



RESERVE ANALYSIS REPORT

Pine Mountain Club Property Owner's Association

Pine Mountain, CA

Report Period: Jul 01, 2023 - Jun 30, 2024

Pine Mountain Club Property Owner's Association

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Reserve Study Introduction

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

What Should I Expect In My Reserve Analysis Report?

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

The report includes the following:

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

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

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

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

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

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

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will vary from state to state.

How Do I Read My Reserve Study?

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

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

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

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

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

What Does Percent Funded Mean?

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

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

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

What Are The Assumptions Used In The Reserve Analysis?

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

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

For planning purposes, interest is applied to the average annual reserve balance represented in the reserve funding plans. Reserve funds deposited in certificates of deposit or money market accounts will generate interest income, increasing the reserves. Interest

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rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

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

What Methodology Is Used to Perform the Reserve Analysis?

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

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

Disclosure

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

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

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

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

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

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

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the client is considered to have deemed previous reserve studies accurate and reliable.

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

Glossary of Terms:

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

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

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

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

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

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

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

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

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

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

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

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

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

Executive Summary

Property Description		Financial Summary	
Property Name:	Pine Mountain Club Property Owner's Association	Starting Reserve Balance:	\$4,100,000
Location:	Pine Mountain, CA	Fully Funded Reserve Balance:	\$8,680,345
Project Type:	Master Association	Percent Funded:	47%
Number of Units:	2887	Current Replacement Cost:	\$13,491,513
Age of Project:	45 Year(s)	Deficit/Surplus vs. Fully Funded Reserve:	(\$4,580,345) or (\$1,586.54) Per Unit Avg

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

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

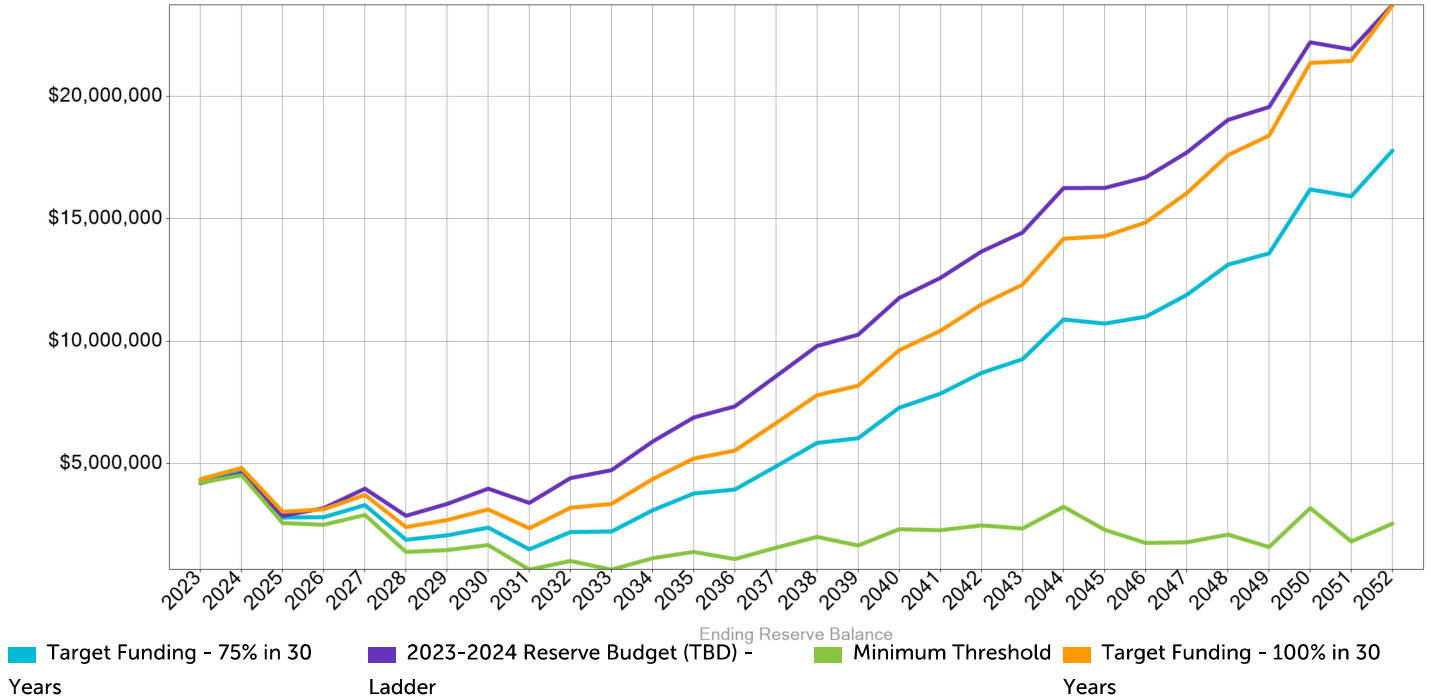
<p>Inflation:</p> <p>4.00 %</p> <p>Applied to the anticipated expenditures</p>	<p>Interest:</p> <p>3.00 %</p> <p>Applied to the average annual reserve balance</p>	<p>Annual Reserve Contribution Increase:</p> <p>Varies</p> <p>See individual funding models</p>
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Executive Summary

Summary of Funding Plans

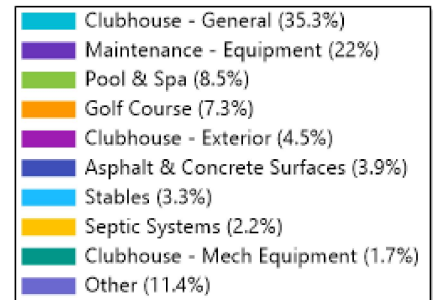
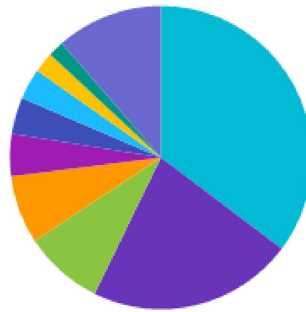
★ Recommended funding plan

Funding Plans	Annual Reserve Contributions	Yearly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During Next 30 Years	1st Year of Reserve Deficit (if Applicable)	Average Reserve Balance Over 30 Years	Average Percent Funded Over 30 Years
Target Funding - 75% in 30 Years ★	\$797,310	\$276.17	Yes	N/A	\$7,068,384	50%
2023-2024 Reserve Budget (TBD) - Ladder	\$706,212	\$244.62	Yes	N/A	\$10,539,483	76%
Minimum Threshold	\$728,390	\$252.30	Yes	N/A	\$2,079,653	18%
Target Funding - 100% in 30 Years	\$868,860	\$300.96	Yes	N/A	\$9,325,915	66%



Expenditures by Category

Current Replacement Cost: \$13,491,513.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Asphalt & Concrete Surfaces	5-30	1-29	\$520,875	\$103,432	\$23,518	\$218,982	\$24,371
Campground	15-20	11-17	\$29,000	\$2,897	\$1,583	\$6,133	\$1,641
Clubhouse - Bar	8-30	0-24	\$145,900	\$35,126	\$10,450	\$74,367	\$10,829
Clubhouse - Bistro	5-20	0-15	\$171,438	\$71,802	\$14,111	\$152,016	\$14,623
Clubhouse - Exterior	5-25	1-20	\$601,915	\$134,347	\$30,745	\$284,433	\$31,860
Clubhouse - General	45-45	2-8	\$4,765,000	\$2,032,075	\$105,889	\$4,302,222	\$109,729
Clubhouse - Lobby	15-30	3-3	\$24,625	\$9,651	\$1,398	\$20,433	\$1,448
Clubhouse - Mech Equipment	12-25	10-13	\$233,667	\$36,937	\$13,030	\$78,201	\$13,503
Clubhouse - Offices	4-14	0-8	\$169,700	\$54,875	\$27,096	\$116,180	\$28,079
Clubhouse - Patrol Offices	5-20	3-18	\$82,815	\$13,001	\$7,763	\$27,526	\$8,045
Clubhouse - Rec Room	12-20	3-4	\$20,115	\$7,381	\$1,316	\$15,627	\$1,363
Clubhouse - Utility Room	10-25	2-2	\$36,280	\$14,388	\$2,909	\$30,462	\$3,014
Golf Course	5-30	0-16	\$989,680	\$288,310	\$64,728	\$610,397	\$67,076
Golf Course - Pro Shop	10-12	1-1	\$95,500	\$41,128	\$8,425	\$87,075	\$8,731
Lampkin Park	15-30	3-19	\$188,822	\$30,450	\$10,156	\$64,468	\$10,524
Maintenance - Building	20-35	0-3	\$39,220	\$18,059	\$1,715	\$38,234	\$1,777
Maintenance - Equipment	5-25	0-23	\$2,970,690	\$790,980	\$231,655	\$1,674,629	\$240,056
Miscellaneous	10-25	2-17	\$195,673	\$56,815	\$13,450	\$120,287	\$13,938
Pavilion	5-25	1-5	\$140,500	\$58,344	\$11,417	\$123,523	\$11,831
Pool & Spa	3-50	1-48	\$1,140,492	\$42,481	\$44,969	\$89,938	\$46,600
Septic Systems	10-30	0-24	\$294,380	\$116,475	\$17,679	\$246,596	\$18,320
Stables	5-30	0-17	\$450,512	\$85,068	\$28,678	\$180,103	\$29,718
Tennis Courts	5-50	0-25	\$184,714	\$55,978	\$8,818	\$118,514	\$9,138
Totals			\$13,491,513	\$4,100,000	\$681,497	\$8,680,345	\$706,212

Component Inventory

Current Replacement Cost: \$13,491,513

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Asphalt & Concrete Surfaces									
Asphalt (Campground) - Repair/Replace	1001		25	24	\$3.50 / SF	35,000	\$122,500	\$314,005	On File
Asphalt (Clubhouse) - Repair/Replace	1002		25	6	\$3.50 / SF	50,250	\$175,875	\$222,538	On File
Asphalt (Main) - Chip/Seal/Replace <i>(Maintenance / Operating)</i>	1003		0	0	\$0.00 /	0	\$0*	\$0*	On File
Included in annual operating budget. Monitored closely and evaluated annually to determine areas of need.									
Asphalt (Maint Yard) - Repair/Replace (1)	1004		30	20	\$3.50 / SF	15,000	\$52,500	\$115,034	On File
Maint yard asphalt is in varying condition with repairs and replacements to be made as needed. Included in reserve plan on a 3 phase replacement cycle. Cycle and costs of each phase may vary.									
Asphalt (Maint Yard) - Repair/Replace (2)	1005		30	29	\$3.50 / SF	15,000	\$52,500	\$163,729	On File
Asphalt (Maint Yard) - Repair/Replace (3)	1006		30	8	\$3.50 / SF	15,000	\$52,500	\$71,850	On File
Concrete - Kitchen Access Road			30	28	\$40,000.00 / Total	1	\$40,000	\$91,517	On File
Concrete - Repair Contingency	1007		5	1	\$25,000.00 / Total	1	\$25,000	\$26,000	On File
General contingency for repairs to the common area concrete. Repairs and replacements completed on an "as needed" basis. Amount and cycle to be reviewed and adjusted annually.									
Totals							\$520,875	\$1,004,673	

* Non-reserve components excluded from totals

Campground									
Campground - Comp Shingle Roof	1012		20	17	\$4,000.00 / Total	1	\$4,000	\$7,792	On File
Replaced as part of restrooms (refurb)									
Campground - Dog Park Fence/Furnishings <i>(Maintenance / Operating)</i>	1013		0	0	\$0.00 /	0	\$0*	\$0*	On File
Campground - Fencing (Chain Link) <i>(Maintenance / Operating)</i>	1008		0	0	\$0.00 /	0	\$0*	\$0*	On File
Campground - Furnishings	1009		20	16	\$1,700.00 / EA	10	\$17,000	\$31,841	On File
Campground - Restrooms (Refurb)	1010		15	11	\$4,000.00 / EA	2	\$8,000	\$12,316	On File
Campground - Upgrades/Redesign <i>(Other)</i>	1011		0	0	\$0.00 /	0	\$0*	\$0*	On File
Possible upgrades and additional use developments. To be determined.									
Campground - Wood Surfaces (Paint/Repair) <i>(Maintenance / Operating)</i>	1013		0	0	\$0.00 /	0	\$0*	\$0*	On File
Totals							\$29,000	\$51,948	

* Non-reserve components excluded from totals

Clubhouse - Bar									
Bar - Appliances/Serving Systems	1014		12	7	\$28,000.00 / Total	1	\$28,000	\$36,846	On File
Bar - Audio/Video Equip.	1015		8	0	\$5,400.00 / Total	1	\$5,400	\$5,400	On File

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Bar - Flooring/Furnishings Includes upper utility room.	1016		10	2	\$52,000.00 / Total	1	\$52,000	\$56,243	On File
Bar - JukeBox (Maintenance / Operating)	1017		0	0	\$0.00 /	0	\$0*	\$0*	On File
Bar - Lighting (Maintenance / Operating)	1018		0	0	\$0.00 /	0	\$0*	\$0*	On File
Bar - Remodel/Refurbish	1019		30	24	\$56,000.00 / EA	1	\$56,000	\$143,545	On File
Bar - Restroom (Refurb)	1020		12	0	\$4,500.00 / EA	1	\$4,500	\$4,500	On File
Bar - Wine Lockers (Maintenance / Operating)	1021		0	0	\$0.00 /	0	\$0*	\$0*	On File
Totals							\$145,900	\$246,534	
* Non-reserve components excluded from totals									
Clubhouse - Bistro									
Bistro - Drink Ftn (Maintenance / Operating)	1022		0	0	\$0.00 /	0	\$0*	\$0*	On File
Bistro - Flooring	1023		20	15	\$13.50 / SF	988	\$13,338	\$24,021	On File
Bistro - Furnishings (Chairs/Tables) Includes (41) chairs, (22) tables and associated furnishings.	1024		10	5	\$17,800.00 / Total	1	\$17,800	\$21,656	On File
Bistro - Office/Equip (Refurb)	1025		5	0	\$3,245.00 / EA	1	\$3,245	\$3,245	On File
Bistro - Paint (Maintenance / Operating) Completed in house on an "as needed" basis.	1026		0	0	\$0.00 /	0	\$0*	\$0*	On File
Bistro - Restroom	1027		14	0	\$4,325.00 / EA	1	\$4,325	\$4,325	On File
Bistro - Washer/Dryer (Whirlpool)	1028		10	3	\$865.00 / EA	2	\$1,730	\$1,946	On File
Kitchen - Appliances/Cookware	1029		12	0	\$108,000.00 / Total	1	\$108,000	\$108,000	On File
Kitchen - Flooring/Prep Stations	1030		15	0	\$23,000.00 / Total	1	\$23,000	\$23,000	On File
Totals							\$171,438	\$186,193	
* Non-reserve components excluded from totals									
Clubhouse - Exterior									
Decking, Ramps, Rails (New)			22	20	\$275,000.00 / Total	1	\$275,000	\$496,681	On File
Ext - Backflow Device	1031		18	1	\$11,350.00 / EA	1	\$11,350	\$11,804	On File
Ext - Decking / Siding / Rails	1032		22	4	\$175,000.00 / Total	1	\$175,000	\$204,725	On File
Ext - Lighting	1033		15	9	\$34,600.00 / EA	1	\$34,600	\$49,247	On File
Includes bollards and parking post fixtures and assorted wall fixtures. Conditions vary.									
Ext - Paint/Repairs	1034		5	1	\$19,465.00 / Total	1	\$19,465	\$20,244	On File
Ext - Roofing	1035		25	3	\$86,500.00 / Total	1	\$86,500	\$97,301	On File
Totals							\$601,915	\$880,001	
Clubhouse - General									
Clubhouse - Doors/Access Systems (Other)	1036		0	0	\$0.00 /	0	\$0*	\$0*	On File
Clubhouse - Electrical Systems (Other)	1037		0	0	\$0.00 /	0	\$0*	\$0*	On File
Clubhouse - Lighting Upgrades (Other)	1038		0	0	\$0.00 /	0	\$0*	\$0*	On File
Clubhouse - Plumbing Systems	1039		0	0	\$0.00 /	0	\$0*	\$0*	On File

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
<i>(Other)</i>									
Clubhouse - Remodel/Design Phase 3	1041		45	2	\$2,000,000.00 / Total	1	\$2,000,000	\$2,163,200	On File
Awaiting confirmation of Dates and Cost. New Admin Building/Pro Shop									
Clubhouse - Remodel/Design Phase 4	1042		45	5	\$1,765,000.00 / Total	1	\$1,765,000	\$2,147,392	On File
Awaiting confirmation of Dates and Cost. New Kitchen/remodel front entry									
Clubhouse - Remodel/Design Phase 5 & 6	1043		45	8	\$1,000,000.00 / Total	1	\$1,000,000	\$1,368,569	On File
Awaiting confirmation of Dates and Cost. Remodel upper and lower meeting rooms									
Clubhouse - Windows/Doors/Sliders	1044		0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Other)</i>									
Totals							\$4,765,000	\$5,679,161	
* Non-reserve components excluded from totals									
Clubhouse - Lobby									
Lobby - Flooring/Furnishings	1045		30	3	\$7,325.00 / Total	1	\$7,325	\$8,240	On File
Lobby - Restrooms	1046		15	3	\$8,650.00 / EA	2	\$17,300	\$19,460	On File
Lobby - Signage	1047		0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
Totals							\$24,625	\$27,700	
* Non-reserve components excluded from totals									
Clubhouse - Mech Equipment									
Club - Emergency Generator	1048		25	12	\$118,500.00 / EA	1	\$118,500	\$189,722	On File
Club - Fire Systems - Upgrade/Repairs	1049		15	13	\$24,332.00 / Total	1	\$24,332	\$40,515	On File
Club - Heating/Cooling Systems	1050		15	13	\$54,075.00 / Total	1	\$54,075	\$90,039	On File
Club - Sump Pumps - Lift Station	1051		12	10	\$9,730.00 / EA	2	\$19,460	\$28,806	On File
Club - Water Heat Systems	1052		12	10	\$17,300.00 / Total	1	\$17,300	\$25,608	On File
Totals							\$233,667	\$374,690	
Clubhouse - Offices									
HOA/Patrol Offices - Computers/Equipment	1053		4	2	\$80,000.00 / Total	1	\$80,000	\$86,528	On File
Includes Computers, servers, office equipment and phone systems									
HOA/Patrol Offices - Furnishings/Flooring	1054		14	0	\$55,500.00 / Total	1	\$55,500	\$55,500	On File
HOA/Patrol Offices - Restrooms (Refurb)	1055		12	0	\$8,650.00 / EA	2	\$17,300	\$17,300	On File
Office - Phone System			10	8	\$16,900.00 / Total	1	\$16,900	\$21,408	On File
Totals							\$169,700	\$180,736	
Clubhouse - Patrol Offices									
HOA/Patrol Offices - Security Cameras	1056		10	5	\$40,000.00 / Total	1	\$40,000	\$48,666	On File
Includes 22 security cameras and associated recoding equipment.									
HOA/Patrol Offices - Security Communications	1057		20	18	\$32,000.00 / Total	1	\$32,000	\$64,826	On File
Solar Powered Cameras			5	3	\$10,815.00 / Total	1	\$10,815	\$11,818	On File

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Totals							\$82,815	\$125,310	
Clubhouse - Rec Room									
Rec Rm - Flooring	1058		12	3	\$9,300.00 / Total	1	\$9,300	\$10,461	On File
Rec Rm - Furnishings/Miscl	1059		20	4	\$10,815.00 / Total	1	\$10,815	\$12,652	On File
Game tables, TV's, displays, chairs and furnishings. Replaced on an as needed basis.									
Totals							\$20,115	\$23,113	
Clubhouse - Utility Room									
Utility Room - Furnishings/Miscl	1060		10	2	\$21,630.00 / Total	1	\$21,630	\$23,395	On File
Furnishings, A/V Equipment and miscl furniture.									
Utility Room - Kitchen (Appliances)	1061		15	2	\$6,000.00 / Total	1	\$6,000	\$6,490	On File
Utility Room - Kitchen (Refurbish)	1062		25	2	\$8,650.00 / Total	1	\$8,650	\$9,356	On File
Totals							\$36,280	\$39,240	
Golf Course									
Golf Course - Aerators	2001		10	2	\$5,675.00 / EA	3	\$17,025	\$18,414	On File
Golf Course - Bridges (Rebuild/Repair)	2002		15	10	\$6,350.00 / Total	1	\$6,350	\$9,400	On File
Golf Course - Cart Paths (Concrete Repairs 10%)	2003		10	1	\$9.72 / SF	17,655	\$17,161	\$17,847	On File
Golf Course - Cart Path's / Rehab (25%)	2004		5	3	\$3.50 / SF	52,572	\$46,001	\$51,744	On File
Rehab cycle for damaged cart paths. Current allowance is for 25% to be completed every 6 years. Evaluation to determine which areas are to be addressed. Amount and cycle to be adjusted as needed.									
Golf Course - Course Restroom (Refurb)	2005		15	10	\$40,000.00 / EA	1	\$40,000	\$59,210	On File
Completed in 2018. Awaiting actual costs.									
Golf Course - Driving Range Mats (Maintenance / Operating)	2006		0	0	\$0.00 /	0	\$0*	\$0*	On File
Golf Course - Driving Range Netting/Posts (Maintenance / Operating)	2007		0	0	\$0.00 /	0	\$0*	\$0*	On File
Golf Course - Gate Valves (Canal)	2008		20	0	\$2,200.00 / EA	4	\$8,800	\$8,800	On File
Golf Course - Irr Pumps (Replace)	2009		15	4	\$22,700.00 / EA	3	\$68,100	\$79,667	On File
Golf Course - Irr System (Replace)	2010		30	16	\$350,000.00 / Total	1	\$350,000	\$655,543	On File
Contingency included for budgetary purposes. Upgrades and major replacements to the irrigation system can vary greatly depending on type and level of system upgrades. To be monitored and adjusted as needed annually.									
Golf Course - Lake Systems (Maintenance)	2011		10	3	\$248,745.00 / Total	1	\$248,745	\$279,804	On File
Lake repairs completed in 2019 for \$22,775 (Pipe Repairs).									
Golf Course - Practice Green (Maintenance / Operating)	2012		0	0	\$0.00 /	0	\$0*	\$0*	On File
Golf Course - Spillway (Repairs)	2013		30	1	\$129,780.00 / Total	1	\$129,780	\$134,971	On File
Golf Course - Split Rail Fencing	2014		20	14	\$24.00 / LF	1,326	\$31,824	\$55,109	On File
Along hole #9.									
Golf Course - Stairs/Handrails	2015		0	0	\$0.00 /	0	\$0*	\$0*	On File

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
<i>(Maintenance / Operating)</i>									
Golf Course - Tee's / Green's / Fairways	2016		0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
Golf Course - Vertical Cutting Reels	2017		12	11	\$2,865.00 / EA	3	\$8,595	\$13,232	On File
Golf Course - Wood Ret Walls (Repairs)	2018		20	2	\$17,300.00 / Total	1	\$17,300	\$18,712	On File
Totals							\$989,680	\$1,402,453	
* Non-reserve components excluded from totals									
Golf Course - Pro Shop									
Pro Shop - Equipment/Lighting	3001		0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
Pro Shop - Furnishings/Displays/Flooring	3002		10	1	\$28,000.00 / Total	1	\$28,000	\$29,120	On File
Pro Shop - Golf Carts	3003		12	1	\$6,750.00 / EA	10	\$67,500	\$70,200	On File
Pro Shop - Golf Pull Carts/Rentals	3004		0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
Totals							\$95,500	\$99,320	
* Non-reserve components excluded from totals									
Lampkin Park									
Lampkin - Baseball Field (Bleachers)	4001		25	5	\$5,785.00 / EA	2	\$11,570	\$14,077	On File
Aluminum, 5-row with upper rails.									
Lampkin - Baseball Field (Refurbish/Maint)	4002		0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
Status of field to be determined.									
Lampkin - Bball Ct (Resurface)	4003		20	19	\$4.25 / SF	14,584	\$61,982	\$130,587	On File
Reduced useful life									
Lampkin - Bball Ct (Seal/Repair)	4004		0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
Done annually out of the maintenance .									
Lampkin - Chain Link Fencing (Field)	4005		30	3	\$22.00 / LF	650	\$14,300	\$16,086	On File
Lampkin - Cover Structure (Repair/Replace)	4006		25	8	\$17,300.00 / Total	1	\$17,300	\$23,676	On File
Lampkin - Playground - Safety Surface / Barrier	4007		0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
Lampkin - Playground (Structures)	4008		15	10	\$68,000.00 / Total	1	\$68,000	\$100,657	On File
Includes to lots and climbing walls.									
Lampkin - Restrooms (Refurbish)	4009		15	6	\$3,245.00 / EA	2	\$6,490	\$8,212	On File
Lampkin - Retaining Wall (Block)	4010		0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
Lampkin - Roofing (RR/Cover)	4011		20	18	\$7.20 / SF	1,275	\$9,180	\$18,597	On File
Lampkin - Vball Ct	4012		0	0	\$0.00 /	0	\$0*	\$0*	On File

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
(Replenish/Nets)									
<i>(Maintenance / Operating)</i>									
Lampkin - Wood Split Rail	4013		0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
To be repaired and or replaced on an "as needed" basis.									
Totals							\$188,822	\$311,891	
* Non-reserve components excluded from totals									
Maintenance - Building									
Maint Bldg - Comp Shingle Roofing	5001		20	0	\$7.20 / SF	3,850	\$27,720	\$27,720	On File
Maint Bldg - Ext Paint/Repairs	5002		0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
Maint Bldg - Garage Doors	5003		0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
Maint Bldg - RV Chain Link	5004		35	3	\$23.00 / LF	500	\$11,500	\$12,936	On File
Totals							\$39,220	\$40,656	
* Non-reserve components excluded from totals									
Maintenance - Equipment									
2 Snow Plow kits (191 & 192)			5	3	\$19,500.00 / Total	1	\$19,500	\$21,308	On File
2010 Dodge Truck 2500			15	1	\$43,260.00 / Total	1	\$43,260	\$44,558	On File
Air Compressor (Champion)	6001		0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
Asphalt - Crack Filler	6002		16	7	\$62,000.00 / EA	1	\$62,000	\$81,588	On File
Asphalt - Roller CAT (#2055)	6004		20	3	\$69,000.00 / EA	1	\$69,000	\$77,616	On File
Auto Lift - Hydraulic	6005		25	5	\$24,000.00 / EA	1	\$24,000	\$29,200	On File
Backhoe - New Holland (#143)	6006		20	11	\$86,000.00 / EA	1	\$86,000	\$132,393	On File
Boat - Lake Maintenance (TBD)			20	19	\$8,650.00 / EA	1	\$8,650	\$18,224	On File
Bobcat Compact Track Loader (2021)			10	8	\$142,000.00 / Total	1	\$142,000	\$194,337	On File
Cardboard Bailer	6007		25	23	\$16,000.00 / EA	1	\$16,000	\$39,435	On File
Cinder Spreader - Meyer (#012-1)	6008		15	2	\$9,000.00 / EA	1	\$9,000	\$9,734	On File
Cinder Spreader - Meyer (#012-2)	6009		15	2	\$9,000.00 / EA	1	\$9,000	\$9,734	On File
Diesel Tank/Pump (1) - 2,000 Gal	6010		18	1	\$23,795.00 / EA	1	\$23,795	\$24,747	On File
Diesel Tank/Pump (2) - 1,000 Gal	6011		18	1	\$17,500.00 / EA	1	\$17,500	\$18,200	On File
Diesel Tank/Pump (3) - 2,000 Gal	6012		18	1	\$23,800.00 / EA	1	\$23,800	\$24,752	On File
EC Vehicle - Subaru (#161)	6031		10	3	\$40,500.00 / EA	1	\$40,500	\$45,557	On File
Forklift - Nissan 5K (#062)	6013		15	4	\$14,000.00 / EA	1	\$14,000	\$16,378	On File
Front Loader - JCB (#2081)	6014		20	6	\$102,000.00 / EA	1	\$102,000	\$129,063	On File
Front Loader - Komatsu 250 (#2041)	6015		20	2	\$200,000.00 / EA	1	\$200,000	\$216,320	On File
Front Loader - Komatsu WA 250 (#121)	6016		20	10	\$183,000.00 / EA	1	\$183,000	\$270,885	On File
Frontier BB4278H - 6ft. 6in. Hydraulic Scarifier Box Blade			10	9	\$5,350.00 / Total	1	\$5,350	\$7,615	On File
Golf - Aerator (ProCore 864)	6017		10	6	\$38,800.00 / EA	1	\$38,800	\$49,094	On File
Golf - Green Roller (#158)	6018		10	2	\$12,735.00 / EA	1	\$12,735	\$13,774	On File

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Golf - Green Sweeper	6019		15	14	\$11,680.00 / EA	1	\$11,680	\$20,226	On File
Golf - Mower JD2500 (#2002)	6021		10	9	\$34,770.00 / EA	1	\$34,770	\$49,489	On File
Golf - Mower Reelmaster 3100-D Sidewinder	6022		10	6	\$44,610.00 / EA	1	\$44,610	\$56,446	On File
Golf - Sod Cutters	6023		15	2	\$8,650.00 / EA	2	\$17,300	\$18,712	On File
Golf - Toro Green Mower (#157)	6024		10	2	\$60,000.00 / EA	1	\$60,000	\$64,896	On File
Golf - Toro Rough Mower (#2093)	6025		11	10	\$61,000.00 / EA	1	\$61,000	\$90,295	On File
Extending life 3 years									
John Deere 5065E Utility Tractor			10	9	\$59,500.00 / Total	1	\$59,500	\$84,687	On File
John Deere 520M Loader			10	9	\$12,600.00 / Total	1	\$12,600	\$17,934	On File
Maintenance - Emergency Generator			25	22	\$32,000.00 / EA	1	\$32,000	\$75,837	On File
Added.									
Patrol Vehicle - Colorado Crew			5	3	\$41,000.00 / Total	1	\$41,000	\$44,802	On File
Patrol Vehicle - Colorado extended			5	3	\$37,850.00 / Total	1	\$37,850	\$42,576	On File
Roto Chopper (#141)	6034		15	7	\$420,000.00 / EA	1	\$420,000	\$552,691	On File
Snow Plow - Attachment (#163)	6038		10	10	\$8,000.00 / EA	1	\$8,000	\$11,842	On File
Snow Plow - Attachment (#182)	6037		10	6	\$11,250.00 / EA	1	\$11,250	\$14,235	On File
Replaced in 2019.									
Snow Plow - Blade (#131)	6041		20	3	\$21,630.00 / EA	1	\$21,630	\$24,331	On File
Snow Plow - Front Loader (#121)	6042		20	11	\$32,000.00 / EA	1	\$32,000	\$49,263	On File
Attachment for Komatsu.									
Snow Plow - Front Loader (#2041)	6043		15	3	\$24,000.00 / EA	1	\$24,000	\$26,997	On File
Life extended 5 yrs.									
Snow Plow - Front Loader (#2081)	6044		20	6	\$30,000.00 / EA	1	\$30,000	\$37,960	On File
Attachment for JCB.									
Snow Plow (#171)	6046		10	10	\$8,400.00 / EA	1	\$8,400	\$12,434	On File
Replaced in 2019.									
Snow Plow (#172)			10	10	\$8,400.00 / Total	1	\$8,400	\$12,434	On File
Snow Plow (#2010) (Maintenance / Operating)	6045		10	10	\$7,900.00 /	1	\$7,900*	\$11,694*	On File
Spreader - Turfco 1550	6047		15	11	\$20,000.00 / EA	1	\$20,000	\$30,789	On File
Life extended.									
Street Sweeper (#2044)	6048		15	0	\$102,000.00 / EA	1	\$102,000	\$102,000	On File
Sweeper Vac - PTO (#2006)	6049		16	7	\$28,000.00 / EA	1	\$28,000	\$36,846	On File
Telehandler - Gradall (#061)	6050		15	5	\$44,000.00 / EA	1	\$44,000	\$53,533	On File
Tire Changer (Triumph) (Maintenance / Operating)	6051		0	0	\$0.00 /	0	\$0*	\$0*	On File
Tractor - John Deere (#083)	6052		20	6	\$37,850.00 / EA	1	\$37,850	\$47,892	On File
Trash Compactor (A)	6053		20	4	\$23,790.00 / EA	1	\$23,790	\$27,831	On File
Major repairs completed, life extended 2 years.									
Trash Compactor (B)	6054		20	4	\$23,790.00 / EA	1	\$23,790	\$27,831	On File
Trencher - Ditch Witch (#93)	6055		0	0	\$0.00 /	0	\$0*	\$0*	On File

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
<i>(Maintenance / Operating)</i>									
Truck - Chevy 3500 (#2053)	6057		0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
Not going to be replaced. Repairs and Maint to be funded from operating budget.									
Truck - Chevy 3500 (#2054)	6058		0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
Not going to be replaced. Repairs and Maint to be funded from operating budget.									
Truck - Dodge 2500 (#182)	6061		10	5	\$56,000.00 / EA	1	\$56,000	\$68,133	On File
Truck - Dodge 2500 (#2101)	6059		10	6	\$56,000.00 / EA	1	\$56,000	\$70,858	On File
Truck - Dodge 2500 (191)	6060		10	6	\$56,000.00 / EA	1	\$56,000	\$70,858	On File
Truck - Dodge 3500 (#163)	6062		10	3	\$50,000.00 / EA	1	\$50,000	\$56,243	On File
Truck - Dodge 4500 (#171)	6063		10	3	\$50,000.00 / EA	1	\$50,000	\$56,243	On File
Truck - Dodge 5500 (#172)	6064		10	4	\$82,000.00 / EA	1	\$82,000	\$95,928	On File
Truck - Ford F-550 (#131)	6065		10	0	\$69,000.00 / EA	1	\$69,000	\$69,000	On File
Truck - Trailer - Boander 20' (#142)	6066		20	12	\$14,500.00 / EA	1	\$14,500	\$23,215	On File
Utility Vehicle - John Deere Gator	6069		8	5	\$18,385.00 / EA	1	\$18,385	\$22,368	On File
Utility Vehicle - John Deere Gator (50014)			10	9	\$17,000.00 / Total	1	\$17,000	\$24,196	On File
Utility Vehicle - John Deere Gator (50018)			10	9	\$17,000.00 / Total	1	\$17,000	\$24,196	On File
Utility Vehicle - Kubota 1100	6068		8	7	\$28,000.00 / EA	1	\$28,000	\$36,846	On File
Utility Vehicle - Kubota 900	6070		8	7	\$18,000.00 / EA	1	\$18,000	\$23,687	On File
Water Tank - 2,000 Gal	6071		10	1	\$8,650.00 / EA	1	\$8,650	\$8,996	On File
Watering Tank	6072		12	1	\$17,845.00 / EA	1	\$17,845	\$18,559	On File
Life extended.									
Welders (2) - Ranger	6074		10	8	\$7,000.00 / Total	1	\$7,000	\$9,580	On File
Totals							\$2,970,690	\$3,788,225	

* Non-reserve components excluded from totals

Miscellaneous									
Archery Area - Maint	7001		0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
Electronic Speed limit sign			15	12	\$6,758.00 / Total	1	\$6,758	\$10,820	On File
Added component.									
Emergency Preparedness - Equip/Materials	7002		10	4	\$17,000.00 / Total	1	\$17,000	\$19,888	On File
Entry Monuments - Maint/Refurb	7003		10	9	\$6,500.00 / Total	1	\$6,500	\$9,252	On File
Gazebo - Roofing/Repairs	7004		25	9	\$21,630.00 / Total	1	\$21,630	\$30,786	On File
Gazebo - Waterproof/Seal	7005		0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
Greenbelt / Forest Management	7006		0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
Mailboxes	7007		10	7	\$19,450.00 / Total	1	\$19,450	\$25,595	On File
Association responsibility due to contract with USPO.									
Mailboxes - Enclosure/Structure			20	17	\$27,000.00 / Total	1	\$27,000	\$52,593	On File
Signage - Streets/Directional/Warning	7008		0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
Trash Receptacles	7009		15	2	\$10,815.00 / EA	9	\$97,335	\$105,278	On File

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source	
							Totals	\$195,673	\$254,211	
* Non-reserve components excluded from totals										
Pavilion										
Pavilion (Ext) - Balc/Patio Furnishings	7010		10	5	\$13,900.00 / Total	1	\$13,900	\$16,911	On File	
Pavilion (Ext) - Balc/Walkway (Repair/Replace)	8001		25	1	\$51,000.00 / Total	1	\$51,000	\$53,040	On File	
Pavilion (Ext) - Paint/Repairs/Replace	8002		5	1	\$18,600.00 / Total	1	\$18,600	\$19,344	On File	
Pavilion (Ext) - Roofing (Flat/Mansards)	8003		15	1	\$26,000.00 / Total	1	\$26,000	\$27,040	On File	
Pavilion (Int) - Furnishings/Carpeting/Misc	8004		10	1	\$14,000.00 / Total	1	\$14,000	\$14,560	On File	
Pavilion (Int) - Kitchen (Remodel/Refurbish)	8005		15	1	\$17,000.00 / Total	1	\$17,000	\$17,680	On File	
							Totals	\$140,500	\$148,575	
Pool & Spa										
Pool - Resurface/Tile	8006		12	10	\$23,795.00 / Total	1	\$23,795	\$35,222	On File	
Pool & Spa - Replace			40	38	\$225,000.00 / Total	1	\$225,000	\$691,826	On File	
Pool Area - Cover & Reel	9001		15	13	\$7,000.00 / Total	1	\$7,000	\$11,656	On File	
Pool Area - Deck (Repairs - 5%)	9002		10	8	\$54.00 / SF	5,200	\$14,040	\$19,215	On File	
Pool Area - Deck (Replace)	9002		50	48	\$54.00 / SF	5,200	\$280,800	\$1,845,004	On File	
Pool Area - Deck (Reseal/Waterproof)	9003		10	8	\$6.50 / SF	5,200	\$33,800	\$46,258	On File	
Pool Area - Ext Showers (Tile)	9004		20	18	\$34,600.00 / Total	1	\$34,600	\$70,093	On File	
Pool Area - Furnishings	9005		12	10	\$19,500.00 / Total	1	\$19,500	\$28,865	On File	
Pool Area - Lifeguard Stands (Maintenance / Operating)	9006		0	0	\$0.00 /	0	\$0*	\$0*	On File	
Pool Area - Pump Rm - Paint (Maintenance / Operating)	9008		0	0	\$0.00 /	0	\$0*	\$0*	On File	
Pool Area - Pump Rm Roofing	9007		25	23	\$8.65 / SF	342	\$2,958	\$7,291	On File	
Pool Area - Wood Trellis	9009		20	18	\$34.00 / SF	400	\$13,600	\$27,551	On File	
Pool Area - Wood Trellis - Paint/Seal (Maintenance / Operating)	9010		0	0	\$0.00 /	0	\$0*	\$0*	On File	
Pool Bathrooms			30	28	\$297,000.00 / Total	1	\$297,000	\$890,615	On File	
Pool Equipment Room			30	28	\$19,000.00 / Total	1	\$19,000	\$43,471	On File	
Pool Shade Structure			30	28	\$27,000.00 / Total	1	\$27,000	\$61,774	On File	
Pool/Spa - Chem Systems	9011		12	10	\$3,460.00 / EA	2	\$6,920	\$10,243	On File	
Pool/Spa - Coping	9012		30	28	\$45.00 / LF	324	\$14,580	\$43,721	On File	
Pool/Spa - Fencing (W.I.)	9013		25	23	\$82.00 / LF	338	\$27,716	\$68,312	On File	
Pool/Spa - Fencing (W.I.) - Paint (Maintenance / Operating)	9014		0	0	\$0.00 /	0	\$0*	\$0*	On File	
Pool/Spa - Filters	9015		15	13	\$6,500.00 / EA	6	\$39,000	\$64,938	On File	
Pool/Spa - Heater (Pool)	9016		10	8	\$11,355.00 / EA	1	\$11,355	\$15,540	On File	
Pool/Spa - Heater (Spa)	9017		10	8	\$9,000.00 / EA	1	\$9,000	\$12,317	On File	
Pool/Spa - Mastic/Waterproof	9018		3	1	\$9.50 / LF	324	\$3,078	\$3,201	On File	
Pool/Spa - Pumps/Motors	9019		10	8	\$3,500.00 / EA	4	\$14,000	\$19,160	On File	
Solar Stubs			10	8	\$11,350.00 / Total	1	\$11,350	\$15,533	On File	
Spa - Resurface/Tile	9020		10	8	\$5,400.00 / EA	1	\$5,400	\$7,390	On File	

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
							Totals	\$1,140,492	\$4,039,197
* Non-reserve components excluded from totals									
Septic Systems									
Septic System - Campground Life extended.	9021		30	0	\$16,000.00 / Total	1	\$16,000	\$16,000	On File
Septic System - Clubhouse	1101		10	0	\$118,000.00 / Total	1	\$118,000	\$118,000	On File
Septic System - Golf Course	1102		30	4	\$17,000.00 / Total	1	\$17,000	\$19,888	On File
Septic System - Golf Pro-Shop	1103		30	2	\$23,000.00 / Total	1	\$23,000	\$24,877	On File
Septic System - Grease Trap			30	0	\$16,700.00 / Total	1	\$16,700	\$16,700	On File
Septic System - Lampkin Park	1104		30	0	\$32,000.00 / Total	1	\$32,000	\$32,000	On File
Septic System - Maint Bldg	1105		30	24	\$32,000.00 / Total	1	\$32,000	\$82,026	On File
Septic System - Oil Seperator			30	0	\$16,700.00 / Total	1	\$16,700	\$16,700	On File
Septic System - Stables	1106		30	24	\$22,980.00 / Total	1	\$22,980	\$58,905	On File
							Totals	\$294,380	\$385,095
Stables									
Stables - Arena & Pen Upgrades/Maint Round Pen upgrades completed in FY 2019-20 for a reported \$44,451.	1201		20	16	\$3.37 / SF	13,800	\$46,506	\$87,105	On File
Stables - Breakroom (Remodel/Appliances) (Maintenance / Operating)			0	0	\$0.00 /	0	\$0*	\$0*	On File
Stables - Comp Shingle Roofing Stable & Hay Barn.	1202		25	9	\$7.25 / SF	4,540	\$32,915	\$46,848	On File
Stables - Ext Wood (Paint)	1203		5	4	\$2.32 / SF	8,500	\$19,720	\$23,070	On File
Stables - Ext Wood (Repairs-20%)	1204		15	14	\$15.00 / SF	8,500	\$25,500	\$44,158	On File
Stables - Fencing (Arena Fencing)	1205		20	16	\$38.00 / LF	428	\$16,264	\$30,462	On File
Stables - Fencing (Split Rail) Includes fencing at stables and along Aleutian Drive.	1207		20	10	\$25.00 / LF	1,768	\$44,200	\$65,427	On File
Stables - Horse Watering System	1208		20	0	\$43,260.00 / Total	1	\$43,260	\$43,260	On File
Stables - Hot Walker Replaced in 2019.	1209		18	0	\$8,400.00 / EA	1	\$8,400	\$8,400	On File
Stables - Lighting (Bldg & Perimeter) (Maintenance / Operating)	1210		0	0	\$0.00 /	0	\$0*	\$0*	On File
Stables - Lower Barn Rebuild	1211		30	3	\$51,912.00 / Total	1	\$51,912	\$58,394	On File
Stables - Office/RR (Refurb) (Maintenance / Operating)	1212		0	0	\$0.00 /	0	\$0*	\$0*	On File
Stables - Panels/Gates (Contingency) - 1	1206		10	9	\$33,450.00 / Total	1	\$33,450	\$47,610	On File
Stables - Panels/Gates (Contingency) - 2			10	9	\$44,885.00 / Total	1	\$44,885	\$63,885	On File
Stables - Round Pen			20	17	\$83,500.00 / Total	1	\$83,500	\$138,013	On File
Stables - Structures (Repair/Replace/Upgrades) (Maintenance / Operating)	1213		0	0	\$0.00 /	0	\$0*	\$0*	On File
							Totals	\$450,512	\$656,631
* Non-reserve components excluded from totals									
Tennis Courts									

Component Inventory

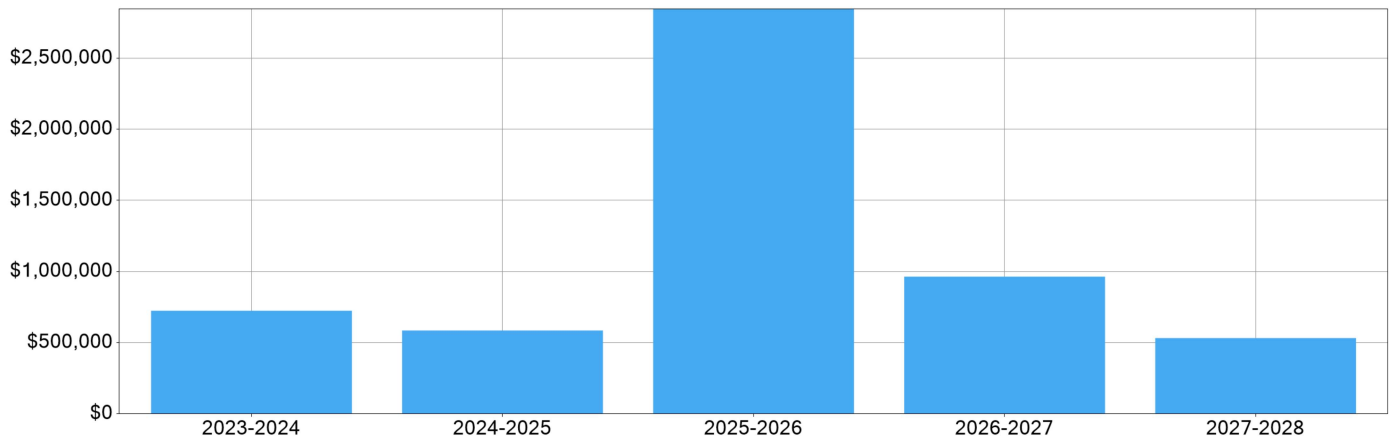
Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Tennis Cts - Chain Link Fence	1301		35	10	\$42.00 / LF	475	\$19,950	\$29,531	On File
Tennis Cts - Lighting	1302		20	0	\$2,025.00 / EA	12	\$24,300	\$24,300	On File
Tennis Cts - Lighting (Paint) <i>(Maintenance / Operating)</i>	1303		0	0	\$0.00 /	0	\$0*	\$0*	On File
Tennis Cts - Nets / Furnishings / Divider <i>(Maintenance / Operating)</i>	1304		0	0	\$0.00 /	0	\$0*	\$0*	On File
Tennis Cts - Replace	1305		50	25	\$56,000.00 / EA	2	\$112,000	\$298,574	On File
Tennis Cts - Resurface	1306		5	0	\$9,732.00 / EA	2	\$19,464	\$19,464	On File
Tennis Cts - Windscreens	1307		10	5	\$9,000.00 / EA	1	\$9,000	\$10,950	On File
Totals							\$184,714	\$382,818	

* Non-reserve components excluded from totals

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

Anticipated Expenditures (5 Years)

Units: 2,887 | Start Date: 7/1/2023



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
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2023-2024

Bar - Audio/Video Equip.		1015		Clubhouse - Bar	\$5,400	\$5,400
Bar - Restroom (Refurb)		1020		Clubhouse - Bar	\$4,500	\$4,500
Bistro - Office/Equip (Refurb)		1025		Clubhouse - Bistro	\$3,245	\$3,245
Bistro - Restroom		1027		Clubhouse - Bistro	\$4,325	\$4,325
Golf Course - Gate Valves (Canal)		2008		Golf Course	\$8,800	\$8,800
HOA/Patrol Offices - Furnishings/Flooring		1054		Clubhouse - Offices	\$55,500	\$55,500
HOA/Patrol Offices - Restrooms (Refurb)		1055		Clubhouse - Offices	\$17,300	\$17,300
Kitchen - Appliances/Cookware		1029		Clubhouse - Bistro	\$108,000	\$108,000
Kitchen - Flooring/Prep Stations		1030		Clubhouse - Bistro	\$23,000	\$23,000
Maint Bldg - Comp Shingle Roofing		5001		Maintenance - Building	\$27,720	\$27,720
Septic System - Campground		9021		Septic Systems	\$16,000	\$16,000
Septic System - Clubhouse		1101		Septic Systems	\$118,000	\$118,000
Septic System - Grease Trap				Septic Systems	\$16,700	\$16,700
Septic System - Lampkin Park		1104		Septic Systems	\$32,000	\$32,000
Septic System - Oil Seperator				Septic Systems	\$16,700	\$16,700
Stables - Horse Watering System		1208		Stables	\$43,260	\$43,260
Stables - Hot Walker		1209		Stables	\$8,400	\$8,400
Street Sweeper (#2044)		6048		Maintenance - Equipment	\$102,000	\$102,000
Tennis Cts - Lighting		1302		Tennis Courts	\$24,300	\$24,300
Tennis Cts - Resurface		1306		Tennis Courts	\$19,464	\$19,464
Truck - Ford F-550 (#131)		6065		Maintenance - Equipment	\$69,000	\$69,000

Total for 2023-2024: \$723,614

2024-2025

2010 Dodge Truck 2500				Maintenance - Equipment	\$43,260	\$44,558
Concrete - Repair Contingency		1007		Asphalt & Concrete Surfaces	\$25,000	\$26,000
Diesel Tank/Pump (1) - 2,000 Gal		6010		Maintenance - Equipment	\$23,795	\$24,747
Diesel Tank/Pump (2) - 1,000 Gal		6011		Maintenance - Equipment	\$17,500	\$18,200
Diesel Tank/Pump (3) - 2,000 Gal		6012		Maintenance - Equipment	\$23,800	\$24,752
Ext - Backflow Device		1031		Clubhouse - Exterior	\$11,350	\$11,804
Ext - Paint/Repairs		1034		Clubhouse - Exterior	\$19,465	\$20,244

Anticipated Expenditures (5 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Golf Course - Cart Paths (Concrete Repairs 10%)		2003		Golf Course	\$17,161	\$17,847
Golf Course - Spillway (Repairs)		2013		Golf Course	\$129,780	\$134,971
Pavilion (Ext) - Balc/Walkway (Repair/Replace)		8001		Pavilion	\$51,000	\$53,040
Pavilion (Ext) - Paint/Repairs/Replace		8002		Pavilion	\$18,600	\$19,344
Pavilion (Ext) - Roofing (Flat/Mansards)		8003		Pavilion	\$26,000	\$27,040
Pavilion (Int) - Furnishings/Carpeting/Misc		8004		Pavilion	\$14,000	\$14,560
Pavilion (Int) - Kitchen (Remodel/Refurbish)		8005		Pavilion	\$17,000	\$17,680
Pool/Spa - Mastic/Waterproof		9018		Pool & Spa	\$3,078	\$3,201
Pro Shop - Furnishings/Displays/Flooring		3002		Golf Course - Pro Shop	\$28,000	\$29,120
Pro Shop - Golf Carts		3003		Golf Course - Pro Shop	\$67,500	\$70,200
Water Tank - 2,000 Gal		6071		Maintenance - Equipment	\$8,650	\$8,996
Watering Tank		6072		Maintenance - Equipment	\$17,845	\$18,559
Total for 2024-2025:						\$584,862
2025-2026						
Bar - Flooring/Furnishings		1016		Clubhouse - Bar	\$52,000	\$56,243
Cinder Spreader - Meyer (#012-1)		6008		Maintenance - Equipment	\$9,000	\$9,734
Cinder Spreader - Meyer (#012-2)		6009		Maintenance - Equipment	\$9,000	\$9,734
Clubhouse - Remodel/Design Phase 3		1041		Clubhouse - General	\$2,000,000	\$2,163,200
Front Loader - Komatsu 250 (#2041)		6015		Maintenance - Equipment	\$200,000	\$216,320
Golf - Green Roller (#158)		6018		Maintenance - Equipment	\$12,735	\$13,774
Golf - Sod Cutters		6023		Maintenance - Equipment	\$17,300	\$18,712
Golf - Toro Green Mower (#157)		6024		Maintenance - Equipment	\$60,000	\$64,896
Golf Course - Aerators		2001		Golf Course	\$17,025	\$18,414
Golf Course - Wood Ret Walls (Repairs)		2018		Golf Course	\$17,300	\$18,712
HOA/Patrol Offices - Computers/Equipment		1053		Clubhouse - Offices	\$80,000	\$86,528
Septic System - Golf Pro-Shop		1103		Septic Systems	\$23,000	\$24,877
Trash Receptacles		7009		Miscellaneous	\$97,335	\$105,278
Utility Room - Furnishings/Misc		1060		Clubhouse - Utility Room	\$21,630	\$23,395
Utility Room - Kitchen (Appliances)		1061		Clubhouse - Utility Room	\$6,000	\$6,490
Utility Room - Kitchen (Refurbish)		1062		Clubhouse - Utility Room	\$8,650	\$9,356
Total for 2025-2026:						\$2,845,663
2026-2027						
2 Snow Plow kits (191 & 192)				Maintenance - Equipment	\$19,500	\$21,308
Asphalt - Roller CAT (#2055)		6004		Maintenance - Equipment	\$69,000	\$77,616
Bistro - Washer/Dryer (Whirlpool)		1028		Clubhouse - Bistro	\$1,730	\$1,946
EC Vehicle - Subaru (#161)		6031		Maintenance - Equipment	\$40,500	\$45,557

Anticipated Expenditures (5 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Ext - Roofing		1035		Clubhouse - Exterior	\$86,500	\$97,301
Golf Course - Cart Path's / Rehab (25%)		2004		Golf Course	\$46,001	\$51,744
Golf Course - Lake Systems (Maintenance)		2011		Golf Course	\$248,745	\$279,804
Lampkin - Chain Link Fencing (Field)		4005		Lampkin Park	\$14,300	\$16,086
Lobby - Flooring/Furnishings		1045		Clubhouse - Lobby	\$7,325	\$8,240
Lobby - Restrooms		1046		Clubhouse - Lobby	\$17,300	\$19,460
Maint Bldg - RV Chain Link		5004		Maintenance - Building	\$11,500	\$12,936
Patrol Vehicle - Colorado Crew				Maintenance - Equipment	\$41,000	\$44,802
Patrol Vehicle - Colorado extended				Maintenance - Equipment	\$37,850	\$42,576
Rec Rm - Flooring		1058		Clubhouse - Rec Room	\$9,300	\$10,461
Snow Plow - Blade (#131)		6041		Maintenance - Equipment	\$21,630	\$24,331
Snow Plow - Front Loader (#2041)		6043		Maintenance - Equipment	\$24,000	\$26,997
Solar Powered Cameras				Clubhouse - Patrol Offices	\$10,815	\$11,818
Stables - Lower Barn Rebuild		1211		Stables	\$51,912	\$58,394
Truck - Dodge 3500 (#163)		6062		Maintenance - Equipment	\$50,000	\$56,243
Truck - Dodge 4500 (#171)		6063		Maintenance - Equipment	\$50,000	\$56,243
Total for 2026-2027:						\$963,862
2027-2028						
Emergency Preparedness - Equip/Materials		7002		Miscellaneous	\$17,000	\$19,888
Ext - Decking / Siding / Rails		1032		Clubhouse - Exterior	\$175,000	\$204,725
Forklift - Nissan 5K (#062)		6013		Maintenance - Equipment	\$14,000	\$16,378
Golf Course - Irr Pumps (Replace)		2009		Golf Course	\$68,100	\$79,667
Pool/Spa - Mastic/Waterproof		9018		Pool & Spa	\$3,078	\$3,601
Rec Rm - Furnishings/Misc		1059		Clubhouse - Rec Room	\$10,815	\$12,652
Septic System - Golf Course		1102		Septic Systems	\$17,000	\$19,888
Stables - Ext Wood (Paint)		1203		Stables	\$19,720	\$23,070
Trash Compactor (A)		6053		Maintenance - Equipment	\$23,790	\$27,831
Trash Compactor (B)		6054		Maintenance - Equipment	\$23,790	\$27,831
Truck - Dodge 5500 (#172)		6064		Maintenance - Equipment	\$82,000	\$95,928
Total for 2027-2028:						\$531,459

Target Funding - 75% in 30 Years

Target - 75% Funded in 30 Years

Units: 2,887 | Start Date: 7/1/2023

This plan represents a first-year reserve contribution of \$797,310 or \$276.17 yearly per unit and is calculated to achieve the target funding goal of 75% in 30 years. Upon meeting the designated target, the funding will adjust to maintain this percentage for the remaining years. Assumptions used in this model include a component inflation factor of 4% per year, annual average interest rate of 3% per year and a varied annual contribution rate calculated to meet target requirements.



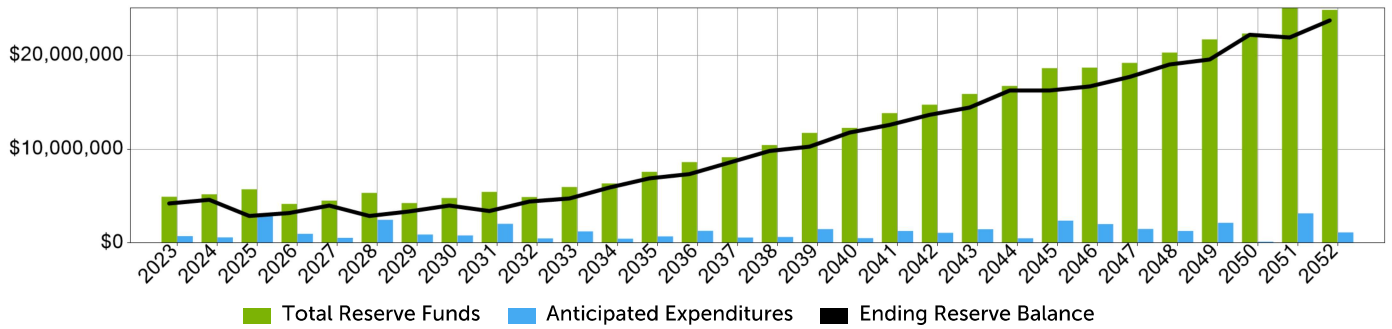
Year	Annual Reserve Contributions	Yearly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023-2024	\$797,310	\$276.17	\$4,100,000	\$124,105	\$5,021,415	\$723,614	\$4,297,801	\$8,982,038	48%
2024-2025	\$829,202	\$287.22	\$4,297,801	\$132,599	\$5,259,603	\$584,862	\$4,674,741	\$9,467,911	49%
2025-2026	\$862,370	\$298.71	\$4,674,741	\$110,493	\$5,647,604	\$2,845,663	\$2,801,941	\$7,650,436	37%
2026-2027	\$896,865	\$310.66	\$2,801,941	\$83,053	\$3,781,860	\$963,862	\$2,817,998	\$7,747,678	36%
2027-2028	\$932,740	\$323.08	\$2,817,998	\$90,559	\$3,841,297	\$531,459	\$3,309,838	\$8,329,256	40%
2028-2029	\$970,050	\$336.01	\$3,309,838	\$76,938	\$4,356,826	\$2,460,515	\$1,896,311	\$6,959,830	27%
2029-2030	\$1,008,852	\$349.45	\$1,896,311	\$58,699	\$2,963,862	\$888,178	\$2,075,684	\$7,204,060	29%
2030-2031	\$1,049,206	\$363.42	\$2,075,684	\$66,036	\$3,190,926	\$798,149	\$2,392,776	\$7,586,195	32%
2031-2032	\$1,091,174	\$377.96	\$2,392,776	\$57,591	\$3,541,541	\$2,037,319	\$1,504,222	\$6,731,857	22%
2032-2033	\$1,134,821	\$393.08	\$1,504,222	\$54,892	\$2,693,935	\$483,812	\$2,210,123	\$7,496,291	29%
2033-2034	\$1,180,214	\$408.80	\$2,210,123	\$65,643	\$3,455,980	\$1,224,254	\$2,231,726	\$7,560,007	30%
2034-2035	\$1,227,422	\$425.15	\$2,231,726	\$78,771	\$3,537,919	\$439,469	\$3,098,450	\$8,482,732	37%
2035-2036	\$1,276,519	\$442.16	\$3,098,450	\$101,704	\$4,476,673	\$693,164	\$3,783,509	\$9,220,391	41%
2036-2037	\$1,327,580	\$459.85	\$3,783,509	\$114,214	\$5,225,303	\$1,280,338	\$3,944,965	\$9,421,453	42%
2037-2038	\$1,380,683	\$478.24	\$3,944,965	\$130,551	\$5,456,199	\$567,209	\$4,888,990	\$10,417,463	47%
2038-2039	\$1,435,910	\$497.37	\$4,888,990	\$158,671	\$6,483,571	\$635,818	\$5,847,754	\$11,428,990	51%
2039-2040	\$1,493,347	\$517.27	\$5,847,754	\$175,693	\$7,516,794	\$1,475,978	\$6,040,816	\$11,656,783	52%
2040-2041	\$1,553,081	\$537.96	\$6,040,816	\$196,926	\$7,790,822	\$506,332	\$7,284,490	\$12,954,320	56%
2041-2042	\$1,615,204	\$559.47	\$7,284,490	\$223,770	\$9,123,465	\$1,266,153	\$7,857,312	\$13,567,905	58%
2042-2043	\$1,679,812	\$581.85	\$7,857,312	\$244,767	\$9,781,890	\$1,076,663	\$8,705,227	\$14,458,086	60%
2043-2044	\$1,747,004	\$605.13	\$8,705,227	\$265,612	\$10,717,843	\$1,450,014	\$9,267,829	\$15,057,701	62%
2044-2045	\$1,816,885	\$629.33	\$9,267,829	\$297,879	\$11,382,593	\$493,924	\$10,888,668	\$16,735,175	65%
2045-2046	\$1,889,560	\$654.51	\$10,888,668	\$319,357	\$13,097,585	\$2,376,419	\$10,721,166	\$16,583,836	65%
2046-2047	\$1,965,142	\$680.69	\$10,721,166	\$321,024	\$13,007,333	\$2,005,858	\$11,001,475	\$16,877,551	65%
2047-2048	\$2,043,748	\$707.91	\$11,001,475	\$338,385	\$13,383,607	\$1,487,729	\$11,895,879	\$17,788,758	67%
2048-2049	\$2,125,498	\$736.23	\$11,895,879	\$369,797	\$14,391,174	\$1,264,092	\$13,127,082	\$19,038,516	69%
2049-2050	\$2,210,518	\$765.68	\$13,127,082	\$394,800	\$15,732,400	\$2,144,713	\$13,587,686	\$19,494,674	70%
2050-2051	\$2,298,939	\$796.31	\$13,587,686	\$440,205	\$16,326,830	\$127,324	\$16,199,506	\$22,142,265	73%
2051-2052	\$2,390,896	\$828.16	\$16,199,506	\$474,614	\$19,065,016	\$3,148,959	\$15,916,058	\$21,835,302	73%
2052-2053	\$2,486,532	\$861.29	\$15,916,058	\$497,993	\$18,900,583	\$1,119,097	\$17,781,486	\$23,708,368	75%

Ladder

Units: 2,887 | Start Date: 7/1/2023

Variable Annual Increase Funding Model

This plan represents first-year reserve contribution of \$706,212 or \$244.62 yearly per unit and incorporates the following variable annual increases in funding: 2.5% in years 1-27. If maintained, this plan will meet all anticipated expenditures as they occur over the projected 30 years. If designated future year increases are not maintained the association may be unable to meet all future expense requirements. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all funding goals and expectations are being met.



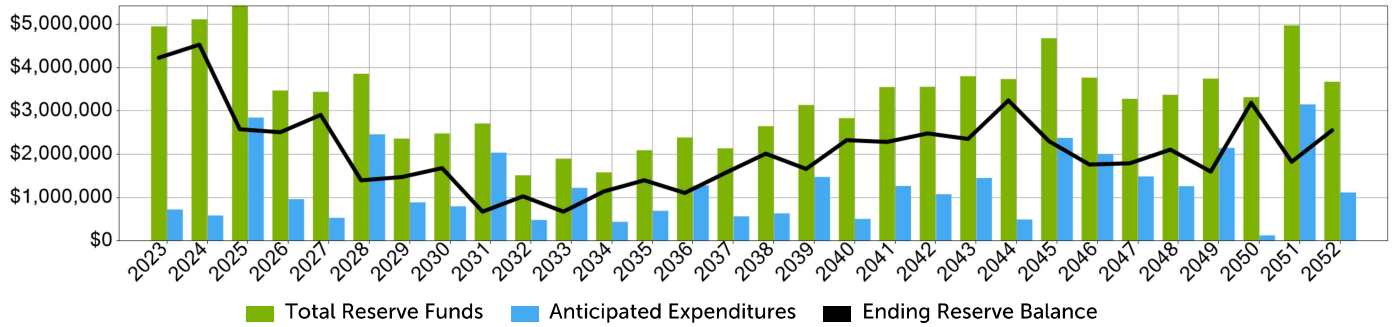
Year	Annual Reserve Contributions	Yearly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
Duration: 1 years			Rate of Annual Reserve Contribution Increases: 20.00%				Additional Funds To Reserves: \$0.00		
2023-2024	\$706,212	\$244.62	\$4,100,000	\$122,739	\$4,928,951	\$723,614	\$4,205,337	\$8,982,038	47%
Duration: 1 years			Rate of Annual Reserve Contribution Increases: 19.00%				Additional Funds To Reserves: \$0.00		
2024-2025	\$847,454	\$293.54	\$4,205,337	\$130,099	\$5,182,890	\$584,862	\$4,598,028	\$9,467,911	49%
Duration: 1 years			Rate of Annual Reserve Contribution Increases: 18.00%				Additional Funds To Reserves: \$0.00		
2025-2026	\$1,008,471	\$349.31	\$4,598,028	\$110,383	\$5,716,882	\$2,845,663	\$2,871,219	\$7,650,436	38%
Duration: 27 years			Rate of Annual Reserve Contribution Increases: 2.50%				Additional Funds To Reserves: \$0.00		
2026-2027	\$1,189,995	\$412.19	\$2,871,219	\$89,529	\$4,150,743	\$963,862	\$3,186,881	\$7,747,678	41%
2027-2028	\$1,219,745	\$422.50	\$3,186,881	\$105,931	\$4,512,557	\$531,459	\$3,981,098	\$8,329,256	48%
2028-2029	\$1,250,239	\$433.06	\$3,981,098	\$101,279	\$5,332,616	\$2,460,515	\$2,872,101	\$6,959,830	41%
2029-2030	\$1,281,495	\$443.88	\$2,872,101	\$92,063	\$4,245,659	\$888,178	\$3,357,481	\$7,204,060	47%
2030-2031	\$1,313,532	\$454.98	\$3,357,481	\$108,455	\$4,779,468	\$798,149	\$3,981,319	\$7,586,195	52%
2031-2032	\$1,346,371	\$466.36	\$3,981,319	\$109,075	\$5,436,765	\$2,037,319	\$3,399,446	\$6,731,857	50%
2032-2033	\$1,380,030	\$478.02	\$3,399,446	\$115,427	\$4,894,903	\$483,812	\$4,411,091	\$7,496,291	59%
2033-2034	\$1,414,531	\$489.97	\$4,411,091	\$135,187	\$5,960,808	\$1,224,254	\$4,736,554	\$7,560,007	63%
2034-2035	\$1,449,894	\$502.21	\$4,736,554	\$157,253	\$6,343,701	\$439,469	\$5,904,232	\$8,482,732	70%
2035-2036	\$1,486,141	\$514.77	\$5,904,232	\$189,022	\$7,579,395	\$693,164	\$6,886,232	\$9,220,391	75%
2036-2037	\$1,523,295	\$527.64	\$6,886,232	\$210,231	\$8,619,758	\$1,280,338	\$7,339,420	\$9,421,453	78%
2037-2038	\$1,561,377	\$540.83	\$7,339,420	\$235,095	\$9,135,892	\$567,209	\$8,568,683	\$10,417,463	82%
2038-2039	\$1,600,412	\$554.35	\$8,568,683	\$271,529	\$10,440,624	\$635,818	\$9,804,807	\$11,428,990	86%
2039-2040	\$1,640,422	\$568.21	\$9,804,807	\$296,611	\$11,741,839	\$1,475,978	\$10,265,861	\$11,656,783	88%
2040-2041	\$1,681,432	\$582.42	\$10,265,861	\$325,602	\$12,272,896	\$506,332	\$11,766,565	\$12,954,320	91%
2041-2042	\$1,723,468	\$596.98	\$11,766,565	\$359,857	\$13,849,890	\$1,266,153	\$12,583,737	\$13,567,905	93%
2042-2043	\$1,766,555	\$611.90	\$12,583,737	\$387,860	\$14,738,152	\$1,076,663	\$13,661,489	\$14,458,086	94%
2043-2044	\$1,810,719	\$627.20	\$13,661,489	\$415,255	\$15,887,463	\$1,450,014	\$14,437,449	\$15,057,701	96%
2044-2045	\$1,855,987	\$642.88	\$14,437,449	\$453,554	\$16,746,990	\$493,924	\$16,253,066	\$16,735,175	97%
2045-2046	\$1,902,386	\$658.95	\$16,253,066	\$480,481	\$18,635,934	\$2,376,419	\$16,259,514	\$16,583,836	98%
2046-2047	\$1,949,946	\$675.42	\$16,259,514	\$486,947	\$18,696,407	\$2,005,858	\$16,690,549	\$16,877,551	99%
2047-2048	\$1,998,695	\$692.31	\$16,690,549	\$508,381	\$19,197,625	\$1,487,729	\$17,709,896	\$17,788,758	100%
2048-2049	\$2,048,662	\$709.62	\$17,709,896	\$543,065	\$20,301,624	\$1,264,092	\$19,037,532	\$19,038,516	100%
2049-2050	\$2,099,879	\$727.36	\$19,037,532	\$570,453	\$21,707,864	\$2,144,713	\$19,563,151	\$19,494,674	100%
2050-2051	\$2,152,376	\$745.54	\$19,563,151	\$617,270	\$22,332,797	\$127,324	\$22,205,473	\$22,142,265	100%
2051-2052	\$2,206,185	\$764.18	\$22,205,473	\$652,023	\$25,063,681	\$3,148,959	\$21,914,723	\$21,835,302	100%
2052-2053	\$2,261,340	\$783.28	\$21,914,723	\$674,575	\$24,850,638	\$1,119,097	\$23,731,541	\$23,708,368	100%

Minimum Threshold

Min Balance: \$675,000 (5% of Current Replacement Cost)

Units: 2,887 | Start Date: 7/1/2023

This plan represents the minimum annual reserve contribution of \$728,390 or \$252.30 yearly per unit for the first year of implementation to meet all future anticipated expenditures each year over the next 30 years. The minimum threshold amount is calculated by ensuring the ending reserve balance is equal to or greater than \$675,000 (or 5% of the current replacement cost) over the duration of the plan. The annual reserve contributions may also fluctuate from year to year because the plan only takes into consideration meeting anticipated expenditures.



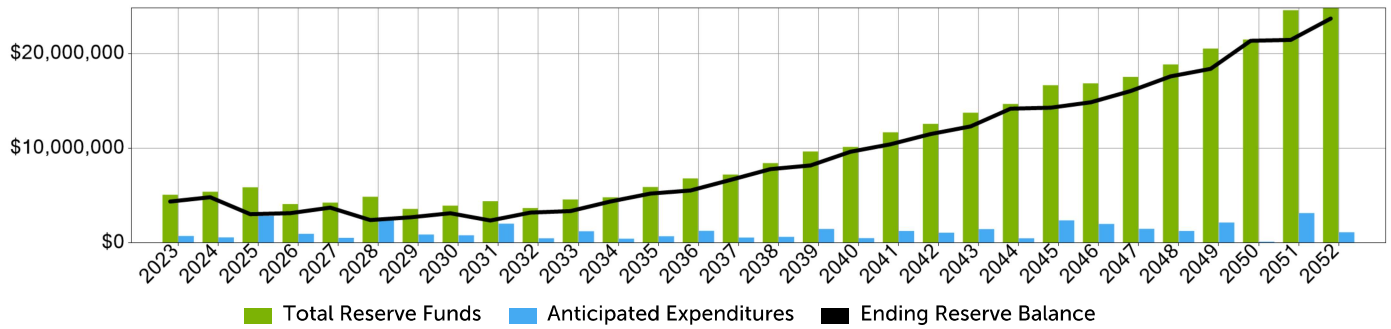
Year	Annual Reserve Contributions	Yearly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023-2024	\$728,390	\$252.30	\$4,100,000	\$123,072	\$4,951,462	\$723,614	\$4,227,848	\$8,982,038	47%
2024-2025	\$757,526	\$262.39	\$4,227,848	\$129,425	\$5,114,799	\$584,862	\$4,529,936	\$9,467,911	48%
2025-2026	\$787,827	\$272.89	\$4,529,936	\$105,031	\$5,422,793	\$2,845,663	\$2,577,131	\$7,650,436	34%
2026-2027	\$819,340	\$283.80	\$2,577,131	\$75,146	\$3,471,617	\$963,862	\$2,507,754	\$7,747,678	32%
2027-2028	\$852,113	\$295.16	\$2,507,754	\$80,042	\$3,439,910	\$531,459	\$2,908,452	\$8,329,256	35%
2028-2029	\$886,198	\$306.96	\$2,908,452	\$63,639	\$3,858,288	\$2,460,515	\$1,397,773	\$6,959,830	20%
2029-2030	\$921,646	\$319.24	\$1,397,773	\$42,435	\$2,361,854	\$888,178	\$1,473,676	\$7,204,060	20%
2030-2031	\$958,512	\$332.01	\$1,473,676	\$46,616	\$2,478,803	\$798,149	\$1,680,654	\$7,586,195	22%
2031-2032	\$996,852	\$345.29	\$1,680,654	\$34,813	\$2,712,319	\$2,037,319	\$675,000	\$6,731,857	10%
2032-2033	\$812,599	\$281.47	\$675,000	\$25,182	\$1,512,781	\$483,812	\$1,028,969	\$7,496,291	14%
2033-2034	\$845,103	\$292.73	\$1,028,969	\$25,182	\$1,899,254	\$1,224,254	\$675,000	\$7,560,007	9%
2034-2035	\$878,907	\$304.44	\$675,000	\$26,842	\$1,580,749	\$439,469	\$1,141,280	\$8,482,732	13%
2035-2036	\$914,064	\$316.61	\$1,141,280	\$37,552	\$2,092,895	\$693,164	\$1,399,732	\$9,220,391	15%
2036-2037	\$950,626	\$329.28	\$1,399,732	\$37,046	\$2,387,404	\$1,280,338	\$1,107,066	\$9,421,453	12%
2037-2038	\$988,651	\$342.45	\$1,107,066	\$39,534	\$2,135,251	\$567,209	\$1,568,042	\$10,417,463	15%
2038-2039	\$1,028,197	\$356.15	\$1,568,042	\$52,927	\$2,649,166	\$635,818	\$2,013,348	\$11,428,990	18%
2039-2040	\$1,069,325	\$370.39	\$2,013,348	\$54,301	\$3,136,974	\$1,475,978	\$1,660,996	\$11,656,783	14%
2040-2041	\$1,112,098	\$385.21	\$1,660,996	\$58,916	\$2,832,011	\$506,332	\$2,325,679	\$12,954,320	18%
2041-2042	\$1,156,582	\$400.62	\$2,325,679	\$68,127	\$3,550,388	\$1,266,153	\$2,284,235	\$13,567,905	17%
2042-2043	\$1,202,845	\$416.64	\$2,284,235	\$70,420	\$3,557,500	\$1,076,663	\$2,480,837	\$14,458,086	17%
2043-2044	\$1,250,959	\$433.31	\$2,480,837	\$71,439	\$3,803,235	\$1,450,014	\$2,353,221	\$15,057,701	16%
2044-2045	\$1,300,997	\$450.64	\$2,353,221	\$82,703	\$3,736,921	\$493,924	\$3,242,997	\$16,735,175	19%
2045-2046	\$1,353,037	\$468.67	\$3,242,997	\$81,939	\$4,677,973	\$2,376,419	\$2,301,554	\$16,583,836	14%
2046-2047	\$1,407,159	\$487.41	\$2,301,554	\$60,066	\$3,768,779	\$2,005,858	\$1,762,921	\$16,877,551	10%
2047-2048	\$1,463,445	\$506.91	\$1,762,921	\$52,523	\$3,278,890	\$1,487,729	\$1,791,161	\$17,788,758	10%
2048-2049	\$1,521,983	\$527.18	\$1,791,161	\$57,603	\$3,370,747	\$1,264,092	\$2,106,655	\$19,038,516	11%
2049-2050	\$1,582,862	\$548.27	\$2,106,655	\$54,772	\$3,744,290	\$2,144,713	\$1,599,576	\$19,494,674	8%
2050-2051	\$1,646,177	\$570.20	\$1,599,576	\$70,770	\$3,316,523	\$127,324	\$3,189,199	\$22,142,265	14%
2051-2052	\$1,712,024	\$593.01	\$3,189,199	\$74,122	\$4,975,345	\$3,148,959	\$1,826,387	\$21,835,302	8%
2052-2053	\$1,780,505	\$616.73	\$1,826,387	\$64,713	\$3,671,604	\$1,119,097	\$2,552,507	\$23,708,368	11%

Target Funding - 100% in 30 Years

Target - 100% Funded in 30 Years

Units: 2,887 | Start Date: 7/1/2023

This plan represents a first-year reserve contribution of \$868,860 or \$300.96 yearly per unit and is calculated to achieve the target funding goal of 100% in 30 years. Upon meeting the designated target, the funding will adjust to maintain this percentage for the remaining years. Assumptions used in this model include a component inflation factor of 4% per year, annual average interest rate of 3% per year and a varied annual contribution rate calculated to meet target requirements.



Year	Annual Reserve Contributions	Yearly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023-2024	\$868,860	\$300.96	\$4,100,000	\$125,179	\$5,094,039	\$723,614	\$4,370,425	\$8,982,038	49%
2024-2025	\$903,614	\$312.99	\$4,370,425	\$135,894	\$5,409,933	\$584,862	\$4,825,071	\$9,467,911	51%
2025-2026	\$939,759	\$325.51	\$4,825,071	\$116,164	\$5,880,993	\$2,845,663	\$3,035,331	\$7,650,436	40%
2026-2027	\$977,349	\$338.53	\$3,035,331	\$91,262	\$4,103,942	\$963,862	\$3,140,080	\$7,747,678	41%
2027-2028	\$1,016,443	\$352.08	\$3,140,080	\$101,477	\$4,258,000	\$531,459	\$3,726,542	\$8,329,256	45%
2028-2029	\$1,057,101	\$366.16	\$3,726,542	\$90,745	\$4,874,388	\$2,460,515	\$2,413,873	\$6,959,830	35%
2029-2030	\$1,099,385	\$380.81	\$2,413,873	\$75,584	\$3,588,842	\$888,178	\$2,700,664	\$7,204,060	37%
2030-2031	\$1,143,360	\$396.04	\$2,700,664	\$86,198	\$3,930,223	\$798,149	\$3,132,073	\$7,586,195	41%
2031-2032	\$1,189,095	\$411.88	\$3,132,073	\$81,239	\$4,402,407	\$2,037,319	\$2,365,089	\$6,731,857	35%
2032-2033	\$1,236,659	\$428.35	\$2,365,089	\$82,245	\$3,683,993	\$483,812	\$3,200,180	\$7,496,291	43%
2033-2034	\$1,286,125	\$445.49	\$3,200,180	\$96,933	\$4,583,239	\$1,224,254	\$3,358,985	\$7,560,007	44%
2034-2035	\$1,337,570	\$463.31	\$3,358,985	\$114,241	\$4,810,796	\$439,469	\$4,371,327	\$8,482,732	52%
2035-2036	\$1,391,073	\$481.84	\$4,371,327	\$141,608	\$5,904,009	\$693,164	\$5,210,845	\$9,220,391	57%
2036-2037	\$1,446,716	\$501.11	\$5,210,845	\$158,821	\$6,816,382	\$1,280,338	\$5,536,044	\$9,421,453	59%
2037-2038	\$1,504,584	\$521.16	\$5,536,044	\$180,142	\$7,220,770	\$567,209	\$6,653,561	\$10,417,463	64%
2038-2039	\$1,564,768	\$542.00	\$6,653,561	\$213,541	\$8,431,870	\$635,818	\$7,796,053	\$11,428,990	68%
2039-2040	\$1,627,358	\$563.68	\$7,796,053	\$236,152	\$9,659,563	\$1,475,978	\$8,183,585	\$11,656,783	70%
2040-2041	\$1,692,453	\$586.23	\$8,183,585	\$263,299	\$10,139,338	\$506,332	\$9,633,006	\$12,954,320	74%
2041-2042	\$1,760,151	\$609.68	\$9,633,006	\$296,400	\$11,689,557	\$1,266,153	\$10,423,404	\$13,567,905	77%
2042-2043	\$1,830,557	\$634.07	\$10,423,404	\$324,011	\$12,577,972	\$1,076,663	\$11,501,309	\$14,458,086	80%
2043-2044	\$1,903,779	\$659.43	\$11,501,309	\$351,846	\$13,756,934	\$1,450,014	\$12,306,920	\$15,057,701	82%
2044-2045	\$1,979,930	\$685.81	\$12,306,920	\$391,498	\$14,678,348	\$493,924	\$14,184,423	\$16,735,175	85%
2045-2046	\$2,059,128	\$713.24	\$14,184,423	\$420,773	\$16,664,324	\$2,376,419	\$14,287,905	\$16,583,836	86%
2046-2047	\$2,141,493	\$741.77	\$14,287,905	\$430,672	\$16,860,069	\$2,005,858	\$14,854,211	\$16,877,551	88%
2047-2048	\$2,227,152	\$771.44	\$14,854,211	\$456,718	\$17,538,081	\$1,487,729	\$16,050,353	\$17,788,758	90%
2048-2049	\$2,316,239	\$802.30	\$16,050,353	\$497,293	\$18,863,884	\$1,264,092	\$17,599,792	\$19,038,516	92%
2049-2050	\$2,408,888	\$834.39	\$17,599,792	\$531,956	\$20,540,637	\$2,144,713	\$18,395,923	\$19,494,674	94%
2050-2051	\$2,505,244	\$867.77	\$18,395,923	\$587,547	\$21,488,714	\$127,324	\$21,361,390	\$22,142,265	96%
2051-2052	\$2,605,453	\$902.48	\$21,361,390	\$632,689	\$24,599,532	\$3,148,959	\$21,450,574	\$21,835,302	98%
2052-2053	\$2,709,672	\$938.58	\$21,450,574	\$667,376	\$24,827,621	\$1,119,097	\$23,708,524	\$23,708,368	100%

Percent Funded Analysis

Current Percent Funded: 47%

Component	UL RUL		Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B						
ASPHALT & CONCRETE SURFACES								
Asphalt (Campground) - Repair/Replace	25	24	1	\$122,500	\$2,314	\$4,900	\$4,900	\$5,078
Asphalt (Clubhouse) - Repair/Replace	25	6	19	\$175,875	\$63,134	\$7,035	\$133,665	\$7,290
Asphalt (Maint Yard) - Repair/Replace (1)	30	20	10	\$52,500	\$8,266	\$1,750	\$17,500	\$1,813
Asphalt (Maint Yard) - Repair/Replace (2)	30	29	1	\$52,500	\$827	\$1,750	\$1,750	\$1,813
Asphalt (Maint Yard) - Repair/Replace (3)	30	8	22	\$52,500	\$18,185	\$1,750	\$38,500	\$1,813
Concrete - Kitchen Access Road	30	28	2	\$40,000	\$1,260	\$1,333	\$2,667	\$1,382
Concrete - Repair Contingency	5	1	4	\$25,000	\$9,447	\$5,000	\$20,000	\$5,181
			Total	\$520,875	\$103,432	\$23,518	\$218,982	\$24,371
CAMPGROUND								
Campground - Comp Shingle Roof	20	17	3	\$4,000	\$283	\$200	\$600	\$207
Campground - Furnishings	20	16	4	\$17,000	\$1,606	\$850	\$3,400	\$881
Campground - Restrooms (Refurb)	15	11	4	\$8,000	\$1,008	\$533	\$2,133	\$553
			Total	\$29,000	\$2,897	\$1,583	\$6,133	\$1,641
CLUBHOUSE - BAR								
Bar - Appliances/Serving Systems	12	7	5	\$28,000	\$5,511	\$2,333	\$11,667	\$2,418
Bar - Audio/Video Equip.	8	0	8	\$5,400	\$2,551	\$675	\$5,400	\$699
Bar - Flooring/Furnishings	10	2	8	\$52,000	\$19,649	\$5,200	\$41,600	\$5,389
Bar - Remodel/Refurbish	30	24	6	\$56,000	\$5,290	\$1,867	\$11,200	\$1,934
Bar - Restroom (Refurb)	12	0	12	\$4,500	\$2,125	\$375	\$4,500	\$389
			Total	\$145,900	\$35,126	\$10,450	\$74,367	\$10,829
CLUBHOUSE - BISTRO								
Bistro - Flooring	20	15	5	\$13,338	\$1,575	\$667	\$3,335	\$691
Bistro - Furnishings (Chairs/Tables)	10	5	5	\$17,800	\$4,204	\$1,780	\$8,900	\$1,845
Bistro - Office/Equip (Refurb)	5	0	5	\$3,245	\$1,533	\$649	\$3,245	\$673
Bistro - Restroom	14	0	14	\$4,325	\$2,043	\$309	\$4,325	\$320
Bistro - Washer/Dryer (Whirlpool)	10	3	7	\$1,730	\$572	\$173	\$1,211	\$179
Kitchen - Appliances/Cookware	12	0	12	\$108,000	\$51,012	\$9,000	\$108,000	\$9,326
Kitchen - Flooring/Prep Stations	15	0	15	\$23,000	\$10,864	\$1,533	\$23,000	\$1,589
			Total	\$171,438	\$71,802	\$14,111	\$152,016	\$14,623
CLUBHOUSE - EXTERIOR								
Decking, Ramps, Rails (New)	22	20	2	\$275,000	\$11,808	\$12,500	\$25,000	\$12,953
Ext - Backflow Device	18	1	17	\$11,350	\$5,063	\$631	\$10,719	\$653
Ext - Decking / Siding / Rails	22	4	18	\$175,000	\$67,629	\$7,955	\$143,182	\$8,243
Ext - Lighting	15	9	6	\$34,600	\$6,537	\$2,307	\$13,840	\$2,390
Ext - Paint/Repairs	5	1	4	\$19,465	\$7,355	\$3,893	\$15,572	\$4,034
Ext - Roofing	25	3	22	\$86,500	\$35,954	\$3,460	\$76,120	\$3,585
			Total	\$601,915	\$134,347	\$30,745	\$284,433	\$31,860
CLUBHOUSE - GENERAL								
Clubhouse - Remodel/Design Phase 3	45	2	43	\$2,000,000	\$902,678	\$44,444	\$1,911,111	\$46,056
Clubhouse - Remodel/Design Phase 4	45	5	40	\$1,765,000	\$741,036	\$39,222	\$1,568,889	\$40,645
Clubhouse - Remodel/Design Phase 5 & 6	45	8	37	\$1,000,000	\$388,361	\$22,222	\$822,222	\$23,028
			Total	\$4,765,000	\$2,032,075	\$105,889	\$4,302,222	\$109,729
CLUBHOUSE - LOBBY								
Lobby - Flooring/Furnishings	30	3	27	\$7,325	\$3,114	\$244	\$6,593	\$253
Lobby - Restrooms	15	3	12	\$17,300	\$6,537	\$1,153	\$13,840	\$1,195

Percent Funded Analysis

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.	
	A	B	C	D	E	F	G	H	
				Total	\$24,625	\$9,651	\$1,398	\$20,433	\$1,448
CLUBHOUSE - MECH EQUIPMENT									
Club - Emergency Generator	25	12	13	\$118,500	\$29,105	\$4,740	\$61,620	\$4,912	
Club - Fire Systems - Upgrade/Repairs	15	13	2	\$24,332	\$1,532	\$1,622	\$3,244	\$1,681	
Club - Heating/Cooling Systems	15	13	2	\$54,075	\$3,406	\$3,605	\$7,210	\$3,736	
Club - Sump Pumps - Lift Station	12	10	2	\$19,460	\$1,532	\$1,622	\$3,243	\$1,680	
Club - Water Heat Systems	12	10	2	\$17,300	\$1,362	\$1,442	\$2,883	\$1,494	
				Total	\$233,667	\$36,937	\$13,030	\$78,201	\$13,503
CLUBHOUSE - OFFICES									
HOA/Patrol Offices - Computers/Equipment	4	2	2	\$80,000	\$18,893	\$20,000	\$40,000	\$20,725	
HOA/Patrol Offices - Furnishings/Flooring	14	0	14	\$55,500	\$26,214	\$3,964	\$55,500	\$4,108	
HOA/Patrol Offices - Restrooms (Refurb)	12	0	12	\$17,300	\$8,171	\$1,442	\$17,300	\$1,494	
Office - Phone System	10	8	2	\$16,900	\$1,596	\$1,690	\$3,380	\$1,751	
				Total	\$169,700	\$54,875	\$27,096	\$116,180	\$28,079
CLUBHOUSE - PATROL OFFICES									
HOA/Patrol Offices - Security Cameras	10	5	5	\$40,000	\$9,447	\$4,000	\$20,000	\$4,145	
HOA/Patrol Offices - Security Communications	20	18	2	\$32,000	\$1,511	\$1,600	\$3,200	\$1,658	
Solar Powered Cameras	5	3	2	\$10,815	\$2,043	\$2,163	\$4,326	\$2,241	
				Total	\$82,815	\$13,001	\$7,763	\$27,526	\$8,045
CLUBHOUSE - REC ROOM									
Rec Rm - Flooring	12	3	9	\$9,300	\$3,295	\$775	\$6,975	\$803	
Rec Rm - Furnishings/Misc	20	4	16	\$10,815	\$4,087	\$541	\$8,652	\$560	
				Total	\$20,115	\$7,381	\$1,316	\$15,627	\$1,363
CLUBHOUSE - UTILITY ROOM									
Utility Room - Furnishings/Misc	10	2	8	\$21,630	\$8,173	\$2,163	\$17,304	\$2,241	
Utility Room - Kitchen (Appliances)	15	2	13	\$6,000	\$2,456	\$400	\$5,200	\$415	
Utility Room - Kitchen (Refurbish)	25	2	23	\$8,650	\$3,759	\$346	\$7,958	\$359	
				Total	\$36,280	\$14,388	\$2,909	\$30,462	\$3,014
GOLF COURSE									
Golf Course - Aerators	10	2	8	\$17,025	\$6,433	\$1,703	\$13,620	\$1,764	
Golf Course - Bridges (Rebuild/Repair)	15	10	5	\$6,350	\$1,000	\$423	\$2,117	\$439	
Golf Course - Cart Paths (Concrete Repairs 10%)	10	1	9	\$17,161	\$7,295	\$1,716	\$15,445	\$1,778	
Golf Course - Cart Path's / Rehab (25%)	5	3	2	\$46,001	\$8,691	\$9,200	\$18,400	\$9,534	
Golf Course - Course Restroom (Refurb)	15	10	5	\$40,000	\$6,298	\$2,667	\$13,333	\$2,763	
Golf Course - Gate Valves (Canal)	20	0	20	\$8,800	\$4,157	\$440	\$8,800	\$456	
Golf Course - Irr Pumps (Replace)	15	4	11	\$68,100	\$23,588	\$4,540	\$49,940	\$4,705	
Golf Course - Irr System (Replace)	30	16	14	\$350,000	\$77,147	\$11,667	\$163,333	\$12,090	
Golf Course - Lake Systems (Maintenance)	10	3	7	\$248,745	\$82,243	\$24,875	\$174,122	\$25,777	
Golf Course - Spillway (Repairs)	30	1	29	\$129,780	\$59,256	\$4,326	\$125,454	\$4,483	
Golf Course - Split Rail Fencing	20	14	6	\$31,824	\$4,509	\$1,591	\$9,547	\$1,649	
Golf Course - Vertical Cutting Reels	12	11	1	\$8,595	\$338	\$716	\$716	\$742	
Golf Course - Wood Ret Walls (Repairs)	20	2	18	\$17,300	\$7,354	\$865	\$15,570	\$896	
				Total	\$989,680	\$288,310	\$64,728	\$610,397	\$67,076
GOLF COURSE - PRO SHOP									
Pro Shop - Furnishings/Displays/Flooring	10	1	9	\$28,000	\$11,903	\$2,800	\$25,200	\$2,902	
Pro Shop - Golf Carts	12	1	11	\$67,500	\$29,226	\$5,625	\$61,875	\$5,829	
				Total	\$95,500	\$41,128	\$8,425	\$87,075	\$8,731
LAMPKIN PARK									

Percent Funded Analysis

Component	UL	RUL	Effective	Current	Starting	Annual	Fully	Annual
	A	B	Age	Replacement	Reserve	Fully	Funded	Reserve
			C	Cost	Balance	Funding	Reserve	Contrib.
				D	E	Reqmt.	Balance	H
Lampkin - Baseball Field (Bleachers)	25	5	20	\$11,570	\$4,372	\$463	\$9,256	\$480
Lampkin - Bball Ct (Resurface)	20	19	1	\$61,982	\$1,464	\$3,099	\$3,099	\$3,211
Lampkin - Chain Link Fencing (Field)	30	3	27	\$14,300	\$6,079	\$477	\$12,870	\$494
Lampkin - Cover Structure (Repair/Replace)	25	8	17	\$17,300	\$5,557	\$692	\$11,764	\$717
Lampkin - Playground (Structures)	15	10	5	\$68,000	\$10,706	\$4,533	\$22,667	\$4,698
Lampkin - Restrooms (Refurbish)	15	6	9	\$6,490	\$1,839	\$433	\$3,894	\$448
Lampkin - Roofing (RR/Cover)	20	18	2	\$9,180	\$434	\$459	\$918	\$476
			Total	\$188,822	\$30,450	\$10,156	\$64,468	\$10,524
MAINTENANCE - BUILDING								
Maint Bldg - Comp Shingle Roofing	20	0	20	\$27,720	\$13,093	\$1,386	\$27,720	\$1,436
Maint Bldg - RV Chain Link	35	3	32	\$11,500	\$4,966	\$329	\$10,514	\$340
			Total	\$39,220	\$18,059	\$1,715	\$38,234	\$1,777
MAINTENANCE - EQUIPMENT								
2 Snow Plow kits (191 & 192)	5	3	2	\$19,500	\$3,684	\$3,900	\$7,800	\$4,041
2010 Dodge Truck 2500	15	1	14	\$43,260	\$19,071	\$2,884	\$40,376	\$2,989
Asphalt - Crack Filler	16	7	9	\$62,000	\$16,473	\$3,875	\$34,875	\$4,016
Asphalt - Roller CAT (#2055)	20	3	17	\$69,000	\$27,702	\$3,450	\$58,650	\$3,575
Auto Lift - Hydraulic	25	5	20	\$24,000	\$9,069	\$960	\$19,200	\$995
Backhoe - New Holland (#143)	20	11	9	\$86,000	\$18,279	\$4,300	\$38,700	\$4,456
Boat - Lake Maintenance (TBD)	20	19	1	\$8,650	\$204	\$433	\$433	\$448
Bobcat Compact Track Loader (2021)	10	8	2	\$142,000	\$13,414	\$14,200	\$28,400	\$14,715
Cardboard Bailer	25	23	2	\$16,000	\$605	\$640	\$1,280	\$663
Cinder Spreader - Meyer (#012-1)	15	2	13	\$9,000	\$3,684	\$600	\$7,800	\$622
Cinder Spreader - Meyer (#012-2)	15	2	13	\$9,000	\$3,684	\$600	\$7,800	\$622
Diesel Tank/Pump (1) - 2,000 Gal	18	1	17	\$23,795	\$10,615	\$1,322	\$22,473	\$1,370
Diesel Tank/Pump (2) - 1,000 Gal	18	1	17	\$17,500	\$7,807	\$972	\$16,528	\$1,007
Diesel Tank/Pump (3) - 2,000 Gal	18	1	17	\$23,800	\$10,617	\$1,322	\$22,478	\$1,370
EC Vehicle - Subaru (#161)	10	3	7	\$40,500	\$13,391	\$4,050	\$28,350	\$4,197
Forklift - Nissan 5K (#062)	15	4	11	\$14,000	\$4,849	\$933	\$10,267	\$967
Front Loader - JCB (#2081)	20	6	14	\$102,000	\$33,724	\$5,100	\$71,400	\$5,285
Front Loader - Komatsu 250 (#2041)	20	2	18	\$200,000	\$85,020	\$10,000	\$180,000	\$10,363
Front Loader - Komatsu WA 250 (#121)	20	10	10	\$183,000	\$43,218	\$9,150	\$91,500	\$9,482
Frontier BB4278H - 6ft. 6in. Hydraulic Scarifier Box Blade	10	9	1	\$5,350	\$253	\$535	\$535	\$554
Golf - Aerator (ProCore 864)	10	6	4	\$38,800	\$7,331	\$3,880	\$15,520	\$4,021
Golf - Green Roller (#158)	10	2	8	\$12,735	\$4,812	\$1,274	\$10,188	\$1,320
Golf - Green Sweeper	15	14	1	\$11,680	\$368	\$779	\$779	\$807
Golf - Mower JD2500 (#2002)	10	9	1	\$34,770	\$1,642	\$3,477	\$3,477	\$3,603
Golf - Mower Reelmaster 3100-D Sidewinder	10	6	4	\$44,610	\$8,428	\$4,461	\$17,844	\$4,623
Golf - Sod Cutters	15	2	13	\$17,300	\$7,082	\$1,153	\$14,993	\$1,195
Golf - Toro Green Mower (#157)	10	2	8	\$60,000	\$22,672	\$6,000	\$48,000	\$6,218
Golf - Toro Rough Mower (#2093)	11	10	1	\$61,000	\$2,619	\$5,545	\$5,545	\$5,747
John Deere 5065E Utility Tractor	10	9	1	\$59,500	\$2,810	\$5,950	\$5,950	\$6,166
John Deere 520M Loader	10	9	1	\$12,600	\$595	\$1,260	\$1,260	\$1,306
Maintenance - Emergency Generator	25	22	3	\$32,000	\$1,814	\$1,280	\$3,840	\$1,326
Patrol Vehicle - Colorado Crew	5	3	2	\$41,000	\$7,746	\$8,200	\$16,400	\$8,497
Patrol Vehicle - Colorado extended	5	3	2	\$37,850	\$7,151	\$7,570	\$15,140	\$7,845
Roto Chopper (#141)	15	7	8	\$420,000	\$105,802	\$28,000	\$224,000	\$29,015
Snow Plow - Attachment (#163)	10	10	0	\$8,000	\$0	\$800	\$0	\$829
Snow Plow - Attachment (#182)	10	6	4	\$11,250	\$2,125	\$1,125	\$4,500	\$1,166

Percent Funded Analysis

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
Snow Plow - Blade (#131)	20	3	17	\$21,630	\$8,684	\$1,082	\$18,386	\$1,121
Snow Plow - Front Loader (#121)	20	11	9	\$32,000	\$6,802	\$1,600	\$14,400	\$1,658
Snow Plow - Front Loader (#2041)	15	3	12	\$24,000	\$9,069	\$1,600	\$19,200	\$1,658
Snow Plow - Front Loader (#2081)	20	6	14	\$30,000	\$9,919	\$1,500	\$21,000	\$1,554
Snow Plow (#171)	10	10	0	\$8,400	\$0	\$840	\$0	\$870
Snow Plow (#172)	10	10	0	\$8,400	\$0	\$840	\$0	\$870
Spreader - Turfco 1550	15	11	4	\$20,000	\$2,519	\$1,333	\$5,333	\$1,382
Street Sweeper (#2044)	15	0	15	\$102,000	\$48,178	\$6,800	\$102,000	\$7,047
Sweeper Vac - PTO (#2006)	16	7	9	\$28,000	\$7,439	\$1,750	\$15,750	\$1,813
Telehandler - Gradall (#061)	15	5	10	\$44,000	\$13,855	\$2,933	\$29,333	\$3,040
Tractor - John Deere (#083)	20	6	14	\$37,850	\$12,514	\$1,893	\$26,495	\$1,961
Trash Compactor (A)	20	4	16	\$23,790	\$8,989	\$1,190	\$19,032	\$1,233
Trash Compactor (B)	20	4	16	\$23,790	\$8,989	\$1,190	\$19,032	\$1,233
Truck - Dodge 2500 (#182)	10	5	5	\$56,000	\$13,225	\$5,600	\$28,000	\$5,803
Truck - Dodge 2500 (#2101)	10	6	4	\$56,000	\$10,580	\$5,600	\$22,400	\$5,803
Truck - Dodge 2500 (191)	10	6	4	\$56,000	\$10,580	\$5,600	\$22,400	\$5,803
Truck - Dodge 3500 (#163)	10	3	7	\$50,000	\$16,532	\$5,000	\$35,000	\$5,181
Truck - Dodge 4500 (#171)	10	3	7	\$50,000	\$16,532	\$5,000	\$35,000	\$5,181
Truck - Dodge 5500 (#172)	10	4	6	\$82,000	\$23,239	\$8,200	\$49,200	\$8,497
Truck - Ford F-550 (#131)	10	0	10	\$69,000	\$32,591	\$6,900	\$69,000	\$7,150
Truck - Trailer - Boander 20' (#142)	20	12	8	\$14,500	\$2,740	\$725	\$5,800	\$751
Utility Vehicle - John Deere Gator	8	5	3	\$18,385	\$3,256	\$2,298	\$6,894	\$2,381
Utility Vehicle - John Deere Gator (50014)	10	9	1	\$17,000	\$803	\$1,700	\$1,700	\$1,762
Utility Vehicle - John Deere Gator (50018)	10	9	1	\$17,000	\$803	\$1,700	\$1,700	\$1,762
Utility Vehicle - Kubota 1100	8	7	1	\$28,000	\$1,653	\$3,500	\$3,500	\$3,627
Utility Vehicle - Kubota 900	8	7	1	\$18,000	\$1,063	\$2,250	\$2,250	\$2,332
Water Tank - 2,000 Gal	10	1	9	\$8,650	\$3,677	\$865	\$7,785	\$896
Watering Tank	12	1	11	\$17,845	\$7,726	\$1,487	\$16,358	\$1,541
Welders (2) - Ranger	10	8	2	\$7,000	\$661	\$700	\$1,400	\$725
Total				\$2,970,690	\$790,980	\$231,655	\$1,674,629	\$240,056
MISCELLANEOUS								
Electronic Speed limit sign	15	12	3	\$6,758	\$638	\$451	\$1,352	\$467
Emergency Preparedness - Equip/Materials	10	4	6	\$17,000	\$4,818	\$1,700	\$10,200	\$1,762
Entry Monuments - Maint/Refurb	10	9	1	\$6,500	\$307	\$650	\$650	\$674
Gazebo - Roofing/Repairs	25	9	16	\$21,630	\$6,539	\$865	\$13,843	\$897
Mailboxes	10	7	3	\$19,450	\$2,756	\$1,945	\$5,835	\$2,016
Mailboxes - Enclosure/Structure	20	17	3	\$27,000	\$1,913	\$1,350	\$4,050	\$1,399
Trash Receptacles	15	2	13	\$97,335	\$39,844	\$6,489	\$84,357	\$6,724
Total				\$195,673	\$56,815	\$13,450	\$120,287	\$13,938
PAVILION								
Pavilion (Ext) - Balc/Patio Furnishings	10	5	5	\$13,900	\$3,283	\$1,390	\$6,950	\$1,440
Pavilion (Ext) - Balc/Walkway (Repair/Replace)	25	1	24	\$51,000	\$23,125	\$2,040	\$48,960	\$2,114
Pavilion (Ext) - Paint/Repairs/Replace	5	1	4	\$18,600	\$7,028	\$3,720	\$14,880	\$3,855
Pavilion (Ext) - Roofing (Flat/Mansards)	15	1	14	\$26,000	\$11,462	\$1,733	\$24,267	\$1,796
Pavilion (Int) - Furnishings/Carpeting/Miscl	10	1	9	\$14,000	\$5,951	\$1,400	\$12,600	\$1,451
Pavilion (Int) - Kitchen (Remodel/Refurbish)	15	1	14	\$17,000	\$7,494	\$1,133	\$15,867	\$1,174
Total				\$140,500	\$58,344	\$11,417	\$123,523	\$11,831
POOL & SPA								
Pool - Resurface/Tile	12	10	2	\$23,795	\$1,873	\$1,983	\$3,966	\$2,055

Percent Funded Analysis

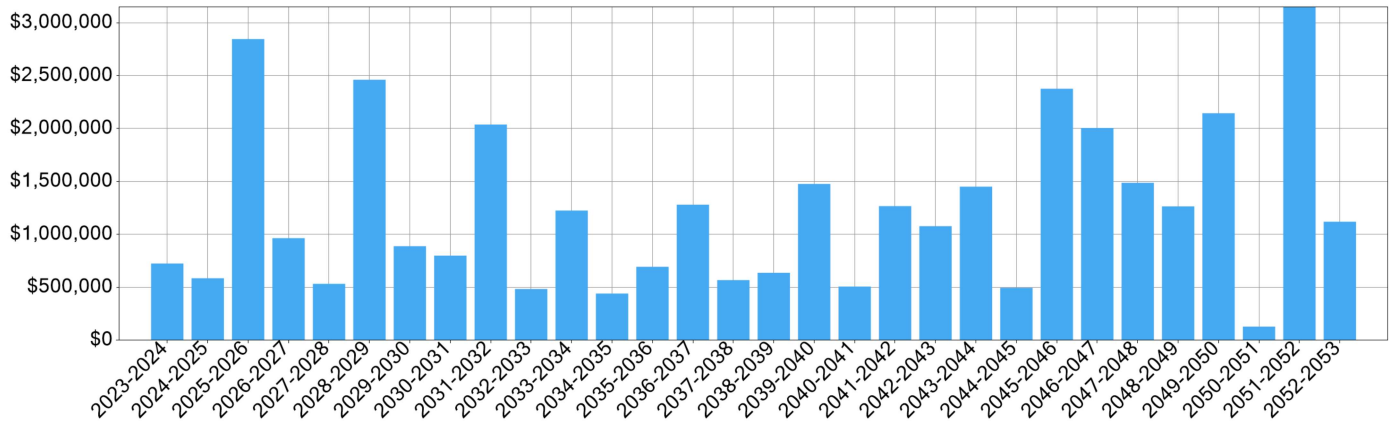
Component	UL	RUL	Effective	Current	Starting	Annual	Fully	Annual
	A	B	Age	Replacement	Reserve	Fully	Funded	Reserve
			C	Cost	Balance	Funding	Reserve	Contrib.
				D	E	Reqmt.	Balance	H
Pool & Spa - Replace	40	38	2	\$225,000	\$5,314	\$5,625	\$11,250	\$5,829
Pool Area - Cover & Reel	15	13	2	\$7,000	\$441	\$467	\$933	\$484
Pool Area - Deck (Repairs - 5%)	10	8	2	\$14,040	\$1,326	\$1,404	\$2,808	\$1,455
Pool Area - Deck (Replace)	50	48	2	\$280,800	\$5,305	\$5,616	\$11,232	\$5,820
Pool Area - Deck (Reseal/Waterproof)	10	8	2	\$33,800	\$3,193	\$3,380	\$6,760	\$3,503
Pool Area - Ext Showers (Tile)	20	18	2	\$34,600	\$1,634	\$1,730	\$3,460	\$1,793
Pool Area - Furnishings	12	10	2	\$19,500	\$1,535	\$1,625	\$3,250	\$1,684
Pool Area - Pump Rm Roofing	25	23	2	\$2,958	\$112	\$118	\$237	\$123
Pool Area - Wood Trellis	20	18	2	\$13,600	\$642	\$680	\$1,360	\$705
Pool Bathrooms	30	28	2	\$297,000	\$9,352	\$9,900	\$19,800	\$10,259
Pool Equipment Room	30	28	2	\$19,000	\$598	\$633	\$1,267	\$656
Pool Shade Structure	30	28	2	\$27,000	\$850	\$900	\$1,800	\$933
Pool/Spa - Chem Systems	12	10	2	\$6,920	\$545	\$577	\$1,153	\$598
Pool/Spa - Coping	30	28	2	\$14,580	\$459	\$486	\$972	\$504
Pool/Spa - Fencing (W.I.)	25	23	2	\$27,716	\$1,047	\$1,109	\$2,217	\$1,149
Pool/Spa - Filters	15	13	2	\$39,000	\$2,456	\$2,600	\$5,200	\$2,694
Pool/Spa - Heater (Pool)	10	8	2	\$11,355	\$1,073	\$1,136	\$2,271	\$1,177
Pool/Spa - Heater (Spa)	10	8	2	\$9,000	\$850	\$900	\$1,800	\$933
Pool/Spa - Mastic/Waterproof	3	1	2	\$3,078	\$969	\$1,026	\$2,052	\$1,063
Pool/Spa - Pumps/Motors	10	8	2	\$14,000	\$1,323	\$1,400	\$2,800	\$1,451
Solar Stubs	10	8	2	\$11,350	\$1,072	\$1,135	\$2,270	\$1,176
Spa - Resurface/Tile	10	8	2	\$5,400	\$510	\$540	\$1,080	\$560
			Total	\$1,140,492	\$42,481	\$44,969	\$89,938	\$46,600
SEPTIC SYSTEMS								
Septic System - Campground	30	0	30	\$16,000	\$7,557	\$533	\$16,000	\$553
Septic System - Clubhouse	10	0	10	\$118,000	\$55,735	\$11,800	\$118,000	\$12,228
Septic System - Golf Course	30	4	26	\$17,000	\$6,959	\$567	\$14,733	\$587
Septic System - Golf Pro-Shop	30	2	28	\$23,000	\$10,139	\$767	\$21,467	\$794
Septic System - Grease Trap	30	0	30	\$16,700	\$7,888	\$557	\$16,700	\$577
Septic System - Lampkin Park	30	0	30	\$32,000	\$15,115	\$1,067	\$32,000	\$1,105
Septic System - Maint Bldg	30	24	6	\$32,000	\$3,023	\$1,067	\$6,400	\$1,105
Septic System - Oil Seperator	30	0	30	\$16,700	\$7,888	\$557	\$16,700	\$577
Septic System - Stables	30	24	6	\$22,980	\$2,171	\$766	\$4,596	\$794
			Total	\$294,380	\$116,475	\$17,679	\$246,596	\$18,320
STABLES								
Stables - Arena & Pen Upgrades/Maint	20	16	4	\$46,506	\$4,393	\$2,325	\$9,301	\$2,410
Stables - Comp Shingle Roofing	25	9	16	\$32,915	\$9,950	\$1,317	\$21,066	\$1,364
Stables - Ext Wood (Paint)	5	4	1	\$19,720	\$1,863	\$3,944	\$3,944	\$4,087
Stables - Ext Wood (Repairs-20%)	15	14	1	\$25,500	\$803	\$1,700	\$1,700	\$1,762
Stables - Fencing (Arena Fencing)	20	16	4	\$16,264	\$1,536	\$813	\$3,253	\$843
Stables - Fencing (Split Rail)	20	10	10	\$44,200	\$10,439	\$2,210	\$22,100	\$2,290
Stables - Horse Watering System	20	0	20	\$43,260	\$20,433	\$2,163	\$43,260	\$2,241
Stables - Hot Walker	18	0	18	\$8,400	\$3,968	\$467	\$8,400	\$484
Stables - Lower Barn Rebuild	30	3	27	\$51,912	\$22,068	\$1,730	\$46,721	\$1,793
Stables - Panels/Gates (Contingency) - 1	10	9	1	\$33,450	\$1,580	\$3,345	\$3,345	\$3,466
Stables - Panels/Gates (Contingency) - 2	10	9	1	\$44,885	\$2,120	\$4,489	\$4,489	\$4,651
Stables - Round Pen	20	17	3	\$83,500	\$5,916	\$4,175	\$12,525	\$4,326
			Total	\$450,512	\$85,068	\$28,678	\$180,103	\$29,718
TENNIS COURTS								

Percent Funded Analysis

Component	UL RUL		Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B						
Tennis Cts - Chain Link Fence	35	10	25	\$19,950	\$6,731	\$570	\$14,250	\$591
Tennis Cts - Lighting	20	0	20	\$24,300	\$11,478	\$1,215	\$24,300	\$1,259
Tennis Cts - Replace	50	25	25	\$112,000	\$26,451	\$2,240	\$56,000	\$2,321
Tennis Cts - Resurface	5	0	5	\$19,464	\$9,193	\$3,893	\$19,464	\$4,034
Tennis Cts - Windscreens	10	5	5	\$9,000	\$2,125	\$900	\$4,500	\$933
			Total	\$184,714	\$55,978	\$8,818	\$118,514	\$9,138
			Totals	\$13,491,513	\$4,100,000	\$681,497	\$8,680,345	\$706,212

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

Anticipated Expenditures (30 Years)



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
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2023-2024

Bar - Audio/Video Equip.		1015		Clubhouse - Bar	\$5,400	\$5,400
Bar - Restroom (Refurb)		1020		Clubhouse - Bar	\$4,500	\$4,500
Bistro - Office/Equip (Refurb)		1025		Clubhouse - Bistro	\$3,245	\$3,245
Bistro - Restroom		1027		Clubhouse - Bistro	\$4,325	\$4,325
Golf Course - Gate Valves (Canal)		2008		Golf Course	\$8,800	\$8,800
HOA/Patrol Offices - Furnishings/Flooring		1054		Clubhouse - Offices	\$55,500	\$55,500
HOA/Patrol Offices - Restrooms (Refurb)		1055		Clubhouse - Offices	\$17,300	\$17,300
Kitchen - Appliances/Cookware		1029		Clubhouse - Bistro	\$108,000	\$108,000
Kitchen - Flooring/Prep Stations		1030		Clubhouse - Bistro	\$23,000	\$23,000
Maint Bldg - Comp Shingle Roofing		5001		Maintenance - Building	\$27,720	\$27,720
Septic System - Campground		9021		Septic Systems	\$16,000	\$16,000
Septic System - Clubhouse		1101		Septic Systems	\$118,000	\$118,000
Septic System - Grease Trap				Septic Systems	\$16,700	\$16,700
Septic System - Lampkin Park		1104		Septic Systems	\$32,000	\$32,000
Septic System - Oil Seperator				Septic Systems	\$16,700	\$16,700
Stables - Horse Watering System		1208		Stables	\$43,260	\$43,260
Stables - Hot Walker		1209		Stables	\$8,400	\$8,400
Street Sweeper (#2044)		6048		Maintenance - Equipment	\$102,000	\$102,000
Tennis Cts - Lighting		1302		Tennis Courts	\$24,300	\$24,300
Tennis Cts - Resurface		1306		Tennis Courts	\$19,464	\$19,464
Truck - Ford F-550 (#131)		6065		Maintenance - Equipment	\$69,000	\$69,000

Total for 2023-2024: \$723,614

2024-2025

2010 Dodge Truck 2500				Maintenance - Equipment	\$43,260	\$44,558
Concrete - Repair Contingency		1007		Asphalt & Concrete Surfaces	\$25,000	\$26,000
Diesel Tank/Pump (1) - 2,000 Gal		6010		Maintenance - Equipment	\$23,795	\$24,747
Diesel Tank/Pump (2) - 1,000 Gal		6011		Maintenance - Equipment	\$17,500	\$18,200
Diesel Tank/Pump (3) - 2,000 Gal		6012		Maintenance - Equipment	\$23,800	\$24,752
Ext - Backflow Device		1031		Clubhouse - Exterior	\$11,350	\$11,804
Ext - Paint/Repairs		1034		Clubhouse - Exterior	\$19,465	\$20,244

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Golf Course - Cart Paths (Concrete Repairs 10%)		2003		Golf Course	\$17,161	\$17,847
Golf Course - Spillway (Repairs)		2013		Golf Course	\$129,780	\$134,971
Pavilion (Ext) - Balc/Walkway (Repair/Replace)		8001		Pavilion	\$51,000	\$53,040
Pavilion (Ext) - Paint/Repairs/Replace		8002		Pavilion	\$18,600	\$19,344
Pavilion (Ext) - Roofing (Flat/Mansards)		8003		Pavilion	\$26,000	\$27,040
Pavilion (Int) - Furnishings/Carpeting/Misc		8004		Pavilion	\$14,000	\$14,560
Pavilion (Int) - Kitchen (Remodel/Refurbish)		8005		Pavilion	\$17,000	\$17,680
Pool/Spa - Mastic/Waterproof		9018		Pool & Spa	\$3,078	\$3,201
Pro Shop - Furnishings/Displays/Flooring		3002		Golf Course - Pro Shop	\$28,000	\$29,120
Pro Shop - Golf Carts		3003		Golf Course - Pro Shop	\$67,500	\$70,200
Water Tank - 2,000 Gal		6071		Maintenance - Equipment	\$8,650	\$8,996
Watering Tank		6072		Maintenance - Equipment	\$17,845	\$18,559
Total for 2024-2025:						\$584,862
2025-2026						
Bar - Flooring/Furnishings		1016		Clubhouse - Bar	\$52,000	\$56,243
Cinder Spreader - Meyer (#012-1)		6008		Maintenance - Equipment	\$9,000	\$9,734
Cinder Spreader - Meyer (#012-2)		6009		Maintenance - Equipment	\$9,000	\$9,734
Clubhouse - Remodel/Design Phase 3		1041		Clubhouse - General	\$2,000,000	\$2,163,200
Front Loader - Komatsu 250 (#2041)		6015		Maintenance - Equipment	\$200,000	\$216,320
Golf - Green Roller (#158)		6018		Maintenance - Equipment	\$12,735	\$13,774
Golf - Sod Cutters		6023		Maintenance - Equipment	\$17,300	\$18,712
Golf - Toro Green Mower (#157)		6024		Maintenance - Equipment	\$60,000	\$64,896
Golf Course - Aerators		2001		Golf Course	\$17,025	\$18,414
Golf Course - Wood Ret Walls (Repairs)		2018		Golf Course	\$17,300	\$18,712
HOA/Patrol Offices - Computers/Equipment		1053		Clubhouse - Offices	\$80,000	\$86,528
Septic System - Golf Pro-Shop		1103		Septic Systems	\$23,000	\$24,877
Trash Receptacles		7009		Miscellaneous	\$97,335	\$105,278
Utility Room - Furnishings/Misc		1060		Clubhouse - Utility Room	\$21,630	\$23,395
Utility Room - Kitchen (Appliances)		1061		Clubhouse - Utility Room	\$6,000	\$6,490
Utility Room - Kitchen (Refurbish)		1062		Clubhouse - Utility Room	\$8,650	\$9,356
Total for 2025-2026:						\$2,845,663
2026-2027						
2 Snow Plow kits (191 & 192)				Maintenance - Equipment	\$19,500	\$21,308
Asphalt - Roller CAT (#2055)		6004		Maintenance - Equipment	\$69,000	\$77,616
Bistro - Washer/Dryer (Whirlpool)		1028		Clubhouse - Bistro	\$1,730	\$1,946
EC Vehicle - Subaru (#161)		6031		Maintenance - Equipment	\$40,500	\$45,557

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Ext - Roofing		1035		Clubhouse - Exterior	\$86,500	\$97,301
Golf Course - Cart Path's / Rehab (25%)		2004		Golf Course	\$46,001	\$51,744
Golf Course - Lake Systems (Maintenance)		2011		Golf Course	\$248,745	\$279,804
Lampkin - Chain Link Fencing (Field)		4005		Lampkin Park	\$14,300	\$16,086
Lobby - Flooring/Furnishings		1045		Clubhouse - Lobby	\$7,325	\$8,240
Lobby - Restrooms		1046		Clubhouse - Lobby	\$17,300	\$19,460
Maint Bldg - RV Chain Link		5004		Maintenance - Building	\$11,500	\$12,936
Patrol Vehicle - Colorado Crew				Maintenance - Equipment	\$41,000	\$44,802
Patrol Vehicle - Colorado extended				Maintenance - Equipment	\$37,850	\$42,576
Rec Rm - Flooring		1058		Clubhouse - Rec Room	\$9,300	\$10,461
Snow Plow - Blade (#131)		6041		Maintenance - Equipment	\$21,630	\$24,331
Snow Plow - Front Loader (#2041)		6043		Maintenance - Equipment	\$24,000	\$26,997
Solar Powered Cameras				Clubhouse - Patrol Offices	\$10,815	\$11,818
Stables - Lower Barn Rebuild		1211		Stables	\$51,912	\$58,394
Truck - Dodge 3500 (#163)		6062		Maintenance - Equipment	\$50,000	\$56,243
Truck - Dodge 4500 (#171)		6063		Maintenance - Equipment	\$50,000	\$56,243
Total for 2026-2027:						\$963,862
2027-2028						
Emergency Preparedness - Equip/Materials		7002		Miscellaneous	\$17,000	\$19,888
Ext - Decking / Siding / Rails		1032		Clubhouse - Exterior	\$175,000	\$204,725
Forklift - Nissan 5K (#062)		6013		Maintenance - Equipment	\$14,000	\$16,378
Golf Course - Irr Pumps (Replace)		2009		Golf Course	\$68,100	\$79,667
Pool/Spa - Mastic/Waterproof		9018		Pool & Spa	\$3,078	\$3,601
Rec Rm - Furnishings/Misc		1059		Clubhouse - Rec Room	\$10,815	\$12,652
Septic System - Golf Course		1102		Septic Systems	\$17,000	\$19,888
Stables - Ext Wood (Paint)		1203		Stables	\$19,720	\$23,070
Trash Compactor (A)		6053		Maintenance - Equipment	\$23,790	\$27,831
Trash Compactor (B)		6054		Maintenance - Equipment	\$23,790	\$27,831
Truck - Dodge 5500 (#172)		6064		Maintenance - Equipment	\$82,000	\$95,928
Total for 2027-2028:						\$531,459
2028-2029						
Auto Lift - Hydraulic		6005		Maintenance - Equipment	\$24,000	\$29,200
Bistro - Furnishings (Chairs/Tables)		1024		Clubhouse - Bistro	\$17,800	\$21,656
Bistro - Office/Equip (Refurb)		1025		Clubhouse - Bistro	\$3,245	\$3,948
Clubhouse - Remodel/Design Phase 4		1042		Clubhouse - General	\$1,765,000	\$2,147,392
HOA/Patrol Offices - Security Cameras		1056		Clubhouse - Patrol Offices	\$40,000	\$48,666
Lampkin - Baseball Field (Bleachers)		4001		Lampkin Park	\$11,570	\$14,077
Pavilion (Ext) - Balc/Patio Furnishings		7010		Pavilion	\$13,900	\$16,911
Telehandler - Gradall (#061)		6050		Maintenance - Equipment	\$44,000	\$53,533
Tennis Cts - Resurface		1306		Tennis Courts	\$19,464	\$23,681

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Tennis Cts - Windscreens		1307		Tennis Courts	\$9,000	\$10,950
Truck - Dodge 2500 (#182)		6061		Maintenance - Equipment	\$56,000	\$68,133
Utility Vehicle - John Deere Gator		6069		Maintenance - Equipment	\$18,385	\$22,368
Total for 2028-2029:						\$2,460,515
2029-2030						
Asphalt (Clubhouse) - Repair/Replace		1002		Asphalt & Concrete Surfaces	\$175,875	\$222,538
Concrete - Repair Contingency		1007		Asphalt & Concrete Surfaces	\$25,000	\$31,633
Ext - Paint/Repairs		1034		Clubhouse - Exterior	\$19,465	\$24,629
Front Loader - JCB (#2081)		6014		Maintenance - Equipment	\$102,000	\$129,063
Golf - Aerator (ProCore 864)		6017		Maintenance - Equipment	\$38,800	\$49,094
Golf - Mower Reelmaster 3100-D Sidewinder		6022		Maintenance - Equipment	\$44,610	\$56,446
HOA/Patrol Offices - Computers/Equipment		1053		Clubhouse - Offices	\$80,000	\$101,226
Lampkin - Restrooms (Refurbish)		4009		Lampkin Park	\$6,490	\$8,212
Pavilion (Ext) - Paint/Repairs/Replace		8002		Pavilion	\$18,600	\$23,535
Snow Plow - Attachment (#182)		6037		Maintenance - Equipment	\$11,250	\$14,235
Snow Plow - Front Loader (#2081)		6044		Maintenance - Equipment	\$30,000	\$37,960
Tractor - John Deere (#083)		6052		Maintenance - Equipment	\$37,850	\$47,892
Truck - Dodge 2500 (#2101)		6059		Maintenance - Equipment	\$56,000	\$70,858
Truck - Dodge 2500 (191)		6060		Maintenance - Equipment	\$56,000	\$70,858
Total for 2029-2030:						\$888,178
2030-2031						
Asphalt - Crack Filler		6002		Maintenance - Equipment	\$62,000	\$81,588
Bar - Appliances/Serving Systems		1014		Clubhouse - Bar	\$28,000	\$36,846
Mailboxes		7007		Miscellaneous	\$19,450	\$25,595
Pool/Spa - Mastic/Waterproof		9018		Pool & Spa	\$3,078	\$4,050
Roto Chopper (#141)		6034		Maintenance - Equipment	\$420,000	\$552,691
Sweeper Vac - PTO (#2006)		6049		Maintenance - Equipment	\$28,000	\$36,846
Utility Vehicle - Kubota 1100		6068		Maintenance - Equipment	\$28,000	\$36,846
Utility Vehicle - Kubota 900		6070		Maintenance - Equipment	\$18,000	\$23,687
Total for 2030-2031:						\$798,149
2031-2032						
2 Snow Plow kits (191 & 192)				Maintenance - Equipment	\$19,500	\$24,702
Asphalt (Maint Yard) - Repair/Replace (3)		1006		Asphalt & Concrete Surfaces	\$52,500	\$71,850
Bar - Audio/Video Equip.		1015		Clubhouse - Bar	\$5,400	\$7,390
Bobcat Compact Track Loader (2021)				Maintenance - Equipment	\$142,000	\$194,337
Clubhouse - Remodel/Design Phase 5 & 6		1043		Clubhouse - General	\$1,000,000	\$1,368,569
Golf Course - Cart Path's / Rehab (25%)		2004		Golf Course	\$46,001	\$62,955
Lampkin - Cover Structure (Repair/Replace)		4006		Lampkin Park	\$17,300	\$23,676
Office - Phone System				Clubhouse - Offices	\$16,900	\$21,408
Patrol Vehicle - Colorado Crew				Maintenance - Equipment	\$41,000	\$51,938

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Patrol Vehicle - Colorado extended				Maintenance - Equipment	\$37,850	\$51,800
Pool Area - Deck (Repairs - 5%)		9002		Pool & Spa	\$14,040	\$19,215
Pool Area - Deck (Reseal/Waterproof)		9003		Pool & Spa	\$33,800	\$46,258
Pool/Spa - Heater (Pool)		9016		Pool & Spa	\$11,355	\$15,540
Pool/Spa - Heater (Spa)		9017		Pool & Spa	\$9,000	\$12,317
Pool/Spa - Pumps/Motors		9019		Pool & Spa	\$14,000	\$19,160
Solar Powered Cameras				Clubhouse - Patrol Offices	\$10,815	\$13,700
Solar Stubs				Pool & Spa	\$11,350	\$15,533
Spa - Resurface/Tile		9020		Pool & Spa	\$5,400	\$7,390
Welders (2) - Ranger		6074		Maintenance - Equipment	\$7,000	\$9,580
Total for 2031-2032:						\$2,037,319
2032-2033						
Entry Monuments - Maint/Refurb		7003		Miscellaneous	\$6,500	\$9,252
Ext - Lighting		1033		Clubhouse - Exterior	\$34,600	\$49,247
Frontier BB4278H - 6ft. 6in. Hydraulic Scarifier Box Blade				Maintenance - Equipment	\$5,350	\$7,615
Gazebo - Roofing/Repairs		7004		Miscellaneous	\$21,630	\$30,786
Golf - Mower JD2500 (#2002)		6021		Maintenance - Equipment	\$34,770	\$49,489
John Deere 5065E Utility Tractor				Maintenance - Equipment	\$59,500	\$84,687
John Deere 520M Loader				Maintenance - Equipment	\$12,600	\$17,934
Stables - Comp Shingle Roofing		1202		Stables	\$32,915	\$46,848
Stables - Ext Wood (Paint)		1203		Stables	\$19,720	\$28,068
Stables - Panels/Gates (Contingency) - 1		1206		Stables	\$33,450	\$47,610
Stables - Panels/Gates (Contingency) - 2				Stables	\$44,885	\$63,885
Utility Vehicle - John Deere Gator (50014)				Maintenance - Equipment	\$17,000	\$24,196
Utility Vehicle - John Deere Gator (50018)				Maintenance - Equipment	\$17,000	\$24,196
Total for 2032-2033:						\$483,812
2033-2034						
Bistro - Office/Equip (Refurb)		1025		Clubhouse - Bistro	\$3,245	\$4,803
Club - Sump Pumps - Lift Station		1051		Clubhouse - Mech Equipment	\$19,460	\$28,806
Club - Water Heat Systems		1052		Clubhouse - Mech Equipment	\$17,300	\$25,608
Front Loader - Komatsu WA 250 (#121)		6016		Maintenance - Equipment	\$183,000	\$270,885
Golf - Toro Rough Mower (#2093)		6025		Maintenance - Equipment	\$61,000	\$90,295
Golf Course - Bridges (Rebuild/Repair)		2002		Golf Course	\$6,350	\$9,400
Golf Course - Course Restroom (Refurb)		2005		Golf Course	\$40,000	\$59,210
HOA/Patrol Offices - Computers/Equipment		1053		Clubhouse - Offices	\$80,000	\$118,420
Lampkin - Playground (Structures)		4008		Lampkin Park	\$68,000	\$100,657
Pool - Resurface/Tile		8006		Pool & Spa	\$23,795	\$35,222
Pool Area - Furnishings		9005		Pool & Spa	\$19,500	\$28,865

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Pool/Spa - Chem Systems		9011		Pool & Spa	\$6,920	\$10,243
Pool/Spa - Mastic/Waterproof		9018		Pool & Spa	\$3,078	\$4,556
Septic System - Clubhouse		1101		Septic Systems	\$118,000	\$174,669
Snow Plow - Attachment (#163)		6038		Maintenance - Equipment	\$8,000	\$11,842
Snow Plow (#171)		6046		Maintenance - Equipment	\$8,400	\$12,434
Snow Plow (#172)				Maintenance - Equipment	\$8,400	\$12,434
Stables - Fencing (Split Rail)		1207		Stables	\$44,200	\$65,427
Tennis Cts - Chain Link Fence		1301		Tennis Courts	\$19,950	\$29,531
Tennis Cts - Resurface		1306		Tennis Courts	\$19,464	\$28,811
Truck - Ford F-550 (#131)		6065		Maintenance - Equipment	\$69,000	\$102,137
Total for 2033-2034:						\$1,224,254
2034-2035						
Backhoe - New Holland (#143)		6006		Maintenance - Equipment	\$86,000	\$132,393
Campground - Restrooms (Refurb)		1010		Campground	\$8,000	\$12,316
Concrete - Repair Contingency		1007		Asphalt & Concrete Surfaces	\$25,000	\$38,486
Ext - Paint/Repairs		1034		Clubhouse - Exterior	\$19,465	\$29,965
Golf Course - Cart Paths (Concrete Repairs 10%)		2003		Golf Course	\$17,161	\$26,418
Golf Course - Vertical Cutting Reels		2017		Golf Course	\$8,595	\$13,232
Pavilion (Ext) - Paint/Repairs/Replace		8002		Pavilion	\$18,600	\$28,634
Pavilion (Int) - Furnishings/Carpeting/Miscl		8004		Pavilion	\$14,000	\$21,552
Pro Shop - Furnishings/Displays/Flooring		3002		Golf Course - Pro Shop	\$28,000	\$43,105
Snow Plow - Front Loader (#121)		6042		Maintenance - Equipment	\$32,000	\$49,263
Spreader - Turfco 1550		6047		Maintenance - Equipment	\$20,000	\$30,789
Water Tank - 2,000 Gal		6071		Maintenance - Equipment	\$8,650	\$13,316
Total for 2034-2035:						\$439,469
2035-2036						
Bar - Flooring/Furnishings		1016		Clubhouse - Bar	\$52,000	\$83,254
Bar - Restroom (Refurb)		1020		Clubhouse - Bar	\$4,500	\$7,205
Club - Emergency Generator		1048		Clubhouse - Mech Equipment	\$118,500	\$189,722
Electronic Speed limit sign				Miscellaneous	\$6,758	\$10,820
Golf - Green Roller (#158)		6018		Maintenance - Equipment	\$12,735	\$20,389
Golf - Toro Green Mower (#157)		6024		Maintenance - Equipment	\$60,000	\$96,062
Golf Course - Aerators		2001		Golf Course	\$17,025	\$27,258
HOA/Patrol Offices - Restrooms (Refurb)		1055		Clubhouse - Offices	\$17,300	\$27,698
Kitchen - Appliances/Cookware		1029		Clubhouse - Bistro	\$108,000	\$172,911
Truck - Trailer - Boander 20' (#142)		6066		Maintenance - Equipment	\$14,500	\$23,215
Utility Room - Furnishings/Miscl		1060		Clubhouse - Utility Room	\$21,630	\$34,630
Total for 2035-2036:						\$693,164
2036-2037						
2 Snow Plow kits (191 & 192)				Maintenance - Equipment	\$19,500	\$28,636
Bistro - Washer/Dryer (Whirlpool)		1028		Clubhouse - Bistro	\$1,730	\$2,881
Club - Fire Systems - Upgrade/Repairs		1049		Clubhouse - Mech Equipment	\$24,332	\$40,515

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Club - Heating/Cooling Systems		1050		Clubhouse - Mech Equipment	\$54,075	\$90,039
EC Vehicle - Subaru (#161)		6031		Maintenance - Equipment	\$40,500	\$67,435
Golf Course - Cart Path's / Rehab (25%)		2004		Golf Course	\$46,001	\$76,594
Golf Course - Lake Systems (Maintenance)		2011		Golf Course	\$248,745	\$414,179
Patrol Vehicle - Colorado Crew				Maintenance - Equipment	\$41,000	\$60,210
Patrol Vehicle - Colorado extended				Maintenance - Equipment	\$37,850	\$63,023
Pool Area - Cover & Reel		9001		Pool & Spa	\$7,000	\$11,656
Pool/Spa - Filters		9015		Pool & Spa	\$39,000	\$64,938
Pool/Spa - Mastic/Waterproof		9018		Pool & Spa	\$3,078	\$5,125
Pro Shop - Golf Carts		3003		Golf Course - Pro Shop	\$67,500	\$112,392
Solar Powered Cameras				Clubhouse - Patrol Offices	\$10,815	\$15,882
Truck - Dodge 3500 (#163)		6062		Maintenance - Equipment	\$50,000	\$83,254
Truck - Dodge 4500 (#171)		6063		Maintenance - Equipment	\$50,000	\$83,254
Utility Vehicle - John Deere Gator		6069		Maintenance - Equipment	\$18,385	\$30,612
Watering Tank		6072		Maintenance - Equipment	\$17,845	\$29,713
Total for 2036-2037:						\$1,280,338
2037-2038						
Bistro - Restroom		1027		Clubhouse - Bistro	\$4,325	\$7,490
Emergency Preparedness - Equip/Materials		7002		Miscellaneous	\$17,000	\$29,438
Golf - Green Sweeper		6019		Maintenance - Equipment	\$11,680	\$20,226
Golf Course - Split Rail Fencing		2014		Golf Course	\$31,824	\$55,109
HOA/Patrol Offices - Computers/Equipment		1053		Clubhouse - Offices	\$80,000	\$138,534
HOA/Patrol Offices - Furnishings/Flooring		1054		Clubhouse - Offices	\$55,500	\$96,108
Stables - Ext Wood (Paint)		1203		Stables	\$19,720	\$34,149
Stables - Ext Wood (Repairs-20%)		1204		Stables	\$25,500	\$44,158
Truck - Dodge 5500 (#172)		6064		Maintenance - Equipment	\$82,000	\$141,997
Total for 2037-2038:						\$567,209
2038-2039						
Bistro - Flooring		1023		Clubhouse - Bistro	\$13,338	\$24,021
Bistro - Furnishings (Chairs/Tables)		1024		Clubhouse - Bistro	\$17,800	\$32,057
Bistro - Office/Equip (Refurb)		1025		Clubhouse - Bistro	\$3,245	\$5,844
HOA/Patrol Offices - Security Cameras		1056		Clubhouse - Patrol Offices	\$40,000	\$72,038
Kitchen - Flooring/Prep Stations		1030		Clubhouse - Bistro	\$23,000	\$41,422
Pavilion (Ext) - Balc/Patio Furnishings		7010		Pavilion	\$13,900	\$25,033
Rec Rm - Flooring		1058		Clubhouse - Rec Room	\$9,300	\$16,749
Street Sweeper (#2044)		6048		Maintenance - Equipment	\$102,000	\$183,696
Tennis Cts - Resurface		1306		Tennis Courts	\$19,464	\$35,054
Tennis Cts - Windscreens		1307		Tennis Courts	\$9,000	\$16,208
Truck - Dodge 2500 (#182)		6061		Maintenance - Equipment	\$56,000	\$100,853
Utility Vehicle - Kubota 1100		6068		Maintenance - Equipment	\$28,000	\$50,426
Utility Vehicle - Kubota 900		6070		Maintenance - Equipment	\$18,000	\$32,417

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
					Total for 2038-2039:	\$635,818
2039-2040						
2010 Dodge Truck 2500				Maintenance - Equipment	\$43,260	\$69,420
Bar - Audio/Video Equip.		1015		Clubhouse - Bar	\$5,400	\$10,114
Campground - Furnishings		1009		Campground	\$17,000	\$31,841
Concrete - Repair Contingency		1007		Asphalt & Concrete Surfaces	\$25,000	\$46,825
Ext - Paint/Repairs		1034		Clubhouse - Exterior	\$19,465	\$36,458
Golf - Aerator (ProCore 864)		6017		Maintenance - Equipment	\$38,800	\$72,672
Golf - Mower Reelmaster 3100-D Sidewinder		6022		Maintenance - Equipment	\$44,610	\$83,554
Golf Course - Irr System (Replace)		2010		Golf Course	\$350,000	\$655,543
Pavilion (Ext) - Paint/Repairs/Replace		8002		Pavilion	\$18,600	\$34,837
Pavilion (Ext) - Roofing (Flat/Mansards)		8003		Pavilion	\$26,000	\$48,698
Pavilion (Int) - Kitchen (Remodel/Refurbish)		8005		Pavilion	\$17,000	\$31,841
Pool/Spa - Mastic/Waterproof		9018		Pool & Spa	\$3,078	\$5,765
Snow Plow - Attachment (#182)		6037		Maintenance - Equipment	\$11,250	\$21,071
Stables - Arena & Pen Upgrades/Maint		1201		Stables	\$46,506	\$87,105
Stables - Fencing (Arena Fencing)		1205		Stables	\$16,264	\$30,462
Truck - Dodge 2500 (#2101)		6059		Maintenance - Equipment	\$56,000	\$104,887
Truck - Dodge 2500 (191)		6060		Maintenance - Equipment	\$56,000	\$104,887
					Total for 2039-2040:	\$1,475,978
2040-2041						
Campground - Comp Shingle Roof		1012		Campground	\$4,000	\$7,792
Cinder Spreader - Meyer (#012-1)		6008		Maintenance - Equipment	\$9,000	\$17,531
Cinder Spreader - Meyer (#012-2)		6009		Maintenance - Equipment	\$9,000	\$17,531
Golf - Sod Cutters		6023		Maintenance - Equipment	\$17,300	\$33,699
Mailboxes		7007		Miscellaneous	\$19,450	\$37,887
Mailboxes - Enclosure/Structure				Miscellaneous	\$27,000	\$52,593
Stables - Round Pen				Stables	\$83,500	\$138,013
Trash Receptacles		7009		Miscellaneous	\$97,335	\$189,599
Utility Room - Kitchen (Appliances)		1061		Clubhouse - Utility Room	\$6,000	\$11,687
					Total for 2040-2041:	\$506,332
2041-2042						
2 Snow Plow kits (191 & 192)				Maintenance - Equipment	\$19,500	\$33,197
Bobcat Compact Track Loader (2021)				Maintenance - Equipment	\$142,000	\$287,666
Golf Course - Cart Path's / Rehab (25%)		2004		Golf Course	\$46,001	\$93,189
HOA/Patrol Offices - Computers/Equipment		1053		Clubhouse - Offices	\$80,000	\$162,065
HOA/Patrol Offices - Security Communications		1057		Clubhouse - Patrol Offices	\$32,000	\$64,826

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Lampkin - Roofing (RR/Cover)		4011		Lampkin Park	\$9,180	\$18,597
Lobby - Restrooms		1046		Clubhouse - Lobby	\$17,300	\$35,047
Office - Phone System				Clubhouse - Offices	\$16,900	\$28,771
Patrol Vehicle - Colorado Crew				Maintenance - Equipment	\$41,000	\$69,800
Patrol Vehicle - Colorado extended				Maintenance - Equipment	\$37,850	\$76,677
Pool Area - Deck (Repairs - 5%)		9002		Pool & Spa	\$14,040	\$28,442
Pool Area - Deck (Reseal/Waterproof)		9003		Pool & Spa	\$33,800	\$68,473
Pool Area - Ext Showers (Tile)		9004		Pool & Spa	\$34,600	\$70,093
Pool Area - Wood Trellis		9009		Pool & Spa	\$13,600	\$27,551
Pool/Spa - Heater (Pool)		9016		Pool & Spa	\$11,355	\$23,003
Pool/Spa - Heater (Spa)		9017		Pool & Spa	\$9,000	\$18,232
Pool/Spa - Pumps/Motors		9019		Pool & Spa	\$14,000	\$28,361
Snow Plow - Front Loader (#2041)		6043		Maintenance - Equipment	\$24,000	\$48,620
Solar Powered Cameras				Clubhouse - Patrol Offices	\$10,815	\$18,412
Solar Stubs				Pool & Spa	\$11,350	\$22,993
Spa - Resurface/Tile		9020		Pool & Spa	\$5,400	\$10,939
Stables - Hot Walker		1209		Stables	\$8,400	\$17,017
Welders (2) - Ranger		6074		Maintenance - Equipment	\$7,000	\$14,181
Total for 2041-2042:						\$1,266,153
2042-2043						
Bar - Appliances/Serving Systems		1014		Clubhouse - Bar	\$28,000	\$58,992
Boat - Lake Maintenance (TBD)				Maintenance - Equipment	\$8,650	\$18,224
Diesel Tank/Pump (1) - 2,000 Gal		6010		Maintenance - Equipment	\$23,795	\$50,132
Diesel Tank/Pump (2) - 1,000 Gal		6011		Maintenance - Equipment	\$17,500	\$36,870
Diesel Tank/Pump (3) - 2,000 Gal		6012		Maintenance - Equipment	\$23,800	\$50,143
Entry Monuments - Maint/Refurb		7003		Miscellaneous	\$6,500	\$13,695
Ext - Backflow Device		1031		Clubhouse - Exterior	\$11,350	\$23,913
Forklift - Nissan 5K (#062)		6013		Maintenance - Equipment	\$14,000	\$29,496
Frontier BB4278H - 6ft. 6in. Hydraulic Scarifier Box Blade				Maintenance - Equipment	\$5,350	\$11,272
Golf - Mower JD2500 (#2002)		6021		Maintenance - Equipment	\$34,770	\$73,255
Golf Course - Irr Pumps (Replace)		2009		Golf Course	\$68,100	\$143,476
John Deere 5065E Utility Tractor				Maintenance - Equipment	\$59,500	\$125,358
John Deere 520M Loader				Maintenance - Equipment	\$12,600	\$26,546
Lampkin - Bball Ct (Resurface)		4003		Lampkin Park	\$61,982	\$130,587
Pool/Spa - Mastic/Waterproof		9018		Pool & Spa	\$3,078	\$6,485
Stables - Ext Wood (Paint)		1203		Stables	\$19,720	\$41,547
Stables - Panels/Gates (Contingency) - 1		1206		Stables	\$33,450	\$70,474
Stables - Panels/Gates (Contingency) - 2				Stables	\$44,885	\$94,566
Utility Vehicle - John Deere Gator (50014)				Maintenance - Equipment	\$17,000	\$35,816

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Utility Vehicle - John Deere Gator (50018)				Maintenance - Equipment	\$17,000	\$35,816
Total for 2042-2043:						\$1,076,663
2043-2044						
Asphalt (Maint Yard) - Repair/Replace (1)		1004		Asphalt & Concrete Surfaces	\$52,500	\$115,034
Bistro - Office/Equip (Refurb)		1025		Clubhouse - Bistro	\$3,245	\$7,110
Decking, Ramps, Rails (New)				Clubhouse - Exterior	\$275,000	\$496,681
Golf Course - Gate Valves (Canal)		2008		Golf Course	\$8,800	\$19,282
Maint Bldg - Comp Shingle Roofing		5001		Maintenance - Building	\$27,720	\$60,738
Septic System - Clubhouse		1101		Septic Systems	\$118,000	\$258,553
Snow Plow - Attachment (#163)		6038		Maintenance - Equipment	\$8,000	\$17,529
Snow Plow (#171)		6046		Maintenance - Equipment	\$8,400	\$18,405
Snow Plow (#172)				Maintenance - Equipment	\$8,400	\$18,405
Stables - Horse Watering System		1208		Stables	\$43,260	\$94,788
Telehandler - Gradall (#061)		6050		Maintenance - Equipment	\$44,000	\$96,409
Tennis Cts - Lighting		1302		Tennis Courts	\$24,300	\$53,244
Tennis Cts - Resurface		1306		Tennis Courts	\$19,464	\$42,648
Truck - Ford F-550 (#131)		6065		Maintenance - Equipment	\$69,000	\$151,187
Total for 2043-2044:						\$1,450,014
2044-2045						
Concrete - Repair Contingency		1007		Asphalt & Concrete Surfaces	\$25,000	\$56,969
Ext - Paint/Repairs		1034		Clubhouse - Exterior	\$19,465	\$44,356
Golf - Toro Rough Mower (#2093)		6025		Maintenance - Equipment	\$61,000	\$139,005
Golf Course - Cart Paths (Concrete Repairs 10%)		2003		Golf Course	\$17,161	\$39,105
Lampkin - Restrooms (Refurbish)		4009		Lampkin Park	\$6,490	\$14,789
Pavilion (Ext) - Paint/Repairs/Replace		8002		Pavilion	\$18,600	\$42,385
Pavilion (Int) - Furnishings/Carpeting/Miscl		8004		Pavilion	\$14,000	\$31,903
Pro Shop - Furnishings/Displays/Flooring		3002		Golf Course - Pro Shop	\$28,000	\$63,806
Utility Vehicle - John Deere Gator		6069		Maintenance - Equipment	\$18,385	\$41,895
Water Tank - 2,000 Gal		6071		Maintenance - Equipment	\$8,650	\$19,711
Total for 2044-2045:						\$493,924
2045-2046						
Bar - Flooring/Furnishings		1016		Clubhouse - Bar	\$52,000	\$123,236
Club - Sump Pumps - Lift Station		1051		Clubhouse - Mech Equipment	\$19,460	\$46,119
Club - Water Heat Systems		1052		Clubhouse - Mech Equipment	\$17,300	\$41,000
Front Loader - Komatsu 250 (#2041)		6015		Maintenance - Equipment	\$200,000	\$473,984
Golf - Green Roller (#158)		6018		Maintenance - Equipment	\$12,735	\$30,181
Golf - Toro Green Mower (#157)		6024		Maintenance - Equipment	\$60,000	\$142,195
Golf Course - Aerators		2001		Golf Course	\$17,025	\$40,348
Golf Course - Wood Ret Walls (Repairs)		2018		Golf Course	\$17,300	\$41,000
HOA/Patrol Offices -		1053		Clubhouse - Offices	\$80,000	\$189,594

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Computers/Equipment						
Maintenance - Emergency Generator				Maintenance - Equipment	\$32,000	\$75,837
Pool - Resurface/Tile		8006		Pool & Spa	\$23,795	\$56,392
Pool Area - Furnishings		9005		Pool & Spa	\$19,500	\$46,213
Pool/Spa - Chem Systems		9011		Pool & Spa	\$6,920	\$16,400
Pool/Spa - Mastic/Waterproof		9018		Pool & Spa	\$3,078	\$7,295
Roto Chopper (#141)		6034		Maintenance - Equipment	\$420,000	\$995,366
Utility Room - Furnishings/Miscl		1060		Clubhouse - Utility Room	\$21,630	\$51,261
					Total for 2045-2046:	\$2,376,419
2046-2047						
2 Snow Plow kits (191 & 192)				Maintenance - Equipment	\$19,500	\$38,485
Asphalt - Crack Filler		6002		Maintenance - Equipment	\$62,000	\$152,812
Asphalt - Roller CAT (#2055)		6004		Maintenance - Equipment	\$69,000	\$170,065
Bistro - Washer/Dryer (Whirlpool)		1028		Clubhouse - Bistro	\$1,730	\$4,264
Cardboard Bailer		6007		Maintenance - Equipment	\$16,000	\$39,435
EC Vehicle - Subaru (#161)		6031		Maintenance - Equipment	\$40,500	\$99,821
Golf Course - Cart Path's / Rehab (25%)		2004		Golf Course	\$46,001	\$113,378
Golf Course - Lake Systems (Maintenance)		2011		Golf Course	\$248,745	\$613,086
Golf Course - Vertical Cutting Reels		2017		Golf Course	\$8,595	\$21,184
Patrol Vehicle - Colorado Crew				Maintenance - Equipment	\$41,000	\$80,917
Patrol Vehicle - Colorado extended				Maintenance - Equipment	\$37,850	\$93,289
Pool Area - Pump Rm Roofing		9007		Pool & Spa	\$2,958	\$7,291
Pool/Spa - Fencing (W.I.)		9013		Pool & Spa	\$27,716	\$68,312
Snow Plow - Blade (#131)		6041		Maintenance - Equipment	\$21,630	\$53,312
Solar Powered Cameras				Clubhouse - Patrol Offices	\$10,815	\$21,344
Sweeper Vac - PTO (#2006)		6049		Maintenance - Equipment	\$28,000	\$69,012
Truck - Dodge 3500 (#163)		6062		Maintenance - Equipment	\$50,000	\$123,236
Truck - Dodge 4500 (#171)		6063		Maintenance - Equipment	\$50,000	\$123,236
Utility Vehicle - Kubota 1100		6068		Maintenance - Equipment	\$28,000	\$69,012
Utility Vehicle - Kubota 900		6070		Maintenance - Equipment	\$18,000	\$44,365
					Total for 2046-2047:	\$2,005,858
2047-2048						
Asphalt (Campground) - Repair/Replace		1001		Asphalt & Concrete Surfaces	\$122,500	\$314,005
Bar - Audio/Video Equip.		1015		Clubhouse - Bar	\$5,400	\$13,842
Bar - Remodel/Refurbish		1019		Clubhouse - Bar	\$56,000	\$143,545
Bar - Restroom (Refurb)		1020		Clubhouse - Bar	\$4,500	\$11,535
Emergency Preparedness - Equip/Materials		7002		Miscellaneous	\$17,000	\$43,576
Ext - Lighting		1033		Clubhouse - Exterior	\$34,600	\$88,690
HOA/Patrol Offices - Restrooms (Refurb)		1055		Clubhouse - Offices	\$17,300	\$44,345
Kitchen - Appliances/Cookware		1029		Clubhouse - Bistro	\$108,000	\$276,837
Rec Rm - Furnishings/Miscl		1059		Clubhouse - Rec Room	\$10,815	\$27,722
Septic System - Maint Bldg		1105		Septic Systems	\$32,000	\$82,026
Septic System - Stables		1106		Septic Systems	\$22,980	\$58,905

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Stables - Ext Wood (Paint)		1203		Stables	\$19,720	\$50,548
Trash Compactor (A)		6053		Maintenance - Equipment	\$23,790	\$60,981
Trash Compactor (B)		6054		Maintenance - Equipment	\$23,790	\$60,981
Truck - Dodge 5500 (#172)		6064		Maintenance - Equipment	\$82,000	\$210,191
Total for 2047-2048:						\$1,487,729
2048-2049						
Bistro - Furnishings (Chairs/Tables)		1024		Clubhouse - Bistro	\$17,800	\$47,452
Bistro - Office/Equip (Refurb)		1025		Clubhouse - Bistro	\$3,245	\$8,651
Golf Course - Bridges (Rebuild/Repair)		2002		Golf Course	\$6,350	\$16,928
Golf Course - Course Restroom (Refurb)		2005		Golf Course	\$40,000	\$106,633
HOA/Patrol Offices - Security Cameras		1056		Clubhouse - Patrol Offices	\$40,000	\$106,633
Lampkin - Playground (Structures)		4008		Lampkin Park	\$68,000	\$181,277
Pavilion (Ext) - Balc/Patio Furnishings		7010		Pavilion	\$13,900	\$37,055
Pool/Spa - Mastic/Waterproof		9018		Pool & Spa	\$3,078	\$8,205
Pro Shop - Golf Carts		3003		Golf Course - Pro Shop	\$67,500	\$179,944
Tennis Cts - Replace		1305		Tennis Courts	\$112,000	\$298,574
Tennis Cts - Resurface		1306		Tennis Courts	\$19,464	\$51,888
Tennis Cts - Windscreens		1307		Tennis Courts	\$9,000	\$23,993
Truck - Dodge 2500 (#182)		6061		Maintenance - Equipment	\$56,000	\$149,287
Watering Tank		6072		Maintenance - Equipment	\$17,845	\$47,572
Total for 2048-2049:						\$1,264,092
2049-2050						
Campground - Restrooms (Refurb)		1010		Campground	\$8,000	\$22,180
Concrete - Repair Contingency		1007		Asphalt & Concrete Surfaces	\$25,000	\$69,312
Ext - Decking / Siding / Rails		1032		Clubhouse - Exterior	\$175,000	\$485,182
Ext - Paint/Repairs		1034		Clubhouse - Exterior	\$19,465	\$53,966
Front Loader - JCB (#2081)		6014		Maintenance - Equipment	\$102,000	\$282,792
Golf - Aerator (ProCore 864)		6017		Maintenance - Equipment	\$38,800	\$107,572
Golf - Mower Reelmaster 3100-D Sidewinder		6022		Maintenance - Equipment	\$44,610	\$123,680
HOA/Patrol Offices - Computers/Equipment		1053		Clubhouse - Offices	\$80,000	\$221,798
Pavilion (Ext) - Balc/Walkway (Repair/Replace)		8001		Pavilion	\$51,000	\$141,396
Pavilion (Ext) - Paint/Repairs/Replace		8002		Pavilion	\$18,600	\$51,568
Snow Plow - Attachment (#182)		6037		Maintenance - Equipment	\$11,250	\$31,190
Snow Plow - Front Loader (#2081)		6044		Maintenance - Equipment	\$30,000	\$83,174
Spreader - Turfco 1550		6047		Maintenance - Equipment	\$20,000	\$55,449
Tractor - John Deere (#083)		6052		Maintenance - Equipment	\$37,850	\$104,938
Truck - Dodge 2500 (#2101)		6059		Maintenance - Equipment	\$56,000	\$155,258
Truck - Dodge 2500 (191)		6060		Maintenance - Equipment	\$56,000	\$155,258
Total for 2049-2050:						\$2,144,713
2050-2051						

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Electronic Speed limit sign				Miscellaneous	\$6,758	\$19,486
Mailboxes		7007		Miscellaneous	\$19,450	\$56,082
Rec Rm - Flooring		1058		Clubhouse - Rec Room	\$9,300	\$26,815
Utility Room - Kitchen (Refurbish)		1062		Clubhouse - Utility Room	\$8,650	\$24,941
Total for 2050-2051:						\$127,324
2051-2052						
2 Snow Plow kits (191 & 192)				Maintenance - Equipment	\$19,500	\$44,615
Bistro - Restroom		1027		Clubhouse - Bistro	\$4,325	\$12,969
Bobcat Compact Track Loader (2021)				Maintenance - Equipment	\$142,000	\$425,816
Club - Fire Systems - Upgrade/Repairs		1049		Clubhouse - Mech Equipment	\$24,332	\$72,964
Club - Heating/Cooling Systems		1050		Clubhouse - Mech Equipment	\$54,075	\$162,155
Concrete - Kitchen Access Road				Asphalt & Concrete Surfaces	\$40,000	\$91,517
Ext - Roofing		1035		Clubhouse - Exterior	\$86,500	\$259,388
Golf Course - Cart Path's / Rehab (25%)		2004		Golf Course	\$46,001	\$137,942
HOA/Patrol Offices - Furnishings/Flooring		1054		Clubhouse - Offices	\$55,500	\$166,428
Office - Phone System				Clubhouse - Offices	\$16,900	\$38,666
Patrol Vehicle - Colorado Crew				Maintenance - Equipment	\$41,000	\$93,805
Patrol Vehicle - Colorado extended				Maintenance - Equipment	\$37,850	\$113,501
Pool Area - Cover & Reel		9001		Pool & Spa	\$7,000	\$20,991
Pool Area - Deck (Repairs - 5%)		9002		Pool & Spa	\$14,040	\$42,102
Pool Area - Deck (Reseal/Waterproof)		9003		Pool & Spa	\$33,800	\$101,356
Pool Bathrooms				Pool & Spa	\$297,000	\$890,615
Pool Equipment Room				Pool & Spa	\$19,000	\$43,471
Pool Shade Structure				Pool & Spa	\$27,000	\$61,774
Pool/Spa - Coping		9012		Pool & Spa	\$14,580	\$43,721
Pool/Spa - Filters		9015		Pool & Spa	\$39,000	\$116,949
Pool/Spa - Heater (Pool)		9016		Pool & Spa	\$11,355	\$34,050
Pool/Spa - Heater (Spa)		9017		Pool & Spa	\$9,000	\$26,988
Pool/Spa - Mastic/Waterproof		9018		Pool & Spa	\$3,078	\$9,230
Pool/Spa - Pumps/Motors		9019		Pool & Spa	\$14,000	\$41,982
Solar Powered Cameras				Clubhouse - Patrol Offices	\$10,815	\$24,744
Solar Stubs				Pool & Spa	\$11,350	\$34,035
Spa - Resurface/Tile		9020		Pool & Spa	\$5,400	\$16,193
Welders (2) - Ranger		6074		Maintenance - Equipment	\$7,000	\$20,991
Total for 2051-2052:						\$3,148,959
2052-2053						
Asphalt (Maint Yard) - Repair/Replace (2)		1005		Asphalt & Concrete Surfaces	\$52,500	\$163,729
Entry Monuments - Maint/Refurb		7003		Miscellaneous	\$6,500	\$20,271
Frontier BB4278H - 6ft. 6in. Hydraulic Scarifier Box Blade				Maintenance - Equipment	\$5,350	\$16,685
Golf - Green Sweeper		6019		Maintenance - Equipment	\$11,680	\$36,426
Golf - Mower JD2500 (#2002)		6021		Maintenance - Equipment	\$34,770	\$108,436
John Deere 5065E Utility Tractor				Maintenance - Equipment	\$59,500	\$185,560

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
John Deere 520M Loader				Maintenance - Equipment	\$12,600	\$39,295
Stables - Ext Wood (Paint)		1203		Stables	\$19,720	\$61,500
Stables - Ext Wood (Repairs-20%)		1204		Stables	\$25,500	\$79,526
Stables - Panels/Gates (Contingency) - 1		1206		Stables	\$33,450	\$104,319
Stables - Panels/Gates (Contingency) - 2				Stables	\$44,885	\$139,981
Utility Vehicle - John Deere Gator		6069		Maintenance - Equipment	\$18,385	\$57,336
Utility Vehicle - John Deere Gator (50014)				Maintenance - Equipment	\$17,000	\$53,017
Utility Vehicle - John Deere Gator (50018)				Maintenance - Equipment	\$17,000	\$53,017
Total for 2052-2053:						\$1,119,097