$0	\$0	\$0	\$0
807 Water Pumps & VFDs - Replace	\$0	\$0	\$35,644	\$0	\$0
811 Treatment Tanks - Replace	\$0	\$0	\$14,970	\$0	\$0

<b>Fiscal Year</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>
830 Pressure Tanks - Replace	\$0	\$0	\$28,515	\$0	\$0
1115 Building Exterior - Repaint (Well)	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (Well)	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1141 Pump House - Rebuild	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Well)	\$0	\$0	\$0	\$0	\$0
2637 Water Shut-off Valves - Replace	\$13,439	\$13,842	\$14,258	\$14,685	\$15,126
<b>Gas System</b>					
1839 Regulators - Replace	\$5,376	\$0	\$0	\$0	\$0
1847 Gas Supply Lines - Partial Replace	\$2,688	\$0	\$2,852	\$0	\$3,025
<b>Fire System</b>					
1842 Fire Hydrants - Replace	\$0	\$0	\$0	\$0	\$0
<b>Landscape, Irrigation &amp; Drainage</b>					
1001 Backflow Device - Replace	\$0	\$0	\$0	\$0	\$0
1716 Culverts - Replace/Repair	\$13,439	\$0	\$14,258	\$0	\$15,126
<b>Total Expenses</b>	<b>\$546,692</b>	<b>\$467,919</b>	<b>\$607,617</b>	<b>\$163,228</b>	<b>\$187,296</b>
<b>Ending Reserve Balance</b>	<b>\$1,333,998</b>	<b>\$1,349,001</b>	<b>\$1,234,999</b>	<b>\$1,581,376</b>	<b>\$1,926,904</b>

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$1,926,904	\$1,993,458	\$1,960,906	\$2,369,206	\$2,630,853
Annual Reserve Funding	\$493,477	\$507,047	\$520,991	\$535,318	\$550,040
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$58,728	\$59,237	\$64,866	\$74,902	\$85,158
Total Income	\$2,479,108	\$2,559,743	\$2,546,763	\$2,979,426	\$3,266,051
<b># Component</b>					
<b>Grounds</b>					
103 Concrete Walkways - Repair	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Partial Repave	\$0	\$166,889	\$0	\$0	\$0
209 Pavers - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Partial Repair/Replace	\$1,558	\$1,605	\$1,653	\$1,702	\$1,754
322 Wood Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
326 Sign Lights - Replace	\$0	\$2,166	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$44,178	\$0
409 Benches - Replace	\$0	\$0	\$0	\$0	\$0
410 Recycle Station - Replace	\$0	\$0	\$0	\$0	\$0
412 Mailbox Structures - Repl/Rebuild	\$0	\$0	\$0	\$61,288	\$0
418 Dog Stations - Replace	\$0	\$0	\$0	\$0	\$0
505 Perimeter Wood Fence - Partial Replace	\$0	\$20,620	\$0	\$0	\$0
513 Split/Single Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
709 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
916 Exercise Stations - Replace	\$0	\$0	\$0	\$0	\$0
1402 Wood Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1403 Monument Signs - Replace	\$0	\$16,047	\$0	\$0	\$0
1404 Signage - Replace	\$6,232	\$0	\$0	\$0	\$0
<b>Clubhouse</b>					
107 Wood Decks - Rebuild	\$0	\$0	\$0	\$0	\$0
110 Wood Decks - Repaint	\$3,926	\$0	\$0	\$0	\$0
314 AV Equipment - Replace	\$0	\$3,209	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
335 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
607 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
712 Sliding Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$8,768
901 Furniture/Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
911 Break Room Appliances - Replace	\$0	\$0	\$0	\$8,512	\$0
911 Kitchen Appliances - Replace	\$0	\$0	\$0	\$22,983	\$0
912 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$38,679	\$0
1117 Building Exterior - Repair	\$0	\$0	\$0	\$10,215	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1825 Defibrillator - Replace	\$8,569	\$0	\$0	\$0	\$0
<b>Laundry Room</b>					
607 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
924 Dryers - Replace	\$0	\$0	\$0	\$0	\$0
924 Washers - Replace	\$0	\$0	\$0	\$0	\$0
925 Laundry Room - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1137 Window - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool/Spa Building</b>					
299 Air Handler - replace	\$0	\$0	\$0	\$0	\$0
310 Wall Heaters - Replace	\$0	\$0	\$17,355	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$9,091	\$0	\$0
325 Interior Lights - Replace	\$0	\$0	\$15,578	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2040	2041	2042	2043	2044
941 Locker Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$41,267	\$0
1117 Building Exterior - Repair	\$0	\$0	\$0	\$5,959	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Reseal/Repair	\$0	\$0	\$0	\$0	\$0
1202 Pool - Reline	\$0	\$40,118	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1209 Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$5,533	\$0
1211 Spa Pump - Replace (Circ)	\$0	\$4,413	\$0	\$0	\$0
1211 Spa Pump - Replace (Jet)	\$0	\$0	\$0	\$0	\$0
1219 Furniture/Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
1227 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1308 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1309 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Gym</b>					
310 Wall Heater - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Door - Replace	\$0	\$0	\$0	\$2,809	\$0
930 Exercise Equipment - Replace	\$0	\$26,478	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
<b>The Lodge</b>					
107 Wood Decks - Rebuild	\$0	\$0	\$0	\$0	\$0
110 Wood Decks - Reseal	\$0	\$27,922	\$0	\$0	\$0
321 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Door - Replace (Archive)	\$0	\$3,209	\$0	\$0	\$0
703 Exterior Doors - Replace (Lodge)	\$0	\$105,911	\$0	\$0	\$0
715 Utility Doors - Replace (Lodge)	\$0	\$42,364	\$0	\$0	\$0
1115 Building Exterior - Repaint (Archive)	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (Lodge)	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (Archive)	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (Lodge)	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (Trash)	\$0	\$4,012	\$0	\$0	\$0
1124 Metal Rail - Repaint	\$0	\$7,823	\$0	\$0	\$0
1137 Windows - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Trash)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1314 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Malby Property</b>					
107 Wood Decks - Rebuild	\$0	\$0	\$0	\$0	\$0
320 Wood Pole Light - Replace	\$0	\$0	\$0	\$0	\$8,768
905 Interior - Remodel	\$0	\$0	\$0	\$0	\$0
910 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$7,790	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Maintenance Yard</b>					
505 Wood Fence - Partial Replace	\$0	\$0	\$0	\$0	\$0
702 Garage Door - Replace	\$0	\$0	\$0	\$0	\$0
705 Roll up Door Operator - Replace	\$0	\$0	\$0	\$0	\$0
706 Roll Up Door - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2040	2041	2042	2043	2044
1141 Storage Shed - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2630 Shipping Containers - Replace	\$0	\$0	\$0	\$0	\$0
<b>Equipment</b>					
301 Generators - Repair	\$0	\$0	\$0	\$0	\$31,563
302 Generator - Replace (Clubhouse)	\$0	\$0	\$0	\$0	\$0
302 Generator - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1860 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
1962 Wood Chipper - Replace	\$27,264	\$0	\$0	\$0	\$0
1980 Trailer - Replace	\$0	\$0	\$13,223	\$0	\$0
2107 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
2201 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
2202 Tractor Attachments - Replace	\$0	\$0	\$0	\$0	\$0
2210 Car - Replace	\$0	\$0	\$0	\$0	\$0
2232 Jetter - Replace	\$0	\$0	\$0	\$0	\$0
2233 RotoRooter - Replace	\$0	\$0	\$0	\$0	\$0
2632 Truck - Replace	\$0	\$0	\$0	\$0	\$0
2633 Dump Truck - Replace	\$0	\$0	\$0	\$0	\$0
5201 Sewer Camera - Replace	\$0	\$0	\$0	\$0	\$0
5202 Backup Sewer Camera - Replace	\$0	\$0	\$0	\$0	\$0
<b>Electrical System</b>					
2638 Electrical System - Repairs	\$9,348	\$0	\$0	\$0	\$0
2640 Transformer/Sub Panels - Repair/Replace	\$327,173	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2017) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2018) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2019) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2020) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2021) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2022) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2024) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2026) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2027) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2028) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Sewage System</b>					
320 Wood Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Partial Replace (EF)	\$0	\$0	\$0	\$16,854	\$0
505 Wood Fence - Replace (WWTP)	\$0	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (EF)	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (WWTP)	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (EF)	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (WWTP)	\$0	\$0	\$0	\$0	\$0
1137 Window - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (WWTP)	\$0	\$0	\$0	\$0	\$0
1309 Metal Roof - Replace (EF)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (WWTP)	\$0	\$0	\$0	\$0	\$0
1834 Sewer System - Repair	\$38,949	\$40,118	\$41,321	\$42,561	\$43,838
1835 Leach Fields - Clean/Repair	\$0	\$0	\$0	\$0	\$0
1836 Filter Media Sheets - Replace	\$0	\$0	\$21,156	\$0	\$0
1838 Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1839 Force line - Replace	\$0	\$0	\$0	\$0	\$0
1855 Monitoring Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1859 Old Septic Tanks - Abandon	\$0	\$0	\$0	\$0	\$0
1875 Tanks - Pump (2 Tanks) 2028/34	\$39,261	\$0	\$0	\$0	\$0
1875 Tanks - Pump (2 Tanks) 2030/36	\$0	\$0	\$41,652	\$0	\$0
1875 Tanks - Pump (3 Tanks) 2029/35	\$0	\$46,216	\$0	\$0	\$0
1875 Tanks - Pump (5 Tanks) 2026/32	\$0	\$0	\$0	\$0	\$99,950
<b>Water System</b>					
320 Wood Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
336 Well Pump - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Partial Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
804 Main Water Tank - Re-Line	\$0	\$0	\$0	\$0	\$0
806 Water Tanks - Replace	\$0	\$0	\$0	\$0	\$0
807 Water Pumps & VFDs - Replace	\$0	\$0	\$0	\$0	\$0
811 Treatment Tanks - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>
830 Pressure Tanks - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (Well)	\$0	\$0	\$0	\$7,218	\$0
1117 Building Exterior - Repair (Well)	\$0	\$0	\$0	\$1,362	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1141 Pump House - Rebuild	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Well)	\$0	\$4,413	\$0	\$0	\$0
2637 Water Shut-off Valves - Replace	\$15,580	\$16,047	\$16,528	\$17,024	\$17,535
<b>Gas System</b>					
1839 Regulators - Replace	\$0	\$0	\$0	\$0	\$0
1847 Gas Supply Lines - Partial Replace	\$0	\$3,209	\$0	\$3,405	\$0
<b>Fire System</b>					
1842 Fire Hydrants - Replace	\$0	\$0	\$0	\$0	\$0
<b>Landscape, Irrigation &amp; Drainage</b>					
1001 Backflow Device - Replace	\$0	\$0	\$0	\$0	\$0
1716 Culverts - Replace/Repair	\$0	\$16,047	\$0	\$17,024	\$0
<b>Total Expenses</b>	<b>\$485,650</b>	<b>\$598,836</b>	<b>\$177,557</b>	<b>\$348,573</b>	<b>\$212,174</b>
<b>Ending Reserve Balance</b>	<b>\$1,993,458</b>	<b>\$1,960,906</b>	<b>\$2,369,206</b>	<b>\$2,630,853</b>	<b>\$3,053,876</b>

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$3,053,876	\$2,781,291	\$2,747,348	\$2,763,959	\$3,279,974
Annual Reserve Funding	\$565,166	\$580,708	\$596,677	\$613,086	\$629,946
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$87,412	\$82,820	\$82,560	\$90,539	\$107,357
Total Income	\$3,706,454	\$3,444,819	\$3,426,586	\$3,467,584	\$4,017,278
<b># Component</b>					
<b>Grounds</b>					
103 Concrete Walkways - Repair	\$135,458	\$0	\$0	\$0	\$0
202 Asphalt - Partial Repave	\$0	\$193,471	\$0	\$0	\$0
209 Pavers - Replace	\$0	\$0	\$23,951	\$0	\$0
320 Pole Lights - Partial Repair/Replace	\$1,806	\$1,860	\$1,916	\$1,974	\$2,033
322 Wood Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
326 Sign Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
409 Benches - Replace	\$0	\$0	\$0	\$0	\$0
410 Recycle Station - Replace	\$0	\$0	\$0	\$0	\$0
412 Mailbox Structures - Repl/Rebuild	\$0	\$0	\$0	\$0	\$0
418 Dog Stations - Replace	\$0	\$11,162	\$0	\$0	\$0
505 Perimeter Wood Fence - Partial Replace	\$0	\$0	\$24,622	\$0	\$0
513 Split/Single Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace	\$21,673	\$0	\$0	\$0	\$0
709 Vehicle Gates - Replace	\$36,122	\$0	\$0	\$0	\$0
916 Exercise Stations - Replace	\$0	\$0	\$0	\$0	\$0
1402 Wood Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1403 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0
1404 Signage - Replace	\$0	\$0	\$0	\$0	\$0
<b>Clubhouse</b>					
107 Wood Decks - Rebuild	\$0	\$0	\$0	\$0	\$0
110 Wood Decks - Repaint	\$4,551	\$0	\$0	\$0	\$0
314 AV Equipment - Replace	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
335 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$59,602	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
607 Vinyl Floor - Replace	\$11,920	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
712 Sliding Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
901 Furniture/Furnishings - Replace	\$0	\$0	\$0	\$32,564	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
911 Break Room Appliances - Replace	\$0	\$0	\$0	\$0	\$0
911 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
912 Kitchen - Remodel	\$54,183	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$41,179	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace	\$81,275	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
1825 Defibrillator - Replace	\$0	\$0	\$0	\$0	\$0
<b>Laundry Room</b>					
607 Vinyl Floor - Replace	\$0	\$0	\$5,748	\$0	\$0
703 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
924 Dryers - Replace	\$0	\$0	\$3,832	\$0	\$0
924 Washers - Replace	\$0	\$0	\$3,832	\$0	\$0
925 Laundry Room - Remodel	\$0	\$0	\$15,329	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$2,395	\$0	\$0
1137 Window - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool/Spa Building</b>					
299 Air Handler - replace	\$0	\$0	\$0	\$0	\$0
310 Wall Heaters - Replace	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace	\$0	\$0	\$15,329	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2045	2046	2047	2048	2049
941 Locker Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$31,137	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Reseal/Repair	\$0	\$0	\$25,867	\$0	\$0
1202 Pool - Reline	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$19,161	\$0	\$0
1206 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heater - Replace	\$0	\$11,162	\$0	\$0	\$0
1209 Spa Heaters - Replace	\$0	\$0	\$0	\$6,631	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
1211 Spa Pump - Replace (Circ)	\$0	\$0	\$0	\$0	\$0
1211 Spa Pump - Replace (Jet)	\$0	\$0	\$0	\$0	\$4,574
1219 Furniture/Furnishings - Replace	\$0	\$0	\$6,706	\$0	\$0
1227 Chemical Controllers - Replace	\$0	\$0	\$19,161	\$0	\$0
1308 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1309 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$14,371	\$0	\$0
<b>Gym</b>					
310 Wall Heater - Replace	\$0	\$0	\$6,706	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$11,065	\$0	\$0
703 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
930 Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$4,168	\$0	\$0
<b>The Lodge</b>					
107 Wood Decks - Rebuild	\$0	\$0	\$0	\$0	\$0
110 Wood Decks - Reseal	\$0	\$32,369	\$0	\$0	\$0
321 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
510 Metal Rail - Replace	\$0	\$95,991	\$0	\$0	\$0
703 Exterior Door - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
715 Utility Doors - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (Archive)	\$0	\$19,347	\$0	\$0	\$0
1115 Building Exterior - Repaint (Lodge)	\$0	\$98,224	\$0	\$0	\$0
1117 Building Exterior - Repair (Archive)	\$0	\$2,790	\$0	\$0	\$0
1117 Building Exterior - Repair (Lodge)	\$0	\$23,254	\$0	\$0	\$0
1117 Building Exterior - Repair (Trash)	\$0	\$0	\$0	\$0	\$0
1124 Metal Rail - Repaint	\$0	\$9,069	\$0	\$0	\$0
1137 Windows - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Trash)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1314 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Malby Property</b>					
107 Wood Decks - Rebuild	\$0	\$0	\$0	\$0	\$0
320 Wood Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
905 Interior - Remodel	\$90,306	\$0	\$0	\$0	\$0
910 Appliances - Replace	\$7,224	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$43,821	\$0	\$0
1117 Building Exterior - Repair	\$0	\$0	\$6,706	\$0	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Maintenance Yard</b>					
505 Wood Fence - Partial Replace	\$12,643	\$0	\$0	\$0	\$0
702 Garage Door - Replace	\$0	\$0	\$0	\$0	\$0
705 Roll up Door Operator - Replace	\$6,321	\$0	\$0	\$0	\$0
706 Roll Up Door - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$25,430	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair	\$36,122	\$0	\$0	\$0	\$0

Fiscal Year	2045	2046	2047	2048	2049
1141 Storage Shed - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2630 Shipping Containers - Replace	\$0	\$0	\$0	\$0	\$0
<b>Equipment</b>					
301 Generators - Repair	\$0	\$0	\$0	\$0	\$0
302 Generator - Replace (Clubhouse)	\$0	\$0	\$0	\$0	\$0
302 Generator - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1860 Utility Vehicle - Replace	\$24,383	\$0	\$0	\$0	\$0
1962 Wood Chipper - Replace	\$0	\$0	\$0	\$0	\$0
1980 Trailer - Replace	\$0	\$0	\$0	\$0	\$0
2107 Golf Cart - Replace	\$12,643	\$0	\$0	\$0	\$0
2201 Tractor - Replace	\$0	\$0	\$95,805	\$0	\$0
2202 Tractor Attachments - Replace	\$0	\$0	\$20,119	\$0	\$0
2210 Car - Replace	\$0	\$0	\$0	\$0	\$0
2232 Jetter - Replace	\$0	\$0	\$7,664	\$0	\$0
2233 RotoRooter - Replace	\$0	\$0	\$0	\$0	\$0
2632 Truck - Replace	\$0	\$0	\$0	\$0	\$0
2633 Dump Truck - Replace	\$135,458	\$0	\$0	\$0	\$0
5201 Sewer Camera - Replace	\$0	\$0	\$15,329	\$0	\$0
5202 Backup Sewer Camera - Replace	\$0	\$0	\$9,581	\$0	\$0
<b>Electrical System</b>					
2638 Electrical System - Repairs	\$10,837	\$0	\$0	\$0	\$0
2640 Transformer/Sub Panels - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2017) - Replace	\$0	\$0	\$26,825	\$0	\$0
2641 Electrical Pedestals (2018) - Replace	\$0	\$0	\$0	\$27,630	\$0
2641 Electrical Pedestals (2019) - Replace	\$0	\$0	\$0	\$0	\$28,459
2641 Electrical Pedestals (2020) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2021) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2022) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2024) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2026) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2027) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2028) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Sewage System</b>					
320 Wood Pole Lights - Replace	\$0	\$0	\$28,742	\$0	\$0
505 Wood Fence - Partial Replace (EF)	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Replace (WWTP)	\$0	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace	\$0	\$0	\$6,323	\$0	\$0
1115 Building Exterior - Repaint (EF)	\$5,418	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (WWTP)	\$5,852	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (EF)	\$1,264	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (WWTP)	\$1,445	\$0	\$0	\$0	\$0
1137 Window - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (WWTP)	\$0	\$0	\$0	\$0	\$0
1309 Metal Roof - Replace (EF)	\$0	\$0	\$11,592	\$0	\$0
1312 Gutters/Downspouts - Replace (WWTP)	\$0	\$0	\$0	\$0	\$0
1834 Sewer System - Repair	\$45,153	\$46,507	\$47,903	\$49,340	\$50,820
1835 Leach Fields - Clean/Repair	\$0	\$83,713	\$0	\$0	\$0
1836 Filter Media Sheets - Replace	\$0	\$0	\$0	\$0	\$0
1838 Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1839 Force line - Replace	\$0	\$0	\$0	\$0	\$0
1855 Monitoring Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1859 Old Septic Tanks - Abandon	\$0	\$0	\$0	\$0	\$0
1875 Tanks - Pump (2 Tanks) 2028/34	\$0	\$46,879	\$0	\$0	\$0
1875 Tanks - Pump (2 Tanks) 2030/36	\$0	\$0	\$0	\$49,734	\$0
1875 Tanks - Pump (3 Tanks) 2029/35	\$0	\$0	\$55,184	\$0	\$0
1875 Tanks - Pump (5 Tanks) 2026/32	\$0	\$0	\$0	\$0	\$0
<b>Water System</b>					
320 Wood Pole Light - Replace	\$0	\$0	\$9,581	\$0	\$0
336 Well Pump - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Partial Replace	\$17,158	\$0	\$0	\$0	\$0
703 Exterior Door - Replace	\$0	\$3,069	\$0	\$0	\$0
804 Main Water Tank - Re-Line	\$0	\$0	\$0	\$0	\$0
806 Water Tanks - Replace	\$0	\$0	\$0	\$0	\$0
807 Water Pumps & VFDs - Replace	\$0	\$0	\$0	\$0	\$0
811 Treatment Tanks - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>
830 Pressure Tanks - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (Well)	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (Well)	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1141 Pump House - Rebuild	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Well)	\$0	\$0	\$0	\$0	\$0
2637 Water Shut-off Valves - Replace	\$18,061	\$18,603	\$19,161	\$19,736	\$20,328
<b>Gas System</b>					
1839 Regulators - Replace	\$0	\$0	\$0	\$0	\$0
1847 Gas Supply Lines - Partial Replace	\$3,612	\$0	\$3,832	\$0	\$4,066
<b>Fire System</b>					
1842 Fire Hydrants - Replace	\$0	\$0	\$0	\$0	\$0
<b>Landscape, Irrigation &amp; Drainage</b>					
1001 Backflow Device - Replace	\$0	\$0	\$0	\$0	\$0
1716 Culverts - Replace/Repair	\$18,061	\$0	\$19,161	\$0	\$20,328
<b>Total Expenses</b>	<b>\$925,162</b>	<b>\$697,471</b>	<b>\$662,627</b>	<b>\$187,609</b>	<b>\$130,607</b>
<b>Ending Reserve Balance</b>	<b>\$2,781,291</b>	<b>\$2,747,348</b>	<b>\$2,763,959</b>	<b>\$3,279,974</b>	<b>\$3,886,671</b>

<b>Fiscal Year</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>
Starting Reserve Balance	\$3,886,671	\$4,091,229	\$3,995,555	\$4,542,481	\$4,900,128
Annual Reserve Funding	\$647,269	\$665,069	\$683,358	\$702,151	\$721,460
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$119,510	\$121,141	\$127,901	\$141,452	\$154,283
<b>Total Income</b>	<b>\$4,653,450</b>	<b>\$4,877,439</b>	<b>\$4,806,815</b>	<b>\$5,386,084</b>	<b>\$5,775,872</b>
<b># Component</b>					
<b>Grounds</b>					
103 Concrete Walkways - Repair	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Partial Repave	\$0	\$224,285	\$0	\$0	\$0
209 Pavers - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Partial Repair/Replace	\$2,094	\$2,157	\$2,221	\$2,288	\$2,357
322 Wood Pole Lights - Replace	\$0	\$0	\$0	\$30,887	\$0
326 Sign Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
409 Benches - Replace	\$0	\$0	\$0	\$0	\$0
410 Recycle Station - Replace	\$0	\$0	\$3,332	\$0	\$0
412 Mailbox Structures - Repl/Rebuild	\$0	\$0	\$0	\$0	\$0
418 Dog Stations - Replace	\$0	\$0	\$0	\$0	\$0
505 Perimeter Wood Fence - Partial Replace	\$0	\$0	\$0	\$29,400	\$0
513 Split/Single Rail Fence - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
709 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
916 Exercise Stations - Replace	\$0	\$0	\$0	\$0	\$0
1402 Wood Directional/Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1403 Monument Signs - Replace	\$0	\$0	\$0	\$0	\$0
1404 Signage - Replace	\$8,375	\$0	\$0	\$0	\$0
<b>Clubhouse</b>					
107 Wood Decks - Rebuild	\$0	\$0	\$0	\$0	\$0
110 Wood Decks - Repaint	\$5,276	\$0	\$0	\$0	\$0
314 AV Equipment - Replace	\$0	\$4,313	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
335 Furnace - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
607 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
712 Sliding Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
901 Furniture/Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$62,813	\$0	\$0	\$0	\$0
911 Break Room Appliances - Replace	\$0	\$0	\$0	\$0	\$0
911 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
912 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$51,982	\$0
1117 Building Exterior - Repair	\$0	\$0	\$0	\$13,728	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$102,982
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$17,674
1825 Defibrillator - Replace	\$11,516	\$0	\$0	\$0	\$0
<b>Laundry Room</b>					
607 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
924 Dryers - Replace	\$0	\$0	\$0	\$0	\$0
924 Washers - Replace	\$0	\$0	\$0	\$0	\$0
925 Laundry Room - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1137 Window - Replace	\$0	\$0	\$0	\$0	\$0
<b>Pool/Spa Building</b>					
299 Air Handler - replace	\$0	\$0	\$0	\$0	\$0
310 Wall Heaters - Replace	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
325 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$11,106	\$0	\$0

Fiscal Year	2050	2051	2052	2053	2054
941 Locker Rooms - Refurbish	\$167,502	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$55,459	\$0
1117 Building Exterior - Repair	\$0	\$0	\$0	\$8,008	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Reseal/Repair	\$0	\$0	\$0	\$0	\$0
1202 Pool - Reline	\$0	\$0	\$0	\$57,198	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Pool Filter - Replace	\$0	\$0	\$0	\$6,292	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$6,292	\$0
1208 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
1209 Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$0	\$0	\$7,436	\$0
1211 Spa Pump - Replace (Circ)	\$0	\$5,931	\$0	\$0	\$0
1211 Spa Pump - Replace (Jet)	\$0	\$0	\$0	\$0	\$0
1219 Furniture/Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
1227 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1308 Flat Roof - Replace	\$0	\$26,095	\$0	\$0	\$0
1309 Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Gym</b>					
310 Wall Heater - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
930 Exercise Equipment - Replace	\$0	\$35,584	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
<b>The Lodge</b>					
107 Wood Decks - Rebuild	\$0	\$375,247	\$0	\$0	\$0
110 Wood Decks - Reseal	\$0	\$37,525	\$0	\$0	\$0
321 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
324 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence/Gates - Replace	\$0	\$23,291	\$0	\$0	\$0
510 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Door - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
703 Exterior Doors - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
715 Utility Doors - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (Archive)	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (Lodge)	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (Archive)	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (Lodge)	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (Trash)	\$0	\$5,391	\$0	\$0	\$0
1124 Metal Rail - Repaint	\$0	\$10,513	\$0	\$0	\$0
1137 Windows - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Trash)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (Archive)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1314 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Malby Property</b>					
107 Wood Decks - Rebuild	\$0	\$0	\$0	\$0	\$0
320 Wood Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
905 Interior - Remodel	\$0	\$0	\$0	\$0	\$0
910 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$10,469	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$47,131
1303 Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
<b>Maintenance Yard</b>					
505 Wood Fence - Partial Replace	\$0	\$0	\$0	\$0	\$0
702 Garage Door - Replace	\$0	\$0	\$6,664	\$0	\$0
705 Roll up Door Operator - Replace	\$0	\$0	\$0	\$0	\$0
706 Roll Up Door - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2050	2051	2052	2053	2054
1141 Storage Shed - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace	\$0	\$0	\$42,204	\$0	\$0
2630 Shipping Containers - Replace	\$31,407	\$0	\$0	\$0	\$0
<b>Equipment</b>					
301 Generators - Repair	\$0	\$0	\$0	\$0	\$42,418
302 Generator - Replace (Clubhouse)	\$0	\$0	\$0	\$0	\$0
302 Generator - Replace (Lodge)	\$0	\$0	\$0	\$0	\$0
1860 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
1962 Wood Chipper - Replace	\$0	\$0	\$0	\$0	\$0
1980 Trailer - Replace	\$0	\$0	\$0	\$0	\$0
2107 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
2201 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
2202 Tractor Attachments - Replace	\$0	\$0	\$0	\$0	\$0
2210 Car - Replace	\$0	\$0	\$0	\$0	\$0
2232 Jetter - Replace	\$0	\$0	\$0	\$0	\$0
2233 RotoRooter - Replace	\$0	\$0	\$0	\$0	\$9,426
2632 Truck - Replace	\$0	\$0	\$0	\$0	\$0
2633 Dump Truck - Replace	\$0	\$0	\$0	\$0	\$0
5201 Sewer Camera - Replace	\$0	\$0	\$0	\$0	\$0
5202 Backup Sewer Camera - Replace	\$0	\$0	\$0	\$0	\$0
<b>Electrical System</b>					
2638 Electrical System - Repairs	\$12,563	\$0	\$0	\$0	\$0
2640 Transformer/Sub Panels - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2017) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2018) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2019) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2020) - Replace	\$29,313	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2021) - Replace	\$0	\$30,192	\$0	\$0	\$0
2641 Electrical Pedestals (2022) - Replace	\$0	\$0	\$31,098	\$0	\$0
2641 Electrical Pedestals (2023) - Replace	\$0	\$0	\$0	\$32,031	\$0
2641 Electrical Pedestals (2024) - Replace	\$0	\$0	\$0	\$0	\$5,891
2641 Electrical Pedestals (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2026) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2027) - Replace	\$0	\$0	\$0	\$0	\$0
2641 Electrical Pedestals (2028) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Sewage System</b>					
320 Wood Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Partial Replace (EF)	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Replace (WWTP)	\$0	\$0	\$33,986	\$0	\$0
703 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (EF)	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (WWTP)	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (EF)	\$0	\$0	\$0	\$0	\$0
1117 Building Exterior - Repair (WWTP)	\$0	\$0	\$0	\$0	\$0
1137 Window - Replace	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (WWTP)	\$0	\$0	\$0	\$0	\$0
1309 Metal Roof - Replace (EF)	\$0	\$0	\$0	\$0	\$0
1312 Gutters/Downspouts - Replace (WWTP)	\$0	\$0	\$0	\$0	\$0
1834 Sewer System - Repair	\$52,344	\$53,915	\$55,532	\$57,198	\$58,914
1835 Leach Fields - Clean/Repair	\$0	\$0	\$0	\$0	\$0
1836 Filter Media Sheets - Replace	\$0	\$0	\$0	\$0	\$0
1838 Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1839 Force line - Replace	\$0	\$0	\$0	\$0	\$0
1855 Monitoring Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1859 Old Septic Tanks - Abandon	\$0	\$0	\$0	\$0	\$0
1875 Tanks - Pump (2 Tanks) 2028/34	\$0	\$0	\$55,976	\$0	\$0
1875 Tanks - Pump (2 Tanks) 2030/36	\$0	\$0	\$0	\$0	\$59,385
1875 Tanks - Pump (3 Tanks) 2029/35	\$0	\$0	\$0	\$65,892	\$0
1875 Tanks - Pump (5 Tanks) 2026/32	\$119,345	\$0	\$0	\$0	\$0
<b>Water System</b>					
320 Wood Pole Light - Replace	\$0	\$0	\$0	\$0	\$0
336 Well Pump - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence - Partial Replace	\$0	\$0	\$0	\$0	\$0
703 Exterior Door - Replace	\$0	\$0	\$0	\$0	\$0
804 Main Water Tank - Re-Line	\$0	\$0	\$0	\$0	\$0
806 Water Tanks - Replace	\$0	\$0	\$0	\$0	\$0
807 Water Pumps & VFDs - Replace	\$0	\$0	\$0	\$0	\$0
811 Treatment Tanks - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>
830 Pressure Tanks - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exterior - Repaint (Well)	\$0	\$0	\$0	\$9,701	\$0
1117 Building Exterior - Repair (Well)	\$0	\$0	\$0	\$1,830	\$0
1137 Windows - Replace	\$0	\$0	\$0	\$0	\$7,070
1141 Pump House - Rebuild	\$0	\$0	\$0	\$0	\$0
1303 Comp Shingle Roof - Replace (Well)	\$0	\$0	\$0	\$0	\$0
2637 Water Shut-off Valves - Replace	\$20,938	\$21,566	\$22,213	\$22,879	\$23,566
<b>Gas System</b>					
1839 Regulators - Replace	\$0	\$0	\$0	\$0	\$0
1847 Gas Supply Lines - Partial Replace	\$0	\$4,313	\$0	\$4,576	\$0
<b>Fire System</b>					
1842 Fire Hydrants - Replace	\$28,266	\$0	\$0	\$0	\$0
<b>Landscape, Irrigation &amp; Drainage</b>					
1001 Backflow Device - Replace	\$0	\$0	\$0	\$0	\$0
1716 Culverts - Replace/Repair	\$0	\$21,566	\$0	\$22,879	\$0
<b>Total Expenses</b>	<b>\$562,221</b>	<b>\$881,884</b>	<b>\$264,333</b>	<b>\$485,956</b>	<b>\$376,815</b>
<b>Ending Reserve Balance</b>	<b>\$4,091,229</b>	<b>\$3,995,555</b>	<b>\$4,542,481</b>	<b>\$4,900,128</b>	<b>\$5,399,057</b>



## Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Derek Eckert, R.S., company president, is a credentialed Reserve Specialist (#114). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

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

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

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

Where any uncertainties exist, we urge the association to obtain a legal review and written opinion of the legitimacy of the funding policies, as stipulated or permitted under your Declaration and local statutes. As these are legal questions, we highly recommend use of an experienced real property attorney specializing in association law.

Re-use of reserve study, figures or calculations in any other format absolves ARSF of all responsibility.



## Terms and Definitions

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



## Component Details

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

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

Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair, or replacement cycles (UL = Useful Life of how often the project is expected to occur, RUL = Remaining Useful Life pr how many years from our reporting period) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, we are attempting to represent a market to be a one-time expense. Where no pricing, the component is deemed inappropriate for Reserve Funding.

## Grounds

**Comp #: 103 Concrete Walkways - Repair**

**Quantity: Extensive GSF**

Location: Adjacent to clubhouse, pool house and lodge

Funded?: Yes.

History:

Comments: There are numerous areas of uneven concrete near the clubhouse. It is unclear if the concrete can be repaired or if replacement will be needed. Large-scale repairs or complete replacement should not be anticipated, but moderate-sized projects should be as the concrete ages. Although it is difficult to predict timing, cost, and scope, we suggest setting aside a repair/replacement allowance to supplement the operating budget in future years. Adjust as conditions dictate in future years. Avoid adjacent over-watering of the landscape and monitor any tree roots nearby.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 70,000

Worst Case: \$ 80,000

Cost Source: Estimate Provided by Client

---

**Comp #: 202 Asphalt - Partial Repave**

**Quantity: Approx 160,000 GSF x 10%**

Location: Streets and parking

Funded?: Yes.

History:

Comments: Conditions vary by age and location. No expectation to repave all areas at one time. We recommend having the surface sealed and repaired; regular cycles of seal coating are recommended for maximum design life. As routine maintenance, keep the roadway clean, debris-free, and well-drained; fill/seal cracks to prevent water from penetrating the sub-base and accelerating damage. As the timing draws nearer, consult the asphalt vendor/consultant for recommendations and complete scope. We also recommend contacting a licensed professional to develop a long-term maintenance plan that can be worked into subsequent Reserve Study updates.

Useful Life:  
5 years

Remaining Life:  
1 years



Best Case: \$ 96,000

Worst Case: \$ 112,000

Cost Source: ARSF Cost Database

**Comp #: 203 Asphalt - Seal/Repair**

**Quantity: Approx 160,000 GSF**

Location: Streets and parking

Funded?: No.

History:

Comments: The asphalt is not currently sealed. We recommend contacting a licensed professional to establish a maintenance plan. If sealing is recommended by a licensed professional, adjust funding.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 209 Pavers - Replace**

**Quantity: Approx 730 GSF**

Location: Adjacent to clubhouse

Funded?: Yes.

History:

Comments: No major areas of detachment noted. We recommend setting aside funding for replacement in the interval outlined below. Repair damaged sections as needed to avoid trip hazards.

Useful Life:  
30 years

Remaining Life:  
22 years



Best Case: \$ 11,000

Worst Case: \$ 14,000

Cost Source: ARSF Cost Database

**Comp #: 320 Pole Lights - Partial Repair/Replace**

**Quantity: Approx (120) Pole Lights**

Location: Throughout property

Funded?: Yes.

History:

Comments: The pole lights are being repaired/replaced as needed. This component provides an annual allowance. Adjust funding as needed in future years.

Useful Life:  
1 years

Remaining Life:  
0 years



Best Case: \$ 900

Worst Case: \$ 1,100

Cost Source: ARSF Cost Database

**Comp #: 322 Wood Pole Lights - Replace**

**Quantity: (3) Fixtures**

Location:

Funded?: Yes.

History:

Comments: The wood is old and dried out; the fixtures have a dated appearance. We anticipate the need for replacement at the interval outlined below.

Useful Life:  
25 years

Remaining Life:  
3 years



Best Case: \$ 12,000

Worst Case: \$ 15,000

Cost Source: ARSF Cost Database

---

**Comp #: 326 Sign Lights - Replace**

**Quantity: (4) Fixtures**

Location: Adjacent to clubhouse

Funded?: Yes.

History:

Comments: No reported problems at this time. The exact age of the fixtures is unknown.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 1,200

Worst Case: \$ 1,500

Cost Source: ARSF Cost Database

---

**Comp #: 332 Address Signs - Replace**

**Quantity: (119) Signs**

Location: Throughout property

Funded?: No. Handle replacement as an operating expense as needed. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 403 Mailboxes - Replace**

**Quantity: (118) Boxes**

Location: Throughout property

Funded?: Yes.

History:

Comments: The boxes were replaced over a few years. We recommend funding for complete replacement in the interval outlined below.

Useful Life:  
20 years

Remaining Life:  
18 years



Best Case: \$ 23,600

Worst Case: \$ 28,300

Cost Source: ARSF Cost Database

**Comp #: 409 Benches - Replace**

**Quantity: (16) Benches**

Location: Throughout property

Funded?: Yes.

History:

Comments: The benches have a weathered appearance but remain mostly intact. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
25 years

Remaining Life:  
10 years



Best Case: \$ 24,000

Worst Case: \$ 28,800

Cost Source: ARSF Cost Database

**Comp #: 410 Recycle Station - Replace**

**Quantity: (1) Station**

Location: Adjacent to propane tank

Funded?: Yes.

History: Built in 2022

Comments: No indications of premature deterioration noted.

Useful Life:  
15 years

Remaining Life:  
12 years



Best Case: \$ 1,000

Worst Case: \$ 2,000

Cost Source: ARSF Cost Database

**Comp #: 412 Mailbox Structures - Repl/Rebuild**

**Quantity: (8) Mailbox Structures**

Location: Throughout property

Funded?: Yes.

History:

Comments: As part of the ongoing maintenance program, regularly inspect for any damage/deterioration and repair locally as needed using general maintenance funds. Ensure that the structures are secure.

Useful Life:  
20 years

Remaining Life:  
18 years



Best Case: \$ 32,000

Worst Case: \$ 40,000

Cost Source: ARSF Cost Database

**Comp #: 418 Dog Stations - Replace**

**Quantity: (10) Dog Stations**

Location: Throughout property

Funded?: Yes.

History: Replaced in 2016

Comments: The dog stations are intact and functional at this time.

Useful Life:  
15 years

Remaining Life:  
6 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Cost Source: ARSF Cost Database

**Comp #: 505 Perimeter Wood Fence - Partial Replace**

**Quantity: Approx 715 LF x 20%**

Location: South perimeter of property

Funded?: Yes.

History:

Comments: Conditions vary by age and location. No expectation to replace all areas at one time. This component provides funding for partial replacement in the interval outlined below.

Useful Life:  
6 years

Remaining Life:  
4 years



Best Case: \$ 11,400

Worst Case: \$ 14,300

Cost Source: ARSF Cost Database

**Comp #: 513 Split/Single Rail Fence - Replace**

**Quantity: Approx 130 LF**

Location: Throughout property

Funded?: Yes.

History:

Comments: The fence is upright and intact. We recommend regular painting/sealing to maximize the useful life of the wood.

Useful Life:  
25 years

Remaining Life:  
10 years



Best Case: \$ 5,200

Worst Case: \$ 7,800

Cost Source: ARSF Cost Database

**Comp #: 514 Planter Box Wall - Replace/Repair**

**Quantity: Approx 230 LF**

Location: Adjacent to clubhouse and lodge

Funded?: No. We assume repairs will be handled by the in house maintenance staff. No Reserve funding necessary at this time.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 705 Gate Operators - Replace**

**Quantity: (2) Operators**

Location: Vehicle gates at entry

Funded?: Yes.

History:

Comments: The gate operators have reached the end of their estimated useful life. We recommend planning for replacement in the near future based on the age of the units.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Cost Source: ARSF Cost Database

**Comp #: 709 Vehicle Gates - Replace**

**Quantity: (2) Gates**

Location: Adjacent to pool building and clubhouse

Funded?: Yes.

History:

Comments: A sturdy item that can typically last for an extended period with ordinary care and maintenance. In our experience, however, eventual replacement is warranted due to constant wear, usage, and exposure over time. Plan to replace at roughly the time frame below. Inspect regularly, clean for appearance, and repair promptly as needed to ensure safety.

Useful Life:  
40 years

Remaining Life:  
20 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Cost Source: ARSF Cost Database

**Comp #: 916 Exercise Stations - Replace**

**Quantity: (4) Stations**

Location: Adjacent to clubhouse and lodge

Funded?: Yes.

History:

Comments: No reported problems at this time. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
25 years

Remaining Life:  
14 years



Best Case: \$ 20,000

Worst Case: \$ 25,000

Cost Source: ARSF Cost Database

**Comp #: 1402 Wood Directional/Street Signs - Replace**

**Quantity: (14) Misc. Signs**

Location: Throughout property

Funded?: Yes.

History:

Comments: As a routine Operating expense, signs should be inspected to make sure visibility is adequate, including at night. Repair any damaged or leaning posts as needed. In our experience, properties should replace signage at the rough interval shown below in order to maintain good aesthetic standards and keep up with the local area.

Useful Life:  
25 years

Remaining Life:  
10 years



Best Case: \$ 14,000

Worst Case: \$ 18,000

Cost Source: ARSF Cost Database

**Comp #: 1403 Monument Signs - Replace**

**Quantity: (2) Monument Signs**

Location: Main entry to property

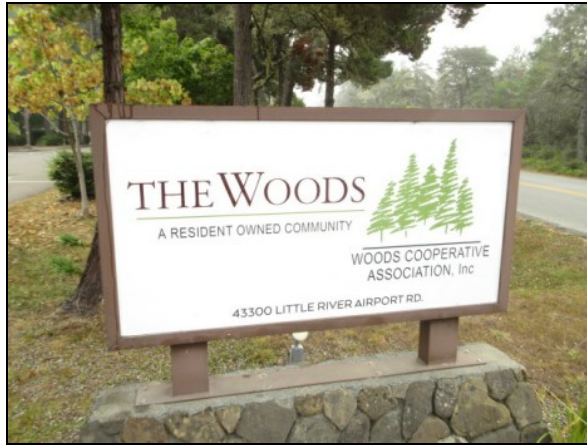
Funded?: Yes.

History:

Comments: Plan to replace at the interval below based on typical deterioration caused by constant exposure. Funding allowance here can vary significantly depending on the style/type desired. As routine maintenance, regularly inspect, clean/touch up for appearance, and repair from the operating budget.

Useful Life:  
20 years

Remaining Life:  
16 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: ARSF Cost Database

**Comp #: 1404 Signage - Replace**

**Quantity: (48) Misc. Signage**

Location: Throughout property

Funded?: Yes.

History:

Comments: This component provides an allowance for periodic replacement. Current conditions are fair. The signage is intact and in fair condition.

Useful Life:  
10 years

Remaining Life:  
5 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: ARSF Cost Database

---

## Clubhouse

**Comp #: 107 Wood Decks - Rebuild****Quantity: Approx 420 GSF**

Location: Clubhouse exterior

Funded?: Yes.

History:

Comments: It is our understanding that the client is planning to replace this deck in the upcoming fiscal year.

Useful Life:  
30 yearsRemaining Life:  
0 years

Best Case: \$ 16,000

Worst Case: \$ 20,000

Cost Source: Estimate Provided by Client

---

**Comp #: 110 Wood Decks - Repaint****Quantity: Approx 420 GSF**

Location: Clubhouse exterior

Funded?: Yes.

History:

Comments: We recommend resealing wood surfaces every 4-5 years to protect deck surfaces and to prolong costly repairs and replacements. This component will start cycling after the deck is replaced.

Useful Life:  
5 yearsRemaining Life:  
5 years

Best Case: \$ 2,100

Worst Case: \$ 2,940

Cost Source: ARSF Cost Database

**Comp #: 314 AV Equipment - Replace**

**Quantity: (4) Pieces**

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: (1) Mixer, (2) speakers, and (1) amp. This component provides and allowance for periodic replacement of this equipment.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 1,500

Worst Case: \$ 2,500

Cost Source: ARSF Cost Database

**Comp #: 324 Exterior Lights - Replace**

**Quantity: (11) Fixtures**

Location: Clubhouse exterior

Funded?: Yes.

History:

Comments: Observed during daylight hours but assumed to be in functional operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs, and repair as needed.

Useful Life:  
25 years

Remaining Life:  
8 years



Best Case: \$ 4,950

Worst Case: \$ 6,050

Cost Source: ARSF Cost Database

**Comp #: 325 Interior Lights - Replace**

**Quantity: (56) Fixtures**

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: As routine maintenance, inspect, repair, and change bulbs as needed. The best practice is to coordinate at the same time as other interior projects, such as painting, whenever possible to minimize downtime and maintain consistent quality standards.

Useful Life:  
25 years

Remaining Life:  
10 years



Best Case: \$ 14,000

Worst Case: \$ 19,600

Cost Source: ARSF Cost Database

**Comp #: 327 Exit Signs - Replace**

**Quantity: (2) Fixtures**

Location: Clubhouse interior

Funded?: No. Funding to replace is included in component #325. No separate Reserve funding necessary at this time.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 335 Furnace - Replace**

**Quantity: (1) Furnace**

Location: Utility closet near bathrooms

Funded?: Yes.

History:

Comments: We recommend periodic inspections by a licensed professional to ensure the furnace system is functioning properly. The exact age of the unit is unknown at this time.

Useful Life:  
25 years

Remaining Life:  
5 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Cost Source: ARSF Cost Database

**Comp #: 508 Wood Railing - Replace**

**Quantity: Approx 70 LF**

Location: Clubhouse interior

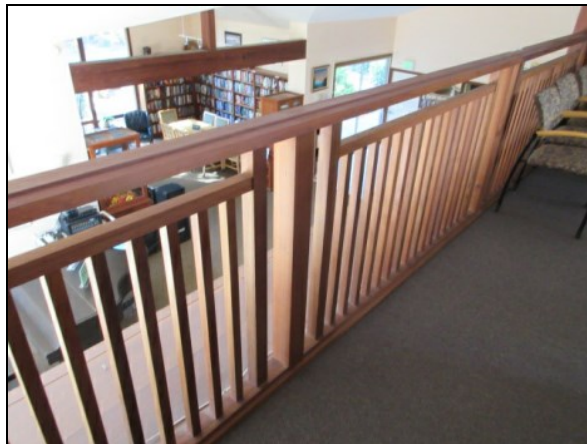
Funded?: No. The need and schedule of future maintenance cannot be reasonably determined at this time. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 601 Carpet - Replace**

**Quantity: Approx 300 GSY**

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: As part of the ongoing maintenance program, vacuum regularly and professionally clean as needed. The best practice is to coordinate at the same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standards.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 30,000

Worst Case: \$ 36,000

Cost Source: ARSF Cost Database

**Comp #: 603 Tile Floor - Replace**

**Quantity: Approx 460 GSF**

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: No major cracking or areas of detachment. As part of the ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed. With ordinary care and maintenance, tile in interior locations can last for an extended period. Still, replacement is often warranted to enhance and restore aesthetic appeal in common areas. Replacement costs can vary greatly depending on the size and type of tiles selected.

Useful Life:  
30 years

Remaining Life:  
10 years



Best Case: \$ 20,700

Worst Case: \$ 25,300

Cost Source: ARSF Cost Database

**Comp #: 607 Vinyl Floor - Replace**

**Quantity: Approx 400 GSF**

Location: Bathrooms, kitchen, breakroom

Funded?: Yes.

History:

Comments: The floor has a dated appearance and displays general surface wear. We have cycled replacement with other interior projects for cost-effectiveness.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 6,000

Worst Case: \$ 7,200

Cost Source: ARSF Cost Database

**Comp #: 703 Exterior Doors - Replace**

**Quantity: (7) Doors**

Location: Clubhouse exterior

Funded?: Yes.

History:

Comments: The doors are intact and functional. They have a satisfactory seal and appear to be aging correctly. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
30 years

Remaining Life:  
10 years



Best Case: \$ 15,000

Worst Case: \$ 18,000

Cost Source: ARSF Cost Database

**Comp #: 712 Sliding Glass Doors - Replace**

**Quantity: (5) Sliding Doors**

Location: Clubhouse exterior

Funded?: Yes.

History:

Comments: Even with ongoing maintenance, plan for replacement at the indicated below. The sliding glass doors are older, and we assume replacement is not a top priority. Adjust funding as needed in future years.

Useful Life:  
30 years

Remaining Life:  
8 years



Best Case: \$ 17,500

Worst Case: \$ 22,500

Cost Source: ARSF Cost Database

**Comp #: 741 Interior Doors - Replace**

**Quantity: (10) Doors**

Location: Throughout clubhouse

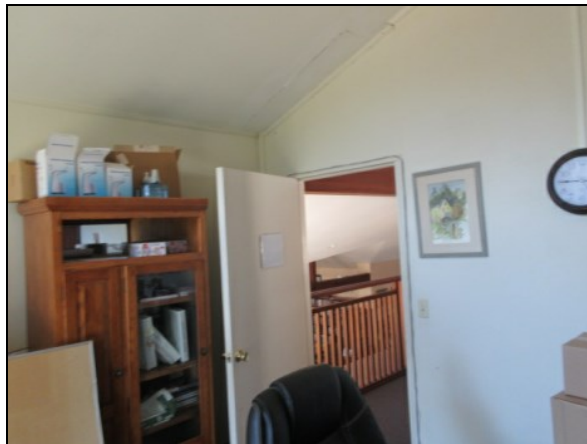
Funded?: No. The need and schedule of future maintenance cannot be reasonably determined at this time. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 803 Water Heater - Replace**

**Quantity: (1) Water Heater**

Location: Utility closet near bathrooms

Funded?: Yes.

History:

Comments: (1) Reliance 30-gallon heater, model 630LORT301, 32k BTU. It is best to plan for replacement within the typical life expectancy of ten to fifteen years. Regular inspections and maintenance are recommended. Flush the tank and inspect the pressure relief valve each year.

Useful Life:  
15 years

Remaining Life:  
4 years



Best Case: \$ 4,500

Worst Case: \$ 5,500

Cost Source: ARSF Cost Database

**Comp #: 901 Furniture/Furnishings - Replace**

**Quantity: (113) Various Pieces**

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: This component recommends funding for periodic replacement/refurbishment of interior furnishings and decor, such as furniture, artwork, window treatments, misc. decorative items, etc., to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the number of items to be replaced at each project and the style and quality of replacement options.

Useful Life:  
10 years

Remaining Life:  
3 years



Best Case: \$ 15,000

Worst Case: \$ 18,000

Cost Source: ARSF Cost Database

**Comp #: 909 Bathrooms - Refurbish**

**Quantity: (2) Bathrooms**

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. A typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. The timing for refurbishment of the bathrooms is highly dependent on the level of aesthetics desired by the client. This component provides an allowance for general refurbishment at the interval indicated below.

Useful Life:  
25 years

Remaining Life:  
0 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: ARSF Cost Database

**Comp #: 911 Break Room Appliances - Replace**

**Quantity: (5) Appliances**

Location: Clubhouse break room

Funded?: Yes.

History:

Comments: No reported problems at this time. This component provides funding to replace the appliances in the interval outlined below.

Useful Life:  
15 years

Remaining Life:  
3 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: ARSF Cost Database

**Comp #: 911 Kitchen Appliances - Replace**

**Quantity: (9) Appliances**

Location: Clubhouse kitchen

Funded?: Yes.

History:

Comments: No reported problems at this time. This component provides funding to replace the appliances in the interval outlined below.

Useful Life:  
15 years

Remaining Life:  
3 years



Best Case: \$ 12,000

Worst Case: \$ 15,000

Cost Source: ARSF Cost Database

**Comp #: 912 Kitchen - Remodel**

**Quantity: (1) Kitchens**

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: Kitchen materials typically have an extended useful life. However, many properties choose to refurbish the kitchen periodically for aesthetic updating. This may include refurbishing/refinishing kitchen cabinets and countertops, replacing sinks, installing/replacing under-cabinet lighting, etc.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: ARSF Cost Database

**Comp #: 1110 Interior Surfaces - Repaint**

**Quantity: Approx 11,420 GSF**

Location: Clubhouse interior surfaces

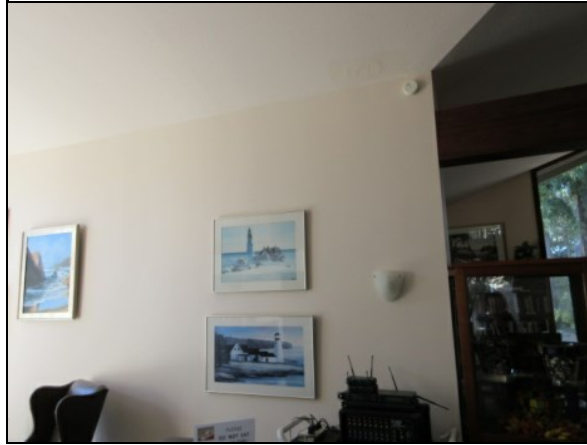
Funded?: Yes.

History:

Comments: Regular repainting cycles are recommended to maintain appearance. If possible, coordinate with flooring replacement. Keep touch-up paint on site for projects in between cycles.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 17,100

Worst Case: \$ 28,500

Cost Source: ARSF Cost Database

**Comp #: 1115 Building Exterior - Repaint**

**Quantity: Approx 2,840 GSF**

Location: Clubhouse exterior surfaces

Funded?: Yes.

History:

Comments: The paint is new and in fair condition. No peeling or other indications of premature deterioration noted. Painting is recommended every 10 years to preserve the exterior building surfaces and maintain appearance.

Useful Life:  
10 years

Remaining Life:  
8 years



Best Case: \$ 19,880

Worst Case: \$ 25,560

Cost Source: ARSF Cost Database

**Comp #: 1117 Building Exterior - Repair**

**Quantity: Approx 2,840 GSF**

Location: Clubhouse exterior surfaces

Funded?: Yes.

History:

Comments: Funding is recommended for partial wood replacement due to the potential for termite damage, wood rot, and natural deterioration. Coordinate with painting for cost-efficiency purposes. We recommend an inspection by a licensed professional before painting to determine the scope of needed repairs. Adjust funding as future conditions dictate.

Useful Life:  
10 years

Remaining Life:  
8 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Cost Source: ARSF Cost Database

**Comp #: 1137 Windows - Replace**

**Quantity: (18) Windows**

Location: Clubhouse exterior surfaces

Funded?: Yes.

History:

Comments: We assume replacement is not a top priority. Adjust the timing of replacement as needed.

Useful Life:  
40 years

Remaining Life:  
20 years



Best Case: \$ 27,000

Worst Case: \$ 63,000

Cost Source: ARSF Cost Database

**Comp #: 1303 Comp Shingle Roof - Replace**

**Quantity: Approx 4,370 GSF**

Location: Clubhouse roof

Funded?: Yes.

History:

Comments: The roof has been repaired over the years. No reported problems at this time. We recommend regular inspections by a licensed professional and setting aside funding for replacement in the interval outlined below.

Useful Life:  
25 years

Remaining Life:  
4 years



Best Case: \$ 39,300

Worst Case: \$ 48,100

Cost Source: ARSF Cost Database

**Comp #: 1312 Gutters/Downspouts - Replace**

**Quantity: Approx 300 LF**

Location: Perimeter of building

Funded?: Yes.

History:

Comments: Inspect regularly, keep gutters and downspouts free of debris to ensure water evacuating from rooftops as designed, and repair as needed from general operating funds. Planning for replacement at the same intervals as roof replacement cost efficiency is best.

Useful Life:  
25 years

Remaining Life:  
4 years



Best Case: \$ 6,000

Worst Case: \$ 9,000

Cost Source: ARSF Cost Database

**Comp #: 1825 Defibrillator - Replace**

**Quantity: (1) Defibrillator**

Location: Adjacent to main entry

Funded?: Yes.

History:

Comments: We are not licensed to test defibrillators. We recommend replacement in the interval outlined below.

Useful Life:  
10 years

Remaining Life:  
5 years



Best Case: \$ 5,000

Worst Case: \$ 6,000

Cost Source: ARSF Cost Database

---

## Laundry Room

**Comp #: 325 Interior Lights - Replace**

**Quantity: (2) Fixtures**

Location: Laundry room

Funded?: No. Handle replacement as an operating expense. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 607 Vinyl Floor - Replace**

**Quantity: Approx 115 GSF**

Location: Laundry room

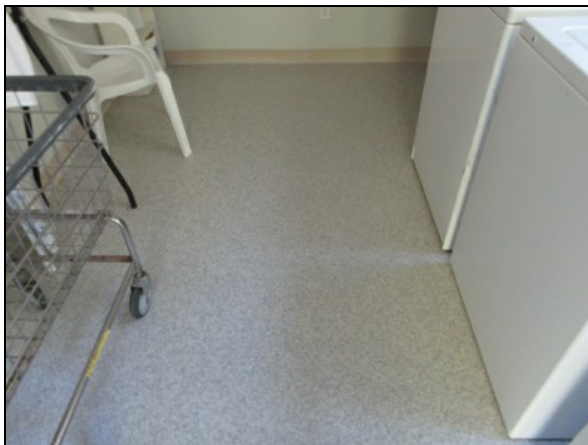
Funded?: Yes.

History:

Comments: The flooring has a dated appearance. Replacement timing is somewhat dependent on the tastes of the association. Although vinyl flooring is long-lasting and low maintenance, it will eventually need to be replaced. We recommend replacement at roughly the time frame below.

Useful Life:  
20 years

Remaining Life:  
2 years



Best Case: \$ 2,000

Worst Case: \$ 4,000

Cost Source: ARSF Cost Database

**Comp #: 703 Exterior Door - Replace**

**Quantity: (1) Door**

Location: Laundry room entry

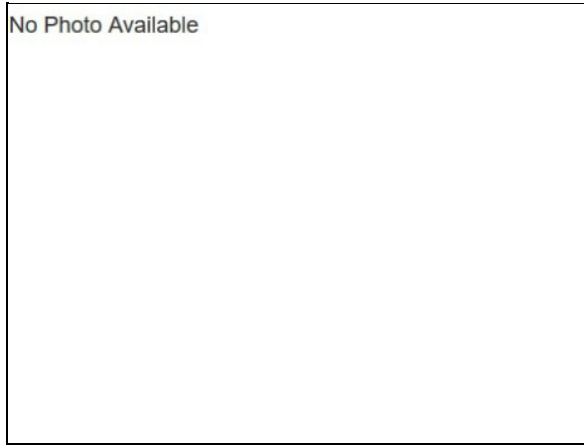
Funded?: Yes.

History:

Comments: The door is intact and functional. We recommend setting aside funding for eventual replacement in the interval outlined below.

Useful Life:  
30 years

Remaining Life:  
13 years



Best Case: \$ 1,500

Worst Case: \$ 1,800

Cost Source: ARSF Cost Database

**Comp #: 924 Dryers - Replace**

**Quantity: (2) Dryers**

Location: Laundry room

Funded?: Yes.

History:

Comments: (2) Kenmore dryers. No reported problems at this time. We assume the units are nearing the end of their estimated useful life. We anticipate the need for replacement in the interval outlined below.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 1,800

Worst Case: \$ 2,200

Cost Source: ARSF Cost Database

**Comp #: 924 Washers - Replace**

**Quantity: (2) Washers**

Location: Laundry room

Funded?: Yes.

History:

Comments: (2) Kenmore washers. No reported problems at this time. We assume the units are nearing the end of their estimated useful life. We anticipate the need for replacement in the interval outlined below.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 1,800

Worst Case: \$ 2,200

Cost Source: ARSF Cost Database

**Comp #: 925 Laundry Room - Remodel**

**Quantity: (1) Room**

Location: Laundry room

Funded?: Yes.

History:

Comments: Based on our experience with other associations, laundry rooms should be remodeled at the approximate interval shown below. Remodeling typically includes replacing flooring and other finishes (wall coverings, etc.), painting, and installation/replacement of lighting, countertops, etc. Costs can vary depending on the type and quality of replacement materials.

Useful Life:  
20 years

Remaining Life:  
2 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Cost Source: ARSF Cost Database

**Comp #: 1110 Interior Surfaces - Repaint**

**Quantity: Approx 465 GSF**

Location: Laundry room interior surfaces

Funded?: Yes.

History:

Comments: The walls have been patched and should be touched up to maintain a uniform appearance. We recommend a full repaint at the time of the next remodeling project.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 1,000

Worst Case: \$ 1,500

Cost Source: ARSF Cost Database

**Comp #: 1137 Window - Replace**

**Quantity: (1) Window**

Location: Laundry room exterior

Funded?: Yes.

History:

Comments: Inspect regularly and handle minor repairs as an operating expense. We recommend setting aside funding for eventual replacement in the interval outlined below.

Useful Life:  
40 years

Remaining Life:  
37 years



Best Case: \$ 1,500

Worst Case: \$ 2,500

Cost Source: ARSF Cost Database

## Pool/Spa Building

**Comp #: 299 Air Handler - replace****Quantity: (1) Air Handler**

Location: Pool/spa building

Funded?: Yes.

History: Replaced in 2017

Comments: No reported problems at this time. We recommend periodic inspections by a licensed professional to ensure the unit is fully functional and aging correctly.

Useful Life:  
20 yearsRemaining Life:  
12 years

Best Case: \$ 35,000

Worst Case: \$ 45,000

Cost Source: ARSF Cost Database

---

**Comp #: 310 Wall Heaters - Replace****Quantity: (3) Wall Heaters**

Location: Locker rooms

Funded?: Yes.

History:

Comments: No reported problems at this time. The wall heater should be inspected and serviced regularly throughout its life cycle to ensure optimal performance and a full useful life. As the remaining useful life approaches zero, consult with licensed vendors to determine replacement options.

Useful Life:  
25 yearsRemaining Life:  
17 years

Best Case: \$ 9,000

Worst Case: \$ 12,000

Cost Source: ARSF Cost Database

**Comp #: 324 Exterior Lights - Replace**

**Quantity: (11) Fixtures**

Location: Pool/spa building

Funded?: Yes.

History:

Comments: The fixtures have a uniform appearance and remain well attached to the building. Observed during daylight hours but assumed to be in functional operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs, and repair as needed. We recommend replacing all fixtures at one time to maintain a uniform appearance.

Useful Life:  
25 years

Remaining Life:  
17 years



Best Case: \$ 5,000

Worst Case: \$ 6,000

Cost Source: ARSF Cost Database

**Comp #: 325 Interior Lights - Replace**

**Quantity: (29) Fixtures**

Location: Pool/spa building interior

Funded?: Yes.

History:

Comments: The fixtures are well attached to the building and have a uniform appearance. As routine maintenance, inspect, repair, and change bulbs as needed. The best practice is to coordinate at the same time as other interior projects, such as painting, whenever possible to minimize downtime and maintain consistent quality standards.

Useful Life:  
25 years

Remaining Life:  
17 years



Best Case: \$ 8,700

Worst Case: \$ 10,150

Cost Source: ARSF Cost Database

**Comp #: 327 Exit Signs - Replace**

**Quantity: (2) Fixtures**

Location: Pool/spa building interior

Funded?: No. Funding to replace is included in component #325. No separate Reserve funding necessary at this time.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 411 Drinking Fountains - Replace**

**Quantity: (2) Drinking Fountains**

Location: Pool/spa building interior

Funded?: Yes.

History:

Comments: The drinking fountains are well attached to the interior wall. No indications of major damage or abuse. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
25 years

Remaining Life:  
5 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: ARSF Cost Database

**Comp #: 703 Exterior Doors - Replace**

**Quantity: (4) Doors**

Location: Pool/spa building exterior

Funded?: Yes.

History:

Comments: No indications of premature deterioration. The doors are functional and have an adequate seal. We recommend setting aside funding for eventual replacement in the interval outlined below.

Useful Life:  
30 years

Remaining Life:  
22 years



Best Case: \$ 7,200

Worst Case: \$ 8,800

Cost Source: ARSF Cost Database

**Comp #: 741 Interior Doors - Replace**

**Quantity: (5) Doors**

Location: Pool/spa building interior

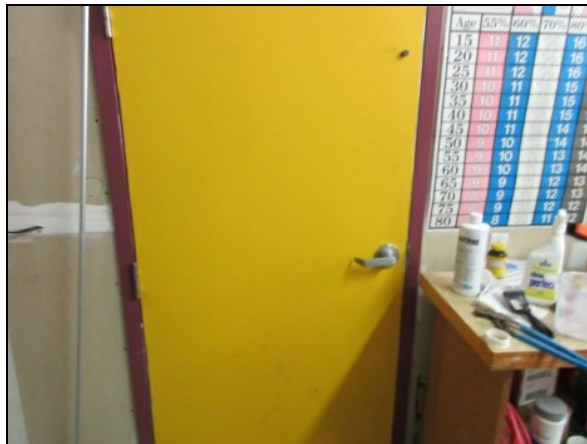
Funded?: No. The need and schedule of future maintenance cannot be reasonably determined at this time. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 803 Water Heater - Replace**

**Quantity: (1) Water Heater**

Location: Pool/spa equipment area

Funded?: Yes.

History: Replaced in 2022

Comments: (1) Reliance 50-gallon heater, model number 6-50-PBRT 401, serial number 22221129702947. No active leaks of other indications of premature deterioration. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
15 years

Remaining Life:  
12 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: ARSF Cost Database

**Comp #: 941 Locker Rooms - Refurbish**

**Quantity: (2) Locker Rooms**

Location: Pool/spa building interior

Funded?: Yes.

History:

Comments: The locker rooms have a dated appearance and could use an aesthetic update. Based on our experience with other properties, locker rooms should be remodeled at the approximate interval shown below. Remodeling typically includes floor replacement and wall painting and can also include lighting replacement/installation. Costs can vary depending on the type and quality of replacement materials.

Useful Life:  
25 years

Remaining Life:  
0 years



Best Case: \$ 70,000

Worst Case: \$ 90,000

Cost Source: ARSF Cost Database

**Comp #: 1110 Interior Surfaces - Repaint**

**Quantity: Approx 6,500 GSF**

Location: Pool/spa building interior surfaces

Funded?: Yes.

History: Repainted in 2017

Comments: The paint is intact and has a fair appearance. Regular repainting cycles are recommended to maintain appearance. If possible, coordinate with flooring replacement. Keep touch-up paint on site for projects in between cycles.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 13,000

Worst Case: \$ 19,500

Cost Source: ARSF Cost Database

**Comp #: 1115 Building Exterior - Repaint**

**Quantity: Approx 3,030 GSF**

Location: Pool/spa building exterior surfaces

Funded?: Yes.

History: Repainted in 2023

Comments: The paint is new and in fair condition. No peeling or other indications of premature deterioration noted. Painting is recommended every 10 years to preserve the exterior building surfaces and maintain appearance.

Useful Life:  
10 years

Remaining Life:  
8 years



Best Case: \$ 21,210

Worst Case: \$ 27,270

Cost Source: ARSF Cost Database

**Comp #: 1117 Building Exterior - Repair**

**Quantity: Approx 3,030 GSF**

Location: Pool/spa building exterior surfaces

Funded?: Yes.

History:

Comments: Funding is recommended for partial wood replacement due to the potential for termite damage, wood rot, and natural deterioration. Coordinate with painting for cost-efficiency purposes. We recommend an inspection by a licensed professional before painting to determine the scope of needed repairs. Adjust funding as future conditions dictate.

Useful Life:  
10 years

Remaining Life:  
8 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: ARSF Cost Database

**Comp #: 1137 Windows - Replace**

**Quantity: (23) Windows**

Location: Pool/spa building exterior surfaces

Funded?: Yes.

History: Replaced in 2022

Comments: Inspect regularly and handle minor repairs as an operating expense. We recommend setting aside funding for eventual replacement in the interval outlined below. We also recommend regular inspections to ensure the windows are watertight and aging correctly.

Useful Life:  
40 years

Remaining Life:  
37 years



Best Case: \$ 34,500

Worst Case: \$ 57,500

Cost Source: ARSF Cost Database

**Comp #: 1201 Pool Deck - Reseal/Repair**

**Quantity: Approx 2,000 GSF**

Location: Pool/spa area

Funded?: Yes.

History: Replaced in 2017

Comments: The pool deck should not need to be completely replaced at any time in the foreseeable future, but occasional repairs may be required. As a routine maintenance expense, inspect the deck closely for trip hazards and other issues. Based on our experience with other properties, an allowance for miscellaneous repairs, replacement, and/or sealing is recommended below. Funding will need to be adjusted in the future should major replacement become necessary.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 12,000

Worst Case: \$ 15,000

Cost Source: ARSF Cost Database

**Comp #: 1202 Pool - Reline**

**Quantity: Approx 800 GSF**

Location: Pool/spa building

Funded?: Yes.

History: Relined in 2017

Comments: Plan to reline within the time frame below. We also recommend inspection by a licensed professional to set up an accurate maintenance plan.

Useful Life:  
12 years

Remaining Life:  
4 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: ARSF Cost Database

**Comp #: 1203 Spa - Resurface**

**Quantity: Approx 60 GSF**

Location: Pool/spa building

Funded?: Yes.

History:

Comments: The spa displays general discoloration consistent with the age of the surface. We recommend proactive cleaning and maintenance and use of cover when possible. We recommend inspection by a licensed professional to set up an accurate maintenance plan.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: ARSF Cost Database

**Comp #: 1206 Pool Filter - Replace**

**Quantity: (1) Filter**

Location: Pool/spa equipment area

Funded?: Yes.

History: Replaced in 2017

Comments: (1) Sta-Rite pool filter, model S8M150, serial number 41001531700106. The service vendor should regularly inspect for optimal performance and address necessary repairs or preventive maintenance. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
18 years

Remaining Life:  
10 years



Best Case: \$ 2,500

Worst Case: \$ 3,000

Cost Source: ARSF Cost Database

**Comp #: 1207 Spa Filter - Replace**

**Quantity: (1) Filter**

Location: Pool/Spa area

Funded?: Yes.

History: Replaced in 2017

Comments: (1) Sta-Rite pool filter, model S7M170, serial number 4100167170036P. The service vendor should regularly inspect for optimal performance and address necessary repairs or preventive maintenance. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
18 years

Remaining Life:  
10 years



Best Case: \$ 2,500

Worst Case: \$ 3,000

Cost Source: ARSF Cost Database

**Comp #: 1208 Pool Heater - Replace**

**Quantity: (1) Heater**

Location: Pool/spa equipment area

Funded?: Yes.

History: Replaced in 2022

Comments: (1) Lochinvar EnergyRite heater, model number ERL252, serial number 2205128043082. Plan for regular intervals of replacement at roughly the time frame indicated below. We recommend periodic inspections by a licensed professional to ensure the heater functions correctly.

Useful Life:  
12 years

Remaining Life:  
9 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Cost Source: ARSF Cost Database

**Comp #: 1209 Spa Heaters - Replace**

**Quantity: (2) Heaters**

Location: Pool/spa equipment area

Funded?: Yes.

History: Replaced in 2024

Comments: (2) Coates model 12411ST, serial numbers TC24455 and TB24407. Plan for regular intervals of replacement at roughly the time frame indicated below. We recommend periodic inspections by a licensed professional to ensure the heaters function correctly.

Useful Life:  
12 years

Remaining Life:  
11 years



Best Case: \$ 3,100

Worst Case: \$ 3,620

Cost Source: ARSF Cost Database

**Comp #: 1210 Pool Pump - Replace**

**Quantity: (1) Pump**

Location: Pool/spa equipment area

Funded?: Yes.

History: Replaced in 2023

Comments: (1) Sta-Rite pump, D/N 176L8123, serial 358526D18922SK0145888U. The service vendor should regularly inspect for optimal performance and address necessary repairs or preventive maintenance. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
10 years

Remaining Life:  
8 years



Best Case: \$ 3,000

Worst Case: \$ 3,500

Cost Source: ARSF Cost Database

**Comp #: 1211 Spa Pump - Replace (Circ)**

**Quantity: (1) Pump**

Location: Pool/spa equipment area

Funded?: Yes.

History: Replaced in 2021

Comments: (1) Sta-Rite pump, D/N 176L8122, serial 357526D20922SK0136170U. The service vendor should regularly inspect for optimal performance and address necessary repairs or preventive maintenance. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 2,500

Worst Case: \$ 3,000

Cost Source: ARSF Cost Database

**Comp #: 1211 Spa Pump - Replace (Jet)**

**Quantity: (1) Pump**

Location: Pool/spa equipment area

Funded?: Yes.

History: Replaced in 2019

Comments: The service vendor should regularly inspect for optimal performance and address necessary repairs or preventive maintenance. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
10 years

Remaining Life:  
4 years



Best Case: \$ 2,000

Worst Case: \$ 2,500

Cost Source: ARSF Cost Database

**Comp #: 1219 Furniture/Furnishings - Replace**

**Quantity: (24) Assorted Pieces**

Location: Pool/spa area

Funded?: Yes.

History:

Comments: (10) chairs and (14) potted plants. We do not expect the plants will be replaced this funding cycle. The furniture is in moderate condition but nearing the end of its estimated useful life. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: ARSF Cost Database

**Comp #: 1227 Chemical Controllers - Replace**

**Quantity: (2) Chem. Controllers**

Location: Pool/spa equipment area

Funded?: Yes.

History: Replaced in 2017

Comments: (2) Pentair chemical controllers. No reported problems at this time. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: ARSF Cost Database

**Comp #: 1308 Flat Roof - Replace**

**Quantity: Approx 550 GSF**

Location: Pool/spa building roof

Funded?: Yes.

History:

Comments: The exact age of the roof is unknown. We recommend periodic inspections by a licensed professional to monitor and determine replacement timing. No reported problems at this time. Avoid debris buildup to maximize the useful life of the surface.

Useful Life:  
20 years

Remaining Life:  
6 years



Best Case: \$ 11,000

Worst Case: \$ 13,200

Cost Source: ARSF Cost Database

**Comp #: 1309 Metal Roof - Replace**

**Quantity: Approx 4,050 GSF**

Location: Pool/spa building roof

Funded?: Yes.

History:

Comments: The exact age of the roof is unknown. We recommend periodic inspections by a licensed professional to monitor and determine replacement timing. No reported problems at this time. Avoid debris buildup to maximize the useful life of the surface.

Useful Life:  
40 years

Remaining Life:  
12 years



Best Case: \$ 101,200

Worst Case: \$ 121,500

Cost Source: ARSF Cost Database

**Comp #: 1312 Gutters/Downspouts - Replace**

**Quantity: Approx 300 LF**

Location: Perimeter of pool/spa building

Funded?: Yes.

History:

Comments: Inspect regularly, keep gutters and downspouts free of debris to ensure water evacuating from rooftops as designed, and repair as needed from general operating funds. It is best to plan for replacement at the same intervals as roof replacement cost efficiency.

Useful Life:  
30 years

Remaining Life:  
22 years



Best Case: \$ 6,000

Worst Case: \$ 9,000

Cost Source: ARSF Cost Database

**Comp #: 1314 Skylights - Replace**

**Quantity: (6) Skylights**

Location: Pool/spa building

Funded?: No. Funding to replace is included in component #1309. No separate Reserve funding necessary at this time.

History:

Comments: It is best to cycle replacement with roof replacement for cost efficiency. We recommend periodic inspections by a licensed roofing professional to help ensure the skylights are sealed tightly.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

# Gym

**Comp #: 310 Wall Heater - Replace**

**Quantity: (1) Wall Heater**

Location: Gym area

Funded?: Yes.

History:

Comments: No reported problems. The wall heater should be inspected and serviced regularly throughout its life cycle to ensure optimal performance and a full useful life. As the remaining useful life approaches zero, consult with licensed vendors to determine options for replacement.

Useful Life:  
20 years

Remaining Life:  
2 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: ARSF Cost Database

**Comp #: 325 Interior Light - Replace**

**Quantity: (1) Fixture**

Location: Gym area

Funded?: No. Handle replacement as an operating expense. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 601 Carpet - Replace**

**Quantity: Approx 35 GSY**

Location: Gym area

Funded?: Yes.

History:

Comments: The carpet is thin and worn but remains in satisfactory condition at this time. Replacement timing is somewhat dependent on the board's tastes. As part of the ongoing maintenance program, vacuum regularly and professionally clean as needed. The best practice is to coordinate with other interior projects whenever possible to minimize downtime and maintain consistent quality standards.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 5,250

Worst Case: \$ 6,300

Cost Source: ARSF Cost Database

**Comp #: 703 Exterior Door - Replace**

**Quantity: (1) Door**

Location: Gym area

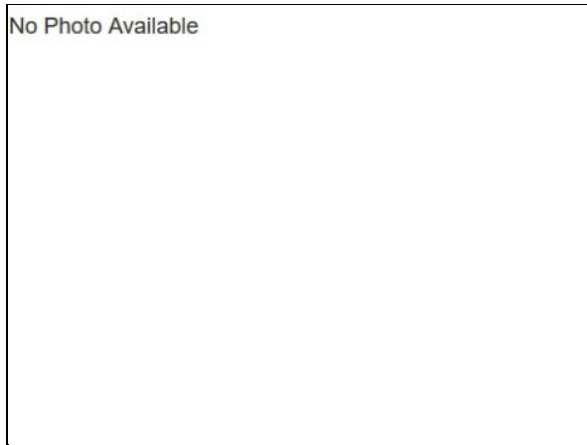
Funded?: Yes.

History:

Comments: The door appears to be fully functional and has a satisfactory seal. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
30 years

Remaining Life:  
18 years



Best Case: \$ 1,500

Worst Case: \$ 1,800

Cost Source: ARSF Cost Database

**Comp #: 712 Sliding Glass Door - Replace**

**Quantity: (1) Sliding Door**

Location: Gym area into pool/spa area

Funded?: No. The need and schedule of future maintenance cannot be reasonably determined at this time. No Reserve funding allocated.

History:

Comments: Adjust funding once a pattern of deterioration is observed.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 930 Exercise Equipment - Replace**

**Quantity: (9) Pieces**

Location: Gym area

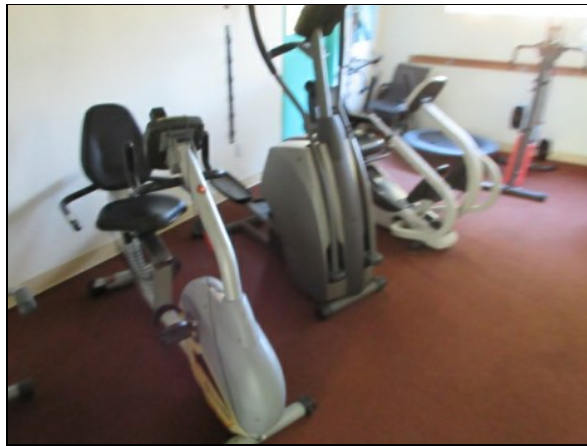
Funded?: Yes.

History:

Comments: (2) Recumbent bikes, (1) stair stepper, (1) recumbent step, (1) pilates 4500, (1) maxi XL climber, (2) benches, and (1) trampoline. The equipment appears to be intact and functional. This component provides and allowance for replacement in the interval outlined below.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 15,000

Worst Case: \$ 18,000

Cost Source: ARSF Cost Database

**Comp #: 1110 Interior Surfaces - Repaint**

**Quantity: Approx 875 GSF**

Location: Gym area

Funded?: Yes.

History:

Comments: The paint is intact and has a satisfactory appearance. No major chipping or peeling noted. We recommend regular painting in the interval outlined below to maintain a uniform and attractive appearance.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 1,750

Worst Case: \$ 2,600

Cost Source: ARSF Cost Database

---

## The Lodge

### Comp #: 107 Wood Decks - Rebuild

Quantity: Approx 2,900 GSF

Location: Perimeter of building

Funded?: Yes.

History:

Comments: The decks are old and in poor condition. Cracking, warping, and wood rot noted. We recommend contacting a licensed professional to discuss replacement. This component was deferred at the client's request.

Useful Life:  
25 years

Remaining Life:  
1 years



Best Case: \$ 145,000

Worst Case: \$ 203,000

Cost Source: ARSF Cost Database

---

### Comp #: 110 Wood Decks - Reseal

Quantity: Approx 2,900 GSF

Location: Perimeter of building

Funded?: Yes.

History:

Comments: We recommend resealing wood decks every 4-5 years to protect deck surfaces and to prolong costly repairs and replacements. This component is scheduled to cycle after deck replacement is complete.

Useful Life:  
5 years

Remaining Life:  
6 years



Best Case: \$ 14,500

Worst Case: \$ 20,300

Cost Source: ARSF Cost Database

---

**Comp #: 321 Landscape Lights - Replace**

**Quantity: (33) Fixtures**

Location: Perimeter of building

Funded?: Yes.

History:

Comments: Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. It is best to plan for large-scale replacement at roughly the interval below for cost efficiency and consistent quality/appearance throughout the property.

Useful Life:  
25 years

Remaining Life:  
10 years



Best Case: \$ 9,900

Worst Case: \$ 13,200

Cost Source: ARSF Cost Database

**Comp #: 324 Exterior Lights - Replace**

**Quantity: (36) Fixtures**

Location: Lodge exterior

Funded?: Yes.

History:

Comments: The lights are older and have a dated appearance however we assume replacement is not a top priority. This component provides funding to replace in the interval outlined below.

Useful Life:  
25 years

Remaining Life:  
11 years



Best Case: \$ 16,200

Worst Case: \$ 19,800

Cost Source: ARSF Cost Database

**Comp #: 505 Wood Fence/Gates - Replace**

**Quantity: Approx 120 LF**

Location: Perimeter of Lodge

Funded?: Yes.

History:

Comments: The wood is older but remains intact. We assume replacement is not a top priority. However, we recommend setting aside funding for replacement in the interval outlined below. This component was deferred at the client's request.

Useful Life:  
25 years

Remaining Life:  
1 years



Best Case: \$ 9,600

Worst Case: \$ 12,000

Cost Source: ARSF Cost Database

**Comp #: 510 Metal Rail - Replace**

**Quantity: Approx 295 LF**

Location: Perimeter of Lodge

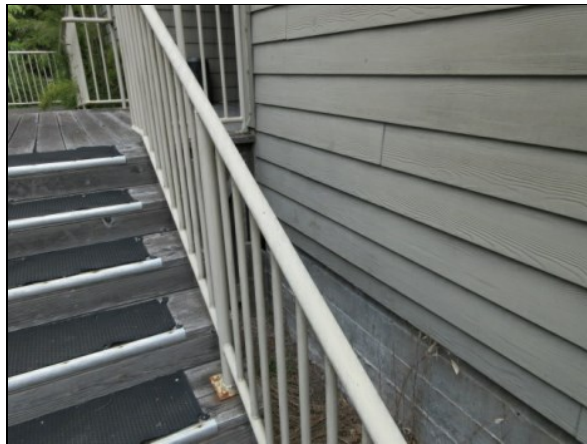
Funded?: Yes.

History:

Comments: Inspect regularly to ensure the stability of the railing. It is a durable and typically long-lived component with ordinary care and maintenance. However, we recommend setting aside funding for eventual replacement at the interval indicated below. We recommend regular painting to maximize the useful life of the metal.

Useful Life:  
45 years

Remaining Life:  
21 years



Best Case: \$ 44,200

Worst Case: \$ 59,000

Cost Source: ARSF Cost Database

**Comp #: 703 Exterior Door - Replace (Archive)**

**Quantity: (1) Door**

Location: Archive building exterior

Funded?: Yes.

History:

Comments: We were unable to test the door at the time of the site inspection. We assume it is in functional condition at this time. Adjust the timing of replacement as future conditions dictate.

Useful Life:  
30 years

Remaining Life:  
16 years



Best Case: \$ 1,800

Worst Case: \$ 2,200

Cost Source: ARSF Cost Database

**Comp #: 703 Exterior Doors - Replace (Lodge)**

**Quantity: (33) Doors**

Location: Lodge building exterior

Funded?: Yes.

History:

Comments: We were unable to test the doors at the time of the site inspection. We assume they are in functional condition at this time. Adjust the timing of replacement as future conditions dictate.

Useful Life:  
30 years

Remaining Life:  
16 years



Best Case: \$ 59,400

Worst Case: \$ 72,600

Cost Source: ARSF Cost Database

**Comp #: 715 Utility Doors - Replace (Lodge)**

**Quantity: (16) Utility Doors**

Location: Lodge building exterior

Funded?: Yes.

History:

Comments: We were unable to test the doors at the time of the site inspection. We assume they are in functional condition at this time. Adjust the timing of replacement as future conditions dictate.

Useful Life:  
30 years

Remaining Life:  
16 years



Best Case: \$ 24,000

Worst Case: \$ 28,800

Cost Source: ARSF Cost Database

**Comp #: 1115 Building Exterior - Repaint (Archive)**

**Quantity: Approx 1,300 GSF**

Location: Archive building exterior surfaces

Funded?: Yes.

History:

Comments: The paint is thin, worn, and dried out, and overall conditions are poor. We recommend painting at this time to protect the underlying surfaces from water intrusion and other factors that accelerate deterioration. This component was deferred at the client's request.

Useful Life:  
10 years

Remaining Life:  
1 years



Best Case: \$ 9,100

Worst Case: \$ 11,700

Cost Source: ARSF Cost Database

**Comp #: 1115 Building Exterior - Repaint (Lodge)**

**Quantity: Approx 6,600 GSF**

Location: Lodge exterior surfaces

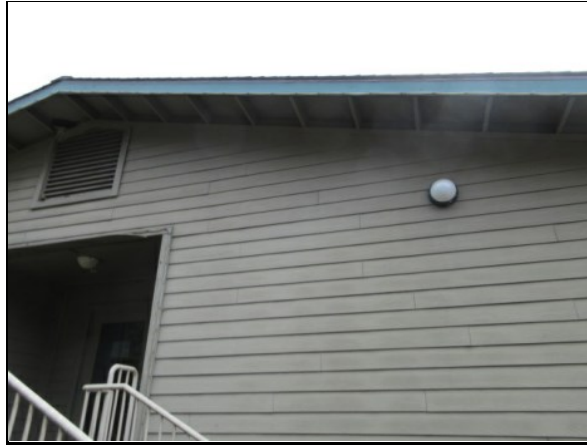
Funded?: Yes.

History:

Comments: The paint is thin, worn, and dried out, and overall conditions are poor. We recommend painting at this time to protect the underlying surfaces from water intrusion and other factors that accelerate deterioration. This component was deferred at the client's request.

Useful Life:  
10 years

Remaining Life:  
1 years



Best Case: \$ 46,200

Worst Case: \$ 59,400

Cost Source: ARSF Cost Database

**Comp #: 1117 Building Exterior - Repair (Archive)**

**Quantity: Approx 1,300 GSF**

Location: Archive building exterior surfaces

Funded?: Yes.

History:

Comments: Funding is recommended for partial siding and trim replacement due to the potential for termite damage, wood rot, and natural deterioration. Coordinate with painting for cost-efficiency purposes. We recommend an inspection by a licensed professional before painting to determine the scope of needed repairs. Adjust funding as future conditions dictate. This component was deferred at the client's request.

Useful Life:  
10 years

Remaining Life:  
1 years



Best Case: \$ 1,000

Worst Case: \$ 2,000

Cost Source: ARSF Cost Database

**Comp #: 1117 Building Exterior - Repair (Lodge)**

**Quantity: Approx 6,600 GSF**

Location: Lodge exterior surfaces

Funded?: Yes.

History:

Comments: Funding is recommended for partial siding and trim replacement due to the potential for termite damage, wood rot, and natural deterioration. Coordinate with painting for cost-efficiency purposes. We recommend an inspection by a licensed professional before painting to determine the scope of needed repairs. Adjust funding as future conditions dictate. This component was deferred at the client's request.

Useful Life:  
10 years

Remaining Life:  
1 years



Best Case: \$ 10,000

Worst Case: \$ 15,000

Cost Source: ARSF Cost Database

**Comp #: 1117 Building Exterior - Repair (Trash)**

**Quantity: Approx 530 GSF**

Location: Trash enclosure exterior surfaces

Funded?: Yes.

History:

Comments: Funding is recommended for partial wood replacement due to the potential for termite damage, wood rot, and natural deterioration. The wood is weathered but remains intact.

Useful Life:  
10 years

Remaining Life:  
6 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: ARSF Cost Database

**Comp #: 1124 Metal Rail - Repaint**

**Quantity: Approx 295 LF**

Location: Perimeter of Lodge

Funded?: Yes.

History:

Comments: The paint is in moderate to poor condition and should be repainted. We recommend painting metal surfaces every 4-6 years to prevent rust and natural deterioration. This component was deferred at the client's request.

Useful Life:  
5 years

Remaining Life:  
1 years



Best Case: \$ 4,400

Worst Case: \$ 5,350

Cost Source: ARSF Cost Database

**Comp #: 1137 Windows - Replace (Lodge)**

**Quantity: Approx (36) Window(s)**

Location: Lodge building exterior

Funded?: Yes.

History:

Comments: Inspect regularly and handle minor repairs as an operating expense. We recommend setting aside funding for eventual replacement in the interval outlined below. We also recommend regular inspections to ensure the windows are watertight and aging correctly.

Useful Life:  
40 years

Remaining Life:  
9 years



Best Case: \$ 54,000

Worst Case: \$ 90,000

Cost Source: ARSF Cost Database

**Comp #: 1137 Windows - Replace (Archive)**

**Quantity: (7) Windows**

Location: Archive building exterior

Funded?: Yes.

History:

Comments: Inspect regularly and handle minor repairs as an operating expense. We recommend setting aside funding for eventual replacement in the interval outlined below. We also recommend regular inspections to ensure the windows are watertight and aging correctly.

Useful Life:  
40 years

Remaining Life:  
9 years



Best Case: \$ 7,000

Worst Case: \$ 14,000

Cost Source: ARSF Cost Database

**Comp #: 1303 Comp Shingle Roof - Replace (Archive)**

**Quantity: Approx 500 GSF**

Location: Archive Building roof

Funded?: Yes.

History:

Comments: We recommend an inspection by a licensed professional to determine the timing of future replacement. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
25 years

Remaining Life:  
5 years



Best Case: \$ 8,000

Worst Case: \$ 10,000

Cost Source: ARSF Cost Database

**Comp #: 1303 Comp Shingle Roof - Replace (Lodge)**

**Quantity: Approx 14,100 GSF**

Location: Rooftop of Lodge

Funded?: Yes.

History: Replaced in 2010

Comments: We recommend an inspection by a licensed professional to determine the timing of future replacement. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
25 years

Remaining Life:  
5 years



Best Case: \$ 126,900

Worst Case: \$ 155,100

Cost Source: ARSF Cost Database

**Comp #: 1303 Comp Shingle Roof - Replace (Trash)**

**Quantity: Approx 170 GSF**

Location: Trash enclosure roof

Funded?: Yes.

History:

Comments: We recommend an inspection by a licensed professional to determine the timing of future replacement. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
25 years

Remaining Life:  
5 years



Best Case: \$ 3,400

Worst Case: \$ 4,000

Cost Source: ARSF Cost Database

**Comp #: 1312 Gutters/Downspouts - Replace (Archive)**

**Quantity: Approx 85 LF**

Location: Archive building perimeter

Funded?: Yes.

History:

Comments: Inspect regularly, keep gutters and downspouts free of debris to ensure water evacuating from rooftops as designed, and repair as needed from general operating funds. It is best to plan for replacement at the same intervals as roof replacement cost efficiency.

Useful Life:  
25 years

Remaining Life:  
5 years



Best Case: \$ 2,100

Worst Case: \$ 2,600

Cost Source: ARSF Cost Database

**Comp #: 1312 Gutters/Downspouts - Replace (Lodge)**

**Quantity: Approx 415 LF**

Location: The Lodge building perimeter

Funded?: Yes.

History:

Comments: Inspect regularly, keep gutters and downspouts free of debris to ensure water evacuating from rooftops as designed, and repair as needed from general operating funds. It is best to plan for replacement at the same intervals as roof replacement cost efficiency.

Useful Life:  
25 years

Remaining Life:  
5 years



Best Case: \$ 8,300

Worst Case: \$ 12,450

Cost Source: ARSF Cost Database

**Comp #: 1314 Skylights - Replace**

**Quantity: (12) Skylights**

Location: Lodge roof

Funded?: Yes.

History:

Comments: Best to cycle replacement with roof replacement for cost efficiency. We recommend periodic inspections by a licensed roofing professional to help ensure the skylights are sealed tightly.

Useful Life:  
25 years

Remaining Life:  
5 years



Best Case: \$ 18,000

Worst Case: \$ 24,000

Cost Source: ARSF Cost Database

---

## Malby Property

### Comp #: 107 Wood Decks - Rebuild

Quantity: (2) Decks

Location: Manger's house

Funded?: Yes.

History:

Comments: We were unable to inspect the decks at the time of the site inspection. No problems have been reported. We assume the decks are both intact and aging correctly. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
25 years

Remaining Life:  
14 years



Best Case: \$ 12,000

Worst Case: \$ 15,000

Cost Source: ARSF Cost Database

---

### Comp #: 110 Wood Decks - Reseal

Quantity: (2) Decks

Location: Manger's house

Funded?: No. Handle resealing as an operating expense. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 320 Wood Pole Light - Replace**

**Quantity: (1) Pole Light**

Location: Adjacent to manager's house

Funded?: Yes.

History:

Comments: The pole light is upright and intact. We assume the fixture is fully functional at this time.

Useful Life:  
30 years

Remaining Life:  
19 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: ARSF Cost Database

**Comp #: 905 Interior - Remodel**

**Quantity: Approx 1,800 GSF**

Location: Manager's house

Funded?: Yes.

History: Remodeled in 2020

Comments: This component provides an allowance for periodic remodeling of the manager's unit. Adjust funding as needed in future years.

Useful Life:  
25 years

Remaining Life:  
20 years



Best Case: \$ 45,000

Worst Case: \$ 55,000

Cost Source: ARSF Cost Database

**Comp #: 910 Appliances - Replace**

**Quantity: Appliances**

Location: Manger's house

Funded?: Yes.

History:

Comments: This component provides and allowance for periodic appliance replacement. Adjust funding as needed in future years.

Useful Life:  
15 years

Remaining Life:  
5 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: ARSF Cost Database

---

**Comp #: 1110 Interior Surfaces - Repaint**

**Quantity: Approx 2,000 GSF**

Location: Manager's Unit interior surfaces

Funded?: Yes.

History:

Comments: Regular repainting cycles are recommended to maintain appearance. Coordinate with flooring replacement if possible. Keep touch-up paint on site for in-between cycle projects.

Useful Life:  
10 years

Remaining Life:  
5 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: ARSF Cost Database

---

**Comp #: 1115 Building Exterior - Repaint**

**Quantity: Approx 2,860 GSF**

Location: Manager's Unit exterior surfaces

Funded?: Yes.

History: Repainted in 2017

Comments: The paint is intact and appears to be aging correctly. No major peeling or other indications of failure noted. We recommend repainting in the interval outlined below to protect against costly siding repairs and to maintain an attractive appearance.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 20,000

Worst Case: \$ 25,740

Cost Source: ARSF Cost Database

**Comp #: 1117 Building Exterior - Repair**

**Quantity: Approx 2,860 GSF**

Location: Manager's house exterior surfaces

Funded?: Yes.

History: Repaired in 2017

Comments: Funding is recommended for partial siding and trim replacement due to the potential for termite damage, wood rot, and natural deterioration. Coordinate with painting for cost-efficiency purposes. We recommend an inspection by a licensed professional before painting to determine the scope of needed repairs. Adjust funding as future conditions dictate.

Useful Life:  
10 years

Remaining Life:  
2 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: ARSF Cost Database

**Comp #: 1137 Windows - Replace**

**Quantity: (10) Windows**

Location: Manager's house and garage

Funded?: Yes.

History:

Comments: Inspect regularly and handle minor repairs as an operating expense. We recommend setting aside funding for eventual replacement in the interval outlined below. We also recommend regular inspections to ensure the windows are watertight and aging correctly.

Useful Life:  
40 years

Remaining Life:  
29 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Cost Source: ARSF Cost Database

**Comp #: 1303 Comp Shingle Roof - Replace**

**Quantity: Approx 2,770 GSF**

Location: Manager's house and garage roofs

Funded?: Yes.

History:

Comments: There have been no reported problems at this time. We recommend regular inspections by a licensed professional to ensure the roof is fully functional and aging correctly. Avoid debris build-up to maximize the useful life of the surface.

Useful Life:  
25 years

Remaining Life:  
14 years



Best Case: \$ 24,900

Worst Case: \$ 30,500

Cost Source: ARSF Cost Database

**Comp #: 1312 Gutters/Downspouts - Replace**

**Quantity: Approx 235 LF**

Location: Perimeter of Manager's house and garage

Funded?: Yes.

History:

Comments: Inspect regularly, keep gutters and downspouts free of debris to ensure water evacuating from rooftops as designed, and repair as needed from general operating funds. It is best to plan for replacement at the same intervals as roof replacement cost efficiency.

Useful Life:  
25 years

Remaining Life:  
14 years



Best Case: \$ 4,700

Worst Case: \$ 7,050

Cost Source: ARSF Cost Database

---

## Maintenance Yard

**Comp #: 325 Interior Lights - Replace**

**Quantity: (5) Fixtures**

Location: Maintenance building interior

Funded?: No. Handle replacement as an operating expense. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 505 Wood Fence - Partial Replace**

**Quantity: Approx 230 LF x 33%**

Location: Perimeter of maintenance area

Funded?: Yes.

History:

Comments: Conditions vary by age and location. No expectation to replace all areas at one time. This component provides funding for partial replacement in the interval outlined below.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Cost Source: ARSF Cost Database

---

**Comp #: 702 Garage Door - Replace**

**Quantity: (1) Garage Door**

Location: Maintenance building exterior

Funded?: Yes.

History:

Comments: The garage door displays general surface wear and deterioration. We anticipate the need for replacement in the coming years.

Useful Life:  
25 years

Remaining Life:  
2 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: ARSF Cost Database

**Comp #: 705 Roll up Door Operator - Replace**

**Quantity: (1) Operator**

Location: Maintenance building interior

Funded?: Yes.

History:

Comments: The operator is functional. No reported problems at this time. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
15 years

Remaining Life:  
5 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: ARSF Cost Database

**Comp #: 706 Roll Up Door - Replace**

**Quantity: (1) Door**

Location: Maintenance building exterior

Funded?: Yes.

History:

Comments: The door is functional and has a satisfactory seal. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
25 years

Remaining Life:  
10 years



Best Case: \$ 5,500

Worst Case: \$ 6,500

Cost Source: ARSF Cost Database

**Comp #: 1115 Building Exterior - Repaint**

**Quantity: Approx 1,760 GSF**

Location: Maintenance building exterior

Funded?: Yes.

History:

Comments: The paint is worn, dried out, and in poor condition. We recommend repainting at this time.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 12,320

Worst Case: \$ 15,840

Cost Source: ARSF Cost Database

**Comp #: 1117 Building Exterior - Repair**

**Quantity: Approx 1,760 GSF**

Location: Maintenance building exterior

Funded?: Yes.

History:

Comments: Funding is recommended for partial wood replacement due to the potential for termite damage, wood rot, and natural deterioration. Coordinate with painting for cost-efficiency purposes. We recommend an inspection by a licensed professional before painting to determine the scope of needed repairs. Adjust funding as future conditions dictate.

Useful Life:  
20 years

Remaining Life:  
0 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Cost Source: ARSF Cost Database

**Comp #: 1141 Storage Shed - Replace/Rebuild**

**Quantity: (1) Storage Shed**

Location: Maintenance yard

Funded?: Yes.

History:

Comments: Costs for replacement or rebuilding will vary depending on the size, type, and material selected by the client. This component funds an allowance for the eventual replacement or rebuilding of the storage shed.

Useful Life:  
25 years

Remaining Life:  
10 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Cost Source: ARSF Cost Database

**Comp #: 1303 Comp Shingle Roof - Replace**

**Quantity: Approx 1,900 GSF**

Location: Maintenance building Roof

Funded?: Yes.

History:

Comments: The roof is older and displays signs of advanced deterioration. We recommend an inspection by a licensed professional to determine the timing of future replacement. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
25 years

Remaining Life:  
2 years



Best Case: \$ 17,100

Worst Case: \$ 20,900

Cost Source: ARSF Cost Database

**Comp #: 2630 Shipping Containers - Replace**

**Quantity: (3) Shipping Container**

Location:

Funded?: Yes.

History:

Comments: With ordinary care and maintenance, plan for replacement at roughly the interval indicated below due to deterioration resulting from constant exposure to the elements. We recommend periodic painting to prevent corrosion.

Useful Life:  
40 years

Remaining Life:  
25 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Cost Source: ARSF Cost Database

## Equipment

### Comp #: 301 Generators - Repair

Quantity: (1) Generator

Location: Adjacent to pool house

Funded?: Yes.

History:

Comments: This component provides funding for periodic generator repairs. Adjust funding as needed in future years. We recommend regular testing and inspections to ensure the generators are fully functional and aging correctly.

Useful Life:  
10 years

Remaining Life:  
9 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Cost Source: ARSF Cost Database

---

### Comp #: 302 Generator - Replace (Clubhouse)

Quantity: (1) Generator, 88 kVA

Location: Adjacent to pool house

Funded?: Yes.

History:

Comments: We recommend regular testing and inspections to ensure the generator is fully functional and aging correctly. No reported problems at this time.

Useful Life:  
30 years

Remaining Life:  
9 years



Best Case: \$ 60,000

Worst Case: \$ 80,000

Cost Source: ARSF Cost Database

---

**Comp #: 302 Generator - Replace (Lodge)**

**Quantity: (1) Generator**

Location: Adjacent to pool house

Funded?: Yes.

History:

Comments: The generator is no longer functional, and the association is exploring replacement options. This component provides an allowance for replacement.

Useful Life:  
30 years

Remaining Life:  
0 years



Best Case: \$ 60,000

Worst Case: \$ 80,000

Cost Source: ARSF Cost Database

**Comp #: 399 Transfer Switch - Replace**

**Quantity: (1) Transfer Switch**

Location: Pool/spa equipment room

Funded?: No. Funding to replace is included in component #301. No separate Reserve funding necessary at this time.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1860 Utility Vehicle - Replace**

**Quantity: (1) Vehicle**

Location: Maintenance yard

Funded?: Yes.

History:

Comments: (1) Trail Wagon TW-650 4x4. Routine maintenance should be performed to maximize the vehicle's useful life. Useful life will depend on application and level of daily use, but plan to replace it at the approximate interval shown below.

Useful Life:  
25 years

Remaining Life:  
20 years



Best Case: \$ 12,000

Worst Case: \$ 15,000

Cost Source: ARSF Cost Database

**Comp #: 1962 Wood Chipper - Replace**

**Quantity: (1) Wood Chipper**

Location: East field

Funded?: Yes.

History: Replaced in 2015

Comments: (1) Bandit model 65. No reported problems at this time. We recommend setting aside funding for replacement in the interval outlined below. We recommend regular service and maintenance by a licensed professional to help ensure proper function.

Useful Life:  
25 years

Remaining Life:  
15 years



Best Case: \$ 15,000

Worst Case: \$ 20,000

Cost Source: ARSF Cost Database

**Comp #: 1980 Trailer - Replace**

**Quantity: (1) Trailer**

Location: Maintenance building

Funded?: Yes.

History: Replaced in 2017

Comments: (1) Karavan trailer. Routine maintenance should be performed to maximize the useful life of the tractor. Useful life will depend on application and level of daily use, but plan to replace at the approximate interval shown below.

Useful Life:  
25 years

Remaining Life:  
17 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Cost Source: ARSF Cost Database

---

**Comp #: 2107 Golf Cart - Replace**

**Quantity: (1) Golf Cart**

Location: Maintenance building

Funded?: Yes.

History:

Comments: (1) Club Car Turf 2. Routine maintenance should be performed to maximize the useful life of the cart. Useful life will depend on application and level of daily use, but plan to replace at the approximate interval shown below.

Useful Life:  
15 years

Remaining Life:  
5 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Cost Source: ARSF Cost Database

---

**Comp #: 2201 Tractor - Replace**

**Quantity: (1) Tractor**

Location: Maintenance building

Funded?: Yes.

History: Purchased in 2017

Comments: (1) Kubota LA434, serial number 76458. No reported problems at this time. Routine maintenance should be performed to maximize the useful life of the tractor. Useful life will depend on application and level of daily use, but plan to replace at the approximate interval shown below.

Useful Life:  
30 years

Remaining Life:  
22 years



Best Case: \$ 45,000

Worst Case: \$ 55,000

Cost Source: ARSF Cost Database

**Comp #: 2202 Tractor Attachments - Replace**

**Quantity: (3) Attachments**

Location: Maintenance building

Funded?: Yes.

History:

Comments: (1) Auger, (1) box scaper and forks. No reported problems at this time. Routine maintenance should be performed to maximize useful life. Useful life will depend on application and level of use, but plan to replace at the approximate interval shown below.

Useful Life:  
30 years

Remaining Life:  
22 years



Best Case: \$ 9,000

Worst Case: \$ 12,000

Cost Source: ARSF Cost Database

**Comp #: 2210 Car - Replace**

**Quantity: (1) Subaru**

Location: Around property

Funded?: Yes.

History: Manufacture Date: 2006

Comments: With ordinary care and maintenance, plan for replacement at roughly the interval indicated below due to deterioration. To maximize a vehicle's availability, PM services must be performed on a scheduled basis. If preventive maintenance is not performed regularly, the vehicle's life span will be greatly reduced.

Useful Life:  
25 years

Remaining Life:  
6 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Cost Source: ARSF Cost Database

**Comp #: 2232 Jetter - Replace**

**Quantity: (1) Jetter**

Location: Maintenance building

Funded?: Yes.

History: Replaced in 2017

Comments: No reported problems at this time. Routine maintenance should be performed to maximize useful life. Useful life will depend on application and level of use, but plan to replace at the approximate interval shown below.

Useful Life:  
15 years

Remaining Life:  
7 years



Best Case: \$ 3,000

Worst Case: \$ 5,000

Cost Source: ARSF Cost Database

**Comp #: 2233 RotoRooter - Replace**

**Quantity: (1) RotoRooter**

Location:

Funded?: Yes.

History:

Comments: No reported problems at this time. Routine maintenance should be performed to maximize useful life. Useful life will depend on application and level of use, but plan to replace at the approximate interval shown below.

Useful Life:  
15 years

Remaining Life:  
14 years



Best Case: \$ 3,500

Worst Case: \$ 4,500

Cost Source: Estimate Provided by Client

**Comp #: 2632 Truck - Replace**

**Quantity: (1) Truck**

Location: Around property

Funded?: Yes.

History: Manufacture Date: 1994

Comments: (1) Dodge Ram 1500 V-8. No reported problems at this time. With ordinary care and maintenance, plan for replacement at roughly the interval indicated below due to deterioration. To maximize a vehicle's availability, PM services must be performed on a scheduled basis. If preventive maintenance is not performed regularly, the vehicle's life span will be greatly reduced.

Useful Life:  
30 years

Remaining Life:  
3 years



Best Case: \$ 45,000

Worst Case: \$ 55,000

Cost Source: ARSF Cost Database

**Comp #: 2633 Dump Truck - Replace**

**Quantity: (1) Dump Truck**

Location: Maintenance building

Funded?: Yes.

History: Replaced in 2020

Comments: (1) Izuzu NPR HD dump truck. The truck is new, and no problems have been reported. With ordinary care and maintenance, plan for replacement at roughly the interval indicated below due to deterioration. To maximize a vehicle's availability, PM services must be performed on a scheduled basis. If preventive maintenance is not performed regularly, the vehicle's life span will be greatly reduced.

Useful Life:  
25 years

Remaining Life:  
20 years



Best Case: \$ 70,000

Worst Case: \$ 80,000

Cost Source: ARSF Cost Database

**Comp #: 5201 Sewer Camera - Replace**

**Quantity: (1) Camera**

Location: Maintenance building

Funded?: Yes.

History: Replaced in 2017

Comments: This component provides funding to replace the interval outlined below.

Useful Life:  
15 years

Remaining Life:  
7 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Cost Source: ARSF Cost Database

**Comp #: 5202 Backup Sewer Camera - Replace**

**Quantity: (1) Camera**

Location: Maintenance building

Funded?: Yes.

History: Replaced in 2017

Comments: This component provides funding to replace the interval outlined below.

Useful Life:  
15 years

Remaining Life:  
7 years



Best Case: \$ 4,500

Worst Case: \$ 5,500

Cost Source: ARSF Cost Database

---

## Electrical System

**Comp #: 1847 Electrical Lines - Replace**

**Quantity: Extensive LF**

Location: Throughout property

Funded?: No. The need and schedule of future maintenance cannot be reasonably determined at this time. No Reserve funding allocated.

History:

Comments: We recommend a thorough inspection by a licensed professional to develop a long-term replacement plan. Once the future replacement needs are clearly defined, adjust reserve funding.

Useful Life:

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 2638 Electrical System - Repairs**

**Quantity: Electrical System**

Location: Throughout property

Funded?: Yes.

History:

Comments: This component provides an allowance for general repairs to the electrical system. These repairs include panel replacement and other minor repairs. Funding can be adjusted as needed in future years.

Useful Life:

5 years

Remaining Life:

0 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Cost Source: ARSF Cost Database

**Comp #: 2640 Transformer/Sub Panels - Repair/Replace**

**Quantity: (7) Transformers**

Location: Throughout property

Funded?: Yes.

History:

Comments: Assessing the electrical systems is beyond the scope of our services. We recommend an inspection by a licensed professional to ensure all systems are fully functional and aging correctly.

Useful Life:  
40 years

Remaining Life:  
15 years



Best Case: \$ 175,000

Worst Case: \$ 245,000

Cost Source: ARSF Cost Database

---

**Comp #: 2641 Electrical Pedestals (2017) - Replace**

**Quantity: (9) Electrical Pedestals**

Location: Throughout property

Funded?: Yes.

History:

Comments: The electric pedestals have been replaced over the past few years. We recommend periodic inspections by a licensed professional to ensure they are fully functional and aging correctly. We also recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
30 years

Remaining Life:  
22 years



Best Case: \$ 12,000

Worst Case: \$ 16,000

Cost Source: Client Cost History

---

**Comp #: 2641 Electrical Pedestals (2018) - Replace**

**Quantity: (10) Electrical Pedestals**

Location: Throughout property

Funded?: Yes.

History:

Comments: The electric pedestals have been replaced over the past few years. We recommend periodic inspections by a licensed professional to ensure they are fully functional and aging correctly. We also recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
30 years

Remaining Life:  
23 years



Best Case: \$ 12,000

Worst Case: \$ 16,000

Cost Source: Client Cost History

---

**Comp #: 2641 Electrical Pedestals (2019) - Replace**

**Quantity: (10) Electrical Pedestals**

Location: Throughout property

Funded?: Yes.

History:

Comments: The electric pedestals have been replaced over the past few years. We recommend periodic inspections by a licensed professional to ensure they are fully functional and aging correctly. We also recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
30 years

Remaining Life:  
24 years



Best Case: \$ 12,000

Worst Case: \$ 16,000

Cost Source: Client Cost History

---

**Comp #: 2641 Electrical Pedestals (2020) - Replace**

**Quantity: (10) Electrical Pedestals**

Location: Throughout property

Funded?: Yes.

History:

Comments: The electric pedestals have been replaced over the past few years. We recommend periodic inspections by a licensed professional to ensure they are fully functional and aging correctly. We also recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
30 years

Remaining Life:  
25 years



Best Case: \$ 12,000

Worst Case: \$ 16,000

Cost Source: Client Cost History

**Comp #: 2641 Electrical Pedestals (2021) - Replace**

**Quantity: (10) Electrical Pedestals**

Location: Throughout property

Funded?: Yes.

History:

Comments: The electric pedestals have been replaced over the past few years. We recommend periodic inspections by a licensed professional to ensure they are fully functional and aging correctly. We also recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
30 years

Remaining Life:  
26 years



Best Case: \$ 12,000

Worst Case: \$ 16,000

Cost Source: Client Cost History

**Comp #: 2641 Electrical Pedestals (2022) - Replace**

**Quantity: (10) Electrical Pedestals**

Location: Throughout property

Funded?: Yes.

History:

Comments: The electric pedestals have been replaced over the past few years. We recommend periodic inspections by a licensed professional to ensure they are fully functional and aging correctly. We also recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
30 years

Remaining Life:  
27 years



Best Case: \$ 12,000

Worst Case: \$ 16,000

Cost Source: Client Cost History

**Comp #: 2641 Electrical Pedestals (2023) - Replace**

**Quantity: (10) Electrical Pedestals**

Location: Throughout property

Funded?: Yes.

History:

Comments: The electric pedestals have been replaced over the past few years. We recommend periodic inspections by a licensed professional to ensure they are fully functional and aging correctly. We also recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
30 years

Remaining Life:  
28 years



Best Case: \$ 12,000

Worst Case: \$ 16,000

Cost Source: Client Cost History

**Comp #: 2641 Electrical Pedestals (2024) - Replace**

**Quantity: (2) Electrical Pedestals**

Location: Throughout property

Funded?: Yes.

History:

Comments: The electric pedestals have been replaced over the past few years. We recommend periodic inspections by a licensed professional to ensure they are fully functional and aging correctly. We also recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
30 years

Remaining Life:  
29 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: Client Cost History

**Comp #: 2641 Electrical Pedestals (2025) - Replace**

**Quantity: (10) Electrical Pedestals**

Location: Throughout property

Funded?: Yes.

History:

Comments: This component funds the replacement of the remaining electrical pedestals that haven't been upgraded. The plan is to replace approximately 10 panels per year until they have all been replaced.

Useful Life:  
30 years

Remaining Life:  
0 years



Best Case: \$ 12,000

Worst Case: \$ 16,000

Cost Source: Client Cost History

**Comp #: 2641 Electrical Pedestals (2026) - Replace**

**Quantity: (10) Electrical Pedestals**

Location: Throughout property

Funded?: Yes.

History:

Comments: This component funds the replacement of the remaining electrical pedestals that haven't been upgraded. The plan is to replace approximately 10 panels per year until they have all been replaced.

Useful Life:  
30 years

Remaining Life:  
1 years



Best Case: \$ 12,000

Worst Case: \$ 16,000

Cost Source: Client Cost History

**Comp #: 2641 Electrical Pedestals (2027) - Replace**

**Quantity: (10) Electrical Pedestals**

Location: Throughout property

Funded?: Yes.

History:

Comments: This component funds the replacement of the remaining electrical pedestals that haven't been upgraded. The plan is to replace approximately 10 panels per year until they have all been replaced.

Useful Life:  
30 years

Remaining Life:  
2 years



Best Case: \$ 12,000

Worst Case: \$ 16,000

Cost Source: Client Cost History

**Comp #: 2641 Electrical Pedestals (2028) - Replace**

**Quantity: (8) Electrical Pedestals**

Location: Throughout property

Funded?: Yes.

History:

Comments: This component funds the replacement of the remaining electrical pedestals that haven't been upgraded. The plan is to replace approximately 10 panels per year until they have all been replaced.

Useful Life:  
30 years

Remaining Life:  
3 years



Best Case: \$ 9,600

Worst Case: \$ 12,800

Cost Source: Client Cost History

---

## Sewage System

### Comp #: 320 Wood Pole Lights - Replace

Quantity: (3) Pole Lights

Location: Waste water treatment plant and east field

Funded?: Yes.

History:

Comments: The pole lights are upright and intact. We assume the fixtures are fully functional at this time.

Useful Life:  
30 years

Remaining Life:  
22 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Cost Source: ARSF Cost Database

---

### Comp #: 324 Exterior Light - Replace

Quantity: (1) Fixture

Location: Waste water treatment plant

Funded?: No. Handle replacement as an operating expense. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 325 Interior Lights - Replace**

**Quantity: (2) Fixtures**

Location: Waste water treatment plant and east field

Funded?: No. Handle replacement as an operating expense. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 505 Wood Fence - Partial Replace (EF)**

**Quantity: Approx 220 LF x 50%**

Location: East field

Funded?: Yes.

History:

Comments: Conditions vary by age and location. No expectation to replace all areas at one time. This component provides funding for partial replacement in the interval outlined below.

Useful Life:  
15 years

Remaining Life:  
3 years



Best Case: \$ 8,800

Worst Case: \$ 11,000

Cost Source: ARSF Cost Database

**Comp #: 505 Wood Fence - Replace (WWTP)**

**Quantity: Approx 170 LF**

Location: Waste water treatment plant

Funded?: Yes.

History:

Comments: The fence is upright, intact, and appears to be aging correctly at this time. No major leaning or other indications of premature failure noted.

Useful Life:  
30 years

Remaining Life:  
27 years



Best Case: \$ 13,600

Worst Case: \$ 17,000

Cost Source: ARSF Cost Database

**Comp #: 703 Exterior Doors - Replace**

**Quantity: (2) Doors**

Location: Waste water treatment plant and east field

Funded?: Yes.

History:

Comments: The doors are intact and appear to be in functional condition. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
30 years

Remaining Life:  
22 years



Best Case: \$ 3,000

Worst Case: \$ 3,600

Cost Source: ARSF Cost Database

**Comp #: 1115 Building Exterior - Repaint (EF)**

**Quantity: Approx 500 GSF**

Location: East field

Funded?: Yes.

History:

Comments: The paint is worn, dried out, dirty, and in poor condition. We recommend repainting at this time.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 2,500

Worst Case: \$ 3,500

Cost Source: ARSF Cost Database

---

**Comp #: 1115 Building Exterior - Repaint (WWTP)**

**Quantity: Approx 540 GSF**

Location: Waste water treatment plant

Funded?: Yes.

History:

Comments: The paint is worn, dried out, and in poor condition. We recommend repainting at this time.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 2,700

Worst Case: \$ 3,780

Cost Source: ARSF Cost Database

---

**Comp #: 1117 Building Exterior - Repair (EF)**

**Quantity: Approx 500 GSF**

Location: East field

Funded?: Yes.

History:

Comments: Funding is recommended for partial wood replacement due to the potential for termite damage, wood rot, and natural deterioration. Coordinate with painting for cost-efficiency purposes. We recommend an inspection by a licensed professional before painting to determine the scope of needed repairs. Adjust funding as future conditions dictate.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 600

Worst Case: \$ 800

Cost Source: ARSF Cost Database

**Comp #: 1117 Building Exterior - Repair (WWTP)**

**Quantity: Approx 540 GSF**

Location: Waste water treatment plant

Funded?: Yes.

History:

Comments: Funding is recommended for partial wood replacement due to the potential for termite damage, wood rot, and natural deterioration. Coordinate with painting for cost-efficiency purposes. We recommend an inspection by a licensed professional before painting to determine the scope of needed repairs. Adjust funding as future conditions dictate.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 700

Worst Case: \$ 900

Cost Source: ARSF Cost Database

**Comp #: 1137 Window - Replace**

**Quantity: (1) Window**

Location: Waste water treatment plant

Funded?: Yes.

History:

Comments: Inspect regularly and handle minor repairs as an operating expense. We recommend setting aside funding for eventual replacement in the interval outlined below. We also recommend regular inspections to ensure the windows are watertight and aging correctly.

Useful Life:  
40 years

Remaining Life:  
32 years



Best Case: \$ 600

Worst Case: \$ 800

Cost Source: ARSF Cost Database

**Comp #: 1303 Comp Shingle Roof - Replace (WWTP)**

**Quantity: Approx 550 GSF**

Location: Waste water treatment plant roof

Funded?: Yes.

History:

Comments: Fair overall condition, with occasional shingle misalignment and curling. No structural issues or leaks were observed or reported. No signs of premature failure.

Useful Life:  
25 years

Remaining Life:  
10 years



Best Case: \$ 4,900

Worst Case: \$ 6,100

Cost Source: ARSF Cost Database

**Comp #: 1309 Metal Roof - Replace (EF)**

**Quantity: Approx 220 GSF**

Location: East field building roof

Funded?: Yes.

History:

Comments: No indications of advanced deterioration noted. The roof appears to be intact and in fair condition. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
40 years

Remaining Life:  
22 years



Best Case: \$ 5,500

Worst Case: \$ 6,600

Cost Source: ARSF Cost Database

**Comp #: 1312 Gutters/Downspouts - Replace (WWTP)**

**Quantity: Approx 90 LF**

Location: Waste water treatment plant perimeter

Funded?: Yes.

History:

Comments: Inspect regularly, keep gutters and downspouts free of debris to ensure water evacuating from rooftops as designed, and repair as needed from general operating funds. Planning for replacement at the same intervals as roof replacement cost efficiency is best.

Useful Life:  
25 years

Remaining Life:  
10 years



Best Case: \$ 1,800

Worst Case: \$ 2,700

Cost Source: ARSF Cost Database

**Comp #: 1834 Sewer System - Repair**

**Quantity: (1) System**

Location: Sewer systems

Funded?: Yes.

History:

Comments: This component provides funding for annual repairs to the system system. We recommend regular inspections by a licensed professional to ensure the system is fully functional and aging correctly.

Useful Life:  
1 years

Remaining Life:  
0 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: ARSF Cost Database

**Comp #: 1835 Leach Fields - Clean/Repair**

**Quantity: (1 of 3) Leach Fields**

Location: Waste water treatment plant, east field and malby property

Funded?: Yes.

History:

Comments: According to Carl Rittiman & Associates, "the leachfield that serves the managers residence on the 'Malby' site has experienced problems beginning approximately around the fall of 2020. The most cost effective method of addressing this would be to connect the house to the Park system located on the 'Malby' parcel. Initial discussion with the County Environmental Health Department (EHD) were inconclusive as to whether this concept could be permitted. If a separate leachfield area needs to be designed and constructed to serve the managers house, the cost (for design, EHD permit and construction) could be on the order of \$45,000. This does nor include any Coastal Development Permit fees."

Useful Life:  
10 years

Remaining Life:  
1 years



Best Case: \$ 40,000

Worst Case: \$ 50,000

Cost Source: ARSF Cost Database

**Comp #: 1836 Filter Media Sheets - Replace**

**Quantity: (4) Media Sheets**

Location: Waste water treatment plant

Funded?: Yes.

History:

Comments: According to Carl Rittiman & Associates, "the filter media 'sheets within the Advantex effluent treatment pods (4 pods exists) will need to be replaced. We estimate the need to replace the sheets will occur 25-30 years after their installation. The current cost for sheet replacement ( new sheets, labor and old sheet disposal ) is \$3,200 per pod or \$12,800 total."

Useful Life:  
25 years

Remaining Life:  
17 years



Best Case: \$ 11,600

Worst Case: \$ 14,000

Cost Source: Research with Local Vendor/Contractor Carl Rittiman & Associates

**Comp #: 1838 Pumps - Replace**

**Quantity: (12) Pumps & Valves**

Location: Waste water treatment plant, east field

Funded?: Yes.

History:

Comments: According to Carl Rittiman & Associates, "The pumps within the tankage will also at some point fail and need to be replaced. There are 12 total pumps associated with the disposal system. The pumps associated with the re-circulation tanks and the main discharge tanks ( 8 pumps) have the highest operating hours, but all pumps will fail at some point in time. We estimate a 20-25 year lifespan for each pump. The current cost for pump replacement (including new pump purchase/installation and disposal of the old pump) is \$3,500 per pump or \$42,000 for all pumps to be replaced."

Useful Life:  
20 years

Remaining Life:  
12 years



Best Case: \$ 38,200

Worst Case: \$ 45,800

Cost Source: Research with Local Vendor/Contractor Carl Rittiman & Associates

**Comp #: 1839 Force line - Replace**

**Quantity: Extensive LF**

Location: Sewage system

Funded?: Yes.

History: Installed in 1991

Comments: According to Carl Rittiman & Associates, "The force line which heads from the main tank area to the mound satellite tank will need to be replaced. The pump run time for this pipe length has been increasing over time, indicating that problems exist with it. This pipeline is still the original force line that was installed when the Mound was built. We anticipate 3" PVC Sch40 being used and clean-outs would be installed every 200 feet to allow this pipe to be cleaned if necessary. The approximate cost to replace this pipe is anticipated to be \$30,000 and the cost would need to be refined based on; the final route, impact of any utilities and any re-paving that is necessary."

Useful Life:  
35 years

Remaining Life:  
1 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: Research with Local Vendor/Contractor Carl Rittiman & Associates

**Comp #: 1855 Monitoring Equipment - Replace**

**Quantity: (3) Control Panels**

Location: Sewer system

Funded?: Yes.

History:

Comments: According to Carl Rittiman & Associates, "there are 3 control panels associated with the operation of the disposal system. In order to allow for the monitoring and maintenance of the systems, we currently have AT&T landlines run into each panel which allow us to 'call' into the panels and access data. Traditional landlines will eventually be phased out and as such, it will be necessary to either; convert AT&T lines to digital, change the panel to a cellular connection or change the panel to a wifi connection. The cost to modify the panels will change based on what option works best for the site. Woods personnel would work directly with the panel manufacturer (Orenco Systems Inc.) to determine what changes ( and their associated costs) need to be made."

Useful Life:  
20 years

Remaining Life:  
12 years



Best Case: \$ 27,000

Worst Case: \$ 33,000

Cost Source: ARSF Cost Database

**Comp #: 1859 Old Septic Tanks - Abandon**

**Quantity: (2) Tanks**

Location:

Funded?: Yes.

History:

Comments: (1) 20,000 gallon tank and (1) 5,000 gallon tank. According to Carl Rittiman & Associates, "an old septic tank of approximately 20,000-gallon capacity exists, and a second one of 5,000-gallon capacity was not abandoned when the new system was installed. To abandon the tanks, it would be necessary to pump them out, crush in the top and bottom of the tanks ( so they cannot hold water ) and fill them with soil that is compacted in place. It is unknown where the soil to fill the tanks in will come from. A typical cost to abandon a tank is \$1.60 per gallon (if soil is available). The abandonment of these tanks is anticipated to be \$40,000. One of the tanks is under the shed building and as such, may need to be abandoned using concrete slurry, which would increase the cost."

Useful Life:  
0 years

Remaining Life:  
0 years



Best Case: \$ 35,000

Worst Case: \$ 45,000

Cost Source: Research with Local Vendor/Contractor Carl Rittiman & Associates

---

**Comp #: 1875 Tanks - Pump (2 Tanks) 2028/34**

**Quantity: (2) Tanks, 28k Gallons**

Location: Maintenance yard

Funded?: Yes.

History:

Comments: According to Carl Rittiman & Associates, "removal of solids from the tankage. The pumping of the tanks has been placed on a calendar schedule. The pumping service is currently conducted by Action Sanitary out of Lake County. The approximate cost for current pumping (including our time for assistance with equipment removal and are measured annually and pumped as needed. The Mound tank will likely be pumped this year ( 10 years after installation at a cost of \$6,750. The 10 year pumping schedule is as follows:

- 2025- no tanks pumped
- 2026- 5 tanks pumped (approx. 63,500 gal) or \$57,000
- 2027- no tanks pumped
- 2028- 2 tanks pumped ( approx. 28,000 gal) or \$25,200
- 2029- 3 tanks pumped ( approx. 32,000 gal) or \$28,800
- 2030- 2 tanks pumped ( approx. 28,000 gal) or \$25,200
- 2031- no tanks pumped
- 2032- 5 tanks pumped (approx. 63,500 gal) or \$57,000
- 2033- no tanks pumped
- 2034- 2 tanks pumped ( approx. 28,000 gal ) or \$25,200
- 2035- 3 tanks pumped (approx. 32,000 gal) or \$28,800
- 2036-2 tanks pumped (approx. 28,000 gal) or \$25,200"

Useful Life:  
6 years

Remaining Life:  
3 years



Best Case: \$ 22,900

Worst Case: \$ 27,500

Cost Source: Research with Local Vendor/Contractor Carl Rittiman & Associates

**Comp #: 1875 Tanks - Pump (2 Tanks) 2030/36**

**Quantity: (2) Tanks, 28k Gallons**

Location: Maintenance yard

Funded?: Yes.

History:

Comments: According to Carl Rittiman & Associates, "removal of solids from the tankage. The pumping of the tanks has been placed on a calendar schedule. The pumping service is currently conducted by Action Sanitary out of Lake County. The approximate cost for current pumping (including our time for assistance with equipment removal and are measured annually and pumped as needed. The Mound tank will likely be pumped this year ( 10 years after installation at a cost of \$6,750. The 10 year pumping schedule is as follows:

- 2025- no tanks pumped
- 2026- 5 tanks pumped (approx. 63,500 gal) or \$57,000
- 2027- no tanks pumped
- 2028- 2 tanks pumped ( approx. 28,000 gal) or \$25,200
- 2029- 3 tanks pumped ( approx. 32,000 gal) or \$28,800
- 2030- 2 tanks pumped ( approx. 28,000 gal) or \$25,200
- 2031- no tanks pumped
- 2032- 5 tanks pumped (approx. 63,500 gal) or \$57,000
- 2033- no tanks pumped
- 2034- 2 tanks pumped ( approx. 28,000 gal ) or \$25,200
- 2035- 3 tanks pumped (approx. 32,000 gal) or \$28,800
- 2036-2 tanks pumped (approx. 28,000 gal) or \$25,200"

Useful Life:  
6 years

Remaining Life:  
5 years



Best Case: \$ 22,900

Worst Case: \$ 27,500

Cost Source: Research with Local Vendor/Contractor Carl Rittiman & Associates

**Comp #: 1875 Tanks - Pump (3 Tanks) 2029/35**

**Quantity: (3) Tanks, 32k Gallon**

Location: Maintenance yard

Funded?: Yes.

History:

Comments: According to Carl Rittiman & Associates, "removal of solids from the tankage. The pumping of the tanks has been placed on a calendar schedule. The pumping service is currently conducted by Action Sanitary out of Lake County. The approximate cost for current pumping (including our time for assistance with equipment removal and are measured annually and pumped as needed. The Mound tank will likely be pumped this year ( 10 years after installation at a cost of \$6,750. The 10 year pumping schedule is as follows:

- 2025- no tanks pumped
- 2026- 5 tanks pumped (approx. 63,500 gal) or \$57,000
- 2027- no tanks pumped
- 2028- 2 tanks pumped ( approx. 28,000 gal) or \$25,200
- 2029- 3 tanks pumped ( approx. 32,000 gal) or \$28,800
- 2030- 2 tanks pumped ( approx. 28,000 gal) or \$25,200
- 2031- no tanks pumped
- 2032- 5 tanks pumped (approx. 63,500 gal) or \$57,000
- 2033- no tanks pumped
- 2034- 2 tanks pumped ( approx. 28,000 gal ) or \$25,200
- 2035- 3 tanks pumped (approx. 32,000 gal) or \$28,800
- 2036-2 tanks pumped (approx. 28,000 gal) or \$25,200"

Useful Life:  
6 years

Remaining Life:  
4 years



Best Case: \$ 26,200

Worst Case: \$ 31,400

Cost Source: Research with Local Vendor/Contractor Carl Rittiman & Associates

**Comp #: 1875 Tanks - Pump (5 Tanks) 2026/32**

**Quantity: (5) Tanks, 63.5k Gallons**

Location: Maintenance yard

Funded?: Yes.

History:

Comments: According to Carl Rittiman & Associates, "removal of solids from the tankage. The pumping of the tanks has been placed on a calendar schedule. The pumping service is currently conducted by Action Sanitary out of Lake County. The approximate cost for current pumping (including our time for assistance with equipment removal and are measured annually and pumped as needed. The Mound tank will likely be pumped this year ( 10 years after installation at a cost of \$6,750. The 10 year pumping schedule is as follows:

- 2025- no tanks pumped
- 2026- 5 tanks pumped (approx. 63,500 gal) or \$57,000
- 2027- no tanks pumped
- 2028- 2 tanks pumped ( approx. 28,000 gal) or \$25,200
- 2029- 3 tanks pumped ( approx. 32,000 gal) or \$28,800
- 2030- 2 tanks pumped ( approx. 28,000 gal) or \$25,200
- 2031- no tanks pumped
- 2032- 5 tanks pumped (approx. 63,500 gal) or \$57,000
- 2033- no tanks pumped
- 2034- 2 tanks pumped ( approx. 28,000 gal ) or \$25,200
- 2035- 3 tanks pumped (approx. 32,000 gal) or \$28,800
- 2036-2 tanks pumped (approx. 28,000 gal) or \$25,200"

Useful Life:  
6 years

Remaining Life:  
1 years



Best Case: \$ 51,800

Worst Case: \$ 62,200

Cost Source: Research with Local Vendor/Contractor Carl Rittiman & Associates

## Water System

**Comp #: 320 Wood Pole Light - Replace****Quantity: (1) Pole Light**

Location: Water tank area

Funded?: Yes.

History:

Comments: The pole light is upright and intact. We assume the fixture is fully functional at this time.

Useful Life:  
30 yearsRemaining Life:  
22 years

Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: ARSF Cost Database

---

**Comp #: 325 Interior Light - Replace****Quantity: (1) Fixture**

Location: Well pump house

Funded?: No. Handle replacement as an operating expense. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 336 Well Pump - Replace**

**Quantity: (1) Pump**

Location: Well pump house

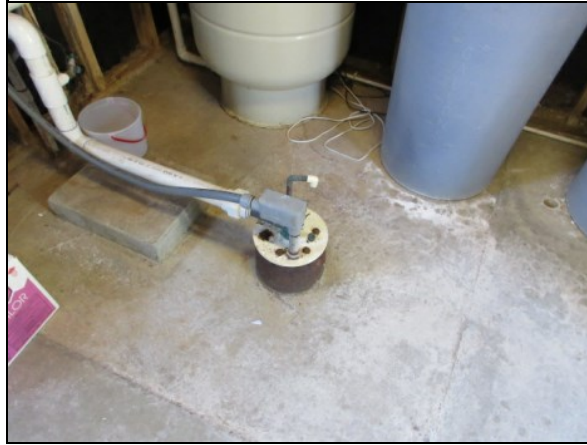
Funded?: Yes.

History:

Comments: No reported problems at this time. We recommend periodic inspections by a licensed professional to ensure the pump is functioning correctly.

Useful Life:  
20 years

Remaining Life:  
11 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Cost Source: ARSF Cost Database

**Comp #: 505 Wood Fence - Partial Replace**

**Quantity: Approx 310 LF x 33 %**

Location: Perimeter of tank area

Funded?: Yes.

History:

Comments: Conditions vary by age and location. No expectation to replace all areas at one time. This component provides funding for partial replacement in the interval outlined below.

Useful Life:  
10 years

Remaining Life:  
0 years



Best Case: \$ 8,500

Worst Case: \$ 10,500

Cost Source: ARSF Cost Database

**Comp #: 703 Exterior Door - Replace**

**Quantity: (1) Door**

Location: Well pump house

Funded?: Yes.

History:

Comments: The door is fully functional and has a satisfactory seal. We recommend setting aside funding for replacement in the interval outlined below.

Useful Life:  
30 years

Remaining Life:  
21 years



Best Case: \$ 1,500

Worst Case: \$ 1,800

Cost Source: ARSF Cost Database

**Comp #: 804 Main Water Tank - Re-Line**

**Quantity: (1) Tank. 126k Gal**

Location: Water tank area

Funded?: Yes.

History: Replaced in 2015

Comments: This component provides funding to reline the main water tank. We recommend periodic inspections to ensure the liner is aging correctly.

Useful Life:  
20 years

Remaining Life:  
10 years



Best Case: \$ 15,000

Worst Case: \$ 20,000

Cost Source: ARSF Cost Database

**Comp #: 806 Water Tanks - Replace**

**Quantity: (5) Tanks**

Location: Water tank area

Funded?: Yes.

History:

Comments: Servicing vendors or maintenance staff should routinely inspect water storage tanks for leaks and other problems. Small repairs and cleaning should be considered Operating expenses and conducted as needed. We recommend setting aside funding for eventual replacement in the interval outlined below.

Useful Life:  
25 years

Remaining Life:  
10 years



Best Case: \$ 45,000

Worst Case: \$ 55,000

Cost Source: ARSF Cost Database

**Comp #: 807 Water Pumps & VFDs - Replace**

**Quantity: (2) Pumps, (2) VFDs**

Location: Pump house

Funded?: Yes.

History:

Comments: We recommend regular inspections to ensure the pumps are fully functional and aging correctly. Adjust the timing of replacement as future conditions dictate.

Useful Life:  
20 years

Remaining Life:  
12 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: ARSF Cost Database

**Comp #: 811 Treatment Tanks - Replace**

**Quantity: (3) Tanks**

Location: Well pump house

Funded?: Yes.

History:

Comments: No reported problems at this time. We recommend regular inspections by a licensed professional to ensure the water treatment system is fully functional and aging correctly.

Useful Life:  
20 years

Remaining Life:  
12 years



Best Case: \$ 9,000

Worst Case: \$ 12,000

Cost Source: ARSF Cost Database

**Comp #: 830 Pressure Tanks - Replace**

**Quantity: (4) Tanks**

Location: Pump house

Funded?: Yes.

History:

Comments: No reported problems at this time. We recommend regular inspections by a licensed professional to ensure the water treatment system is fully functional and aging correctly.

Useful Life:  
20 years

Remaining Life:  
12 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Cost Source: ARSF Cost Database

**Comp #: 1115 Building Exterior - Repaint (Well)**

**Quantity: Approx 530 GSF**

Location: Well pump house

Funded?: Yes.

History:

Comments: The paint is new and in fair condition. No peeling or other indications of premature deterioration noted. Painting is recommended every 10 years to preserve the exterior building surfaces and maintain appearance.

Useful Life:  
10 years

Remaining Life:  
8 years



Best Case: \$ 3,710

Worst Case: \$ 4,770

Cost Source: ARSF Cost Database

**Comp #: 1117 Building Exterior - Repair (Well)**

**Quantity: Approx 530 GSF**

Location: Well pump house

Funded?: Yes.

History:

Comments: Funding is recommended for partial wood replacement due to the potential for termite damage, wood rot, and natural deterioration. Coordinate with painting for cost-efficiency purposes. We recommend an inspection by a licensed professional before painting to determine the scope of needed repairs. Adjust funding as future conditions dictate.

Useful Life:  
10 years

Remaining Life:  
8 years



Best Case: \$ 700

Worst Case: \$ 900

Cost Source: ARSF Cost Database

**Comp #: 1137 Windows - Replace**

**Quantity: (2) Windows**

Location: Well pump house exterior

Funded?: Yes.

History:

Comments: Inspect regularly and handle minor repairs as an operating expense. We recommend setting aside funding for eventual replacement in the interval outlined below. We also recommend regular inspections to ensure the windows are watertight and aging correctly.

Useful Life:  
40 years

Remaining Life:  
29 years



Best Case: \$ 2,000

Worst Case: \$ 4,000

Cost Source: ARSF Cost Database

**Comp #: 1141 Pump House - Rebuild**

**Quantity: Approx 180 GSF**

Location: Water tank area

Funded?: Yes.

History:

Comments: The pump house is nearing the end of its estimated useful life. We recommend setting aside funding to rebuild the structure in the near future.

Useful Life:  
30 years

Remaining Life:  
1 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: ARSF Cost Database

**Comp #: 1213 Chlorinators - Replace**

**Quantity: (5) Chlorinators**

Location: Well pump house

Funded?: No. Handle replacement as an operating expense. No Reserve funding allocated.

History:

Comments:

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1303 Comp Shingle Roof - Replace (Well)**

**Quantity: Approx 170 GSF**

Location: Well pump house roof

Funded?: Yes.

History:

Comments: No significant warping, curling, or shingle detachment noted. We recommend periodic inspection by a licensed professional to ensure the roof is fully functional and aging correctly.

Useful Life:  
25 years

Remaining Life:  
16 years



Best Case: \$ 2,500

Worst Case: \$ 3,000

Cost Source: ARSF Cost Database

**Comp #: 1847 Water Lines - Replace**

**Quantity: Extensive LF**

Location: Throughout property

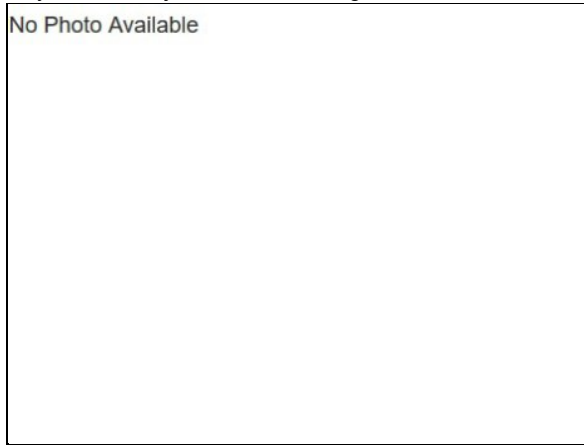
Funded?: No. The need and schedule of future maintenance cannot be reasonably determined at this time. No Reserve funding allocated.

History:

Comments: We recommend a thorough inspection by a licensed professional to develop a long-term replacement plan. Once the future replacement needs are clearly defined, adjust reserve funding.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 2637 Water Shut-off Valves - Replace**

**Quantity: (10) Shut-off Valves**

Location: Throughout property

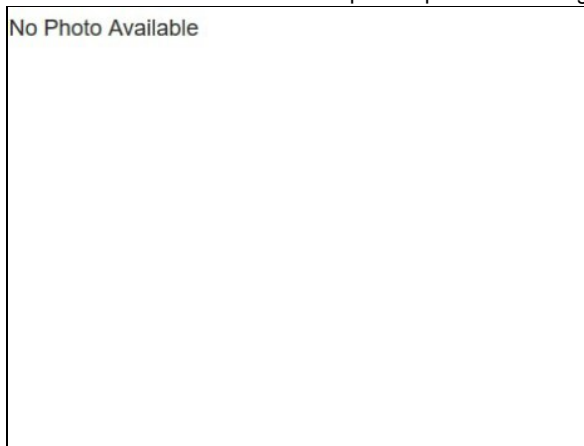
Funded?: Yes.

History:

Comments: The Association has completed the installation of isolation valves and will now start replacing the shut-off valve at each lot. A meter will also be installed with the new valve. This component provides funding for replacement on an annual basis.

Useful Life:  
1 years

Remaining Life:  
0 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: ARSF Cost Database

## Gas System

### Comp #: 1839 Regulators - Replace

Quantity: (2) Regulators

Location: Propane tank

Funded?: Yes.

History:

Comments: This component provides funding for periodic replacement of the regulators. No problems have been reported at this time. We recommend regular inspections by a licensed professional to ensure the propane system is fully functional and aging correctly.

Useful Life:  
20 years

Remaining Life:  
10 years



Best Case: \$ 3,500

Worst Case: \$ 4,500

Cost Source: Research with Local Vendor/Contractor

---

### Comp #: 1840 Propane Tank - Replace

Quantity: (1) Tank

Location: Tank area

Funded?: No. The need and schedule of future maintenance cannot be reasonably determined at this time. No Reserve funding allocated.

History:

Comments: We recommend periodic painting to protect against corrosion. Funding will need to be adjusted once a pattern of deterioration is observed.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 1847 Gas Supply Lines - Partial Replace**

**Quantity: Extensive LF**

Location: Throughout property

Funded?: Yes.

History:

Comments: This component provides periodic allowance to replace gas supply lines as needed. We recommend regular inspections by a licensed professional to ensure the system is fully functional and remains intact. Adjust funding as future conditions dictate.

Useful Life:  
2 years

Remaining Life:  
0 years



Best Case: \$ 1,500

Worst Case: \$ 2,500

Cost Source: Client Cost History

---

## Fire System

**Comp #: 312 Fire Backflow - Replace****Quantity: (1) Backflow**

Location: Adjacent to Lodge

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: The future of the Lodge is unknown at this time. We have excluded funding for replacement until the building's future use is determined.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

**Comp #: 1814 Fire Pump & Controller- Replace****Quantity: (1) 10 HP Pump**

Location: Lodge utility closet

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: The future of the Lodge is unknown at this time. We have excluded funding for replacement until the building's future use is determined.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1819 Fire Alarm System - Replace**

**Quantity: (1) System**

Location: The Lodge

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: The future of the Lodge is unknown at this time. We have excluded funding for replacement until the building's future use is determined.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1842 Fire Hydrants - Replace**

**Quantity: (9) Fire Hydrants**

Location: Throughout property

Funded?: Yes.

History:

Comments: No reported problems at this time. We recommend periodic inspections by a licensed professional to ensure the hydrants are fully functional and aging correctly.

Useful Life:  
30 years

Remaining Life:  
25 years



Best Case: \$ 12,000

Worst Case: \$ 15,000

Cost Source: ARSF Cost Database

**Comp #: 1970 Jockey Pump & Controller - Replace**

**Quantity: (1) Pump & Controller**

Location: Lodge utility closet

Funded?: No. Removed from the study at the request of the Board of Directors / Management. No Reserve funding allocated.

History:

Comments: The future of the Lodge is unknown at this time. We have excluded funding for replacement until the building's future use is determined.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

---

## Landscape, Irrigation & Drainage

**Comp #: 1001 Backflow Device - Replace**

**Quantity: (1) Device**

Location: Adjacent to Lodge

Funded?: Yes.

History:

Comments: We recommend annual inspection and testing by a licensed backflow professional to help ensure the devices are aging and functioning correctly.

Useful Life:  
30 years

Remaining Life:  
5 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Cost Source: ARSF Cost Database

---

**Comp #: 1008 Trees - Trim/Remove**

**Quantity: Tree Trimming/Removal**

Location: Throughout property

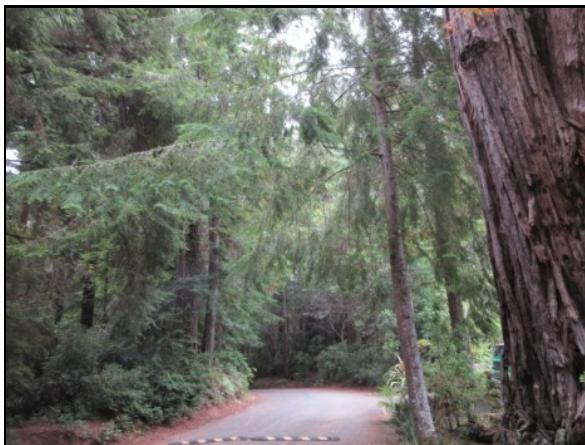
Funded?: No. Handle tree maintenance as an operating expense. No Reserve funding allocated.

History:

Comments: The in-house maintenance staff handles tree maintenance. Occasionally, a third party comes in to perform minor maintenance.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

**Comp #: 1716 Culverts - Replace/Repair**

**Quantity: Numerous Culverts**

Location: Throughout property

Funded?: Yes.

History:

Comments: The culverts should be inspected, cleaned, and repaired regularly as part of the property's Operating budget. In our experience, periodic rebuilding/replacement of these structures has been customary for similar properties. This component should be re-evaluated during future Reserve Study updates and changed as needed based on existing conditions and client project history.

Useful Life:  
2 years

Remaining Life:  
0 years



Best Case: \$ 9,000

Worst Case: \$ 11,000

Cost Source: Estimate Provided by Client

---

# Loan

**Comp #: 1912 Loan Repayment**

**Quantity: Loan**

Location:

Funded?: No.

History:

Comments: According to the client:

"Our current replacement reserve account was funded by a ROC Capital loan, and that loan requires a balloon payment after ten years.

- The loan principal amount was \$750,000, of which \$737,000 was used to fund the replacement reserves account in December 2021.

- The Loan requires monthly combined principal and interest payments of \$2,473.

- The loan period is 10 years and the principal is amortized over 40 years (the loan was designed to keep the payment amounts low by substantially shifting the interest payment forward and the principal payment out in time).

- A balloon payment of \$637,136 is due on December 15, 2031.

- The loan interest rate is fixed: 2.5%. "

The loan payments are currently being handled as an operational expense. We assume that refinancing will be available and have not included the balloon payment in this analysis. Adjust funding in the future if needed.

Useful Life:

Remaining Life:

No Photo Available

Best Case:

Worst Case:

Cost Source: