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Lake Limerick
Country Club
Shelton, WA



Report #: 26953-2
Beginning: December 1, 2021
Expires: September 30, 2022

RESERVE STUDY
Update "No-Site-Visit"

November 24, 2021

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

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

Questions?

Please contact your Project Manager directly.



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Table of Contents

Executive Summary	4
Executive Summary (Component List)	6
Introduction, Objectives, and Methodology	8
Which Physical Assets are Funded by Reserves?	9
How do we establish Useful Life and Remaining Useful Life estimates?	9
How do we establish Current Repair/Replacement Cost Estimates?	9
How much Reserves are enough?	10
How much should we contribute?	11
What is our Recommended Funding Goal?	11
Projected Expenses	12
Annual Reserve Expenses Graph	12
Reserve Fund Status & Recommended Funding Plan	13
Annual Reserve Funding Graph	13
30-Yr Cash Flow Graph	14
Percent Funded Graph	14
Table Descriptions	15
Reserve Component List Detail	16
Fully Funded Balance	18
Component Significance	20
Accounting & Tax Summary	22
30-Year Reserve Plan Summary	24
30-Year Reserve Plan Summary (Alternate Funding Plan)	25
30-Year Income/Expense Detail	26
Accuracy, Limitations, and Disclosures	38
Terms and Definitions	39
Component Details	40
Grounds/Site	41
Recreation	44
Building Exteriors	49
Building Interiors	52
Equipment/Systems	54
Golf Course Equipment	59
Golf Course Site/Buildings/Systems	65
Professional	68



Lake Limerick - Country Club

Report #: 26953-2

Shelton, WA

of Units: 1,368

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

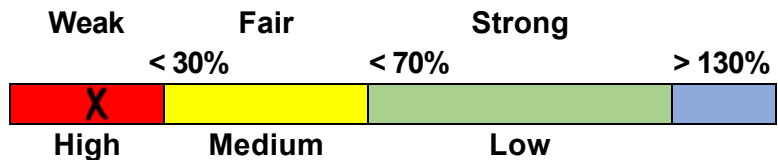
December 1, 2021 through September 30, 2022

Findings & Recommendations

as of December 1, 2021

Starting Reserve Balance	\$424,911
Current Fully Funded Reserve Balance	\$2,446,749
Percent Funded	17.2 %
Average Reserve (Deficit) or Surplus Per Unit	(\$1,500)
Recommended 2021/2022 100% Monthly "Full Funding" Contributions	\$40,500
2021/2022 "Baseline Funding" to keep Reserves above \$0	\$30,878
Recommended 2021/2022 Special Assessment	\$0
Your Planned 2021/2022 Contribution Rate	\$13,158

Reserve Fund Strength: 17.2%



Risk of Special Assessment:

Economic Assumptions:

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

- This is a Update "No-Site-Visit", meeting all requirements of the Revised Code of Washington (RCW). This study was prepared by, or under the supervision of a credentialed Reserve Specialist (RS 153).
- **The previous version of this report was adjusted/revised on 11.24.2021 at BOD/GM request to exclude consideration of all the substainal savings/funds not in segregated maintenance reserve funds.**
- **Your Reserve Fund is currently 17.2 % Funded. This means the association’s special assessment and/or deferred maintenance risk is currently High.** The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of Reserve cash flow problems.
- Based on this starting point and your anticipated future expenses, **our recommendation is to immediately and significantly increase Reserve Contributions to the 100% range as noted above.** The 100% "Full" contribution rate is designed to gradually achieve the funding objectives by the end of our 30-year report scope.
- **Going forward, stable collection of reserve monies to provide for fair distribution of expense burden to offset ongoing deterioration of reserve category projects and improve reserve fund status should be undertaken. In other words, current owners should contribute "their fair share" to maintenance reserves.** The reader should note that the FY 2021/2022 "Monthly Deterioration" of reserve components is \$26,361.

- No assets appropriate for Reserve designation are known to be excluded. See appendix for important component information and the basis of our assumptions. "Baseline Funding" in this report is as defined within the RCW, "to maintain the reserve account balance above zero throughout the thirty-year study period, without special assessments" is not recommended. Funding plan contribution rates, and reserves deficit or (surplus) are presented as an aggregate total, assuming average percentage of ownership. The actual ownership allocation may vary - refer to your governing documents, and assessment computational tools to adjust for any variation.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Grounds/Site				
106	Asphalt, Clubhouse - Resurface	30	19	\$97,000
108	Asphalt, Café/Pro Shop - Resurface	30	4	\$62,000
112	Asphalt, Parks - Resurface	30	9	\$43,000
114	Asphalt - Seal/Repair	5	0	\$24,900
120	Fence, Chain Link - Replace	50	8	\$64,400
Recreation				
200	Sport Court - Renovate	9999	4	\$45,300
205	Sport Court - Future Resurface	25	29	\$35,350
214	Sport Court Fence - Replace	50	9	\$16,600
222	Park Septic Systems - Replace	60	9	\$129,000
270	Lake Limerick - Dredge	5	1	\$566,500
272	Lake Leprechaun - Dredge	5	1	\$206,000
274	Bird Sanctuary - Dredge	6	2	\$30,900
277	Dam Valve - Replace	50	31	\$154,500
280	Dock, Clubhouse - Replace	30	17	\$106,600
281	Dock, Anglia - Replace	30	15	\$89,000
282	Dock/Swim, Log Toy - Replace	30	20	\$33,400
283	Dock/Fish, Log Toy - Replace	30	21	\$30,600
285	Dock, Tipperary - Replace	30	18	\$50,050
286	Dock, Banbury - Replace	30	15	\$46,550
288	Swim Floats - Replace	30	20	\$26,150
290	Island Bridge - Replace	30	7	\$41,200
Building Exteriors				
300	Exterior Surfaces - Paint/Seal	10	4	\$42,000
302	Exterior Siding/Trim - Replace	10	4	\$20,650
304	Clubhouse Windows 2014-Replace	30	24	\$19,800
306	Clubhse Windows/Glass Doors-Replace	30	14	\$90,250
308	Cafe/Pro Shop Windows - Replace	10	4	\$20,650
320	Clubhouse Deck, Rear- Replace	40	39	\$55,600
322	Clubhouse Decks Front -Replace	40	19	\$23,700
350	Roof, Clubhouse - Replace	30	24	\$39,200
351	Roof, Café/Pro Shop - Replace	30	18	\$21,650
352	Roof, Golf Cart Sheds - Replace	30	16	\$26,800
355	MF Metal Roof - Replace	45	28	\$35,450
Building Interiors				
410	Clubhouse Flooring 2019 - Replace	15	13	\$20,200
412	Clubhouse Flooring - Replace	15	3	\$30,300

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
416	Café/Pro Shop Flooring - Replace	15	0	\$20,900
440	Clubhouse Interior-Partial Remodel	5	3	\$30,900
450	Café/Pro Shop-Part Remodel	5	0	\$15,450
Equipment/Systems				
504	POS Equipment - Replace	15	3	\$20,600
508	Surveillance Equipment - Replace	12	1	\$30,900
540	Clubhouse HVAC - Partial Replace	5	0	\$20,600
545	Pro Shop/Cafe HVAC -Partial Replace	10	0	\$20,600
560	CH Kitchen Equip.- Partial Replace	5	1	\$20,600
570	Cafe Kitchen Equip.-Partial Replace	5	2	\$15,500
700	Tractor, Shared - Replace	20	9	\$56,700
702	Truck, Shared - Replace	12	11	\$15,500
704	Truck, Shared - Replace	12	1	\$15,500
706	Auto, Security - Replace	12	2	\$15,500
794	Clubhouse/Pro Shop Septic - Replace	50	21	\$144,200
796	MF Septic System - Replace	50	12	\$25,750
Golf Course Equipment				
814	Zero Turn Mower - Replace	20	9	\$15,500
821	Top Dresser, Small - Replace	20	4	\$25,750
830	Skid Sprayer - Replace	20	1	\$15,500
831	Utility Vehicle - Replace	30	9	\$35,650
835	Utility Vehicle - Replace	30	22	\$15,500
840	Tractor - Replace	20	4	\$41,200
856	Sweeper/Veritcutter - Replace	30	24	\$31,800
862	Grinder, Reel - Replace	30	22	\$41,200
890	Used Golf Carts, FY 2021 - Replace	7	7	\$20,000
892	Used Golf Carts, FY 2020 - Replace	7	6	\$32,000
894	Used Golf Carts, Older - Replace	7	0	\$36,000
Golf Course Site/Buildings/Systems				
1000	GC Irrigation Systems - Renovate	30	13	\$618,000
1001	GC Telemetry - Partial Replace	5	0	\$25,750
1002	GC Pumps - Refurbish/Replace	15	12	\$56,650
1004	Golf Course - Improvements	9999	1	\$35,000
1007	Golf Cart Paths, FY 2021 - Renovate	9999	0	\$26,000
1008	GC Paths, FY 2021-Future Resurface	30	30	\$18,550
1010	Golf Cart Paths, FY 2017-Resurface	30	26	\$216,800
1012	Golf Cart Paths - Seal Coat/Repair	5	0	\$19,900
1022	GC Septic System - Replace	60	17	\$25,750

69 Total Funded Components

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

Introduction



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

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



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

Methodology



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

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

Which Physical Assets are Funded by Reserves?

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



RESERVE COMPONENT "FOUR-PART TEST"

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

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

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



FUNDING OBJECTIVES

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

Projected Expenses

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

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

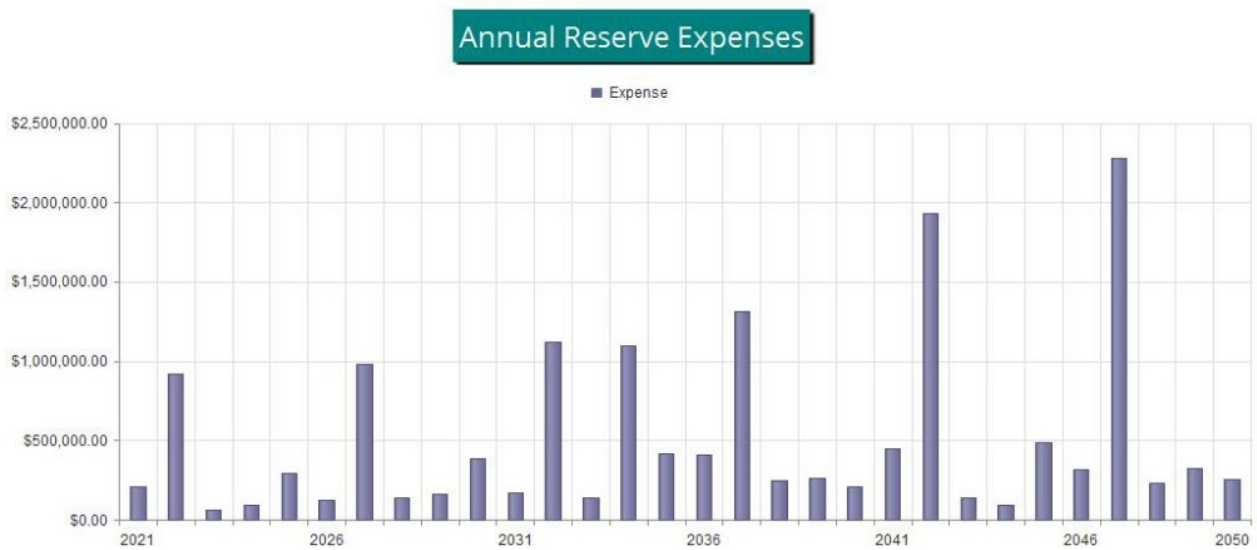


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$424,911 as-of the start of your Fiscal Year on 12/1/2021. As of that date, your Fully Funded Balance is computed to be \$2,446,749 (see Fully Funded Balance Table). This figure represents the deteriorated value of your common area components.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$40,500 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

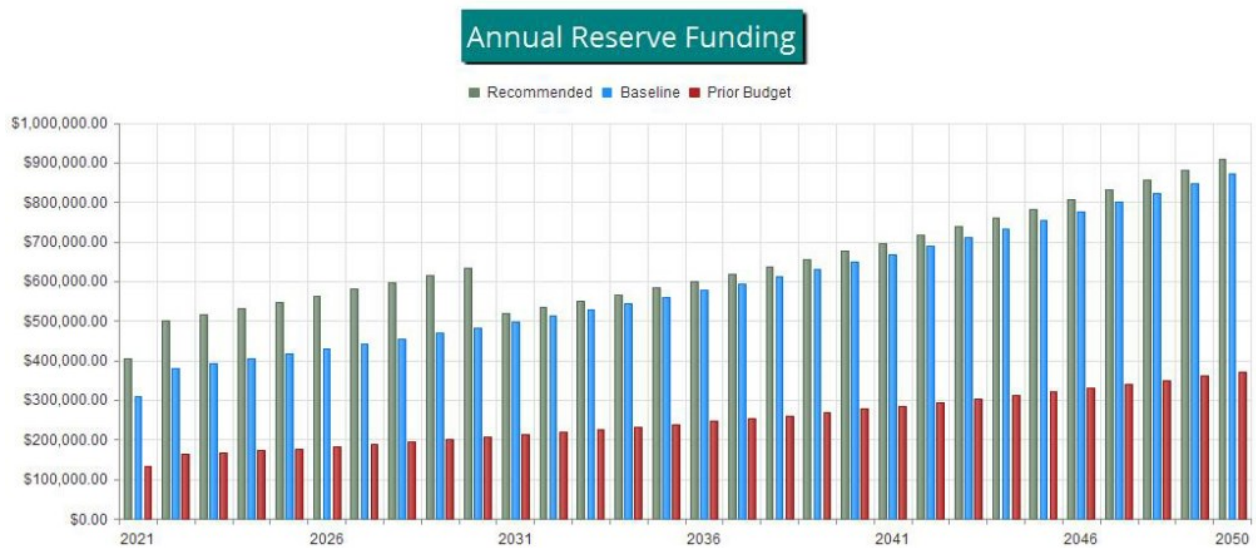


Figure 2

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

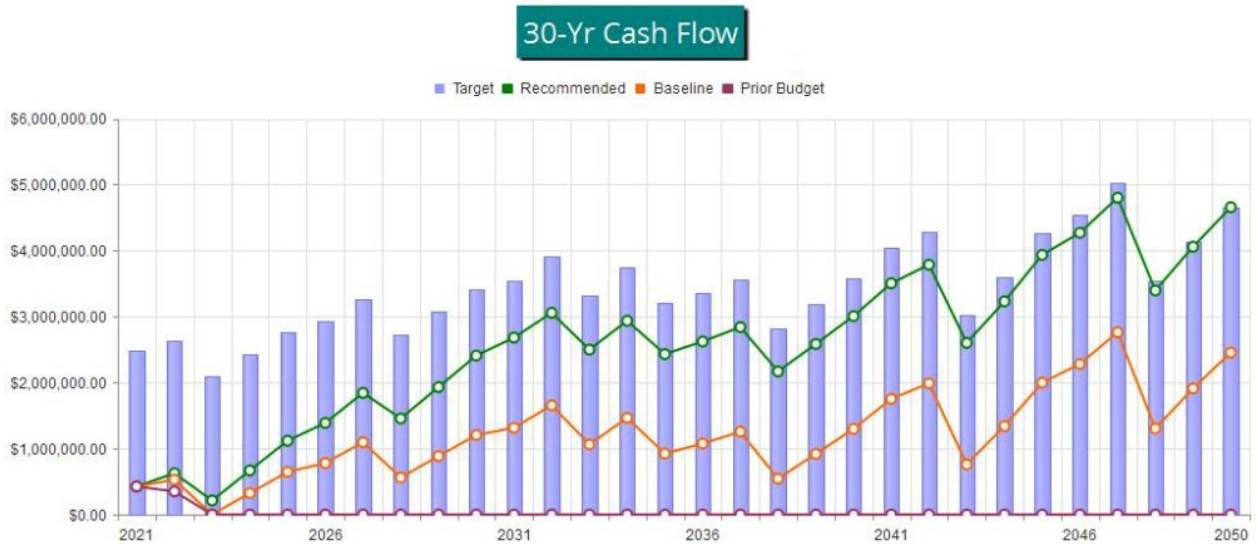


Figure 3

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

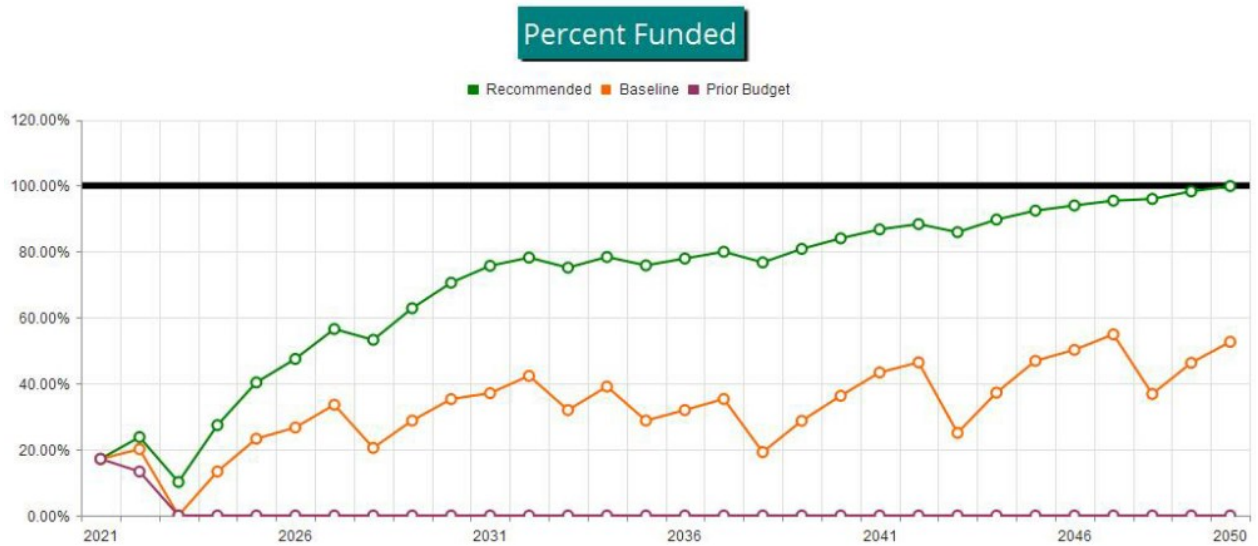


Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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

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

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

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Grounds/Site						
106	Asphalt, Clubhouse - Resurface	Approx 33,600 square feet	30	19	\$83,000	\$111,000
108	Asphalt, Café/Pro Shop - Resurface	Approx 21,500 square feet	30	4	\$53,000	\$71,000
112	Asphalt, Parks - Resurface	Approx 16,000 square feet	30	9	\$38,000	\$48,000
114	Asphalt - Seal/Repair	Approx 72,700 square feet	5	0	\$21,200	\$28,600
120	Fence, Chain Link - Replace	Approx 2,500 linear feet	50	8	\$51,500	\$77,300
Recreation						
200	Sport Court - Renovate	Approx 13,200 square feet	9999	4	\$41,200	\$49,400
205	Sport Court - Future Resurface	Approx 13,200 square feet	25	29	\$29,900	\$40,800
214	Sport Court Fence - Replace	Approx 460 linear feet	50	9	\$14,200	\$19,000
222	Park Septic Systems - Replace	(5) systems	60	9	\$103,000	\$155,000
270	Lake Limerick - Dredge	Extensive acre feet	5	1	\$463,500	\$669,500
272	Lake Leprechaun - Dredge	Moderate acre feet	5	1	\$154,500	\$257,500
274	Bird Sanctuary - Dredge	Moderate acre feet	6	2	\$25,800	\$36,000
277	Dam Valve - Replace	(1) dam valve/pipe	50	31	\$134,000	\$175,000
280	Dock, Clubhouse - Replace	Approx 1,150 square feet	30	17	\$82,900	\$130,300
281	Dock, Anglia - Replace	Approx 960 square feet	30	15	\$69,200	\$108,800
282	Dock/Swim, Log Toy - Replace	Approx 360 square feet	30	20	\$26,000	\$40,800
283	Dock/Fish, Log Toy - Replace	Approx 330 square feet	30	21	\$23,800	\$37,400
285	Dock, Tipperary - Replace	Approx 540 square feet	30	18	\$38,900	\$61,200
286	Dock, Banbury - Replace	Approx 540 square feet	30	15	\$31,900	\$61,200
288	Swim Floats - Replace	Approx 390 square feet	30	20	\$24,100	\$28,200
290	Island Bridge - Replace	Approx 500 square feet	30	7	\$30,900	\$51,500
Building Exteriors						
300	Exterior Surfaces - Paint/Seal	Approx 9,600 square feet	10	4	\$37,000	\$47,000
302	Exterior Siding/Trim - Replace	Approx 9,600 square feet	10	4	\$15,500	\$25,800
304	Clubhouse Windows 2014-Replace	(16) assorted	30	24	\$16,500	\$23,100
306	Clubhse Windows/Glass Doors-Replace	(73) assorted	30	14	\$75,200	\$105,300
308	Cafe/Pro Shop Windows - Replace	(16) total, assorted	10	4	\$15,500	\$25,800
320	Clubhouse Deck, Rear- Replace	Approx 720 square feet	40	39	\$44,500	\$66,700
322	Clubhouse Decks Front -Replace	Approx 310 square feet	40	19	\$20,600	\$26,800
350	Roof, Clubhouse - Replace	Approx 7,100 square feet	30	24	\$35,000	\$43,400
351	Roof, Café/Pro Shop - Replace	Approx 4,100 square feet	30	18	\$16,500	\$26,800
352	Roof, Golf Cart Sheds - Replace	Approx 4,500 square feet	30	16	\$22,700	\$30,900
355	MF Metal Roof - Replace	Approx 4,300 square feet	45	28	\$26,600	\$44,300
Building Interiors						
410	Clubhouse Flooring 2019 - Replace	Approx 280 square feet	15	13	\$17,300	\$23,100
412	Clubhouse Flooring - Replace	Approx 420 square feet	15	3	\$26,000	\$34,600
416	Café/Pro Shop Flooring - Replace	Approx 290 square feet	15	0	\$17,900	\$23,900
440	Clubhouse Interior-Partial Remodel	Extensive square feet	5	3	\$20,600	\$41,200
450	Café/Pro Shop-Part Remodel	Extensive square feet	5	0	\$10,300	\$20,600
Equipment/Systems						
504	POS Equipment - Replace	Extensive quantity	15	3	\$18,500	\$22,700
508	Surveillance Equipment - Replace	Extensive quantity	12	1	\$25,800	\$36,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
540	Clubhouse HVAC - Partial Replace	(4) larger HVAC systems	5	0	\$18,500	\$22,700
545	Pro Shop/Cafe HVAC -Partial Replace	(2) larger HVAC systems	10	0	\$18,500	\$22,700
560	CH Kitchen Equip.- Partial Replace	Extensive quantity	5	1	\$18,500	\$22,700
570	Cafe Kitchen Equip.-Partial Replace	(2) larger HVAC systems	5	2	\$12,400	\$18,600
700	Tractor, Shared - Replace	(1) Kubota L3400 HST	20	9	\$46,400	\$67,000
702	Truck, Shared - Replace	(1) 2003 Ford F250	12	11	\$12,400	\$18,600
704	Truck, Shared - Replace	(1) 2010 Ford Ranger	12	1	\$12,400	\$18,600
706	Auto, Security - Replace	(1) 2004 Hyundai Elantra	12	2	\$12,400	\$18,600
794	Clubhouse/Pro Shop Septic - Replace	(1) Nibbler system	50	21	\$123,600	\$164,800
796	MF Septic System - Replace	(1) system	50	12	\$20,600	\$30,900
Golf Course Equipment						
814	Zero Turn Mower - Replace	(1) Exmark Lazer Z XS	20	9	\$12,400	\$18,600
821	Top Dresser, Small - Replace	(1) Turfco Widespin 1530	20	4	\$20,600	\$30,900
830	Skid Sprayer - Replace	(1) SDI, 160 gallon	20	1	\$12,400	\$18,600
831	Utility Vehicle - Replace	(1) Toro Workman 3330	30	9	\$25,800	\$45,500
835	Utility Vehicle - Replace	(1) John Deere 625i Gator	30	22	\$12,400	\$18,600
840	Tractor - Replace	(1) Kubota L4330D	20	4	\$36,000	\$46,400
856	Sweeper/Veritcutter - Replace	(1) Wiedemann Super 500	30	24	\$29,700	\$33,900
862	Grinder, Reel - Replace	(1) SIP 7000	30	22	\$36,000	\$46,400
890	Used Golf Carts, FY 2021 - Replace	(5) EZGO, electric	7	7	\$17,500	\$22,500
892	Used Golf Carts, FY 2020 - Replace	(8) EZGO, electric	7	6	\$28,000	\$36,000
894	Used Golf Carts, Older - Replace	(9) EZGO, electric	7	0	\$31,500	\$40,500
Golf Course Site/Buildings/Systems						
1000	GC Irrigation Systems - Renovate	Extensive systems	30	13	\$515,000	\$721,000
1001	GC Telemetry - Partial Replace	Extensive systems	5	0	\$20,600	\$30,900
1002	GC Pumps - Refurbish/Replace	(2) large, assorted	15	12	\$41,200	\$72,100
1004	Golf Course - Improvements	Extensive quantity	9999	1	\$30,000	\$40,000
1007	Golf Cart Paths, FY 2021 - Renovate	Approx 5,600 SF	9999	0	\$22,000	\$30,000
1008	GC Paths, FY 2021-Future Resurface	Approx 5,600 SF	30	30	\$16,500	\$20,600
1010	Golf Cart Paths, FY 2017-Resurface	Approx 65,800 SF	30	26	\$189,700	\$243,900
1012	Golf Cart Paths - Seal Coat/Repair	Approx 71,400 SF, total	5	0	\$16,200	\$23,600
1022	GC Septic System - Replace	(1) system	60	17	\$20,600	\$30,900
69 Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Grounds/Site								
106	Asphalt, Clubhouse - Resurface	\$97,000	X	11	/	30	=	\$35,567
108	Asphalt, Café/Pro Shop - Resurface	\$62,000	X	26	/	30	=	\$53,733
112	Asphalt, Parks - Resurface	\$43,000	X	21	/	30	=	\$30,100
114	Asphalt - Seal/Repair	\$24,900	X	5	/	5	=	\$24,900
120	Fence, Chain Link - Replace	\$64,400	X	42	/	50	=	\$54,096
Recreation								
200	Sport Court - Renovate	\$45,300	X	9995	/	9999	=	\$45,282
205	Sport Court - Future Resurface	\$35,350	X	0	/	25	=	\$0
214	Sport Court Fence - Replace	\$16,600	X	41	/	50	=	\$13,612
222	Park Septic Systems - Replace	\$129,000	X	51	/	60	=	\$109,650
270	Lake Limerick - Dredge	\$566,500	X	4	/	5	=	\$453,200
272	Lake Leprechaun - Dredge	\$206,000	X	4	/	5	=	\$164,800
274	Bird Sanctuary - Dredge	\$30,900	X	4	/	6	=	\$20,600
277	Dam Valve - Replace	\$154,500	X	19	/	50	=	\$58,710
280	Dock, Clubhouse - Replace	\$106,600	X	13	/	30	=	\$46,193
281	Dock, Anglia - Replace	\$89,000	X	15	/	30	=	\$44,500
282	Dock/Swim, Log Toy - Replace	\$33,400	X	10	/	30	=	\$11,133
283	Dock/Fish, Log Toy - Replace	\$30,600	X	9	/	30	=	\$9,180
285	Dock, Tipperary - Replace	\$50,050	X	12	/	30	=	\$20,020
286	Dock, Banbury - Replace	\$46,550	X	15	/	30	=	\$23,275
288	Swim Floats - Replace	\$26,150	X	10	/	30	=	\$8,717
290	Island Bridge - Replace	\$41,200	X	23	/	30	=	\$31,587
Building Exteriors								
300	Exterior Surfaces - Paint/Seal	\$42,000	X	6	/	10	=	\$25,200
302	Exterior Siding/Trim - Replace	\$20,650	X	6	/	10	=	\$12,390
304	Clubhouse Windows 2014-Replace	\$19,800	X	6	/	30	=	\$3,960
306	Clubhse Windows/Glass Doors-Replace	\$90,250	X	16	/	30	=	\$48,133
308	Cafe/Pro Shop Windows - Replace	\$20,650	X	6	/	10	=	\$12,390
320	Clubhouse Deck, Rear- Replace	\$55,600	X	1	/	40	=	\$1,390
322	Clubhouse Decks Front -Replace	\$23,700	X	21	/	40	=	\$12,443
350	Roof, Clubhouse - Replace	\$39,200	X	6	/	30	=	\$7,840
351	Roof, Café/Pro Shop - Replace	\$21,650	X	12	/	30	=	\$8,660
352	Roof, Golf Cart Sheds - Replace	\$26,800	X	14	/	30	=	\$12,507
355	MF Metal Roof - Replace	\$35,450	X	17	/	45	=	\$13,392
Building Interiors								
410	Clubhouse Flooring 2019 - Replace	\$20,200	X	2	/	15	=	\$2,693
412	Clubhouse Flooring - Replace	\$30,300	X	12	/	15	=	\$24,240
416	Café/Pro Shop Flooring - Replace	\$20,900	X	15	/	15	=	\$20,900
440	Clubhouse Interior-Partial Remodel	\$30,900	X	2	/	5	=	\$12,360
450	Café/Pro Shop-Part Remodel	\$15,450	X	5	/	5	=	\$15,450
Equipment/Systems								
504	POS Equipment - Replace	\$20,600	X	12	/	15	=	\$16,480
508	Surveillance Equipment - Replace	\$30,900	X	11	/	12	=	\$28,325
540	Clubhouse HVAC - Partial Replace	\$20,600	X	5	/	5	=	\$20,600

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
545	Pro Shop/Cafe HVAC -Partial Replace	\$20,600	X	10	/	10	=	\$20,600
560	CH Kitchen Equip.- Partial Replace	\$20,600	X	4	/	5	=	\$16,480
570	Cafe Kitchen Equip.-Partial Replace	\$15,500	X	3	/	5	=	\$9,300
700	Tractor, Shared - Replace	\$56,700	X	11	/	20	=	\$31,185
702	Truck, Shared - Replace	\$15,500	X	1	/	12	=	\$1,292
704	Truck, Shared - Replace	\$15,500	X	11	/	12	=	\$14,208
706	Auto, Security - Replace	\$15,500	X	10	/	12	=	\$12,917
794	Clubhouse/Pro Shop Septic - Replace	\$144,200	X	29	/	50	=	\$83,636
796	MF Septic System - Replace	\$25,750	X	38	/	50	=	\$19,570
Golf Course Equipment								
814	Zero Turn Mower - Replace	\$15,500	X	11	/	20	=	\$8,525
821	Top Dresser, Small - Replace	\$25,750	X	16	/	20	=	\$20,600
830	Skid Sprayer - Replace	\$15,500	X	19	/	20	=	\$14,725
831	Utility Vehicle - Replace	\$35,650	X	21	/	30	=	\$24,955
835	Utility Vehicle - Replace	\$15,500	X	8	/	30	=	\$4,133
840	Tractor - Replace	\$41,200	X	16	/	20	=	\$32,960
856	Sweeper/Veritcutter - Replace	\$31,800	X	6	/	30	=	\$6,360
862	Grinder, Reel - Replace	\$41,200	X	8	/	30	=	\$10,987
890	Used Golf Carts, FY 2021 - Replace	\$20,000	X	0	/	7	=	\$0
892	Used Golf Carts, FY 2020 - Replace	\$32,000	X	1	/	7	=	\$4,571
894	Used Golf Carts, Older - Replace	\$36,000	X	7	/	7	=	\$36,000
Golf Course Site/Buildings/Systems								
1000	GC Irrigation Systems - Renovate	\$618,000	X	17	/	30	=	\$350,200
1001	GC Telemetry - Partial Replace	\$25,750	X	5	/	5	=	\$25,750
1002	GC Pumps - Refurbish/Replace	\$56,650	X	3	/	15	=	\$11,330
1004	Golf Course - Improvements	\$35,000	X	9998	/	9999	=	\$34,996
1007	Golf Cart Paths, FY 2021 - Renovate	\$26,000	X	9999	/	9999	=	\$26,000
1008	GC Paths, FY 2021-Future Resurface	\$18,550	X	0	/	30	=	\$0
1010	Golf Cart Paths, FY 2017-Resurface	\$216,800	X	4	/	30	=	\$28,907
1012	Golf Cart Paths - Seal Coat/Repair	\$19,900	X	5	/	5	=	\$19,900
1022	GC Septic System - Replace	\$25,750	X	43	/	60	=	\$18,454
								\$2,446,749

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Grounds/Site				
106 Asphalt, Clubhouse - Resurface	30	\$97,000	\$3,233	1.02 %
108 Asphalt, Café/Pro Shop - Resurface	30	\$62,000	\$2,067	0.65 %
112 Asphalt, Parks - Resurface	30	\$43,000	\$1,433	0.45 %
114 Asphalt - Seal/Repair	5	\$24,900	\$4,980	1.57 %
120 Fence, Chain Link - Replace	50	\$64,400	\$1,288	0.41 %
Recreation				
200 Sport Court - Renovate	9999	\$45,300	\$5	0.00 %
205 Sport Court - Future Resurface	25	\$35,350	\$1,414	0.45 %
214 Sport Court Fence - Replace	50	\$16,600	\$332	0.10 %
222 Park Septic Systems - Replace	60	\$129,000	\$2,150	0.68 %
270 Lake Limerick - Dredge	5	\$566,500	\$113,300	35.82 %
272 Lake Leprechaun - Dredge	5	\$206,000	\$41,200	13.02 %
274 Bird Sanctuary - Dredge	6	\$30,900	\$5,150	1.63 %
277 Dam Valve - Replace	50	\$154,500	\$3,090	0.98 %
280 Dock, Clubhouse - Replace	30	\$106,600	\$3,553	1.12 %
281 Dock, Anglia - Replace	30	\$89,000	\$2,967	0.94 %
282 Dock/Swim, Log Toy - Replace	30	\$33,400	\$1,113	0.35 %
283 Dock/Fish, Log Toy - Replace	30	\$30,600	\$1,020	0.32 %
285 Dock, Tipperary - Replace	30	\$50,050	\$1,668	0.53 %
286 Dock, Banbury - Replace	30	\$46,550	\$1,552	0.49 %
288 Swim Floats - Replace	30	\$26,150	\$872	0.28 %
290 Island Bridge - Replace	30	\$41,200	\$1,373	0.43 %
Building Exteriors				
300 Exterior Surfaces - Paint/Seal	10	\$42,000	\$4,200	1.33 %
302 Exterior Siding/Trim - Replace	10	\$20,650	\$2,065	0.65 %
304 Clubhouse Windows 2014-Replace	30	\$19,800	\$660	0.21 %
306 Clubhse Windows/Glass Doors-Replace	30	\$90,250	\$3,008	0.95 %
308 Cafe/Pro Shop Windows - Replace	10	\$20,650	\$2,065	0.65 %
320 Clubhouse Deck, Rear- Replace	40	\$55,600	\$1,390	0.44 %
322 Clubhouse Decks Front -Replace	40	\$23,700	\$593	0.19 %
350 Roof, Clubhouse - Replace	30	\$39,200	\$1,307	0.41 %
351 Roof, Café/Pro Shop - Replace	30	\$21,650	\$722	0.23 %
352 Roof, Golf Cart Sheds - Replace	30	\$26,800	\$893	0.28 %
355 MF Metal Roof - Replace	45	\$35,450	\$788	0.25 %
Building Interiors				
410 Clubhouse Flooring 2019 - Replace	15	\$20,200	\$1,347	0.43 %
412 Clubhouse Flooring - Replace	15	\$30,300	\$2,020	0.64 %
416 Café/Pro Shop Flooring - Replace	15	\$20,900	\$1,393	0.44 %
440 Clubhouse Interior-Partial Remodel	5	\$30,900	\$6,180	1.95 %
450 Café/Pro Shop-Part Remodel	5	\$15,450	\$3,090	0.98 %
Equipment/Systems				
504 POS Equipment - Replace	15	\$20,600	\$1,373	0.43 %
508 Surveillance Equipment - Replace	12	\$30,900	\$2,575	0.81 %
540 Clubhouse HVAC - Partial Replace	5	\$20,600	\$4,120	1.30 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
545	Pro Shop/Cafe HVAC -Partial Replace	10	\$20,600	\$2,060	0.65 %
560	CH Kitchen Equip.- Partial Replace	5	\$20,600	\$4,120	1.30 %
570	Cafe Kitchen Equip.-Partial Replace	5	\$15,500	\$3,100	0.98 %
700	Tractor, Shared - Replace	20	\$56,700	\$2,835	0.90 %
702	Truck, Shared - Replace	12	\$15,500	\$1,292	0.41 %
704	Truck, Shared - Replace	12	\$15,500	\$1,292	0.41 %
706	Auto, Security - Replace	12	\$15,500	\$1,292	0.41 %
794	Clubhouse/Pro Shop Septic - Replace	50	\$144,200	\$2,884	0.91 %
796	MF Septic System - Replace	50	\$25,750	\$515	0.16 %
Golf Course Equipment					
814	Zero Turn Mower - Replace	20	\$15,500	\$775	0.24 %
821	Top Dresser, Small - Replace	20	\$25,750	\$1,288	0.41 %
830	Skid Sprayer - Replace	20	\$15,500	\$775	0.24 %
831	Utility Vehicle - Replace	30	\$35,650	\$1,188	0.38 %
835	Utility Vehicle - Replace	30	\$15,500	\$517	0.16 %
840	Tractor - Replace	20	\$41,200	\$2,060	0.65 %
856	Sweeper/Veritcutter - Replace	30	\$31,800	\$1,060	0.34 %
862	Grinder, Reel - Replace	30	\$41,200	\$1,373	0.43 %
890	Used Golf Carts, FY 2021 - Replace	7	\$20,000	\$2,857	0.90 %
892	Used Golf Carts, FY 2020 - Replace	7	\$32,000	\$4,571	1.45 %
894	Used Golf Carts, Older - Replace	7	\$36,000	\$5,143	1.63 %
Golf Course Site/Buildings/Systems					
1000	GC Irrigation Systems - Renovate	30	\$618,000	\$20,600	6.51 %
1001	GC Telemetry - Partial Replace	5	\$25,750	\$5,150	1.63 %
1002	GC Pumps - Refurbish/Replace	15	\$56,650	\$3,777	1.19 %
1004	Golf Course - Improvements	9999	\$35,000	\$4	0.00 %
1007	Golf Cart Paths, FY 2021 - Renovate	9999	\$26,000	\$3	0.00 %
1008	GC Paths, FY 2021-Future Resurface	30	\$18,550	\$618	0.20 %
1010	Golf Cart Paths, FY 2017-Resurface	30	\$216,800	\$7,227	2.28 %
1012	Golf Cart Paths - Seal Coat/Repair	5	\$19,900	\$3,980	1.26 %
1022	GC Septic System - Replace	60	\$25,750	\$429	0.14 %
69	Total Funded Components			\$316,332	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Contribs
Grounds/Site							
106	Asphalt, Clubhouse - Resurface	30	19	\$97,000	\$35,567	\$0	\$413.96
108	Asphalt, Café/Pro Shop - Resurface	30	4	\$62,000	\$53,733	\$0	\$264.60
112	Asphalt, Parks - Resurface	30	9	\$43,000	\$30,100	\$0	\$183.51
114	Asphalt - Seal/Repair	5	0	\$24,900	\$24,900	\$24,900	\$637.59
120	Fence, Chain Link - Replace	50	8	\$64,400	\$54,096	\$0	\$164.90
Recreation							
200	Sport Court - Renovate	9999	4	\$45,300	\$45,282	\$0	\$0.58
205	Sport Court - Future Resurface	25	29	\$35,350	\$0	\$0	\$181.03
214	Sport Court Fence - Replace	50	9	\$16,600	\$13,612	\$0	\$42.51
222	Park Septic Systems - Replace	60	9	\$129,000	\$109,650	\$0	\$275.26
270	Lake Limerick - Dredge	5	1	\$566,500	\$453,200	\$33,531	\$14,505.80
272	Lake Leprechaun - Dredge	5	1	\$206,000	\$164,800	\$164,800	\$5,274.84
274	Bird Sanctuary - Dredge	6	2	\$30,900	\$20,600	\$0	\$659.35
277	Dam Valve - Replace	50	31	\$154,500	\$58,710	\$0	\$395.61
280	Dock, Clubhouse - Replace	30	17	\$106,600	\$46,193	\$0	\$454.93
281	Dock, Anglia - Replace	30	15	\$89,000	\$44,500	\$0	\$379.82
282	Dock/Swim, Log Toy - Replace	30	20	\$33,400	\$11,133	\$0	\$142.54
283	Dock/Fish, Log Toy - Replace	30	21	\$30,600	\$9,180	\$0	\$130.59
285	Dock, Tipperary - Replace	30	18	\$50,050	\$20,020	\$0	\$213.60
286	Dock, Banbury - Replace	30	15	\$46,550	\$23,275	\$0	\$198.66
288	Swim Floats - Replace	30	20	\$26,150	\$8,717	\$0	\$111.60
290	Island Bridge - Replace	30	7	\$41,200	\$31,587	\$0	\$175.83
Building Exteriors							
300	Exterior Surfaces - Paint/Seal	10	4	\$42,000	\$25,200	\$0	\$537.73
302	Exterior Siding/Trim - Replace	10	4	\$20,650	\$12,390	\$0	\$264.38
304	Clubhouse Windows 2014-Replace	30	24	\$19,800	\$3,960	\$0	\$84.50
306	Clubhse Windows/Glass Doors-Replace	30	14	\$90,250	\$48,133	\$0	\$385.16
308	Cafe/Pro Shop Windows - Replace	10	4	\$20,650	\$12,390	\$0	\$264.38
320	Clubhouse Deck, Rear- Replace	40	39	\$55,600	\$1,390	\$0	\$177.96
322	Clubhouse Decks Front -Replace	40	19	\$23,700	\$12,443	\$0	\$75.86
350	Roof, Clubhouse - Replace	30	24	\$39,200	\$7,840	\$0	\$167.29
351	Roof, Café/Pro Shop - Replace	30	18	\$21,650	\$8,660	\$0	\$92.40
352	Roof, Golf Cart Sheds - Replace	30	16	\$26,800	\$12,507	\$0	\$114.37
355	MF Metal Roof - Replace	45	28	\$35,450	\$13,392	\$0	\$100.86
Building Interiors							
410	Clubhouse Flooring 2019 - Replace	15	13	\$20,200	\$2,693	\$0	\$172.41
412	Clubhouse Flooring - Replace	15	3	\$30,300	\$24,240	\$0	\$258.62
416	Café/Pro Shop Flooring - Replace	15	0	\$20,900	\$20,900	\$20,900	\$178.39
440	Clubhouse Interior-Partial Remodel	5	3	\$30,900	\$12,360	\$0	\$791.23
450	Café/Pro Shop-Part Remodel	5	0	\$15,450	\$15,450	\$15,450	\$395.61
Equipment/Systems							
504	POS Equipment - Replace	15	3	\$20,600	\$16,480	\$0	\$175.83
508	Surveillance Equipment - Replace	12	1	\$30,900	\$28,325	\$0	\$329.68

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Contribs
540	Clubhouse HVAC - Partial Replace	5	0	\$20,600	\$20,600	\$20,600	\$527.48
545	Pro Shop/Cafe HVAC -Partial Replace	10	0	\$20,600	\$20,600	\$20,600	\$263.74
560	CH Kitchen Equip.- Partial Replace	5	1	\$20,600	\$16,480	\$16,480	\$527.48
570	Cafe Kitchen Equip.-Partial Replace	5	2	\$15,500	\$9,300	\$0	\$396.89
700	Tractor, Shared - Replace	20	9	\$56,700	\$31,185	\$0	\$362.97
702	Truck, Shared - Replace	12	11	\$15,500	\$1,292	\$0	\$165.37
704	Truck, Shared - Replace	12	1	\$15,500	\$14,208	\$0	\$165.37
706	Auto, Security - Replace	12	2	\$15,500	\$12,917	\$0	\$165.37
794	Clubhouse/Pro Shop Septic - Replace	50	21	\$144,200	\$83,636	\$0	\$369.24
796	MF Septic System - Replace	50	12	\$25,750	\$19,570	\$0	\$65.94
Golf Course Equipment							
814	Zero Turn Mower - Replace	20	9	\$15,500	\$8,525	\$0	\$99.22
821	Top Dresser, Small - Replace	20	4	\$25,750	\$20,600	\$0	\$164.84
830	Skid Sprayer - Replace	20	1	\$15,500	\$14,725	\$0	\$99.22
831	Utility Vehicle - Replace	30	9	\$35,650	\$24,955	\$0	\$152.14
835	Utility Vehicle - Replace	30	22	\$15,500	\$4,133	\$0	\$66.15
840	Tractor - Replace	20	4	\$41,200	\$32,960	\$0	\$263.74
856	Sweeper/Veritcutter - Replace	30	24	\$31,800	\$6,360	\$0	\$135.71
862	Grinder, Reel - Replace	30	22	\$41,200	\$10,987	\$0	\$175.83
890	Used Golf Carts, FY 2021 - Replace	7	7	\$20,000	\$0	\$0	\$365.80
892	Used Golf Carts, FY 2020 - Replace	7	6	\$32,000	\$4,571	\$0	\$585.28
894	Used Golf Carts, Older - Replace	7	0	\$36,000	\$36,000	\$36,000	\$658.44
Golf Course Site/Buildings/Systems							
1000	GC Irrigation Systems - Renovate	30	13	\$618,000	\$350,200	\$0	\$2,637.42
1001	GC Telemetry - Partial Replace	5	0	\$25,750	\$25,750	\$25,750	\$659.35
1002	GC Pumps - Refurbish/Replace	15	12	\$56,650	\$11,330	\$0	\$483.53
1004	Golf Course - Improvements	9999	1	\$35,000	\$34,996	\$0	\$0.45
1007	Golf Cart Paths, FY 2021 - Renovate	9999	0	\$26,000	\$26,000	\$26,000	\$0.33
1008	GC Paths, FY 2021-Future Resurface	30	30	\$18,550	\$0	\$0	\$79.17
1010	Golf Cart Paths, FY 2017-Resurface	30	26	\$216,800	\$28,907	\$0	\$925.23
1012	Golf Cart Paths - Seal Coat/Repair	5	0	\$19,900	\$19,900	\$19,900	\$509.56
1022	GC Septic System - Replace	60	17	\$25,750	\$18,454	\$0	\$54.95
69 Total Funded Components					\$2,446,749	\$424,911	\$40,500

30-Year Reserve Plan Summary

Report # 26953-2
No-Site-Visit

Fiscal Year Start: 2021

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2021	\$424,911	\$2,476,977	17.2 %	High	207.80 %	\$405,000	\$0	\$5,248	\$210,100
2022	\$625,059	\$2,628,114	23.8 %	High	23.60 %	\$500,580	\$0	\$4,189	\$916,700
2023	\$213,128	\$2,096,844	10.2 %	High	3.00 %	\$515,597	\$0	\$4,401	\$65,670
2024	\$667,457	\$2,436,222	27.4 %	High	3.00 %	\$531,065	\$0	\$8,924	\$89,385
2025	\$1,118,061	\$2,771,679	40.3 %	Medium	3.00 %	\$546,997	\$0	\$12,524	\$289,875
2026	\$1,387,707	\$2,922,961	47.5 %	Medium	3.00 %	\$563,407	\$0	\$16,150	\$123,579
2027	\$1,843,685	\$3,261,068	56.5 %	Medium	3.00 %	\$580,309	\$0	\$16,488	\$985,213
2028	\$1,455,270	\$2,733,167	53.2 %	Medium	3.00 %	\$597,719	\$0	\$16,926	\$138,607
2029	\$1,931,307	\$3,073,103	62.8 %	Medium	3.00 %	\$615,650	\$0	\$21,691	\$159,866
2030	\$2,408,783	\$3,413,361	70.6 %	Low	3.00 %	\$634,120	\$0	\$25,441	\$386,800
2031	\$2,681,543	\$3,542,468	75.7 %	Low	-18.31 %	\$518,000	\$0	\$28,682	\$170,946
2032	\$3,057,279	\$3,910,530	78.2 %	Low	3.00 %	\$533,540	\$0	\$27,771	\$1,119,292
2033	\$2,499,299	\$3,325,974	75.1 %	Low	3.00 %	\$549,546	\$0	\$27,167	\$139,582
2034	\$2,936,430	\$3,746,513	78.4 %	Low	3.00 %	\$566,033	\$0	\$26,829	\$1,097,729
2035	\$2,431,562	\$3,206,712	75.8 %	Low	3.00 %	\$583,014	\$0	\$25,259	\$417,399
2036	\$2,622,436	\$3,365,810	77.9 %	Low	3.00 %	\$600,504	\$0	\$27,303	\$409,823
2037	\$2,840,419	\$3,552,270	80.0 %	Low	3.00 %	\$618,519	\$0	\$25,033	\$1,315,699
2038	\$2,168,272	\$2,826,499	76.7 %	Low	3.00 %	\$637,075	\$0	\$23,755	\$244,374
2039	\$2,584,728	\$3,198,105	80.8 %	Low	3.00 %	\$656,187	\$0	\$27,949	\$261,323
2040	\$3,007,541	\$3,579,557	84.0 %	Low	3.00 %	\$675,873	\$0	\$32,545	\$211,648
2041	\$3,504,311	\$4,040,257	86.7 %	Low	3.00 %	\$696,149	\$0	\$36,436	\$450,896
2042	\$3,786,000	\$4,285,493	88.3 %	Low	3.00 %	\$717,033	\$0	\$31,923	\$1,933,590
2043	\$2,601,366	\$3,028,565	85.9 %	Low	3.00 %	\$738,544	\$0	\$29,148	\$138,343
2044	\$3,230,716	\$3,601,216	89.7 %	Low	3.00 %	\$760,700	\$0	\$35,817	\$91,574
2045	\$3,935,658	\$4,257,947	92.4 %	Low	3.00 %	\$783,521	\$0	\$41,012	\$490,005
2046	\$4,270,187	\$4,543,287	94.0 %	Low	3.00 %	\$807,027	\$0	\$45,343	\$320,348
2047	\$4,802,208	\$5,031,803	95.4 %	Low	3.00 %	\$831,238	\$0	\$40,976	\$2,278,007
2048	\$3,396,415	\$3,539,051	96.0 %	Low	3.00 %	\$856,175	\$0	\$37,259	\$231,347
2049	\$4,058,501	\$4,130,655	98.3 %	Low	3.00 %	\$881,860	\$0	\$43,563	\$326,144
2050	\$4,657,780	\$4,664,079	99.9 %	Low	3.00 %	\$908,316	\$0	\$50,081	\$253,449

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 26953-2
No-Site-Visit

Fiscal Year Start: 2021

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2021	\$424,911	\$2,476,977	17.2 %	High	134.67 %	\$308,780	\$0	\$4,764	\$210,100
2022	\$528,355	\$2,628,114	20.1 %	High	23.60 %	\$381,652	\$0	\$2,620	\$916,700
2023	(\$4,072)	\$2,096,844	0.0 %	High	3.00 %	\$393,102	\$0	\$1,604	\$65,670
2024	\$324,963	\$2,436,222	13.3 %	High	3.00 %	\$404,895	\$0	\$4,849	\$89,385
2025	\$645,322	\$2,771,679	23.3 %	High	3.00 %	\$417,042	\$0	\$7,122	\$289,875
2026	\$779,611	\$2,922,961	26.7 %	High	3.00 %	\$429,553	\$0	\$9,369	\$123,579
2027	\$1,094,954	\$3,261,068	33.6 %	Medium	3.00 %	\$442,439	\$0	\$8,274	\$985,213
2028	\$560,454	\$2,733,167	20.5 %	High	3.00 %	\$455,713	\$0	\$7,223	\$138,607
2029	\$884,783	\$3,073,103	28.8 %	High	3.00 %	\$469,384	\$0	\$10,443	\$159,866
2030	\$1,204,744	\$3,413,361	35.3 %	Medium	3.00 %	\$483,465	\$0	\$12,588	\$386,800
2031	\$1,313,997	\$3,542,468	37.1 %	Medium	3.00 %	\$497,969	\$0	\$14,843	\$170,946
2032	\$1,655,864	\$3,910,530	42.3 %	Medium	3.00 %	\$512,908	\$0	\$13,589	\$1,119,292
2033	\$1,063,070	\$3,325,974	32.0 %	Medium	3.00 %	\$528,296	\$0	\$12,632	\$139,582
2034	\$1,464,415	\$3,746,513	39.1 %	Medium	3.00 %	\$544,145	\$0	\$11,931	\$1,097,729
2035	\$922,762	\$3,206,712	28.8 %	High	3.00 %	\$560,469	\$0	\$9,989	\$417,399
2036	\$1,075,820	\$3,365,810	32.0 %	Medium	3.00 %	\$577,283	\$0	\$11,649	\$409,823
2037	\$1,254,929	\$3,552,270	35.3 %	Medium	3.00 %	\$594,602	\$0	\$8,985	\$1,315,699
2038	\$542,816	\$2,826,499	19.2 %	High	3.00 %	\$612,440	\$0	\$7,302	\$244,374
2039	\$918,184	\$3,198,105	28.7 %	High	3.00 %	\$630,813	\$0	\$11,080	\$261,323
2040	\$1,298,754	\$3,579,557	36.3 %	Medium	3.00 %	\$649,737	\$0	\$15,248	\$211,648
2041	\$1,752,090	\$4,040,257	43.4 %	Medium	3.00 %	\$669,229	\$0	\$18,698	\$450,896
2042	\$1,989,122	\$4,285,493	46.4 %	Medium	3.00 %	\$689,306	\$0	\$13,733	\$1,933,590
2043	\$758,571	\$3,028,565	25.0 %	High	3.00 %	\$709,985	\$0	\$10,492	\$138,343
2044	\$1,340,705	\$3,601,216	37.2 %	Medium	3.00 %	\$731,285	\$0	\$16,682	\$91,574
2045	\$1,997,097	\$4,257,947	46.9 %	Medium	3.00 %	\$753,223	\$0	\$21,385	\$490,005
2046	\$2,281,701	\$4,543,287	50.2 %	Medium	3.00 %	\$775,820	\$0	\$25,210	\$320,348
2047	\$2,762,382	\$5,031,803	54.9 %	Medium	3.00 %	\$799,095	\$0	\$20,322	\$2,278,007
2048	\$1,303,792	\$3,539,051	36.8 %	Medium	3.00 %	\$823,068	\$0	\$16,070	\$231,347
2049	\$1,911,582	\$4,130,655	46.3 %	Medium	3.00 %	\$847,760	\$0	\$21,824	\$326,144
2050	\$2,455,022	\$4,664,079	52.6 %	Medium	3.00 %	\$873,192	\$0	\$27,776	\$253,449

Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$424,911	\$625,059	\$213,128	\$667,457	\$1,118,061
Annual Reserve Contribution	\$405,000	\$500,580	\$515,597	\$531,065	\$546,997
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,248	\$4,189	\$4,401	\$8,924	\$12,524
Total Income	\$835,159	\$1,129,828	\$733,126	\$1,207,446	\$1,677,581
# Component					
Grounds/Site					
106 Asphalt, Clubhouse - Resurface	\$0	\$0	\$0	\$0	\$0
108 Asphalt, Café/Pro Shop - Resurface	\$0	\$0	\$0	\$0	\$69,782
112 Asphalt, Parks - Resurface	\$0	\$0	\$0	\$0	\$0
114 Asphalt - Seal/Repair	\$24,900	\$0	\$0	\$0	\$0
120 Fence, Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
200 Sport Court - Renovate	\$0	\$0	\$0	\$0	\$50,986
205 Sport Court - Future Resurface	\$0	\$0	\$0	\$0	\$0
214 Sport Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
222 Park Septic Systems - Replace	\$0	\$0	\$0	\$0	\$0
270 Lake Limerick - Dredge	\$0	\$583,495	\$0	\$0	\$0
272 Lake Leprechaun - Dredge	\$0	\$212,180	\$0	\$0	\$0
274 Bird Sanctuary - Dredge	\$0	\$0	\$32,782	\$0	\$0
277 Dam Valve - Replace	\$0	\$0	\$0	\$0	\$0
280 Dock, Clubhouse - Replace	\$0	\$0	\$0	\$0	\$0
281 Dock, Anglia - Replace	\$0	\$0	\$0	\$0	\$0
282 Dock/Swim, Log Toy - Replace	\$0	\$0	\$0	\$0	\$0
283 Dock/Fish, Log Toy - Replace	\$0	\$0	\$0	\$0	\$0
285 Dock, Tipperary - Replace	\$0	\$0	\$0	\$0	\$0
286 Dock, Banbury - Replace	\$0	\$0	\$0	\$0	\$0
288 Swim Floats - Replace	\$0	\$0	\$0	\$0	\$0
290 Island Bridge - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
300 Exterior Surfaces - Paint/Seal	\$0	\$0	\$0	\$0	\$47,271
302 Exterior Siding/Trim - Replace	\$0	\$0	\$0	\$0	\$23,242
304 Clubhouse Windows 2014-Replace	\$0	\$0	\$0	\$0	\$0
306 Clubhse Windows/Glass Doors-Replace	\$0	\$0	\$0	\$0	\$0
308 Cafe/Pro Shop Windows - Replace	\$0	\$0	\$0	\$0	\$23,242
320 Clubhouse Deck, Rear- Replace	\$0	\$0	\$0	\$0	\$0
322 Clubhouse Decks Front -Replace	\$0	\$0	\$0	\$0	\$0
350 Roof, Clubhouse - Replace	\$0	\$0	\$0	\$0	\$0
351 Roof, Café/Pro Shop - Replace	\$0	\$0	\$0	\$0	\$0
352 Roof, Golf Cart Sheds - Replace	\$0	\$0	\$0	\$0	\$0
355 MF Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
410 Clubhouse Flooring 2019 - Replace	\$0	\$0	\$0	\$0	\$0
412 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$33,110	\$0
416 Café/Pro Shop Flooring - Replace	\$20,900	\$0	\$0	\$0	\$0
440 Clubhouse Interior-Partial Remodel	\$0	\$0	\$0	\$33,765	\$0
450 Café/Pro Shop-Part Remodel	\$15,450	\$0	\$0	\$0	\$0
Equipment/Systems					
504 POS Equipment - Replace	\$0	\$0	\$0	\$22,510	\$0
508 Surveillance Equipment - Replace	\$0	\$31,827	\$0	\$0	\$0
540 Clubhouse HVAC - Partial Replace	\$20,600	\$0	\$0	\$0	\$0
545 Pro Shop/Cafe HVAC -Partial Replace	\$20,600	\$0	\$0	\$0	\$0
560 CH Kitchen Equip.- Partial Replace	\$0	\$21,218	\$0	\$0	\$0
570 Cafe Kitchen Equip.-Partial Replace	\$0	\$0	\$16,444	\$0	\$0
700 Tractor, Shared - Replace	\$0	\$0	\$0	\$0	\$0
702 Truck, Shared - Replace	\$0	\$0	\$0	\$0	\$0
704 Truck, Shared - Replace	\$0	\$15,965	\$0	\$0	\$0
706 Auto, Security - Replace	\$0	\$0	\$16,444	\$0	\$0
794 Clubhouse/Pro Shop Septic - Replace	\$0	\$0	\$0	\$0	\$0
796 MF Septic System - Replace	\$0	\$0	\$0	\$0	\$0
Golf Course Equipment					

Fiscal Year	2021	2022	2023	2024	2025
814 Zero Turn Mower - Replace	\$0	\$0	\$0	\$0	\$0
821 Top Dresser, Small - Replace	\$0	\$0	\$0	\$0	\$28,982
830 Skid Sprayer - Replace	\$0	\$15,965	\$0	\$0	\$0
831 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
835 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
840 Tractor - Replace	\$0	\$0	\$0	\$0	\$46,371
856 Sweeper/Veritcutter - Replace	\$0	\$0	\$0	\$0	\$0
862 Grinder, Reel - Replace	\$0	\$0	\$0	\$0	\$0
890 Used Golf Carts, FY 2021 - Replace	\$0	\$0	\$0	\$0	\$0
892 Used Golf Carts, FY 2020 - Replace	\$0	\$0	\$0	\$0	\$0
894 Used Golf Carts, Older - Replace	\$36,000	\$0	\$0	\$0	\$0
Golf Course Site/Buildings/Systems					
1000 GC Irrigation Systems - Renovate	\$0	\$0	\$0	\$0	\$0
1001 GC Telemetry - Partial Replace	\$25,750	\$0	\$0	\$0	\$0
1002 GC Pumps - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
1004 Golf Course - Improvements	\$0	\$36,050	\$0	\$0	\$0
1007 Golf Cart Paths, FY 2021 - Renovate	\$26,000	\$0	\$0	\$0	\$0
1008 GC Paths, FY 2021-Future Resurface	\$0	\$0	\$0	\$0	\$0
1010 Golf Cart Paths, FY 2017-Resurface	\$0	\$0	\$0	\$0	\$0
1012 Golf Cart Paths - Seal Coat/Repair	\$19,900	\$0	\$0	\$0	\$0
1022 GC Septic System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$210,100	\$916,700	\$65,670	\$89,385	\$289,875
Ending Reserve Balance	\$625,059	\$213,128	\$667,457	\$1,118,061	\$1,387,707

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$1,387,707	\$1,843,685	\$1,455,270	\$1,931,307	\$2,408,783
Annual Reserve Contribution	\$563,407	\$580,309	\$597,719	\$615,650	\$634,120
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$16,150	\$16,488	\$16,926	\$21,691	\$25,441
Total Income	\$1,967,264	\$2,440,482	\$2,069,914	\$2,568,649	\$3,068,343
# Component					
Grounds/Site					
106 Asphalt, Clubhouse - Resurface	\$0	\$0	\$0	\$0	\$0
108 Asphalt, Café/Pro Shop - Resurface	\$0	\$0	\$0	\$0	\$0
112 Asphalt, Parks - Resurface	\$0	\$0	\$0	\$0	\$56,105
114 Asphalt - Seal/Repair	\$28,866	\$0	\$0	\$0	\$0
120 Fence, Chain Link - Replace	\$0	\$0	\$0	\$81,580	\$0
Recreation					
200 Sport Court - Renovate	\$0	\$0	\$0	\$0	\$0
205 Sport Court - Future Resurface	\$0	\$0	\$0	\$0	\$0
214 Sport Court Fence - Replace	\$0	\$0	\$0	\$0	\$21,659
222 Park Septic Systems - Replace	\$0	\$0	\$0	\$0	\$168,316
270 Lake Limerick - Dredge	\$0	\$676,431	\$0	\$0	\$0
272 Lake Leprechaun - Dredge	\$0	\$245,975	\$0	\$0	\$0
274 Bird Sanctuary - Dredge	\$0	\$0	\$0	\$39,143	\$0
277 Dam Valve - Replace	\$0	\$0	\$0	\$0	\$0
280 Dock, Clubhouse - Replace	\$0	\$0	\$0	\$0	\$0
281 Dock, Anglia - Replace	\$0	\$0	\$0	\$0	\$0
282 Dock/Swim, Log Toy - Replace	\$0	\$0	\$0	\$0	\$0
283 Dock/Fish, Log Toy - Replace	\$0	\$0	\$0	\$0	\$0
285 Dock, Tipperary - Replace	\$0	\$0	\$0	\$0	\$0
286 Dock, Banbury - Replace	\$0	\$0	\$0	\$0	\$0
288 Swim Floats - Replace	\$0	\$0	\$0	\$0	\$0
290 Island Bridge - Replace	\$0	\$0	\$50,671	\$0	\$0
Building Exteriors					
300 Exterior Surfaces - Paint/Seal	\$0	\$0	\$0	\$0	\$0
302 Exterior Siding/Trim - Replace	\$0	\$0	\$0	\$0	\$0
304 Clubhouse Windows 2014-Replace	\$0	\$0	\$0	\$0	\$0
306 Clubhse Windows/Glass Doors-Replace	\$0	\$0	\$0	\$0	\$0
308 Cafe/Pro Shop Windows - Replace	\$0	\$0	\$0	\$0	\$0
320 Clubhouse Deck, Rear- Replace	\$0	\$0	\$0	\$0	\$0
322 Clubhouse Decks Front -Replace	\$0	\$0	\$0	\$0	\$0
350 Roof, Clubhouse - Replace	\$0	\$0	\$0	\$0	\$0
351 Roof, Café/Pro Shop - Replace	\$0	\$0	\$0	\$0	\$0
352 Roof, Golf Cart Sheds - Replace	\$0	\$0	\$0	\$0	\$0
355 MF Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
410 Clubhouse Flooring 2019 - Replace	\$0	\$0	\$0	\$0	\$0
412 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
416 Café/Pro Shop Flooring - Replace	\$0	\$0	\$0	\$0	\$0
440 Clubhouse Interior-Partial Remodel	\$0	\$0	\$0	\$39,143	\$0
450 Café/Pro Shop-Part Remodel	\$17,911	\$0	\$0	\$0	\$0
Equipment/Systems					
504 POS Equipment - Replace	\$0	\$0	\$0	\$0	\$0
508 Surveillance Equipment - Replace	\$0	\$0	\$0	\$0	\$0
540 Clubhouse HVAC - Partial Replace	\$23,881	\$0	\$0	\$0	\$0
545 Pro Shop/Cafe HVAC -Partial Replace	\$0	\$0	\$0	\$0	\$0
560 CH Kitchen Equip.- Partial Replace	\$0	\$24,597	\$0	\$0	\$0
570 Cafe Kitchen Equip.-Partial Replace	\$0	\$0	\$19,063	\$0	\$0
700 Tractor, Shared - Replace	\$0	\$0	\$0	\$0	\$73,981
702 Truck, Shared - Replace	\$0	\$0	\$0	\$0	\$0
704 Truck, Shared - Replace	\$0	\$0	\$0	\$0	\$0
706 Auto, Security - Replace	\$0	\$0	\$0	\$0	\$0
794 Clubhouse/Pro Shop Septic - Replace	\$0	\$0	\$0	\$0	\$0
796 MF Septic System - Replace	\$0	\$0	\$0	\$0	\$0
Golf Course Equipment					
814 Zero Turn Mower - Replace	\$0	\$0	\$0	\$0	\$20,224
821 Top Dresser, Small - Replace	\$0	\$0	\$0	\$0	\$0
830 Skid Sprayer - Replace	\$0	\$0	\$0	\$0	\$0
831 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$46,515
835 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
840 Tractor - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
856 Sweeper/Veritcutter - Replace	\$0	\$0	\$0	\$0	\$0
862 Grinder, Reel - Replace	\$0	\$0	\$0	\$0	\$0
890 Used Golf Carts, FY 2021 - Replace	\$0	\$0	\$24,597	\$0	\$0
892 Used Golf Carts, FY 2020 - Replace	\$0	\$38,210	\$0	\$0	\$0
894 Used Golf Carts, Older - Replace	\$0	\$0	\$44,275	\$0	\$0
Golf Course Site/Buildings/Systems					
1000 GC Irrigation Systems - Renovate	\$0	\$0	\$0	\$0	\$0
1001 GC Telemetry - Partial Replace	\$29,851	\$0	\$0	\$0	\$0
1002 GC Pumps - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
1004 Golf Course - Improvements	\$0	\$0	\$0	\$0	\$0
1007 Golf Cart Paths, FY 2021 - Renovate	\$0	\$0	\$0	\$0	\$0
1008 GC Paths, FY 2021-Future Resurface	\$0	\$0	\$0	\$0	\$0
1010 Golf Cart Paths, FY 2017-Resurface	\$0	\$0	\$0	\$0	\$0
1012 Golf Cart Paths - Seal Coat/Repair	\$23,070	\$0	\$0	\$0	\$0
1022 GC Septic System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$123,579	\$985,213	\$138,607	\$159,866	\$386,800
Ending Reserve Balance	\$1,843,685	\$1,455,270	\$1,931,307	\$2,408,783	\$2,681,543

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$2,681,543	\$3,057,279	\$2,499,299	\$2,936,430	\$2,431,562
Annual Reserve Contribution	\$518,000	\$533,540	\$549,546	\$566,033	\$583,014
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$28,682	\$27,771	\$27,167	\$26,829	\$25,259
Total Income	\$3,228,225	\$3,618,590	\$3,076,012	\$3,529,291	\$3,039,835
# Component					
Grounds/Site					
106 Asphalt, Clubhouse - Resurface	\$0	\$0	\$0	\$0	\$0
108 Asphalt, Café/Pro Shop - Resurface	\$0	\$0	\$0	\$0	\$0
112 Asphalt, Parks - Resurface	\$0	\$0	\$0	\$0	\$0
114 Asphalt - Seal/Repair	\$33,464	\$0	\$0	\$0	\$0
120 Fence, Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
200 Sport Court - Renovate	\$0	\$0	\$0	\$0	\$0
205 Sport Court - Future Resurface	\$0	\$0	\$0	\$0	\$0
214 Sport Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
222 Park Septic Systems - Replace	\$0	\$0	\$0	\$0	\$0
270 Lake Limerick - Dredge	\$0	\$784,168	\$0	\$0	\$0
272 Lake Leprechaun - Dredge	\$0	\$285,152	\$0	\$0	\$0
274 Bird Sanctuary - Dredge	\$0	\$0	\$0	\$0	\$46,739
277 Dam Valve - Replace	\$0	\$0	\$0	\$0	\$0
280 Dock, Clubhouse - Replace	\$0	\$0	\$0	\$0	\$0
281 Dock, Anglia - Replace	\$0	\$0	\$0	\$0	\$0
282 Dock/Swim, Log Toy - Replace	\$0	\$0	\$0	\$0	\$0
283 Dock/Fish, Log Toy - Replace	\$0	\$0	\$0	\$0	\$0
285 Dock, Tipperary - Replace	\$0	\$0	\$0	\$0	\$0
286 Dock, Banbury - Replace	\$0	\$0	\$0	\$0	\$0
288 Swim Floats - Replace	\$0	\$0	\$0	\$0	\$0
290 Island Bridge - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
300 Exterior Surfaces - Paint/Seal	\$0	\$0	\$0	\$0	\$63,529
302 Exterior Siding/Trim - Replace	\$0	\$0	\$0	\$0	\$31,235
304 Clubhouse Windows 2014-Replace	\$0	\$0	\$0	\$0	\$0
306 Clubhse Windows/Glass Doors-Replace	\$0	\$0	\$0	\$0	\$136,511
308 Cafe/Pro Shop Windows - Replace	\$0	\$0	\$0	\$0	\$31,235
320 Clubhouse Deck, Rear- Replace	\$0	\$0	\$0	\$0	\$0
322 Clubhouse Decks Front -Replace	\$0	\$0	\$0	\$0	\$0
350 Roof, Clubhouse - Replace	\$0	\$0	\$0	\$0	\$0
351 Roof, Café/Pro Shop - Replace	\$0	\$0	\$0	\$0	\$0
352 Roof, Golf Cart Sheds - Replace	\$0	\$0	\$0	\$0	\$0
355 MF Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
410 Clubhouse Flooring 2019 - Replace	\$0	\$0	\$0	\$29,664	\$0
412 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
416 Café/Pro Shop Flooring - Replace	\$0	\$0	\$0	\$0	\$0
440 Clubhouse Interior-Partial Remodel	\$0	\$0	\$0	\$45,378	\$0
450 Café/Pro Shop-Part Remodel	\$20,764	\$0	\$0	\$0	\$0
Equipment/Systems					
504 POS Equipment - Replace	\$0	\$0	\$0	\$0	\$0
508 Surveillance Equipment - Replace	\$0	\$0	\$0	\$45,378	\$0
540 Clubhouse HVAC - Partial Replace	\$27,685	\$0	\$0	\$0	\$0
545 Pro Shop/Cafe HVAC -Partial Replace	\$27,685	\$0	\$0	\$0	\$0
560 CH Kitchen Equip.- Partial Replace	\$0	\$28,515	\$0	\$0	\$0
570 Cafe Kitchen Equip.-Partial Replace	\$0	\$0	\$22,099	\$0	\$0
700 Tractor, Shared - Replace	\$0	\$0	\$0	\$0	\$0
702 Truck, Shared - Replace	\$0	\$21,456	\$0	\$0	\$0
704 Truck, Shared - Replace	\$0	\$0	\$0	\$22,762	\$0
706 Auto, Security - Replace	\$0	\$0	\$0	\$0	\$23,445
794 Clubhouse/Pro Shop Septic - Replace	\$0	\$0	\$0	\$0	\$0
796 MF Septic System - Replace	\$0	\$0	\$36,713	\$0	\$0
Golf Course Equipment					
814 Zero Turn Mower - Replace	\$0	\$0	\$0	\$0	\$0
821 Top Dresser, Small - Replace	\$0	\$0	\$0	\$0	\$0
830 Skid Sprayer - Replace	\$0	\$0	\$0	\$0	\$0
831 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
835 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
840 Tractor - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
856 Sweeper/Veritcutter - Replace	\$0	\$0	\$0	\$0	\$0
862 Grinder, Reel - Replace	\$0	\$0	\$0	\$0	\$0
890 Used Golf Carts, FY 2021 - Replace	\$0	\$0	\$0	\$0	\$30,252
892 Used Golf Carts, FY 2020 - Replace	\$0	\$0	\$0	\$46,993	\$0
894 Used Golf Carts, Older - Replace	\$0	\$0	\$0	\$0	\$54,453
Golf Course Site/Buildings/Systems					
1000 GC Irrigation Systems - Renovate	\$0	\$0	\$0	\$907,554	\$0
1001 GC Telemetry - Partial Replace	\$34,606	\$0	\$0	\$0	\$0
1002 GC Pumps - Refurbish/Replace	\$0	\$0	\$80,769	\$0	\$0
1004 Golf Course - Improvements	\$0	\$0	\$0	\$0	\$0
1007 Golf Cart Paths, FY 2021 - Renovate	\$0	\$0	\$0	\$0	\$0
1008 GC Paths, FY 2021-Future Resurface	\$0	\$0	\$0	\$0	\$0
1010 Golf Cart Paths, FY 2017-Resurface	\$0	\$0	\$0	\$0	\$0
1012 Golf Cart Paths - Seal Coat/Repair	\$26,744	\$0	\$0	\$0	\$0
1022 GC Septic System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$170,946	\$1,119,292	\$139,582	\$1,097,729	\$417,399
Ending Reserve Balance	\$3,057,279	\$2,499,299	\$2,936,430	\$2,431,562	\$2,622,436

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$2,622,436	\$2,840,419	\$2,168,272	\$2,584,728	\$3,007,541
Annual Reserve Contribution	\$600,504	\$618,519	\$637,075	\$656,187	\$675,873
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$27,303	\$25,033	\$23,755	\$27,949	\$32,545
Total Income	\$3,250,242	\$3,483,971	\$2,829,102	\$3,268,865	\$3,715,959
# Component					
Grounds/Site					
106 Asphalt, Clubhouse - Resurface	\$0	\$0	\$0	\$0	\$170,090
108 Asphalt, Café/Pro Shop - Resurface	\$0	\$0	\$0	\$0	\$0
112 Asphalt, Parks - Resurface	\$0	\$0	\$0	\$0	\$0
114 Asphalt - Seal/Repair	\$38,793	\$0	\$0	\$0	\$0
120 Fence, Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
200 Sport Court - Renovate	\$0	\$0	\$0	\$0	\$0
205 Sport Court - Future Resurface	\$0	\$0	\$0	\$0	\$0
214 Sport Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
222 Park Septic Systems - Replace	\$0	\$0	\$0	\$0	\$0
270 Lake Limerick - Dredge	\$0	\$909,066	\$0	\$0	\$0
272 Lake Leprechaun - Dredge	\$0	\$330,570	\$0	\$0	\$0
274 Bird Sanctuary - Dredge	\$0	\$0	\$0	\$0	\$0
277 Dam Valve - Replace	\$0	\$0	\$0	\$0	\$0
280 Dock, Clubhouse - Replace	\$0	\$0	\$176,194	\$0	\$0
281 Dock, Anglia - Replace	\$138,659	\$0	\$0	\$0	\$0
282 Dock/Swim, Log Toy - Replace	\$0	\$0	\$0	\$0	\$0
283 Dock/Fish, Log Toy - Replace	\$0	\$0	\$0	\$0	\$0
285 Dock, Tipperary - Replace	\$0	\$0	\$0	\$85,207	\$0
286 Dock, Banbury - Replace	\$72,523	\$0	\$0	\$0	\$0
288 Swim Floats - Replace	\$0	\$0	\$0	\$0	\$0
290 Island Bridge - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
300 Exterior Surfaces - Paint/Seal	\$0	\$0	\$0	\$0	\$0
302 Exterior Siding/Trim - Replace	\$0	\$0	\$0	\$0	\$0
304 Clubhouse Windows 2014-Replace	\$0	\$0	\$0	\$0	\$0
306 Clubhse Windows/Glass Doors-Replace	\$0	\$0	\$0	\$0	\$0
308 Cafe/Pro Shop Windows - Replace	\$0	\$0	\$0	\$0	\$0
320 Clubhouse Deck, Rear- Replace	\$0	\$0	\$0	\$0	\$0
322 Clubhouse Decks Front -Replace	\$0	\$0	\$0	\$0	\$41,558
350 Roof, Clubhouse - Replace	\$0	\$0	\$0	\$0	\$0
351 Roof, Café/Pro Shop - Replace	\$0	\$0	\$0	\$36,858	\$0
352 Roof, Golf Cart Sheds - Replace	\$0	\$43,006	\$0	\$0	\$0
355 MF Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
410 Clubhouse Flooring 2019 - Replace	\$0	\$0	\$0	\$0	\$0
412 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$51,584	\$0
416 Café/Pro Shop Flooring - Replace	\$32,562	\$0	\$0	\$0	\$0
440 Clubhouse Interior-Partial Remodel	\$0	\$0	\$0	\$52,605	\$0
450 Café/Pro Shop-Part Remodel	\$24,071	\$0	\$0	\$0	\$0
Equipment/Systems					
504 POS Equipment - Replace	\$0	\$0	\$0	\$35,070	\$0
508 Surveillance Equipment - Replace	\$0	\$0	\$0	\$0	\$0
540 Clubhouse HVAC - Partial Replace	\$32,094	\$0	\$0	\$0	\$0
545 Pro Shop/Cafe HVAC -Partial Replace	\$0	\$0	\$0	\$0	\$0
560 CH Kitchen Equip.- Partial Replace	\$0	\$33,057	\$0	\$0	\$0
570 Cafe Kitchen Equip.-Partial Replace	\$0	\$0	\$25,619	\$0	\$0
700 Tractor, Shared - Replace	\$0	\$0	\$0	\$0	\$0
702 Truck, Shared - Replace	\$0	\$0	\$0	\$0	\$0
704 Truck, Shared - Replace	\$0	\$0	\$0	\$0	\$0
706 Auto, Security - Replace	\$0	\$0	\$0	\$0	\$0
794 Clubhouse/Pro Shop Septic - Replace	\$0	\$0	\$0	\$0	\$0
796 MF Septic System - Replace	\$0	\$0	\$0	\$0	\$0
Golf Course Equipment					
814 Zero Turn Mower - Replace	\$0	\$0	\$0	\$0	\$0
821 Top Dresser, Small - Replace	\$0	\$0	\$0	\$0	\$0
830 Skid Sprayer - Replace	\$0	\$0	\$0	\$0	\$0
831 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
835 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
840 Tractor - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
856 Sweeper/Veritcutter - Replace	\$0	\$0	\$0	\$0	\$0
862 Grinder, Reel - Replace	\$0	\$0	\$0	\$0	\$0
890 Used Golf Carts, FY 2021 - Replace	\$0	\$0	\$0	\$0	\$0
892 Used Golf Carts, FY 2020 - Replace	\$0	\$0	\$0	\$0	\$0
894 Used Golf Carts, Older - Replace	\$0	\$0	\$0	\$0	\$0
Golf Course Site/Buildings/Systems					
1000 GC Irrigation Systems - Renovate	\$0	\$0	\$0	\$0	\$0
1001 GC Telemetry - Partial Replace	\$40,118	\$0	\$0	\$0	\$0
1002 GC Pumps - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
1004 Golf Course - Improvements	\$0	\$0	\$0	\$0	\$0
1007 Golf Cart Paths, FY 2021 - Renovate	\$0	\$0	\$0	\$0	\$0
1008 GC Paths, FY 2021-Future Resurface	\$0	\$0	\$0	\$0	\$0
1010 Golf Cart Paths, FY 2017-Resurface	\$0	\$0	\$0	\$0	\$0
1012 Golf Cart Paths - Seal Coat/Repair	\$31,004	\$0	\$0	\$0	\$0
1022 GC Septic System - Replace	\$0	\$0	\$42,561	\$0	\$0
Total Expenses	\$409,823	\$1,315,699	\$244,374	\$261,323	\$211,648
Ending Reserve Balance	\$2,840,419	\$2,168,272	\$2,584,728	\$3,007,541	\$3,504,311

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$3,504,311	\$3,786,000	\$2,601,366	\$3,230,716	\$3,935,658
Annual Reserve Contribution	\$696,149	\$717,033	\$738,544	\$760,700	\$783,521
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$36,436	\$31,923	\$29,148	\$35,817	\$41,012
Total Income	\$4,236,896	\$4,534,956	\$3,369,058	\$4,027,233	\$4,760,192
# Component					
Grounds/Site					
106 Asphalt, Clubhouse - Resurface	\$0	\$0	\$0	\$0	\$0
108 Asphalt, Café/Pro Shop - Resurface	\$0	\$0	\$0	\$0	\$0
112 Asphalt, Parks - Resurface	\$0	\$0	\$0	\$0	\$0
114 Asphalt - Seal/Repair	\$44,972	\$0	\$0	\$0	\$0
120 Fence, Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
200 Sport Court - Renovate	\$0	\$0	\$0	\$0	\$0
205 Sport Court - Future Resurface	\$0	\$0	\$0	\$0	\$0
214 Sport Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
222 Park Septic Systems - Replace	\$0	\$0	\$0	\$0	\$0
270 Lake Limerick - Dredge	\$0	\$1,053,857	\$0	\$0	\$0
272 Lake Leprechaun - Dredge	\$0	\$383,221	\$0	\$0	\$0
274 Bird Sanctuary - Dredge	\$55,809	\$0	\$0	\$0	\$0
277 Dam Valve - Replace	\$0	\$0	\$0	\$0	\$0
280 Dock, Clubhouse - Replace	\$0	\$0	\$0	\$0	\$0
281 Dock, Anglia - Replace	\$0	\$0	\$0	\$0	\$0
282 Dock/Swim, Log Toy - Replace	\$60,324	\$0	\$0	\$0	\$0
283 Dock/Fish, Log Toy - Replace	\$0	\$56,925	\$0	\$0	\$0
285 Dock, Tipperary - Replace	\$0	\$0	\$0	\$0	\$0
286 Dock, Banbury - Replace	\$0	\$0	\$0	\$0	\$0
288 Swim Floats - Replace	\$47,230	\$0	\$0	\$0	\$0
290 Island Bridge - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
300 Exterior Surfaces - Paint/Seal	\$0	\$0	\$0	\$0	\$85,377
302 Exterior Siding/Trim - Replace	\$0	\$0	\$0	\$0	\$41,977
304 Clubhouse Windows 2014-Replace	\$0	\$0	\$0	\$0	\$40,249
306 Clubhse Windows/Glass Doors-Replace	\$0	\$0	\$0	\$0	\$0
308 Cafe/Pro Shop Windows - Replace	\$0	\$0	\$0	\$0	\$41,977
320 Clubhouse Deck, Rear- Replace	\$0	\$0	\$0	\$0	\$0
322 Clubhouse Decks Front -Replace	\$0	\$0	\$0	\$0	\$0
350 Roof, Clubhouse - Replace	\$0	\$0	\$0	\$0	\$79,686
351 Roof, Café/Pro Shop - Replace	\$0	\$0	\$0	\$0	\$0
352 Roof, Golf Cart Sheds - Replace	\$0	\$0	\$0	\$0	\$0
355 MF Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
Building Interiors					
410 Clubhouse Flooring 2019 - Replace	\$0	\$0	\$0	\$0	\$0
412 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
416 Café/Pro Shop Flooring - Replace	\$0	\$0	\$0	\$0	\$0
440 Clubhouse Interior-Partial Remodel	\$0	\$0	\$0	\$60,984	\$0
450 Café/Pro Shop-Part Remodel	\$27,904	\$0	\$0	\$0	\$0
Equipment/Systems					
504 POS Equipment - Replace	\$0	\$0	\$0	\$0	\$0
508 Surveillance Equipment - Replace	\$0	\$0	\$0	\$0	\$0
540 Clubhouse HVAC - Partial Replace	\$37,206	\$0	\$0	\$0	\$0
545 Pro Shop/Cafe HVAC -Partial Replace	\$37,206	\$0	\$0	\$0	\$0
560 CH Kitchen Equip.- Partial Replace	\$0	\$38,322	\$0	\$0	\$0
570 Cafe Kitchen Equip.-Partial Replace	\$0	\$0	\$29,700	\$0	\$0
700 Tractor, Shared - Replace	\$0	\$0	\$0	\$0	\$0
702 Truck, Shared - Replace	\$0	\$0	\$0	\$30,591	\$0
704 Truck, Shared - Replace	\$0	\$0	\$0	\$0	\$0
706 Auto, Security - Replace	\$0	\$0	\$0	\$0	\$0
794 Clubhouse/Pro Shop Septic - Replace	\$0	\$268,254	\$0	\$0	\$0
796 MF Septic System - Replace	\$0	\$0	\$0	\$0	\$0
Golf Course Equipment					
814 Zero Turn Mower - Replace	\$0	\$0	\$0	\$0	\$0
821 Top Dresser, Small - Replace	\$0	\$0	\$0	\$0	\$52,344
830 Skid Sprayer - Replace	\$0	\$28,835	\$0	\$0	\$0
831 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
835 Utility Vehicle - Replace	\$0	\$0	\$29,700	\$0	\$0
840 Tractor - Replace	\$0	\$0	\$0	\$0	\$83,751

Fiscal Year	2041	2042	2043	2044	2045
856 Sweeper/Veritcutter - Replace	\$0	\$0	\$0	\$0	\$64,643
862 Grinder, Reel - Replace	\$0	\$0	\$78,943	\$0	\$0
890 Used Golf Carts, FY 2021 - Replace	\$0	\$37,206	\$0	\$0	\$0
892 Used Golf Carts, FY 2020 - Replace	\$57,796	\$0	\$0	\$0	\$0
894 Used Golf Carts, Older - Replace	\$0	\$66,971	\$0	\$0	\$0
Golf Course Site/Buildings/Systems					
1000 GC Irrigation Systems - Renovate	\$0	\$0	\$0	\$0	\$0
1001 GC Telemetry - Partial Replace	\$46,507	\$0	\$0	\$0	\$0
1002 GC Pumps - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
1004 Golf Course - Improvements	\$0	\$0	\$0	\$0	\$0
1007 Golf Cart Paths, FY 2021 - Renovate	\$0	\$0	\$0	\$0	\$0
1008 GC Paths, FY 2021-Future Resurface	\$0	\$0	\$0	\$0	\$0
1010 Golf Cart Paths, FY 2017-Resurface	\$0	\$0	\$0	\$0	\$0
1012 Golf Cart Paths - Seal Coat/Repair	\$35,942	\$0	\$0	\$0	\$0
1022 GC Septic System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$450,896	\$1,933,590	\$138,343	\$91,574	\$490,005
Ending Reserve Balance	\$3,786,000	\$2,601,366	\$3,230,716	\$3,935,658	\$4,270,187

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$4,270,187	\$4,802,208	\$3,396,415	\$4,058,501	\$4,657,780
Annual Reserve Contribution	\$807,027	\$831,238	\$856,175	\$881,860	\$908,316
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$45,343	\$40,976	\$37,259	\$43,563	\$50,081
Total Income	\$5,122,556	\$5,674,422	\$4,289,848	\$4,983,924	\$5,616,178
# Component					
Grounds/Site					
106 Asphalt, Clubhouse - Resurface	\$0	\$0	\$0	\$0	\$0
108 Asphalt, Café/Pro Shop - Resurface	\$0	\$0	\$0	\$0	\$0
112 Asphalt, Parks - Resurface	\$0	\$0	\$0	\$0	\$0
114 Asphalt - Seal/Repair	\$52,135	\$0	\$0	\$0	\$0
120 Fence, Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
Recreation					
200 Sport Court - Renovate	\$0	\$0	\$0	\$0	\$0
205 Sport Court - Future Resurface	\$0	\$0	\$0	\$0	\$83,305
214 Sport Court Fence - Replace	\$0	\$0	\$0	\$0	\$0
222 Park Septic Systems - Replace	\$0	\$0	\$0	\$0	\$0
270 Lake Limerick - Dredge	\$0	\$1,221,709	\$0	\$0	\$0
272 Lake Leprechaun - Dredge	\$0	\$444,258	\$0	\$0	\$0
274 Bird Sanctuary - Dredge	\$0	\$66,639	\$0	\$0	\$0
277 Dam Valve - Replace	\$0	\$0	\$0	\$0	\$0
280 Dock, Clubhouse - Replace	\$0	\$0	\$0	\$0	\$0
281 Dock, Anglia - Replace	\$0	\$0	\$0	\$0	\$0
282 Dock/Swim, Log Toy - Replace	\$0	\$0	\$0	\$0	\$0
283 Dock/Fish, Log Toy - Replace	\$0	\$0	\$0	\$0	\$0
285 Dock, Tipperary - Replace	\$0	\$0	\$0	\$0	\$0
286 Dock, Banbury - Replace	\$0	\$0	\$0	\$0	\$0
288 Swim Floats - Replace	\$0	\$0	\$0	\$0	\$0
290 Island Bridge - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
300 Exterior Surfaces - Paint/Seal	\$0	\$0	\$0	\$0	\$0
302 Exterior Siding/Trim - Replace	\$0	\$0	\$0	\$0	\$0
304 Clubhouse Windows 2014-Replace	\$0	\$0	\$0	\$0	\$0
306 Clubhse Windows/Glass Doors-Replace	\$0	\$0	\$0	\$0	\$0
308 Cafe/Pro Shop Windows - Replace	\$0	\$0	\$0	\$0	\$0
320 Clubhouse Deck, Rear- Replace	\$0	\$0	\$0	\$0	\$0
322 Clubhouse Decks Front -Replace	\$0	\$0	\$0	\$0	\$0
350 Roof, Clubhouse - Replace	\$0	\$0	\$0	\$0	\$0
351 Roof, Café/Pro Shop - Replace	\$0	\$0	\$0	\$0	\$0
352 Roof, Golf Cart Sheds - Replace	\$0	\$0	\$0	\$0	\$0
355 MF Metal Roof - Replace	\$0	\$0	\$0	\$81,107	\$0
Building Interiors					
410 Clubhouse Flooring 2019 - Replace	\$0	\$0	\$0	\$46,216	\$0
412 Clubhouse Flooring - Replace	\$0	\$0	\$0	\$0	\$0
416 Café/Pro Shop Flooring - Replace	\$0	\$0	\$0	\$0	\$0
440 Clubhouse Interior-Partial Remodel	\$0	\$0	\$0	\$70,697	\$0
450 Café/Pro Shop-Part Remodel	\$32,349	\$0	\$0	\$0	\$0
Equipment/Systems					
504 POS Equipment - Replace	\$0	\$0	\$0	\$0	\$0
508 Surveillance Equipment - Replace	\$64,698	\$0	\$0	\$0	\$0
540 Clubhouse HVAC - Partial Replace	\$43,132	\$0	\$0	\$0	\$0
545 Pro Shop/Cafe HVAC -Partial Replace	\$0	\$0	\$0	\$0	\$0
560 CH Kitchen Equip.- Partial Replace	\$0	\$44,426	\$0	\$0	\$0
570 Cafe Kitchen Equip.-Partial Replace	\$0	\$0	\$34,430	\$0	\$0
700 Tractor, Shared - Replace	\$0	\$0	\$0	\$0	\$133,617
702 Truck, Shared - Replace	\$0	\$0	\$0	\$0	\$0
704 Truck, Shared - Replace	\$32,454	\$0	\$0	\$0	\$0
706 Auto, Security - Replace	\$0	\$33,427	\$0	\$0	\$0
794 Clubhouse/Pro Shop Septic - Replace	\$0	\$0	\$0	\$0	\$0
796 MF Septic System - Replace	\$0	\$0	\$0	\$0	\$0
Golf Course Equipment					
814 Zero Turn Mower - Replace	\$0	\$0	\$0	\$0	\$36,527
821 Top Dresser, Small - Replace	\$0	\$0	\$0	\$0	\$0
830 Skid Sprayer - Replace	\$0	\$0	\$0	\$0	\$0
831 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
835 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
840 Tractor - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2046	2047	2048	2049	2050
856 Sweeper/Veritcutter - Replace	\$0	\$0	\$0	\$0	\$0
862 Grinder, Reel - Replace	\$0	\$0	\$0	\$0	\$0
890 Used Golf Carts, FY 2021 - Replace	\$0	\$0	\$0	\$45,759	\$0
892 Used Golf Carts, FY 2020 - Replace	\$0	\$0	\$71,081	\$0	\$0
894 Used Golf Carts, Older - Replace	\$0	\$0	\$0	\$82,365	\$0
Golf Course Site/Buildings/Systems					
1000 GC Irrigation Systems - Renovate	\$0	\$0	\$0	\$0	\$0
1001 GC Telemetry - Partial Replace	\$53,915	\$0	\$0	\$0	\$0
1002 GC Pumps - Refurbish/Replace	\$0	\$0	\$125,836	\$0	\$0
1004 Golf Course - Improvements	\$0	\$0	\$0	\$0	\$0
1007 Golf Cart Paths, FY 2021 - Renovate	\$0	\$0	\$0	\$0	\$0
1008 GC Paths, FY 2021-Future Resurface	\$0	\$0	\$0	\$0	\$0
1010 Golf Cart Paths, FY 2017-Resurface	\$0	\$467,549	\$0	\$0	\$0
1012 Golf Cart Paths - Seal Coat/Repair	\$41,666	\$0	\$0	\$0	\$0
1022 GC Septic System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$320,348	\$2,278,007	\$231,347	\$326,144	\$253,449
Ending Reserve Balance	\$4,802,208	\$3,396,415	\$4,058,501	\$4,657,780	\$5,362,729



Accuracy, Limitations, and Disclosures

"The reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair or replacement of a reserve component."

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. James Talaga, company President, is a credentialed Reserve Specialist (#066). All work done by Association Reserves WA, LLC is performed under his responsible charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

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

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

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

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



Terms and Definitions

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



Component Details

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

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

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

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

Grounds/Site

Comp #: 102 Concrete/Curb - Repair/Replace**Quantity: Extensive square feet**

Location: Pads, walkways, patios, curbing/curb stop, garage floors, etc... at LLCC property

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 103 Gravel Areas - Replenish**Quantity: Extensive square feet**

Location: Select areas of parking lots, drives, etc...

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 104 Asphalt Roads, Public - Maintain**Quantity: Extensive square feet**

Location: Asphalt roads within property perimeter, public

Funded?: No. Research suggests association not responsible

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 106 Asphalt, Clubhouse - Resurface**Quantity: Approx 33,600 square feet**

Location: 790 East Saint Andrews Drive

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Asphalt resurface occurred last in FY 2009/2010

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 19 years

Best Case: \$ 83,000

Worst Case: \$111,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 108 Asphalt, Café/Pro Shop - Resurface**Quantity: Approx 21,500 square feet**

Location: 811 E Saint Andrews Drive

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 53,000

Worst Case: \$71,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 110 Asphalt, Pole Barn - Resurface**Quantity: Approx 1,600 square feet**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Cost projected to be too small

History: Asphalt paving at pole barn reportedly occurred in FY 2014/2015 at expense of \$5,000

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 112 Asphalt, Parks - Resurface**Quantity: Approx 16,000 square feet**

Location: Select parks

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 38,000

Worst Case: \$48,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 114 Asphalt - Seal/Repair**Quantity: Approx 72,700 square feet**

Location: Common area paved parking area, drives

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life remains at zero, as work was not completed, nor is planned for 2021/2022; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 21,200

Worst Case: \$28,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 120 Fence, Chain Link - Replace**Quantity: Approx 2,500 linear feet**

Location: Select parks, dam spillway, maintenance facility, etc...

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 50 years

Remaining Life: 8 years

Best Case: \$ 51,500

Worst Case: \$77,300

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 122 Fence, Wood - Replace**Quantity: Minor quantity**

Location: Anglia Park

Funded?: No. Cost projected to be too small

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 132 Community Signage - Replace**Quantity: Extensive quantity**

Location: Scattered throughout association

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 155 Drainage/Storm Systems - Replace**Quantity: Moderate quantity**

Location: Select common areas of LLCC

Funded?: No. Useful life not predictable or extended

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 162 Pole Lights - Replace

Quantity: Extensive quantity

Location: Throughout community including common areas

Funded?: No. Research suggests association not responsible for vast majority; otherwise annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 170 Landscape - Refurbish

Quantity: Extensive quantity

Location: Common areas near LLCC buildings, parks, greenbelts, etc...

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 173 Trees - Remove/Trim

Quantity: Extensive quantity

Location: Common areas near LLCC buildings, parks, greenbelts, etc...

Funded?: No. Annual cost best handled as operating expense

History: \$58,500 for tree related expenses were noted in FY 2020/2021 as operating budget item; 2021/2022 budget with \$48,000 operating budget allowance

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 185 Equestrian Trails - Establish

Quantity: Potential Project

Location: Common areas, greenbelts, etc...

Funded?: No. No firm plans for such

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Recreation

Comp #: 200 Sport Court - Renovate**Quantity: Approx 13,200 square feet**

Location: 790 East Saint Andrews Drive

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Your current plans to execute this one-time project by FY 2025/2026

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 9999 years

Remaining Life: 4 years

Best Case: \$ 41,200

Worst Case: \$49,400

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, adjusted for inflation

Comp #: 205 Sport Court - Future Resurface**Quantity: Approx 13,200 square feet**

Location: 790 East Saint Andrews Drive

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Assuming FY 2025/2026 renovation, thereafter plan for future, less costly conventional asphalt resurface (1.5"- 2.5" overlay of new asphalt)

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 25 years

Remaining Life: 29 years

Best Case: \$ 29,900

Worst Case: \$40,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 210 Sport Court - Seal/Stripe**Quantity: Approx 13,200 square feet**

Location: 790 East Saint Andrews Drive

Funded?: No. Cost projected to be too small

History: Local repair, seal coated and stripe last in FY 2020/2021 at minor expense of \$7,700

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 214 Sport Court Fence - Replace**Quantity: Approx 460 linear feet**

Location: 790 East Saint Andrews Drive

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 50 years

Remaining Life: 9 years

Best Case: \$ 14,200

Worst Case: \$19,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 220 Park Bathrooms - Replace**Quantity: (5) structures, ~6'x15'**

Location: All parks except Clubhouse Park and Lake Leprechaun Park

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

<p>Comp #: 222 Park Septic Systems - Replace Location: All parks except Clubhouse Park and Lake Leprechaun Park Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding History: Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study. Useful Life: 60 years Best Case: \$ 103,000 Lower allowance Cost Source: ARI Cost Database: Similar Project Cost History</p>	<p>Quantity: (5) systems</p>
<p>Comp #: 230 Park Picnic Shelter - Maintain Location: 90 East Tregaron Court, Log Toy Park Funded?: No. Annual cost best handled as operating expense History: Comments: Not funded; no changes from previous 2020/2021 Full reserve study. Useful Life: Best Case: Cost Source:</p>	<p>Quantity: (1) structure, 20'x20'</p>
<p>Comp #: 232 Park Host Sheds - Maintain Location: Anglia, Banbury, Log Toy, Tipperary Parks Funded?: No. Annual cost best handled as operating expense History: Comments: Not funded; no changes from previous 2020/2021 Full reserve study. Useful Life: Best Case: Cost Source:</p>	<p>Quantity: (4) structures, small</p>
<p>Comp #: 240 Park Play Equipment-Partial Replace Location: Most HOA parks Funded?: No. Annual cost best handled as operating expense History: Big toy at Log Toy Park may have been replaced last in FY 2004/2005 at expense of \$7,900; climbing and tot toys at Lake Leprechaun Park in FY 2017/2018 at expense of \$8,200 Comments: Not funded; no changes from previous 2020/2021 Full reserve study. Useful Life: Best Case: Cost Source:</p>	<p>Quantity: (12) assorted</p>
<p>Comp #: 250 Park Picnic Assets-Partial Replace Location: Most HOA parks Funded?: No. Annual cost best handled as operating expense History: Comments: Not funded; no changes from previous 2020/2021 Full reserve study. Useful Life: Best Case: Cost Source:</p>	<p>Quantity: (30) assorted</p>
<p>Comp #: 252 Park Access/Gate Control - Replace Location: Anglia Beach Park Funded?: No. Cost projected to be too small History: Your current 2020/2021 budget indicates plans for "\$6,000 Anglia gate card reader update" Comments: Not funded; no changes from previous 2020/2021 Full reserve study. Useful Life: Best Case: Cost Source:</p>	<p>Quantity: (1) system</p>
<p>Comp #: 260 Patio Assets - Replace Location: 790 East Saint Andrews Drive and 811 E Saint Andrews Drive, patios Funded?: No. Annual cost best handled as operating expense History: Comments: Not funded; no changes from previous 2020/2021 Full reserve study. Useful Life: Best Case: Cost Source:</p>	<p>Quantity: Moderate quantity</p>

Comp #: 270 Lake Limerick - Dredge**Quantity: Extensive acre feet**

Location: Lake Limerick; Cranberry Creek Bay area

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: FY 2015/2016 dredging project at portions of Lake Limerick at expense of \$450,000

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 463,500

Worst Case: \$669,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflation

Adjusted

Comp #: 272 Lake Leprechaun - Dredge**Quantity: Moderate acre feet**

Location: Lake Leprechaun

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 154,500

Worst Case: \$257,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflation

Adjusted

Comp #: 274 Bird Sanctuary - Dredge**Quantity: Moderate acre feet**

Location: Lake Limerick; Bird Sanctuary

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 6 years

Remaining Life: 2 years

Best Case: \$ 25,800

Worst Case: \$36,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflation

Adjusted

Comp #: 276 Dams - Maintain/Replace**Quantity: (3) structures**

Location: Limerick, Leprechaun and Cranberry Lakes

Funded?: No. Useful life not predictable or extended

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 277 Dam Valve - Replace**Quantity: (1) dam valve/pipe**

Location: Lake Limerick Dam

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Last replacement project at expense of \$129,000 was needed in FY 2002/2003

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 50 years

Remaining Life: 31 years

Best Case: \$ 134,000

Worst Case: \$175,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 280 Dock, Clubhouse - Replace**Quantity: Approx 1,150 square feet**

Location: Clubhouse Park

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Large scale replacement reportedly occurred last in FY 2008/2009 at expense of \$64,400

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 17 years

Best Case: \$ 82,900

Worst Case: \$130,300

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 281 Dock, Anglia - Replace**Quantity: Approx 960 square feet**

Location: Anglia Park

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Large scale replacement reportedly occurred last in FY 2006/2007 at expense of \$24,400

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 15 years

Best Case: \$ 69,200

Worst Case: \$108,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 282 Dock/Swim, Log Toy - Replace**Quantity: Approx 360 square feet**

Location: Log Toy Park, swim area

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Large scale replacement reportedly occurred last in FY 2011/2012 at expense of \$16,200

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 20 years

Best Case: \$ 26,000

Worst Case: \$40,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 283 Dock/Fish, Log Toy - Replace**Quantity: Approx 330 square feet**

Location: Log Toy Park, end of peninsula

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Large scale replacement reportedly occurred last in "2013", expense of \$15,000 cited. We assume that likely indicates FY 2012/2013

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 21 years

Best Case: \$ 23,800

Worst Case: \$37,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 285 Dock, Tipperary - Replace**Quantity: Approx 540 square feet**

Location: Way to Tipperary Park

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Large scale replacement reportedly occurred last in FY 2009/2011 at expense of \$15,000

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 18 years

Best Case: \$ 38,900

Worst Case: \$61,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 286 Dock, Banbury - Replace**Quantity: Approx 540 square feet**

Location: Banbury Park

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Definitive expense history was not provided; large scale replacement reportedly occurred last in FY 2006/2007

Comments: Input from Management to indicate last large sale replacement in FY 2006/2007 not FY 2000/2001

Remaining useful life adjusted/increased; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 15 years

Best Case: \$ 31,900

Worst Case: \$61,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 288 Swim Floats - Replace**Quantity: Approx 390 square feet**

Location: Clubhouse Park and Lake Leprechaun

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Replacement likely occurred in FY 2010/2011 (\$10,500) and FY 2012/2013 (\$11,500); base year FY 2011/2012.

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 20 years

Best Case: \$ 24,100

Worst Case: \$28,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 290 Island Bridge - Replace**Quantity: Approx 500 square feet**

Location: Clubhouse Park

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Definitive expense history was not provided; unknown when large scale replacement occurred last

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 7 years

Best Case: \$ 30,900

Worst Case: \$51,500

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Building Exteriors

Comp #: 300 Exterior Surfaces - Paint/Seal**Quantity: Approx 9,600 square feet**

Location: 790 East Saint Andrews Drive and 811 E Saint Andrews Drive; Clubhouse, shed and adjacent snack shack, Cafe/Pro Shop and shed, both golf cart rental garages ("sheds")

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Clubhouse was reportedly painted last in FY 2016/2017 at expense of \$18,000 and the newer, smaller (20 cart) garage structure was completed/painted in FY 2014/2015

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 37,000

Worst Case: \$47,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 302 Exterior Siding/Trim - Replace**Quantity: Approx 9,600 square feet**

Location: 790 East Saint Andrews Drive and 811 E Saint Andrews Drive; Clubhouse, shed and adjacent snack shack, Cafe/Pro Shop and shed, both golf cart rental garages ("sheds")

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 15,500

Worst Case: \$25,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 304 Clubhouse Windows 2014-Replace**Quantity: (16) assorted**

Location: 790 East Saint Andrews Drive; Clubhouse exterior

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Some of the windows at the Clubhouse were replaced in FY 2014/2015 project at expense of \$20,000

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 24 years

Best Case: \$ 16,500

Worst Case: \$23,100

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 306 Clubhse Windows/Glass Doors-Replace**Quantity: (73) assorted**

Location: 790 East Saint Andrews Drive; Clubhouse exterior

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 75,200

Worst Case: \$105,300

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 308 Cafe/Pro Shop Windows - Replace**Quantity: (16) total, assorted**

Location: 811 E Saint Andrews Drive; Cafe/Pro Shop exterior

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Cafe/Pro Shop was reportedly completed in FY 1993/1994

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 15,500

Worst Case: \$25,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 310 MF Structures/Sheds - Maintain**Quantity: (8) assorted**

Location: 51 East Shamrock Drive, Maintenance Facility
 Funded?: No. Annual cost best handled as operating expense
 History:
 Comments: Not funded; no changes from previous 2020/2021 Full reserve study.
 Useful Life:
 Best Case:
 Cost Source:

Remaining Life:
 Worst Case:

Comp #: 320 Clubhouse Deck, Rear- Replace**Quantity: Approx 720 square feet**

Location: 790 East Saint Andrews Drive, Clubhouse elevated deck facing Lake Limerick, rear
 Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
 History: Segregated expense of \$75,000 in FY 2020/2021 to replace deck. Current working assumption is that future demolition, structural repairs/improvements will not be to the level recently needed.
 Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.
 Useful Life: 40 years
 Best Case: \$ 44,500
 Lower allowance
 Cost Source: Client Cost History Inflation Adjusted

Remaining Life: 39 years
 Worst Case: \$66,700
 Higher allowance

Comp #: 322 Clubhouse Decks Front -Replace**Quantity: Approx 310 square feet**

Location: 790 East Saint Andrews Drive, Clubhouse elevated entry ramp/landing and other no exterior access Clubhouse elevated deck facing parking lot, front
 Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
 History:
 Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.
 Useful Life: 40 years
 Best Case: \$ 20,600
 Lower allowance
 Cost Source: ARI Cost Database: Similar Project
 Cost History

Remaining Life: 19 years
 Worst Case: \$26,800
 Higher allowance

Comp #: 330 Exterior Building Lights- Replace**Quantity: Moderate quantity**

Location: Common area exterior building locations
 Funded?: No. Annual cost best handled as operating expense
 History:
 Comments: Not funded; no changes from previous 2020/2021 Full reserve study.
 Useful Life:
 Best Case:
 Cost Source:

Remaining Life:
 Worst Case:

Comp #: 340 Garage Doors, Cart Sheds - Replace**Quantity: (44) assorted**

Location: Near Maintenance facility, both golf cart rental garage buildings
 Funded?: No. Annual cost best handled as operating expense
 History:
 Comments: Not funded; no changes from previous 2020/2021 Full reserve study.
 Useful Life:
 Best Case:
 Cost Source:

Remaining Life:
 Worst Case:

Comp #: 350 Roof, Clubhouse - Replace**Quantity: Approx 7,100 square feet**

Location: 790 East Saint Andrews Drive, Clubhouse rooftop
 Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
 History: FY 2006/2007 replacement at expense of \$24,500 and then reportedly once again, last in FY 2015/2016 at expense of \$30,100
 Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.
 Useful Life: 30 years
 Best Case: \$ 35,000
 Lower allowance
 Cost Source: ARI Cost Database: Similar Project
 Cost History

Remaining Life: 24 years
 Worst Case: \$43,400
 Higher allowance

Comp #: 351 Roof, Café/Pro Shop - Replace**Quantity: Approx 4,100 square feet**

Location: 811 East Saint Andrews Drive, Café/Pro Shop rooftop

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Replacement last in FY 2014/2015 at unknown expense; slightly better quality shingle as presently exists at other roof at Clubhouse to arrive at future UL projections utilized here.

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 18 years

Best Case: \$ 16,500

Worst Case: \$26,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 352 Roof, Golf Cart Sheds - Replace**Quantity: Approx 4,500 square feet**

Location: Near Maintenance facility, both golf cart rental garage buildings rooftops

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Replacement, installation last in FY 2010/2011 (24), FY 2014/2015 (20); base year FY 2012/2013. Slightly better quality shingle as presently exists at other roof at Clubhouse to arrive at future UL projections utilized here.

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 16 years

Best Case: \$ 22,700

Worst Case: \$30,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 355 MF Metal Roof - Replace**Quantity: Approx 4,300 square feet**

Location: 51 East Shamrock Drive, Maintenance Facility, select rooftops at shop and pole barn

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Research indicated shop building roof may have been replaced in FY 2002/2003 and pole barn added in FY 2006/2007

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 45 years

Remaining Life: 28 years

Best Case: \$ 26,600

Worst Case: \$44,300

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 360 CH Chimney/Masonry- Maintain**Quantity: Moderate square feet**

Location: 790 East Saint Andrews Drive, Clubhouse

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Building Interiors

Comp #: 400 Interior Surfaces - Partial Paint**Quantity: Extensive square feet**

Location: 790 East Saint Andrews Drive and 811 E Saint Andrews Drive; Clubhouse and Cafe/Pro Shop plus other smaller structures

Funded?: No. Individual paint project cost projected to be too small

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 410 Clubhouse Flooring 2019 - Replace**Quantity: Approx 280 square feet**

Location: 790 East Saint Andrews Drive; select Clubhouse interior

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Carpeted entry landing, stair sets for Clubhouse, vinyl flooring with wood look installed at restaurant and lounge in FY 2019/2020 project at expense of \$19,000

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 15 years

Remaining Life: 13 years

Best Case: \$ 17,300

Worst Case: \$23,100

Lower allowance

Higher allowance

Cost Source: Client Cost History Inflation Adjusted

Comp #: 412 Clubhouse Flooring - Replace**Quantity: Approx 420 square feet**

Location: 790 East Saint Andrews Drive; select Clubhouse interior

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 26,000

Worst Case: \$34,600

Lower allowance

Higher allowance

Cost Source: Client Cost History Inflation Adjusted

Comp #: 416 Café/Pro Shop Flooring - Replace**Quantity: Approx 290 square feet**

Location: 811 East Saint Andrews Drive, Café/Pro Shop interior

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 17,900

Worst Case: \$23,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 440 Clubhouse Interior-Partial Remodel**Quantity: Extensive square feet**

Location: 790 East Saint Andrews Drive; select Clubhouse interior

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 20,600

Worst Case: \$41,200

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 450 Café/Pro Shop-Part Remodel**Quantity: Extensive square feet**

Location: 811 East Saint Andrews Drive; select Café/Pro Shop interior

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 10,300

Worst Case: \$20,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 460 Entry/Utility Doors - Replace

Quantity: Extensive quantity

Location: Extensive, assorted

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Equipment/Systems

Comp #: 500 Office Equipment - Partial Replace**Quantity: Extensive quantity**

Location: Clubhouse business offices, Pro Shop/Café interior, Maintenance facility offices, etc...

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 502 Office Furniture - Partial Replace**Quantity: Extensive quantity**

Location: Clubhouse business offices, Pro Shop/Café interior, Maintenance facility offices, etc...

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 504 POS Equipment - Replace**Quantity: Extensive quantity**

Location: Clubhouse Restaurant/Lounge, Pro Shop/Café interior, etc...

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 18,500

Worst Case: \$22,700

Lower allowance

Higher Allowance

Cost Source: Estimate Provided by Client, adjusted for inflation

Comp #: 506 Network Equipment - Replace**Quantity: (2) server system**

Location: Clubhouse business office

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 508 Surveillance Equipment - Replace**Quantity: Extensive quantity**

Location: Clubhouse, Pro Shop/Café, Maintenance facility, etc...

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 12 years

Remaining Life: 1 years

Best Case: \$ 25,800

Worst Case: \$36,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, adjusted for inflation

Comp #: 510 A/V Equipment - Partial Replace**Quantity: Extensive quantity**

Location: Clubhouse, Pro Shop/Café, Maintenance facility, etc...

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 520 MF Small Tools/Equip - Replace**Quantity: Extensive quantity**

Location: 51 East Shamrock Drive, Maintenance Facility
 Funded?: No. Annual cost best handled as operating expense
 History:
 Comments: Not funded; no changes from previous 2020/2021 Full reserve study.
 Useful Life:
 Best Case:
 Cost Source:

Remaining Life:
 Worst Case:

Comp #: 530 Water Heaters - Replace**Quantity: (3) assorted**

Location: 790 East Saint Andrews Drive , 811 E Saint Andrews Drive and 51 East Shamrock Drive; Clubhouse, Café/Pro Shop and Maintenance Facility
 Funded?: No. Individual replacement cost projected to be too small
 History:
 Comments: Not funded; no changes from previous 2020/2021 Full reserve study.
 Useful Life:
 Best Case:
 Cost Source:

Remaining Life:
 Worst Case:

Comp #: 540 Clubhouse HVAC - Partial Replace**Quantity: (4) larger HVAC systems**

Location: 790 East Saint Andrews Drive; Clubhouse
 Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
 History:
 Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.
 Useful Life: 5 years
 Best Case: \$ 18,500
 Lower allowance
 Cost Source: ARI Cost Database: Similar Project
 Cost History

Remaining Life: 0 years
 Worst Case: \$22,700
 Higher Allowance

Comp #: 545 Pro Shop/Cafe HVAC -Partial Replace**Quantity: (2) larger HVAC systems**

Location: 811 E Saint Andrews Drive; Café/Pro Shop
 Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
 History:
 Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.
 Useful Life: 10 years
 Best Case: \$ 18,500
 Lower allowance
 Cost Source: ARI Cost Database: Similar Project
 Cost History

Remaining Life: 0 years
 Worst Case: \$22,700
 Higher Allowance

Comp #: 550 MF HVAC - Partial Replace**Quantity: (3) assorted**

Location: 51 East Shamrock Drive; Maintenance Facility
 Funded?: No. Individual replacement cost projected to be too small
 History:
 Comments: Not funded; no changes from previous 2020/2021 Full reserve study.
 Useful Life:
 Best Case:
 Cost Source:

Remaining Life:
 Worst Case:

Comp #: 560 CH Kitchen Equip.- Partial Replace**Quantity: Extensive quantity**

Location: 790 East Saint Andrews Drive; Clubhouse
 Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding
 History:
 Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.
 Useful Life: 5 years
 Best Case: \$ 18,500
 Lower allowance
 Cost Source: ARI Cost Database: Similar Project
 Cost History

Remaining Life: 1 years
 Worst Case: \$22,700
 Higher Allowance

Comp #: 565 Dumbwaiter - Replace**Quantity: (1) lift system**

Location: 790 East Saint Andrews Drive; Clubhouse

Funded?: No. Current working assumption that this lift system will eventually be decommissioned instead of future replacement

History: Reportedly installed in FY 2008/2009 at expense of \$29,600

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 570 Cafe Kitchen Equip.-Partial Replace**Quantity: (2) larger HVAC systems**

Location: 811 E Saint Andrews Drive; Café/Pro Shop

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 12,400

Worst Case: \$18,600

Lower allowance

Higher Allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 700 Tractor, Shared - Replace**Quantity: (1) Kubota L3400 HST**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: This 2007 tractor was reportedly purchased used last in FY 2010/2011 at expense of \$25,000

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 46,400

Worst Case: \$67,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 702 Truck, Shared - Replace**Quantity: (1) 2003 Ford F250**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Purchased used in current FY 2020/2021 at reported expense of \$14,300, placed in service on 11.24.2020

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 12 years

Remaining Life: 11 years

Best Case: \$ 12,400

Worst Case: \$18,600

Lower allowance

Higher allowance

Cost Source: Client Cost History Inflation Adjusted

Comp #: 704 Truck, Shared - Replace**Quantity: (1) 2010 Ford Ranger**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: This truck was likely purchased used in FY 2010/2011 at reported expense of \$19,100, placed in service on 5.23.2011

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 12 years

Remaining Life: 1 years

Best Case: \$ 12,400

Worst Case: \$18,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 706 Auto, Security - Replace**Quantity: (1) 2004 Hyundai Elantra**

Location: Security patrol usage

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Purchased as new vehicle at end of FY 2003/2004 at an expense of \$13,900

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 12 years

Remaining Life: 2 years

Best Case: \$ 12,400

Worst Case: \$18,600

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, adjusted for inflation

Comp #: 708 Utility Vehicle, #4 - Replace **Quantity: (1) Toro Workman 3300D**
Location: 51 East Shamrock Drive, Maintenance Facility
Funded?: No. Cost projected to be too small for this level of used and/or donated equipment
History:
Comments: Not funded; no changes from previous 2020/2021 Full reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 710 Utility Vehicle - Replace **Quantity: (1) Jacobsen Hauler 1200**
Location: 51 East Shamrock Drive, Maintenance Facility
Funded?: No. Cost projected to be too small for this level of used and/or donated equipment
History:
Comments: Not funded; no changes from previous 2020/2021 Full reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 712 Boat, Patrol - Replace **Quantity: (1) Fiberform, 16'**
Location: 51 East Shamrock Drive, Maintenance Facility or lake
Funded?: No. Cost projected to be too small for this level of used and/or donated equipment
History: 7.20.2006 cost of \$800 for "Boat for Patrol" and \$3,470 for "Boat Motor"
Comments: Not funded; no changes from previous 2020/2021 Full reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 714 Barge, Work - Replace **Quantity: (1) small barge, 20'**
Location: 51 East Shamrock Drive, Maintenance Facility or lake
Funded?: No. Cost projected to be too small for this level of used and/or donated equipment
History: 8.9.199 cost of \$2,900 for "Motorboat 40 HP"
Comments: Not funded; no changes from previous 2020/2021 Full reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 730 Trailers, Shared - Replace **Quantity: (4) assorted**
Location: 51 East Shamrock Drive, Maintenance Facility
Funded?: No. Too small an expense for individual replacement
History: 2016 Mirage Trailers brand cargo trailer likely purchased in FY 2015/2016 at expense of \$8,000
Comments: Not funded; no changes from previous 2020/2021 Full reserve study.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 788 Plumbing - Systems Evaluation **Quantity: Supply and drain lines**
Location: HOA buildings/structures plumbing
Funded?: No. Too small an expense to merit reserve funding
History:
Comments: Some HOA Buildings in your community are already over 50 years old and plumbing systems are generally considered by some in the engineering community to be life limited to the 50-year range. The costs for replacement can vary widely depending upon the specifications, site conditions, unit repairs after install, hazardous material handling, etc...The vast majority of the common area plumbing system is hidden, and not visible for review. A reserve study is limited to visual exterior observations and research for budget purposes. We highly recommend the association engage a qualified firm to evaluate the plumbing systems, including forensic wall openings, and test sections of piping. We have not factored a budget allowance for a one-time common area plumbing analysis since we assume expense under \$15,000 reserve funding threshold. This type of investigation will provide a detailed examination to identify hidden conditions, project a remaining useful life, and recommendations for any needed repairs, maintenance, etc... The cost can vary depending on the complexity of systems, the number of wall or ceiling openings, etc... Prior to this expert opinion, there is no predictable basis at this time for large scale plumbing repair or replacement expenses. Results of the plumbing system evaluation should be included in the subsequent reserve study update.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 790 Plumbing - Repair/Replace**Quantity: Extensive systems**

Location: Common area locations

Funded?: No. Useful life not predictable, prior to systems evaluation

History: Clubhouse was constructed in the late 1960's, Cafe/Pro Shop last constructed in the early 1990's but unknown if respective building plumbing systems (supply and drainage) are a original to these construction eras and in some cases already approaching 54 years old

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 792 Electrical - Repair/ Replace**Quantity: Extensive systems**

Location: Common area locations

Funded?: No. Useful life not predictable or extended

History: We noted one-time \$42,000 electrical improvements planned for FY 2020/2021 to include so service lift can be transferred from shop to pole barn, set up plus new lights. Also included some unknown electrical upgrades at golf cart sheds.

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 794 Clubhouse/Pro Shop Septic - Replace**Quantity: (1) Nibbler system**

Location: 790 East Saint Andrews Drive and 811 E Saint Andrews Drive

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: We note most of current system, associated lines and drain fields were apparently installed in FY 1992/1993 at reported expense of \$71,400.

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 50 years

Remaining Life: 21 years

Best Case: \$ 123,600

Worst Case: \$164,800

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 796 MF Septic System - Replace**Quantity: (1) system**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Permit search indicted tank, drain field and lines last installed in FY 1983/1984 but this was not confirmed

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 50 years

Remaining Life: 12 years

Best Case: \$ 20,600

Worst Case: \$30,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Golf Course Equipment

Comp #: 800 Reel Mower - Lease**Quantity: (1) Toro 3420**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Current/future lease for this type of equipment instead of purchase is assumed going forward

History: Used 2019 Toro 3420 reel mower put into service in December 2020. Currently on five year lease with \$1 purchase option.

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 801 Reel Mower - Lease**Quantity: (1) Toro 3320**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Current/future lease for this type of equipment instead of purchase is assumed going forward

History: Used 2019 Toro 3320 reel mower put into service in December 2020. Currently on five year lease with \$1 purchase option.

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 802 Reel Mower - Lease**Quantity: (1) Toro 3420**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Current/future lease for this type of equipment instead of purchase is assumed going forward

History: Used 2019 Toro 3420 reel mower put into service in December 2020. Currently on five year lease with \$1 purchase option.

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 803 Fairway Mower - Lease**Quantity: (1) Toro 5010H**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Current/future lease for this type of equipment instead of purchase is assumed going forward

History: Used 5010H fairway mower put into service in December 2020. Currently on five year lease with \$1 purchase option.

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 804 Fairway Mower - Lease**Quantity: (1) Toro 5410 Cross Trax**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Current/future lease for this type of equipment instead of purchase is assumed going forward

History: Reportedly a 2011 model year, unknown when definitive in service date; perhaps 2015. Currently owned; value of ~\$12,000 per provided list

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 807 Trim Mower - Lease**Quantity: (1) Toro 3500D
Sidewinder**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Current/future lease for this type of equipment instead of purchase is assumed going forward

History: 2015 Toro 3500D Sidewinder rotary trim mower reportedly put into service in 2015; value of \$31,700 per provided list

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 810 Turf Batwing Mower - Lease**Quantity: (1) Woods 7144RD**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Current/future lease for this type of equipment instead of purchase is assumed going forward

History: Woods 7144RD pull behind, turf batwing rotary mower was likely put into service in 2004; equipment is currently owned

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 812 Walk Behind Mowers-Partial Replace**Quantity: (6) Toro, assorted**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Cost projected to be too small for individual purchases

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 814 Zero Turn Mower - Replace**Quantity: (1) Exmark Lazer Z XS**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: This 2004, 25 HP model was reportedly purchased new last in FY 2009/2010 at expense of \$11,900

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 12,400

Worst Case: \$18,600

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, adjusted for inflation

Comp #: 820 Top Dresser, Large - Lease**Quantity: (1) Toro MH 400**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Current/future lease for this type of equipment instead of purchase is assumed going forward

History: New 2020 Toro MH 400 material spreader put into service in December 2020. Currently on five year lease with \$1 purchase option.

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 821 Top Dresser, Small - Replace**Quantity: (1) Turfco Widespin 1530**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 20,600

Worst Case: \$30,900

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, adjusted for inflation

Comp #: 830 Skid Sprayer - Replace**Quantity: (1) SDI, 160 gallon**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Sprayer is reportedly 2001 model year and this older equipment apparently needs replacement in the next year or two

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 12,400

Worst Case: \$18,600

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, adjusted for inflation

Comp #: 831 Utility Vehicle - Replace**Quantity: (1) Toro Workman 3330**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: This utility vehicle with the separate SDI sprayer atop was reportedly purchased last in 2007 at expense of \$27,900; serial number indicates model year 2000

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 25,800

Worst Case: \$45,500

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, adjusted for inflation

Comp #: 832 Utility Vehicle, #2 - Lease**Quantity: (1) Toro Workman HDX Auto**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Current/future lease for this type of equipment instead of purchase is assumed going forward

History: Provided serial number indicates model year 2007, unknown when placed in service but value listed was \$24,169

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 833 Utility Vehicle, #3 - Lease**Quantity: (1) Toro Workman MDX**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Current/future lease for this type of equipment instead of purchase is assumed going forward

History: Provided model year, placed in service was 2015, value listed \$11,600

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 834 Utility Vehicle, #1- Lease**Quantity: (1) Toro Workman HDX Auto**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Current/future lease for this type of equipment instead of purchase is assumed going forward

History: Provided serial number indicates model year 2007, unknown when placed in service but value listed was \$8,800

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 835 Utility Vehicle - Replace**Quantity: (1) John Deere 625i Gator**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: This utility vehicle was reportedly purchased last in 2013 at expense of \$11,500

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 22 years

Best Case: \$ 12,400

Worst Case: \$18,600

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, adjusted for inflation

Comp #: 840 Tractor - Replace**Quantity: (1) Kubota L4330D**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: This 43 HP diesel tractor was reportedly purchased used last in 2005 at expense of either \$18,900 or \$20,600; conflicting information

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 36,000

Worst Case: \$46,400

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, adjusted for inflation

Comp #: 850 Fairway Aerator - Lease**Quantity: (1) Toro Procor 1298**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Current/future lease for this type of equipment instead of purchase is assumed going forward

History: Toro Procor 1298 fairway aerator put into service in December 2020. Currently on five year lease with \$1 purchase option.

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 851 Greens Aerator - Lease**Quantity: (1) Toro Procor 648**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Current/future lease for this type of equipment instead of purchase is assumed going forward

History: 2015 Toro Procor 648 walk-behind greens aerator was likely put into service in 2015. Previously on five year lease with \$1 purchase option; now apparently owned.

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 853 Soil Aera-vator/Seeder - Replace**Quantity: (1) First Products AE60**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Cost projected to be too small

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 856 Sweeper/Veritcutter - Replace**Quantity: (1) Wiedenmann Super 500**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: 2012 Wiedenmann Super 500 multi-implement was reportedly purchased as a used demo in FY 2014/2015 at an expense of \$26,500

Comments:

Useful Life: 30 years

Remaining Life: 24 years

Best Case: \$ 29,700

Worst Case: \$33,900

Lower allowance

Higher allowance

Cost Source: Adjusted Client Cost History

Comp #: 857 Trencher - Replace**Quantity: (1) Vermeer PO 35522**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Cost projected to be too small

History: Vermeer PO 35522 trencher was reportedly replaced in FY 2013/2014 at an expense of only \$3,300

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 860 Service Lift - Replace**Quantity: (1) BendPak XPR10**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Cost projected to be too small

History: Data plate indicates DOM of 10.06.2014; cost and date of installation were not provided

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 862 Grinder, Reel - Replace**Quantity: (1) SIP 7000**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Reportedly replaced last in 2013 at expense of \$33,750

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 22 years

Best Case: \$ 36,000

Worst Case: \$46,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 870 Reel Mower - Decommission**Quantity: (1) Jacobsen Greens King**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Reportedly decommissioned for purposes of reserve study

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 872 Fairway Mower - Decommission**Quantity: (1) Jacobsen LF 3400**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Reportedly decommissioned for purposes of reserve study

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 874 Trim Mower - Decommission**Quantity: (1) Jacobsen 1900D**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Reportedly decommissioned for purposes of reserve study

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 875 Aerator - Decommission**Quantity: (1) Ryan Greensaire 24**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Reportedly decommissioned for purposes of reserve study

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 882 GC Maintenance Equip.- Decommission**Quantity: Numerous, assorted**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Reportedly decommissioned for purposes of reserve study

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 890 Used Golf Carts, FY 2021 - Replace**Quantity: (5) EZGO, electric**

Location: 51 East Shamrock Drive and 811 East Saint Andrews Drive

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Your plans to purchase (5) used units in FY 2021/2022 at expense of \$20,000 (2019? 2020? model year) with operating funds

Comments: Segregated for future reserve funding.

Your plans to purchase (5) used units in FY 2021/2022 at expense of \$20,000 (2019? 2020? model year) with operating funds.

Useful Life: 7 years

Remaining Life: 7 years

Best Case: \$ 17,500

Worst Case: \$22,500

Lower allowance

Higher allowance

Cost Source: 2021 Estimate Provided by Client

Comp #: 892 Used Golf Carts, FY 2020 - Replace**Quantity: (8) EZGO, electric**

Location: 51 East Shamrock Drive and 811 East Saint Andrews Drive

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: (8) used units last purchased in FY 2020/2021 at expense of \$25,000 (2018 model year)

Comments: Remaining useful life lowered one year; cost increased from 2020/2021 Full reserve study to extrapolated 2021/2022 client project.

Useful Life: 7 years

Remaining Life: 6 years

Best Case: \$ 28,000

Worst Case: \$36,000

Lower allowance

Higher allowance

Cost Source: Extrapolated 2021 Estimate Provided by Client

Comp #: 894 Used Golf Carts, Older - Replace**Quantity: (9) EZGO, electric**

Location: 51 East Shamrock Drive and 811 East Saint Andrews Drive

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: (14) used units last purchased between FY 2005/2006-FY 2008/2009 at expense of \$28,100 (older, varying model year)

Comments: Adjusted/lowered quantity due to planned 2021/2022 project.

Remaining useful life lowered one year; cost increased for remaining quantity from 2020/2021 Full reserve study to extrapolated 2021/2022 client project.

Useful Life: 7 years

Remaining Life: 0 years

Best Case: \$ 31,500

Worst Case: \$40,500

Lower allowance

Higher allowance

Cost Source: Extrapolated 2021 Estimate Provided by Client

Golf Course Site/Buildings/Systems

Comp #: 1000 GC Irrigation Systems - Renovate

Quantity: Extensive systems

Location: Golf Course, 9 holes

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Last renovation of golf course irrigation infrastructure (large scale replacement of lines, connections, sprinkler heads, controllers, etc...) was included in FY 2004/2005 project at an expense of roughly \$322,000

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 13 years

Best Case: \$ 515,000

Worst Case: \$721,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 1001 GC Telemetry - Partial Replace

Quantity: Extensive systems

Location: Golf Course, 9 holes

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Needs for replacement of the (11) old control boxes, satellite equipment that were likely replaced last in FY 2004/2005 were expressed.

Comments: Remaining useful life remains at zero, as work was not completed, nor is planned for 2021/2022; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 20,600

Worst Case: \$30,900

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client, Inflation

Adjusted

Comp #: 1002 GC Pumps - Refurbish/Replace

Quantity: (2) large, assorted

Location: Pump House, Lake Limerick

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Refurbishing but not replacement of the two large booster pumps for golf course irrigation system included in FY 2018/2019 expense of roughly \$39,000

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 15 years

Remaining Life: 12 years

Best Case: \$ 41,200

Worst Case: \$72,100

Lower allowance

Higher allowance

Cost Source: Client Cost History/Similar Project

Cost History, inflated

Comp #: 1003 GC Pump House/Intake - Improve

Quantity: (1) project

Location: Pump House, Lake Limerick

Funded?: No. Monies outside of maintenance reserves will reportedly be utilized

History: Your plans for one-time \$30,000 project in FY 2020/2021 to redesign water intake system from Lake Limerick to golf course irrigation pump house

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1004 Golf Course - Improvements

Quantity: Extensive quantity

Location: Golf Course, 9 holes

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Plans for one-time course improvement, redesign of #8 green and rebuild of practice green. Previous projects include at least #6 tee rebuild in FY 2011/2012 at expense of \$28,400 and #7 green renovation in FY 2019/2020 at expense of \$18,000.

Comments: Remaining useful life decreased; cost adjusted/increased from 2020/2021 Full reserve study with estimate/input to current from BOD/Management

Useful Life: 9999 years

Remaining Life: 1 years

Best Case: \$ 30,000

Worst Case: \$40,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client plus 20%

future third party

Comp #: 1006 GC Signage/Small Equipment-Replace**Quantity: Extensive quantity**

Location: Golf Course, 9 holes

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1007 Golf Cart Paths, FY 2021 - Renovate**Quantity: Approx 5,600 SF**

Location: Golf course; some sections upon #3, #6 and #8 holes

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Your plans for one-time renovation/replacement in FY 2021/2022 at expense of \$26,000

Comments: Added separate one-time component/funding.

Your plans for one-time renovation/replacement in FY 2021/2022 at expense of \$26,000

Useful Life: 9999 years

Remaining Life: 0 years

Best Case: \$ 22,000

Worst Case: \$30,000

Lower allowance

Higher allowance

Cost Source: 2021 Estimate Provided by Client

Comp #: 1008 GC Paths, FY 2021-Future Resurface**Quantity: Approx 5,600 SF**

Location: Golf course; some sections upon #3, #6 and #8 holes

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Future conventional resurface assuming 2021/2022 one-time renovation/replacement occurs as planned

Comments: Reset remaining useful life assuming 2021/2022 one-time renovation/replacement occurs as planned; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 30 years

Best Case: \$ 16,500

Worst Case: \$20,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 1010 Golf Cart Paths, FY 2017-Resurface**Quantity: Approx 65,800 SF**

Location: Golf course; other sections

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History: Asphalt resurface project reportedly occurred last in FY 2017/2018 at reported expense of \$111,300

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 30 years

Remaining Life: 26 years

Best Case: \$ 189,700

Worst Case: \$243,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 1012 Golf Cart Paths - Seal Coat/Repair**Quantity: Approx 71,400 SF, total**

Location: Golf course

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 16,200

Worst Case: \$23,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 1020 GC Bathrooms - Replace**Quantity: (1) structure, ~7'x21'**

Location: Near #5 Green

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1022 GC Septic System - Replace

Quantity: (1) system

Location: Near #5 Green

Funded?: Yes. Meets National Reserve Study Standards criteria for Reserve Funding

History:

Comments: Remaining useful life lowered one year; cost inflated ~3% from 2020/2021 Full reserve study.

Useful Life: 60 years

Remaining Life: 17 years

Best Case: \$ 20,600

Worst Case: \$30,900

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

Professional

Comp #: 1200 Reserve Study Update

Quantity: Annual update

Location: Common areas

Funded?: No. Annual cost best handled as operating expense

History:

Comments: Not funded; no changes from previous 2020/2021 Full reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:
