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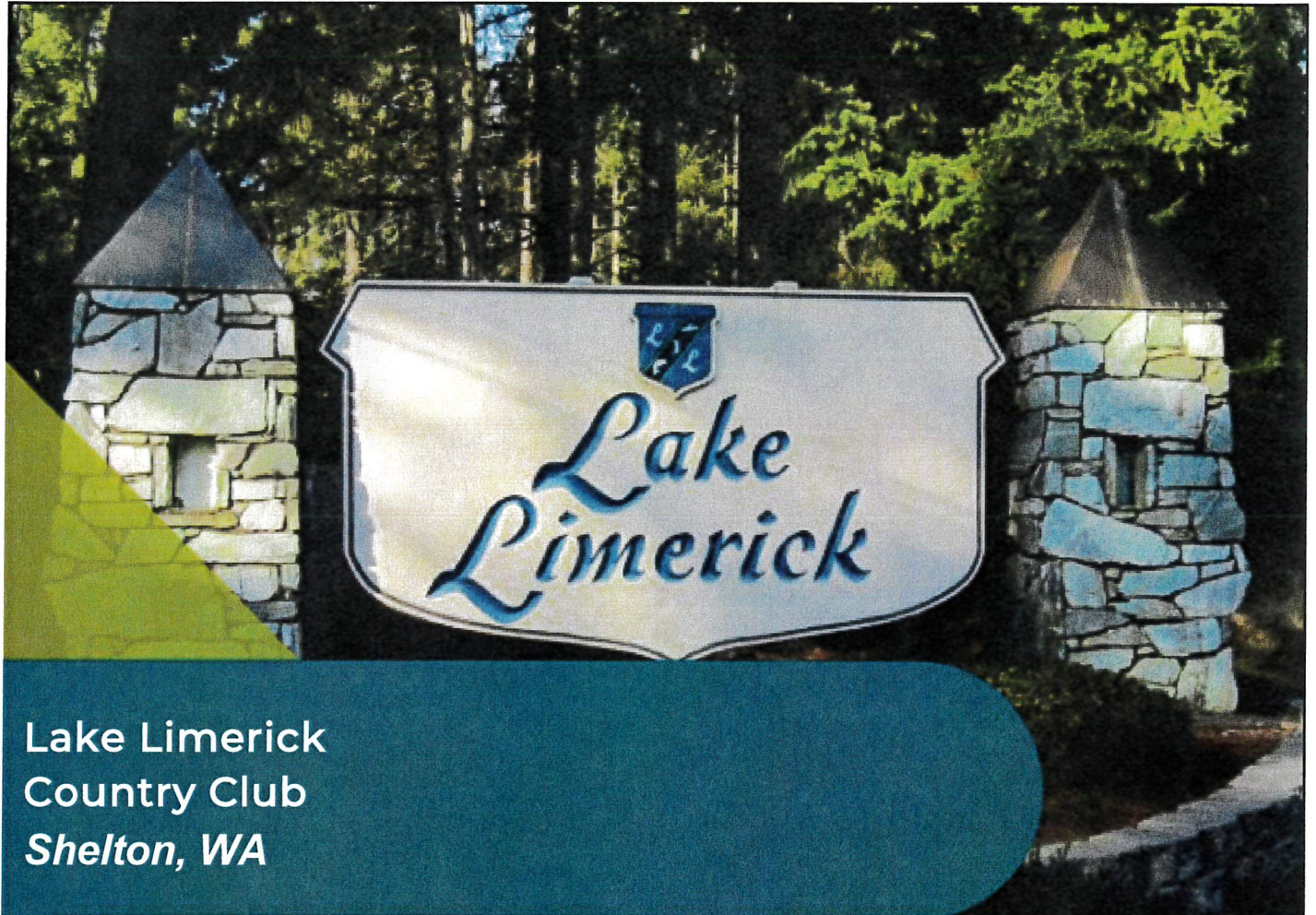


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Lake Limerick  
Country Club  
Shelton, WA



Report #: 26953-3  
Beginning: October 1, 2022  
Expires: September 30, 2023

**RESERVE STUDY**  
Update "No-Site-Visit"

August 19, 2022

# Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

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

## Questions?

Please contact your Project Manager directly.



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Lake Limerick - Country Club  
Shelton, WA

Report #: 26953-3  
# of Units: 1,368

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

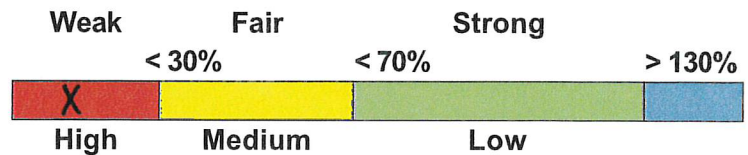
October 1, 2022 through September 30, 2023

Findings & Recommendations

as of October 1, 2022

Starting Reserve Balance .....	\$553,000
Current Fully Funded Reserve Balance .....	\$4,597,701
Percent Funded .....	12.0 %
Average Reserve (Deficit) or Surplus Per Unit .....	(\$2,957)
Recommended 2022/2023 100% Monthly "Full Funding" Contributions .....	\$85,000
2022/2023 "Baseline Funding" to keep Reserves above \$0 .....	\$75,798
Recommended 2022/2023 Special Assessment .....	\$0
Most Recent Budgeted Contribution Rate .....	\$13,158

Reserve Fund Strength: 12.0%



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).
- Your Reserve Fund is currently 12.0 % 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 such Reserve cash flow problems. The current annual deterioration of your reserve components is \$806,322 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to very 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 2022/2023 "Monthly Deterioration" of reserve components is \$67,194.
- 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
<b>Grounds/Site</b>			
106 Asphalt, Clubhouse - Resurface	30	18	\$117,600
108 Asphalt, Café/Pro Shop - Resurface	30	3	\$75,250
112 Asphalt, Parks - Resurface	30	8	\$52,800
114 Asphalt - Seal/Repair	5	0	\$37,100
120 Fence, Chain Link - Replace	50	7	\$67,650
<b>Recreation</b>			
200 Sport Court - Renovate	9999	3	\$54,100
205 Sport Court - Future Resurface	25	28	\$41,600
214 Sport Court Fence - Replace	50	8	\$17,450
222 Park Septic Systems - Replace	60	8	\$135,500
270 Lake Limerick - Dredge	10	6	\$3,500,000
272 Lake Leprechaun - Dredge	10	7	\$1,500,000
274 Bird Sanctuary - Dredge	10	5	\$1,250,000
277 Dam Valve - Replace	50	30	\$162,500
280 Dock, Clubhouse - Replace	30	16	\$112,000
281 Dock, Anglia - Replace	30	14	\$93,350
282 Dock/Swim, Log Toy - Replace	30	19	\$35,050
283 Dock/Fish, Log Toy - Replace	30	20	\$32,150
285 Dock, Tipperary - Replace	30	17	\$52,550
286 Dock, Banbury - Replace	30	14	\$48,900
288 Swim Floats - Replace	30	19	\$27,450
290 Island Bridge - Replace	30	6	\$43,250
<b>Building Exteriors</b>			
300 Exterior Surfaces - Paint/Seal	10	3	\$44,150
302 Exterior Siding/Trim - Replace	10	3	\$25,000
304 Clubhouse Windows 2014-Replace	30	23	\$25,000
306 Clubhse Windows/Glass Doors-Replace	30	13	\$104,000
308 Cafe/Pro Shop Windows - Replace	10	3	\$24,000
320 Clubhouse Deck, Rear- Replace	40	38	\$58,350
322 Clubhouse Decks Front -Replace	40	18	\$24,850
350 Roof, Clubhouse - Replace	30	23	\$41,200
351 Roof, Café/Pro Shop - Replace	30	17	\$22,700
352 Roof, Golf Cart Sheds - Replace	30	15	\$28,100
355 MF Metal Roof - Replace	45	27	\$37,200
<b>Building Interiors</b>			
410 Clubhouse Flooring 2019 - Replace	15	12	\$21,250
412 Clubhouse Flooring 2021 - Replace	15	14	\$19,600

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
413 Clubhouse Flooring, Older - Replace	15	1	\$15,000
416 Café/Pro Shop Flooring - Replace	15	0	\$21,950
440 Clubhouse Interior-Partial Remodel	5	2	\$32,450
450 Café/Pro Shop-Part Remodel	5	0	\$16,200
<b>Equipment/Systems</b>			
504 POS Equipment - Replace	15	2	\$21,600
508 Surveillance Equipment - Replace	6	0	\$15,000
540 Clubhouse HVAC - Partial Replace	5	0	\$21,600
545 Pro Shop/Cafe HVAC -Partial Replace	10	0	\$21,600
560 CH Kitchen Equip.- Partial Replace	5	0	\$21,600
570 Cafe Kitchen Equip.-Partial Replace	5	1	\$16,250
700 Tractor, Shared - Replace	20	8	\$65,000
702 Truck, Shared - Replace	12	10	\$18,000
704 Truck, Shared - Replace	12	1	\$18,000
706 Auto, Security - Replace	12	1	\$18,000
794 Clubhouse/Pro Shop Septic - Replace	50	20	\$151,500
796 MF Septic System - Replace	50	11	\$27,000
<b>Golf Course Equipment</b>			
814 Zero Turn Mower - Replace	20	8	\$18,000
821 Top Dresser, Small - Replace	20	3	\$30,000
830 Skid Sprayer - Replace	20	0	\$19,000
831 Utility Vehicle - Replace	30	8	\$41,000
835 Utility Vehicle - Replace	30	21	\$18,000
840 Tractor - Replace	20	3	\$47,500
856 Sweeper/Veritcutter - Replace	30	23	\$36,500
862 Grinder, Reel - Replace	30	21	\$43,250
888 Used Golf Carts, FY 2022 - Replace	7	0	\$26,500
890 Used Golf Carts, FY 2021 - Replace	7	6	\$26,500
892 Used Golf Carts, FY 2020 - Replace	7	5	\$42,400
894 Used Golf Carts, Older - Replace	7	0	\$31,800
<b>Golf Course Site/Buildings/Systems</b>			
1000 GC Irrigation Systems - Renovate	30	12	\$649,000
1001 GC Telemetry - Partial Replace	5	0	\$25,000
1002 GC Pumps - Refurbish/Replace	15	12	\$90,000
1004 Golf Course - Improvements	9999	1	\$35,000
1007 Golf Cart Paths, FY 2022 - Renovate	9999	0	\$40,000
1008 GC Paths, FY 2022-Future Resurface	30	30	\$23,500
1010 Golf Cart Paths, FY 2017-Resurface	30	25	\$276,000
1012 Golf Cart Paths - Seal Coat/Repair	5	0	\$33,000
1022 GC Septic System - Replace	60	16	\$27,000
<b>71 Total Funded Components</b>			

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the Association Reserves, #26953-3 6 8/19/2022

first-five years.

## Introduction



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

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



Reserve 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.

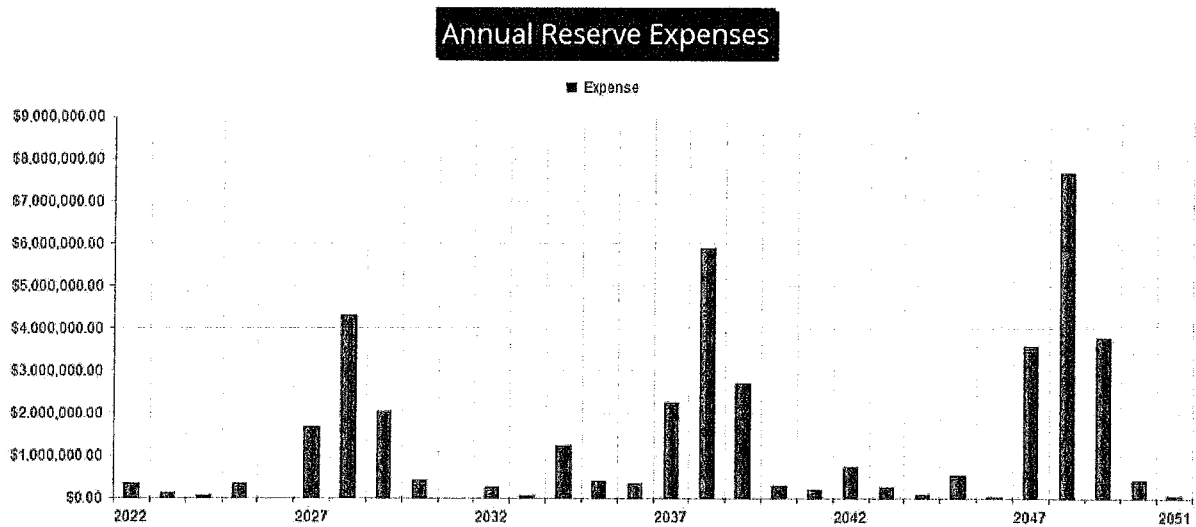


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$553,000 as-of the start of your Fiscal Year on 10/1/2022. As of that date, your Fully Funded Balance is computed to be \$4,597,701 (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 \$85,000 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.

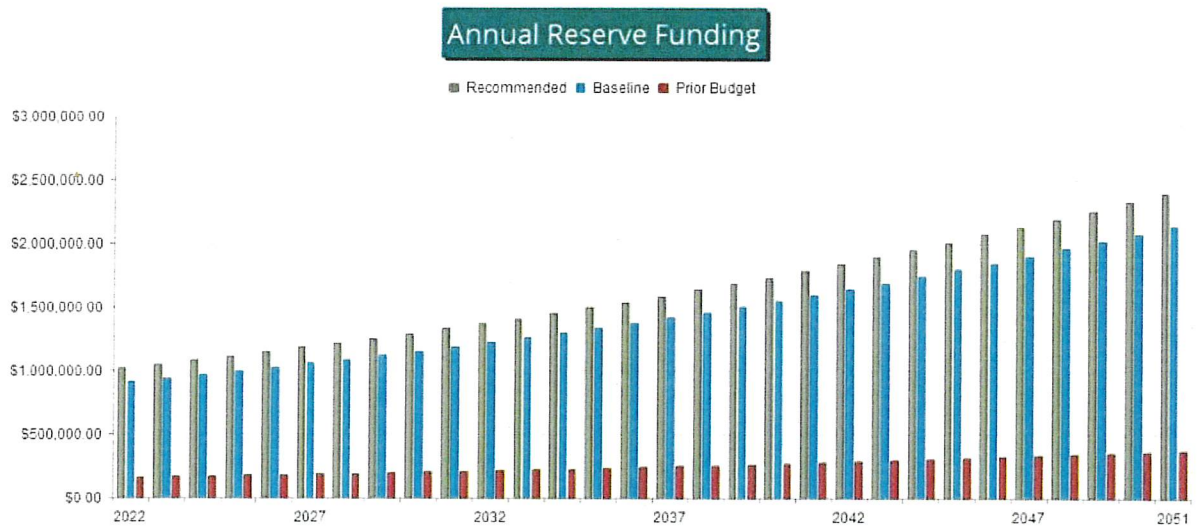


Figure 2

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.

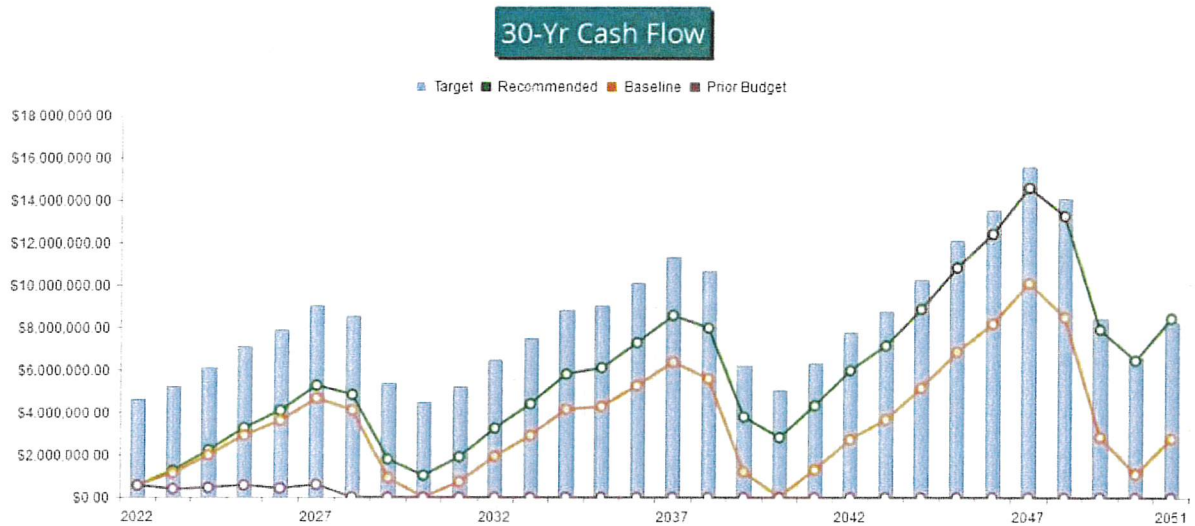


Figure 3

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.

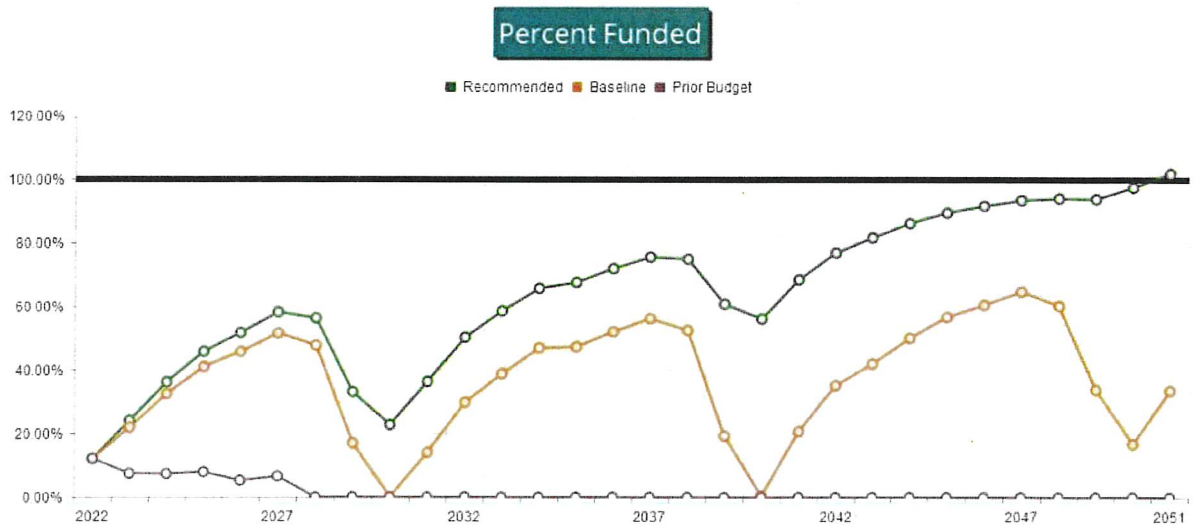


Figure 4

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.

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	18	\$100,800	\$134,400
108	Asphalt, Café/Pro Shop - Resurface	Approx 21,500 square feet	30	3	\$64,500	\$86,000
112	Asphalt, Parks - Resurface	Approx 16,000 square feet	30	8	\$48,000	\$57,600
114	Asphalt - Seal/Repair	Approx 72,700 square feet	5	0	\$33,500	\$40,700
120	Fence, Chain Link - Replace	Approx 2,500 linear feet	50	7	\$54,100	\$81,200
Recreation						
200	Sport Court - Renovate	Approx 13,200 square feet	9999	3	\$48,800	\$59,400
205	Sport Court - Future Resurface	Approx 13,200 square feet	25	28	\$35,700	\$47,500
214	Sport Court Fence - Replace	Approx 460 linear feet	50	8	\$14,900	\$20,000
222	Park Septic Systems - Replace	(5) systems	60	8	\$108,000	\$163,000
270	Lake Limerick - Dredge	Extensive acre feet	10	6	\$2,000,000	\$5,000,000
272	Lake Leprechaun - Dredge	Moderate acre feet	10	7	\$1,000,000	\$2,000,000
274	Bird Sanctuary - Dredge	Moderate acre feet	10	5	\$1,000,000	\$1,500,000
277	Dam Valve - Replace	(1) dam valve/pipe	50	30	\$141,000	\$184,000
280	Dock, Clubhouse - Replace	Approx 1,150 square feet	30	16	\$87,000	\$137,000
281	Dock, Anglia - Replace	Approx 960 square feet	30	14	\$72,700	\$114,000
282	Dock/Swim, Log Toy - Replace	Approx 360 square feet	30	19	\$27,300	\$42,800
283	Dock/Fish, Log Toy - Replace	Approx 330 square feet	30	20	\$25,000	\$39,300
285	Dock, Tipperary - Replace	Approx 540 square feet	30	17	\$40,800	\$64,300
286	Dock, Banbury - Replace	Approx 540 square feet	30	14	\$33,500	\$64,300
288	Swim Floats - Replace	Approx 390 square feet	30	19	\$25,300	\$29,600
290	Island Bridge - Replace	Approx 500 square feet	30	6	\$32,400	\$54,100
Building Exteriors						
300	Exterior Surfaces - Paint/Seal	Approx 9,600 square feet	10	3	\$38,900	\$49,400
302	Exterior Siding/Trim - Replace	Approx 9,600 square feet	10	3	\$20,000	\$30,000
304	Clubhouse Windows 2014-Replace	(16) assorted	30	23	\$20,000	\$30,000
306	Clubhse Windows/Glass Doors-Replace	(73) assorted	30	13	\$84,000	\$124,000
308	Cafe/Pro Shop Windows - Replace	(16) total, assorted	10	3	\$20,000	\$28,000
320	Clubhouse Deck, Rear- Replace	Approx 720 square feet	40	38	\$46,700	\$70,000
322	Clubhouse Decks Front -Replace	Approx 310 square feet	40	18	\$21,600	\$28,100
350	Roof, Clubhouse - Replace	Approx 7,100 square feet	30	23	\$36,800	\$45,600
351	Roof, Café/Pro Shop - Replace	Approx 4,100 square feet	30	17	\$17,300	\$28,100
352	Roof, Golf Cart Sheds - Replace	Approx 4,500 square feet	30	15	\$23,800	\$32,400
355	MF Metal Roof - Replace	Approx 4,300 square feet	45	27	\$27,900	\$46,500
Building Interiors						
410	Clubhouse Flooring 2019 - Replace	Approx 280 square yards	15	12	\$18,200	\$24,300
412	Clubhouse Flooring 2021 - Replace	Approx 280 square yards	15	14	\$16,800	\$22,400
413	Clubhouse Flooring, Older - Replace	Approx 140 square yards	15	1	\$12,000	\$18,000
416	Café/Pro Shop Flooring - Replace	Approx 290 square feet	15	0	\$18,800	\$25,100
440	Clubhouse Interior-Partial Remodel	Extensive square feet	5	2	\$21,600	\$43,300
450	Café/Pro Shop-Part Remodel	Extensive square feet	5	0	\$10,800	\$21,600
Equipment/Systems						
504	POS Equipment - Replace	Extensive quantity	15	2	\$19,400	\$23,800



# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
				Best Case	Worst Case
508 Surveillance Equipment - Replace	Extensive quantity	6	0	\$12,000	\$18,000
540 Clubhouse HVAC - Partial Replace	(4) larger HVAC systems	5	0	\$19,400	\$23,800
545 Pro Shop/Cafe HVAC -Partial Replace	(2) larger HVAC systems	10	0	\$19,400	\$23,800
560 CH Kitchen Equip.- Partial Replace	Extensive quantity	5	0	\$19,400	\$23,800
570 Cafe Kitchen Equip.-Partial Replace	(2) larger HVAC systems	5	1	\$13,000	\$19,500
700 Tractor, Shared - Replace	(1) Kubota L3400 HST	20	8	\$55,000	\$75,000
702 Truck, Shared - Replace	(1) 2003 Ford F250	12	10	\$16,000	\$20,000
704 Truck, Shared - Replace	(1) 2010 Ford Ranger	12	1	\$16,000	\$20,000
706 Auto, Security - Replace	(1) 2004 Hyundai Elantra	12	1	\$16,000	\$20,000
794 Clubhouse/Pro Shop Septic - Replace	(1) Nibbler system	50	20	\$130,000	\$173,000
796 MF Septic System - Replace	(1) system	50	11	\$21,600	\$32,400
<b>Golf Course Equipment</b>					
814 Zero Turn Mower - Replace	(1) Exmark Lazer Z XS	20	8	\$16,000	\$20,000
821 Top Dresser, Small - Replace	(1) Turfco Widespin 1530	20	3	\$25,000	\$35,000
830 Skid Sprayer - Replace	(1) SDI, 160 gallon	20	0	\$18,000	\$20,000
831 Utility Vehicle - Replace	(1) Toro Workman 3330	30	8	\$35,500	\$46,500
835 Utility Vehicle - Replace	(1) John Deere 625i Gator	30	21	\$16,000	\$20,000
840 Tractor - Replace	(1) Kubota L4330D	20	3	\$42,500	\$52,500
856 Sweeper/Veritcutter - Replace	(1) Wiedenmann Super 500	30	23	\$32,500	\$40,500
862 Grinder, Reel - Replace	(1) SIP 7000	30	21	\$37,800	\$48,700
888 Used Golf Carts, FY 2022 - Replace	(5) EZGO, electric	7	0	\$25,000	\$28,000
890 Used Golf Carts, FY 2021 - Replace	(5) EZGO, electric	7	6	\$25,000	\$28,000
892 Used Golf Carts, FY 2020 - Replace	(8) EZGO, electric	7	5	\$40,000	\$44,800
894 Used Golf Carts, Older - Replace	(6) EZGO, electric	7	0	\$30,000	\$33,600
<b>Golf Course Site/Buildings/Systems</b>					
1000 GC Irrigation Systems - Renovate	Extensive systems	30	12	\$541,000	\$757,000
1001 GC Telemetry - Partial Replace	Extensive systems	5	0	\$20,000	\$30,000
1002 GC Pumps - Refurbish/Replace	(2) large, assorted	15	12	\$80,000	\$100,000
1004 Golf Course - Improvements	Extensive quantity	9999	1	\$30,000	\$40,000
1007 Golf Cart Paths, FY 2022 - Renovate	Approx 5,600 SF	9999	0	\$35,000	\$45,000
1008 GC Paths, FY 2022-Future Resurface	Approx 5,600 SF	30	30	\$21,800	\$25,200
1010 Golf Cart Paths, FY 2017-Resurface	Approx 65,800 SF	30	25	\$256,000	\$296,000
1012 Golf Cart Paths - Seal Coat/Repair	Approx 71,400 SF, total	5	0	\$29,500	\$36,500
1022 GC Septic System - Replace	(1) system	60	16	\$21,600	\$32,400
<b>71 Total Funded Components</b>					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Grounds/Site</b>								
106	Asphalt, Clubhouse - Resurface	\$117,600	X	12	/	30	=	\$47,040
108	Asphalt, Café/Pro Shop - Resurface	\$75,250	X	27	/	30	=	\$67,725
112	Asphalt, Parks - Resurface	\$52,800	X	22	/	30	=	\$38,720
114	Asphalt - Seal/Repair	\$37,100	X	5	/	5	=	\$37,100
120	Fence, Chain Link - Replace	\$67,650	X	43	/	50	=	\$58,179
<b>Recreation</b>								
200	Sport Court - Renovate	\$54,100	X	9996	/	9999	=	\$54,084
205	Sport Court - Future Resurface	\$41,600	X	0	/	25	=	\$0
214	Sport Court Fence - Replace	\$17,450	X	42	/	50	=	\$14,658
222	Park Septic Systems - Replace	\$135,500	X	52	/	60	=	\$117,433
270	Lake Limerick - Dredge	\$3,500,000	X	4	/	10	=	\$1,400,000
272	Lake Leprechaun - Dredge	\$1,500,000	X	3	/	10	=	\$450,000
274	Bird Sanctuary - Dredge	\$1,250,000	X	5	/	10	=	\$625,000
277	Dam Valve - Replace	\$162,500	X	20	/	50	=	\$65,000
280	Dock, Clubhouse - Replace	\$112,000	X	14	/	30	=	\$52,267
281	Dock, Anglia - Replace	\$93,350	X	16	/	30	=	\$49,787
282	Dock/Swim, Log Toy - Replace	\$35,050	X	11	/	30	=	\$12,852
283	Dock/Fish, Log Toy - Replace	\$32,150	X	10	/	30	=	\$10,717
285	Dock, Tipperary - Replace	\$52,550	X	13	/	30	=	\$22,772
286	Dock, Banbury - Replace	\$48,900	X	16	/	30	=	\$26,080
288	Swim Floats - Replace	\$27,450	X	11	/	30	=	\$10,065
290	Island Bridge - Replace	\$43,250	X	24	/	30	=	\$34,600
<b>Building Exteriors</b>								
300	Exterior Surfaces - Paint/Seal	\$44,150	X	7	/	10	=	\$30,905
302	Exterior Siding/Trim - Replace	\$25,000	X	7	/	10	=	\$17,500
304	Clubhouse Windows 2014-Replace	\$25,000	X	7	/	30	=	\$5,833
306	Clubhouse Windows/Glass Doors-Replace	\$104,000	X	17	/	30	=	\$58,933
308	Cafe/Pro Shop Windows - Replace	\$24,000	X	7	/	10	=	\$16,800
320	Clubhouse Deck, Rear- Replace	\$58,350	X	2	/	40	=	\$2,918
322	Clubhouse Decks Front -Replace	\$24,850	X	22	/	40	=	\$13,668
350	Roof, Clubhouse - Replace	\$41,200	X	7	/	30	=	\$9,613
351	Roof, Café/Pro Shop - Replace	\$22,700	X	13	/	30	=	\$9,837
352	Roof, Golf Cart Sheds - Replace	\$28,100	X	15	/	30	=	\$14,050
355	MF Metal Roof - Replace	\$37,200	X	18	/	45	=	\$14,880
<b>Building Interiors</b>								
410	Clubhouse Flooring 2019 - Replace	\$21,250	X	3	/	15	=	\$4,250
412	Clubhouse Flooring 2021 - Replace	\$19,600	X	1	/	15	=	\$1,307
413	Clubhouse Flooring, Older - Replace	\$15,000	X	14	/	15	=	\$14,000
416	Café/Pro Shop Flooring - Replace	\$21,950	X	15	/	15	=	\$21,950
440	Clubhouse Interior-Partial Remodel	\$32,450	X	3	/	5	=	\$19,470
450	Café/Pro Shop-Part Remodel	\$16,200	X	5	/	5	=	\$16,200
<b>Equipment/Systems</b>								
504	POS Equipment - Replace	\$21,600	X	13	/	15	=	\$18,720
508	Surveillance Equipment - Replace	\$15,000	X	6	/	6	=	\$15,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
540	Clubhouse HVAC - Partial Replace	\$21,600	X	5	/	5	=	\$21,600
545	Pro Shop/Cafe HVAC -Partial Replace	\$21,600	X	10	/	10	=	\$21,600
560	CH Kitchen Equip.- Partial Replace	\$21,600	X	5	/	5	=	\$21,600
570	Cafe Kitchen Equip.-Partial Replace	\$16,250	X	4	/	5	=	\$13,000
700	Tractor, Shared - Replace	\$65,000	X	12	/	20	=	\$39,000
702	Truck, Shared - Replace	\$18,000	X	2	/	12	=	\$3,000
704	Truck, Shared - Replace	\$18,000	X	11	/	12	=	\$16,500
706	Auto, Security - Replace	\$18,000	X	11	/	12	=	\$16,500
794	Clubhouse/Pro Shop Septic - Replace	\$151,500	X	30	/	50	=	\$90,900
796	MF Septic System - Replace	\$27,000	X	39	/	50	=	\$21,060
Golf Course Equipment								
814	Zero Turn Mower - Replace	\$18,000	X	12	/	20	=	\$10,800
821	Top Dresser, Small - Replace	\$30,000	X	17	/	20	=	\$25,500
830	Skid Sprayer - Replace	\$19,000	X	20	/	20	=	\$19,000
831	Utility Vehicle - Replace	\$41,000	X	22	/	30	=	\$30,067
835	Utility Vehicle - Replace	\$18,000	X	9	/	30	=	\$5,400
840	Tractor - Replace	\$47,500	X	17	/	20	=	\$40,375
856	Sweeper/Veritcutter - Replace	\$36,500	X	7	/	30	=	\$8,517
862	Grinder, Reel - Replace	\$43,250	X	9	/	30	=	\$12,975
888	Used Golf Carts, FY 2022 - Replace	\$26,500	X	7	/	7	=	\$26,500
890	Used Golf Carts, FY 2021 - Replace	\$26,500	X	1	/	7	=	\$3,786
892	Used Golf Carts, FY 2020 - Replace	\$42,400	X	2	/	7	=	\$12,114
894	Used Golf Carts, Older - Replace	\$31,800	X	7	/	7	=	\$31,800
Golf Course Site/Buildings/Systems								
1000	GC Irrigation Systems - Renovate	\$649,000	X	18	/	30	=	\$389,400
1001	GC Telemetry - Partial Replace	\$25,000	X	5	/	5	=	\$25,000
1002	GC Pumps - Refurbish/Replace	\$90,000	X	3	/	15	=	\$18,000
1004	Golf Course - Improvements	\$35,000	X	9998	/	9999	=	\$34,996
1007	Golf Cart Paths, FY 2022 - Renovate	\$40,000	X	9999	/	9999	=	\$40,000
1008	GC Paths, FY 2022-Future Resurface	\$23,500	X	0	/	30	=	\$0
1010	Golf Cart Paths, FY 2017-Resurface	\$276,000	X	5	/	30	=	\$46,000
1012	Golf Cart Paths - Seal Coat/Repair	\$33,000	X	5	/	5	=	\$33,000
1022	GC Septic System - Replace	\$27,000	X	44	/	60	=	\$19,800
								\$4,597,701

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Grounds/Site</b>					
106	Asphalt, Clubhouse - Resurface	30	\$117,600	\$3,920	0.49 %
108	Asphalt, Café/Pro Shop - Resurface	30	\$75,250	\$2,508	0.31 %
112	Asphalt, Parks - Resurface	30	\$52,800	\$1,760	0.22 %
114	Asphalt - Seal/Repair	5	\$37,100	\$7,420	0.92 %
120	Fence, Chain Link - Replace	50	\$67,650	\$1,353	0.17 %
<b>Recreation</b>					
200	Sport Court - Renovate	9999	\$54,100	\$5	0.00 %
205	Sport Court - Future Resurface	25	\$41,600	\$1,664	0.21 %
214	Sport Court Fence - Replace	50	\$17,450	\$349	0.04 %
222	Park Septic Systems - Replace	60	\$135,500	\$2,258	0.28 %
270	Lake Limerick - Dredge	10	\$3,500,000	\$350,000	43.41 %
272	Lake Leprechaun - Dredge	10	\$1,500,000	\$150,000	18.60 %
274	Bird Sanctuary - Dredge	10	\$1,250,000	\$125,000	15.50 %
277	Dam Valve - Replace	50	\$162,500	\$3,250	0.40 %
280	Dock, Clubhouse - Replace	30	\$112,000	\$3,733	0.46 %
281	Dock, Anglia - Replace	30	\$93,350	\$3,112	0.39 %
282	Dock/Swim, Log Toy - Replace	30	\$35,050	\$1,168	0.14 %
283	Dock/Fish, Log Toy - Replace	30	\$32,150	\$1,072	0.13 %
285	Dock, Tipperary - Replace	30	\$52,550	\$1,752	0.22 %
286	Dock, Banbury - Replace	30	\$48,900	\$1,630	0.20 %
288	Swim Floats - Replace	30	\$27,450	\$915	0.11 %
290	Island Bridge - Replace	30	\$43,250	\$1,442	0.18 %
<b>Building Exteriors</b>					
300	Exterior Surfaces - Paint/Seal	10	\$44,150	\$4,415	0.55 %
302	Exterior Siding/Trim - Replace	10	\$25,000	\$2,500	0.31 %
304	Clubhouse Windows 2014-Replace	30	\$25,000	\$833	0.10 %
306	Clubhse Windows/Glass Doors-Replace	30	\$104,000	\$3,467	0.43 %
308	Cafe/Pro Shop Windows - Replace	10	\$24,000	\$2,400	0.30 %
320	Clubhouse Deck, Rear- Replace	40	\$58,350	\$1,459	0.18 %
322	Clubhouse Decks Front -Replace	40	\$24,850	\$621	0.08 %
350	Roof, Clubhouse - Replace	30	\$41,200	\$1,373	0.17 %
351	Roof, Café/Pro Shop - Replace	30	\$22,700	\$757	0.09 %
352	Roof, Golf Cart Sheds - Replace	30	\$28,100	\$937	0.12 %
355	MF Metal Roof - Replace	45	\$37,200	\$827	0.10 %
<b>Building Interiors</b>					
410	Clubhouse Flooring 2019 - Replace	15	\$21,250	\$1,417	0.18 %
412	Clubhouse Flooring 2021 - Replace	15	\$19,600	\$1,307	0.16 %
413	Clubhouse Flooring, Older - Replace	15	\$15,000	\$1,000	0.12 %
416	Café/Pro Shop Flooring - Replace	15	\$21,950	\$1,463	0.18 %
440	Clubhouse Interior-Partial Remodel	5	\$32,450	\$6,490	0.80 %
450	Café/Pro Shop-Part Remodel	5	\$16,200	\$3,240	0.40 %
<b>Equipment/Systems</b>					
504	POS Equipment - Replace	15	\$21,600	\$1,440	0.18 %
508	Surveillance Equipment - Replace	6	\$15,000	\$2,500	0.31 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
540	Clubhouse HVAC - Partial Replace	5	\$21,600	\$4,320	0.54 %
545	Pro Shop/Cafe HVAC -Partial Replace	10	\$21,600	\$2,160	0.27 %
560	CH Kitchen Equip.- Partial Replace	5	\$21,600	\$4,320	0.54 %
570	Cafe Kitchen Equip.-Partial Replace	5	\$16,250	\$3,250	0.40 %
700	Tractor, Shared - Replace	20	\$65,000	\$3,250	0.40 %
702	Truck, Shared - Replace	12	\$18,000	\$1,500	0.19 %
704	Truck, Shared - Replace	12	\$18,000	\$1,500	0.19 %
706	Auto, Security - Replace	12	\$18,000	\$1,500	0.19 %
794	Clubhouse/Pro Shop Septic - Replace	50	\$151,500	\$3,030	0.38 %
796	MF Septic System - Replace	50	\$27,000	\$540	0.07 %
Golf Course Equipment					
814	Zero Turn Mower - Replace	20	\$18,000	\$900	0.11 %
821	Top Dresser, Small - Replace	20	\$30,000	\$1,500	0.19 %
830	Skid Sprayer - Replace	20	\$19,000	\$950	0.12 %
831	Utility Vehicle - Replace	30	\$41,000	\$1,367	0.17 %
835	Utility Vehicle - Replace	30	\$18,000	\$600	0.07 %
840	Tractor - Replace	20	\$47,500	\$2,375	0.29 %
856	Sweeper/Veritcutter - Replace	30	\$36,500	\$1,217	0.15 %
862	Grinder, Reel - Replace	30	\$43,250	\$1,442	0.18 %
888	Used Golf Carts, FY 2022 - Replace	7	\$26,500	\$3,786	0.47 %
890	Used Golf Carts, FY 2021 - Replace	7	\$26,500	\$3,786	0.47 %
892	Used Golf Carts, FY 2020 - Replace	7	\$42,400	\$6,057	0.75 %
894	Used Golf Carts, Older - Replace	7	\$31,800	\$4,543	0.56 %
Golf Course Site/Buildings/Systems					
1000	GC Irrigation Systems - Renovate	30	\$649,000	\$21,633	2.68 %
1001	GC Telemetry - Partial Replace	5	\$25,000	\$5,000	0.62 %
1002	GC Pumps - Refurbish/Replace	15	\$90,000	\$6,000	0.74 %
1004	Golf Course - Improvements	9999	\$35,000	\$4	0.00 %
1007	Golf Cart Paths, FY 2022 - Renovate	9999	\$40,000	\$4	0.00 %
1008	GC Paths, FY 2022-Future Resurface	30	\$23,500	\$783	0.10 %
1010	Golf Cart Paths, FY 2017-Resurface	30	\$276,000	\$9,200	1.14 %
1012	Golf Cart Paths - Seal Coat/Repair	5	\$33,000	\$6,600	0.82 %
1022	GC Septic System - Replace	60	\$27,000	\$450	0.06 %
71	Total Funded Components			\$806,322	100.00 %

# 30-Year Reserve Plan Summary

Report # 26953-3  
No-Site-Visit

Fiscal Year Start: 2022

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 Funding	Reserve Funding			
2022	\$553,000	\$4,597,701	12.0 %	High	545.99 %	\$1,020,000	\$0	\$9,020	\$330,350
2023	\$1,251,670	\$5,224,169	24.0 %	High	3.00 %	\$1,050,600	\$0	\$17,322	\$105,318
2024	\$2,214,274	\$6,126,070	36.1 %	Medium	3.00 %	\$1,082,118	\$0	\$27,392	\$57,342
2025	\$3,266,443	\$7,130,050	45.8 %	Medium	3.00 %	\$1,114,582	\$0	\$36,766	\$327,818
2026	\$4,089,973	\$7,913,807	51.7 %	Medium	3.00 %	\$1,148,019	\$0	\$46,854	\$0
2027	\$5,284,846	\$9,085,954	58.2 %	Medium	3.00 %	\$1,182,460	\$0	\$50,606	\$1,677,354
2028	\$4,840,557	\$8,593,634	56.3 %	Medium	3.00 %	\$1,217,933	\$0	\$33,148	\$4,299,782
2029	\$1,791,856	\$5,414,325	33.1 %	Medium	3.00 %	\$1,254,471	\$0	\$14,057	\$2,039,623
2030	\$1,020,762	\$4,497,352	22.7 %	High	3.00 %	\$1,292,105	\$0	\$14,647	\$417,717
2031	\$1,909,796	\$5,254,074	36.3 %	Medium	3.00 %	\$1,330,869	\$0	\$25,871	\$0
2032	\$3,266,536	\$6,495,308	50.3 %	Medium	3.00 %	\$1,370,795	\$0	\$38,391	\$260,854
2033	\$4,414,867	\$7,537,608	58.6 %	Medium	3.00 %	\$1,411,919	\$0	\$51,143	\$59,868
2034	\$5,818,060	\$8,851,676	65.7 %	Medium	3.00 %	\$1,454,276	\$0	\$59,665	\$1,212,039
2035	\$6,119,962	\$9,052,918	67.6 %	Medium	3.00 %	\$1,497,904	\$0	\$67,090	\$381,305
2036	\$7,303,651	\$10,151,376	71.9 %	Low	3.00 %	\$1,542,842	\$0	\$79,449	\$332,997
2037	\$8,592,945	\$11,369,134	75.6 %	Low	3.00 %	\$1,589,127	\$0	\$82,924	\$2,266,142
2038	\$7,998,854	\$10,669,972	75.0 %	Low	3.00 %	\$1,636,801	\$0	\$58,994	\$5,889,674
2039	\$3,804,975	\$6,256,413	60.8 %	Medium	3.00 %	\$1,685,905	\$0	\$33,166	\$2,692,985
2040	\$2,831,061	\$5,043,019	56.1 %	Medium	3.00 %	\$1,736,482	\$0	\$35,817	\$268,048
2041	\$4,335,311	\$6,332,088	68.5 %	Medium	3.00 %	\$1,788,576	\$0	\$51,612	\$183,943
2042	\$5,991,557	\$7,788,873	76.9 %	Low	3.00 %	\$1,842,233	\$0	\$65,768	\$731,927
2043	\$7,167,632	\$8,768,627	81.7 %	Low	3.00 %	\$1,897,500	\$0	\$80,268	\$252,628
2044	\$8,892,772	\$10,316,451	86.2 %	Low	3.00 %	\$1,954,425	\$0	\$98,668	\$96,667
2045	\$10,849,198	\$12,117,698	89.5 %	Low	3.00 %	\$2,013,058	\$0	\$116,392	\$539,480
2046	\$12,439,169	\$13,564,625	91.7 %	Low	3.00 %	\$2,073,450	\$0	\$135,225	\$30,492
2047	\$14,617,352	\$15,628,389	93.5 %	Low	3.00 %	\$2,135,653	\$0	\$139,520	\$3,593,970
2048	\$13,298,556	\$14,134,331	94.1 %	Low	3.00 %	\$2,199,723	\$0	\$106,097	\$7,674,554
2049	\$7,929,823	\$8,444,616	93.9 %	Low	3.00 %	\$2,265,715	\$0	\$71,993	\$3,792,629
2050	\$6,474,902	\$6,636,324	97.6 %	Low	3.00 %	\$2,333,686	\$0	\$74,667	\$418,462
2051	\$8,464,793	\$8,304,518	101.9 %	Low	3.00 %	\$2,403,697	\$0	\$96,879	\$46,189

# 30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 26953-3  
No-Site-Visit

Fiscal Year Start: 2022

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 In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses	
2022	\$553,000	\$4,597,701	12.0 %	High	476.06 %	\$909,576	\$0	\$8,465	\$330,350	
2023	\$1,140,691	\$5,224,169	21.8 %	High	3.00 %	\$936,863	\$0	\$15,636	\$105,318	
2024	\$1,987,873	\$6,126,070	32.4 %	Medium	3.00 %	\$964,969	\$0	\$24,529	\$57,342	
2025	\$2,920,029	\$7,130,050	41.0 %	Medium	3.00 %	\$993,918	\$0	\$32,680	\$327,818	
2026	\$3,618,810	\$7,913,807	45.7 %	Medium	3.00 %	\$1,023,736	\$0	\$41,497	\$0	
2027	\$4,684,042	\$9,085,954	51.6 %	Medium	3.00 %	\$1,054,448	\$0	\$43,927	\$1,677,354	
2028	\$4,105,063	\$8,593,634	47.8 %	Medium	3.00 %	\$1,086,081	\$0	\$25,097	\$4,299,782	
2029	\$916,459	\$5,414,325	16.9 %	High	3.00 %	\$1,118,664	\$0	\$4,581	\$2,039,623	
2030	\$81	\$4,497,352	0.0 %	High	3.00 %	\$1,152,224	\$0	\$3,690	\$417,717	
2031	\$738,277	\$5,254,074	14.1 %	High	3.00 %	\$1,186,790	\$0	\$13,378	\$0	
2032	\$1,938,446	\$6,495,308	29.8 %	High	3.00 %	\$1,222,394	\$0	\$24,303	\$260,854	
2033	\$2,924,289	\$7,537,608	38.8 %	Medium	3.00 %	\$1,259,066	\$0	\$35,401	\$59,868	
2034	\$4,158,888	\$8,851,676	47.0 %	Medium	3.00 %	\$1,296,838	\$0	\$42,206	\$1,212,039	
2035	\$4,285,892	\$9,052,918	47.3 %	Medium	3.00 %	\$1,335,743	\$0	\$47,850	\$381,305	
2036	\$5,288,180	\$10,151,376	52.1 %	Medium	3.00 %	\$1,375,815	\$0	\$58,363	\$332,997	
2037	\$6,389,362	\$11,369,134	56.2 %	Medium	3.00 %	\$1,417,090	\$0	\$59,923	\$2,266,142	
2038	\$5,600,233	\$10,669,972	52.5 %	Medium	3.00 %	\$1,459,602	\$0	\$34,008	\$5,889,674	
2039	\$1,204,169	\$6,256,413	19.2 %	High	3.00 %	\$1,503,391	\$0	\$6,122	\$2,692,985	
2040	\$20,697	\$5,043,019	0.4 %	High	3.00 %	\$1,548,492	\$0	\$6,640	\$268,048	
2041	\$1,307,780	\$6,332,088	20.7 %	High	3.00 %	\$1,594,947	\$0	\$20,225	\$183,943	
2042	\$2,739,010	\$7,788,873	35.2 %	Medium	3.00 %	\$1,642,795	\$0	\$32,091	\$731,927	
2043	\$3,681,970	\$8,768,627	42.0 %	Medium	3.00 %	\$1,692,079	\$0	\$44,219	\$252,628	
2044	\$5,165,641	\$10,316,451	50.1 %	Medium	3.00 %	\$1,742,842	\$0	\$60,163	\$96,667	
2045	\$6,871,977	\$12,117,698	56.7 %	Medium	3.00 %	\$1,795,127	\$0	\$75,343	\$539,480	
2046	\$8,202,967	\$13,564,625	60.5 %	Medium	3.00 %	\$1,848,981	\$0	\$91,541	\$30,492	
2047	\$10,112,997	\$15,628,389	64.7 %	Medium	3.00 %	\$1,904,450	\$0	\$93,108	\$3,593,970	
2048	\$8,516,586	\$14,134,331	60.3 %	Medium	3.00 %	\$1,961,584	\$0	\$56,861	\$7,674,554	
2049	\$2,860,477	\$8,444,616	33.9 %	Medium	3.00 %	\$2,020,431	\$0	\$19,835	\$3,792,629	
2050	\$1,108,114	\$6,636,324	16.7 %	High	3.00 %	\$2,081,044	\$0	\$19,483	\$418,462	
2051	\$2,790,179	\$8,304,518	33.6 %	Medium	3.00 %	\$2,143,475	\$0	\$38,565	\$46,189	

# 30-Year Income/Expense Detail

Report # 26953-3  
No-Site-Visit

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$553,000	\$1,251,670	\$2,214,274	\$3,266,443	\$4,089,973
Annual Reserve Funding	\$1,020,000	\$1,050,600	\$1,082,118	\$1,114,582	\$1,148,019
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,020	\$17,322	\$27,392	\$36,766	\$46,854
<b>Total Income</b>	<b>\$1,582,020</b>	<b>\$2,319,592</b>	<b>\$3,323,784</b>	<b>\$4,417,791</b>	<b>\$5,284,846</b>
<b># Component</b>					
<b>Grounds/Site</b>					
106 Asphalt, Clubhouse - Resurface	\$0	\$0	\$0	\$0	\$0
108 Asphalt, Café/Pro Shop - Resurface	\$0	\$0	\$0	\$82,228	\$0
112 Asphalt, Parks - Resurface	\$0	\$0	\$0	\$0	\$0
114 Asphalt - Seal/Repair	\$37,100	\$0	\$0	\$0	\$0
120 Fence, Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
<b>Recreation</b>					
200 Sport Court - Renovate	\$0	\$0	\$0	\$59,117	\$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	\$0	\$0	\$0	\$0
272 Lake Leprechaun - Dredge	\$0	\$0	\$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	\$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
<b>Building Exteriors</b>					
300 Exterior Surfaces - Paint/Seal	\$0	\$0	\$0	\$48,244	\$0
302 Exterior Siding/Trim - Replace	\$0	\$0	\$0	\$27,318	\$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	\$26,225	\$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
<b>Building Interiors</b>					
410 Clubhouse Flooring 2019 - Replace	\$0	\$0	\$0	\$0	\$0
412 Clubhouse Flooring 2021 - Replace	\$0	\$0	\$0	\$0	\$0
413 Clubhouse Flooring, Older - Replace	\$0	\$15,450	\$0	\$0	\$0
416 Café/Pro Shop Flooring - Replace	\$21,950	\$0	\$0	\$0	\$0
440 Clubhouse Interior-Partial Remodel	\$0	\$0	\$34,426	\$0	\$0
450 Café/Pro Shop-Part Remodel	\$16,200	\$0	\$0	\$0	\$0
<b>Equipment/Systems</b>					
504 POS Equipment - Replace	\$0	\$0	\$22,915	\$0	\$0
508 Surveillance Equipment - Replace	\$15,000	\$0	\$0	\$0	\$0
540 Clubhouse HVAC - Partial Replace	\$21,600	\$0	\$0	\$0	\$0
545 Pro Shop/Cafe HVAC -Partial Replace	\$21,600	\$0	\$0	\$0	\$0
560 CH Kitchen Equip.- Partial Replace	\$21,600	\$0	\$0	\$0	\$0
570 Cafe Kitchen Equip.-Partial Replace	\$0	\$16,738	\$0	\$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	\$18,540	\$0	\$0	\$0
706 Auto, Security - Replace	\$0	\$18,540	\$0	\$0	\$0
794 Clubhouse/Pro Shop Septic - Replace	\$0	\$0	\$0	\$0	\$0
796 MF Septic System - Replace	\$0	\$0	\$0	\$0	\$0



Fiscal Year	2022	2023	2024	2025	2026
<b>Golf Course Equipment</b>					
814 Zero Turn Mower - Replace	\$0	\$0	\$0	\$0	\$0
821 Top Dresser, Small - Replace	\$0	\$0	\$0	\$32,782	\$0
830 Skid Sprayer - Replace	\$19,000	\$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	\$51,905	\$0
856 Sweeper/Veritcutter - Replace	\$0	\$0	\$0	\$0	\$0
862 Grinder, Reel - Replace	\$0	\$0	\$0	\$0	\$0
888 Used Golf Carts, FY 2022 - Replace	\$26,500	\$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	\$31,800	\$0	\$0	\$0	\$0
<b>Golf Course Site/Buildings/Systems</b>					
1000 GC Irrigation Systems - Renovate	\$0	\$0	\$0	\$0	\$0
1001 GC Telemetry - Partial Replace	\$25,000	\$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 2022 - Renovate	\$40,000	\$0	\$0	\$0	\$0
1008 GC Paths, FY 2022-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	\$33,000	\$0	\$0	\$0	\$0
1022 GC Septic System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$330,350	\$105,318	\$57,342	\$327,818	\$0
Ending Reserve Balance	\$1,251,670	\$2,214,274	\$3,266,443	\$4,089,973	\$5,284,846

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$5,284,846	\$4,840,557	\$1,791,856	\$1,020,762	\$1,909,796
Annual Reserve Funding	\$1,182,460	\$1,217,933	\$1,254,471	\$1,292,105	\$1,330,869
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$50,606	\$33,148	\$14,057	\$14,647	\$25,871
<b>Total Income</b>	<b>\$6,517,911</b>	<b>\$6,091,638</b>	<b>\$3,060,385</b>	<b>\$2,327,514</b>	<b>\$3,266,536</b>
# Component					
<b>Grounds/Site</b>					
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	\$66,885	\$0
114 Asphalt - Seal/Repair	\$43,009	\$0	\$0	\$0	\$0
120 Fence, Chain Link - Replace	\$0	\$0	\$83,201	\$0	\$0
<b>Recreation</b>					
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	\$22,105	\$0
222 Park Septic Systems - Replace	\$0	\$0	\$0	\$171,647	\$0
270 Lake Limerick - Dredge	\$0	\$4,179,183	\$0	\$0	\$0
272 Lake Leprechaun - Dredge	\$0	\$0	\$1,844,811	\$0	\$0
274 Bird Sanctuary - Dredge	\$1,449,093	\$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	\$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	\$51,643	\$0	\$0	\$0
<b>Building Exteriors</b>					
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
<b>Building Interiors</b>					
410 Clubhouse Flooring 2019 - Replace	\$0	\$0	\$0	\$0	\$0
412 Clubhouse Flooring 2021 - Replace	\$0	\$0	\$0	\$0	\$0
413 Clubhouse Flooring, Older - Replace	\$0	\$0	\$0	\$0	\$0
416 Café/Pro Shop Flooring - Replace	\$0	\$0	\$0	\$0	\$0
440 Clubhouse Interior-Partial Remodel	\$0	\$0	\$39,909	\$0	\$0
450 Café/Pro Shop-Part Remodel	\$18,780	\$0	\$0	\$0	\$0
<b>Equipment/Systems</b>					
504 POS Equipment - Replace	\$0	\$0	\$0	\$0	\$0
508 Surveillance Equipment - Replace	\$0	\$17,911	\$0	\$0	\$0
540 Clubhouse HVAC - Partial Replace	\$25,040	\$0	\$0	\$0	\$0
545 Pro Shop/Cafe HVAC -Partial Replace	\$0	\$0	\$0	\$0	\$0
560 CH Kitchen Equip.- Partial Replace	\$25,040	\$0	\$0	\$0	\$0
570 Cafe Kitchen Equip.-Partial Replace	\$0	\$19,403	\$0	\$0	\$0
700 Tractor, Shared - Replace	\$0	\$0	\$0	\$82,340	\$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
<b>Golf Course Equipment</b>					
814 Zero Turn Mower - Replace	\$0	\$0	\$0	\$22,802	\$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	\$51,938	\$0
835 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>
840 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
856 Sweeper/Veritcutter - Replace	\$0	\$0	\$0	\$0	\$0
862 Grinder, Reel - Replace	\$0	\$0	\$0	\$0	\$0
888 Used Golf Carts, FY 2022 - Replace	\$0	\$0	\$32,592	\$0	\$0
890 Used Golf Carts, FY 2021 - Replace	\$0	\$31,642	\$0	\$0	\$0
892 Used Golf Carts, FY 2020 - Replace	\$49,153	\$0	\$0	\$0	\$0
894 Used Golf Carts, Older - Replace	\$0	\$0	\$39,110	\$0	\$0
<b>Golf Course Site/Buildings/Systems</b>					
1000 GC Irrigation Systems - Renovate	\$0	\$0	\$0	\$0	\$0
1001 GC Telemetry - Partial Replace	\$28,982	\$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 2022 - Renovate	\$0	\$0	\$0	\$0	\$0
1008 GC Paths, FY 2022-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	\$38,256	\$0	\$0	\$0	\$0
1022 GC Septic System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,677,354	\$4,299,782	\$2,039,623	\$417,717	\$0
Ending Reserve Balance	\$4,840,557	\$1,791,856	\$1,020,762	\$1,909,796	\$3,266,536

<b>Fiscal Year</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>
Starting Reserve Balance	\$3,266,536	\$4,414,867	\$5,818,060	\$6,119,962	\$7,303,651
Annual Reserve Funding	\$1,370,795	\$1,411,919	\$1,454,276	\$1,497,904	\$1,542,842
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$38,391	\$51,143	\$59,665	\$67,090	\$79,449
<b>Total Income</b>	<b>\$4,675,721</b>	<b>\$5,877,928</b>	<b>\$7,332,001</b>	<b>\$7,684,956</b>	<b>\$8,925,942</b>
# Component					
<b>Grounds/Site</b>					
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	\$49,859	\$0	\$0	\$0	\$0
120 Fence, Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
<b>Recreation</b>					
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	\$0	\$0	\$0	\$0
272 Lake Leprechaun - Dredge	\$0	\$0	\$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	\$0	\$0	\$0
281 Dock, Anglia - Replace	\$0	\$0	\$0	\$0	\$141,200
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	\$73,966
288 Swim Floats - Replace	\$0	\$0	\$0	\$0	\$0
290 Island Bridge - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
300 Exterior Surfaces - Paint/Seal	\$0	\$0	\$0	\$64,836	\$0
302 Exterior Siding/Trim - Replace	\$0	\$0	\$0	\$36,713	\$0
304 Clubhouse Windows 2014-Replace	\$0	\$0	\$0	\$0	\$0
306 Clubhse Windows/Glass Doors-Replace	\$0	\$0	\$0	\$152,728	\$0
308 Cafe/Pro Shop Windows - Replace	\$0	\$0	\$0	\$35,245	\$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
<b>Building Interiors</b>					
410 Clubhouse Flooring 2019 - Replace	\$0	\$0	\$30,297	\$0	\$0
412 Clubhouse Flooring 2021 - Replace	\$0	\$0	\$0	\$0	\$29,647
413 Clubhouse Flooring, Older - Replace	\$0	\$0	\$0	\$0	\$0
416 Café/Pro Shop Flooring - Replace	\$0	\$0	\$0	\$0	\$0
440 Clubhouse Interior-Partial Remodel	\$0	\$0	\$46,266	\$0	\$0
450 Café/Pro Shop-Part Remodel	\$21,771	\$0	\$0	\$0	\$0
<b>Equipment/Systems</b>					
504 POS Equipment - Replace	\$0	\$0	\$0	\$0	\$0
508 Surveillance Equipment - Replace	\$0	\$0	\$21,386	\$0	\$0
540 Clubhouse HVAC - Partial Replace	\$29,029	\$0	\$0	\$0	\$0
545 Pro Shop/Cafe HVAC -Partial Replace	\$29,029	\$0	\$0	\$0	\$0
560 CH Kitchen Equip.- Partial Replace	\$29,029	\$0	\$0	\$0	\$0
570 Cafe Kitchen Equip.-Partial Replace	\$0	\$22,494	\$0	\$0	\$0
700 Tractor, Shared - Replace	\$0	\$0	\$0	\$0	\$0
702 Truck, Shared - Replace	\$24,190	\$0	\$0	\$0	\$0
704 Truck, Shared - Replace	\$0	\$0	\$0	\$26,434	\$0
706 Auto, Security - Replace	\$0	\$0	\$0	\$26,434	\$0
794 Clubhouse/Pro Shop Septic - Replace	\$0	\$0	\$0	\$0	\$0
796 MF Septic System - Replace	\$0	\$37,374	\$0	\$0	\$0
<b>Golf Course Equipment</b>					
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

<b>Fiscal Year</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>
840 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
856 Sweeper/Veritcutter - Replace	\$0	\$0	\$0	\$0	\$0
862 Grinder, Reel - Replace	\$0	\$0	\$0	\$0	\$0
888 Used Golf Carts, FY 2022 - Replace	\$0	\$0	\$0	\$0	\$40,084
890 Used Golf Carts, FY 2021 - Replace	\$0	\$0	\$0	\$38,916	\$0
892 Used Golf Carts, FY 2020 - Replace	\$0	\$0	\$60,452	\$0	\$0
894 Used Golf Carts, Older - Replace	\$0	\$0	\$0	\$0	\$48,100
<b>Golf Course Site/Buildings/Systems</b>					
1000 GC Irrigation Systems - Renovate	\$0	\$0	\$925,319	\$0	\$0
1001 GC Telemetry - Partial Replace	\$33,598	\$0	\$0	\$0	\$0
1002 GC Pumps - Refurbish/Replace	\$0	\$0	\$128,318	\$0	\$0
1004 Golf Course - Improvements	\$0	\$0	\$0	\$0	\$0
1007 Golf Cart Paths, FY 2022 - Renovate	\$0	\$0	\$0	\$0	\$0
1008 GC Paths, FY 2022-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	\$44,349	\$0	\$0	\$0	\$0
1022 GC Septic System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$260,854	\$59,868	\$1,212,039	\$381,305	\$332,997
Ending Reserve Balance	\$4,414,867	\$5,818,060	\$6,119,962	\$7,303,651	\$8,592,945

<b>Fiscal Year</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>
Starting Reserve Balance	\$8,592,945	\$7,998,854	\$3,804,975	\$2,831,061	\$4,335,311
Annual Reserve Funding	\$1,589,127	\$1,636,801	\$1,685,905	\$1,736,482	\$1,788,576
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$82,924	\$58,994	\$33,166	\$35,817	\$51,612
<b>Total Income</b>	<b>\$10,264,996</b>	<b>\$9,694,649</b>	<b>\$5,524,046</b>	<b>\$4,603,359</b>	<b>\$6,175,500</b>
<b># Component</b>					
<b>Grounds/Site</b>					
106 Asphalt, Clubhouse - Resurface	\$0	\$0	\$0	\$200,206	\$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	\$57,801	\$0	\$0	\$0	\$0
120 Fence, Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
<b>Recreation</b>					
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	\$5,616,473	\$0	\$0	\$0
272 Lake Leprechaun - Dredge	\$0	\$0	\$2,479,271	\$0	\$0
274 Bird Sanctuary - Dredge	\$1,947,459	\$0	\$0	\$0	\$0
277 Dam Valve - Replace	\$0	\$0	\$0	\$0	\$0
280 Dock, Clubhouse - Replace	\$0	\$179,727	\$0	\$0	\$0
281 Dock, Anglia - Replace	\$0	\$0	\$0	\$0	\$0
282 Dock/Swim, Log Toy - Replace	\$0	\$0	\$0	\$0	\$61,460
283 Dock/Fish, Log Toy - Replace	\$0	\$0	\$0	\$0	\$0
285 Dock, Tipperary - Replace	\$0	\$0	\$86,857	\$0	\$0
286 Dock, Banbury - Replace	\$0	\$0	\$0	\$0	\$0
288 Swim Floats - Replace	\$0	\$0	\$0	\$0	\$48,134
290 Island Bridge - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
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	\$42,305	\$0
350 Roof, Clubhouse - Replace	\$0	\$0	\$0	\$0	\$0
351 Roof, Café/Pro Shop - Replace	\$0	\$0	\$37,520	\$0	\$0
352 Roof, Golf Cart Sheds - Replace	\$43,779	\$0	\$0	\$0	\$0
355 MF Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Interiors</b>					
410 Clubhouse Flooring 2019 - Replace	\$0	\$0	\$0	\$0	\$0
412 Clubhouse Flooring 2021 - Replace	\$0	\$0	\$0	\$0	\$0
413 Clubhouse Flooring, Older - Replace	\$0	\$24,071	\$0	\$0	\$0
416 Café/Pro Shop Flooring - Replace	\$34,197	\$0	\$0	\$0	\$0
440 Clubhouse Interior-Partial Remodel	\$0	\$0	\$53,635	\$0	\$0
450 Café/Pro Shop-Part Remodel	\$25,239	\$0	\$0	\$0	\$0
<b>Equipment/Systems</b>					
504 POS Equipment - Replace	\$0	\$0	\$35,702	\$0	\$0
508 Surveillance Equipment - Replace	\$0	\$0	\$0	\$25,536	\$0
540 Clubhouse HVAC - Partial Replace	\$33,652	\$0	\$0	\$0	\$0
545 Pro Shop/Cafe HVAC -Partial Replace	\$0	\$0	\$0	\$0	\$0
560 CH Kitchen Equip.- Partial Replace	\$33,652	\$0	\$0	\$0	\$0
570 Cafe Kitchen Equip.-Partial Replace	\$0	\$26,076	\$0	\$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
<b>Golf Course Equipment</b>					
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

<b>Fiscal Year</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>
840 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
856 Sweeper/Veritcutter - Replace	\$0	\$0	\$0	\$0	\$0
862 Grinder, Reel - Replace	\$0	\$0	\$0	\$0	\$0
888 Used Golf Carts, FY 2022 - 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	\$74,349
894 Used Golf Carts, Older - Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Site/Buildings/Systems</b>					
1000 GC Irrigation Systems - Renovate	\$0	\$0	\$0	\$0	\$0
1001 GC Telemetry - Partial Replace	\$38,949	\$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 2022 - Renovate	\$0	\$0	\$0	\$0	\$0
1008 GC Paths, FY 2022-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	\$51,413	\$0	\$0	\$0	\$0
1022 GC Septic System - Replace	\$0	\$43,327	\$0	\$0	\$0
Total Expenses	\$2,266,142	\$5,889,674	\$2,692,985	\$268,048	\$183,943
Ending Reserve Balance	\$7,998,854	\$3,804,975	\$2,831,061	\$4,335,311	\$5,991,557

<b>Fiscal Year</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>
Starting Reserve Balance	\$5,991,557	\$7,167,632	\$8,892,772	\$10,849,198	\$12,439,169
Annual Reserve Funding	\$1,842,233	\$1,897,500	\$1,954,425	\$2,013,058	\$2,073,450
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$65,768	\$80,268	\$98,668	\$116,392	\$135,225
<b>Total Income</b>	<b>\$7,899,559</b>	<b>\$9,145,400</b>	<b>\$10,945,866</b>	<b>\$12,978,649</b>	<b>\$14,647,844</b>
<b># Component</b>					
<b>Grounds/Site</b>					
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	\$67,007	\$0	\$0	\$0	\$0
120 Fence, Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
<b>Recreation</b>					
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	\$0	\$0	\$0	\$0
272 Lake Leprechaun - Dredge	\$0	\$0	\$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	\$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	\$58,066	\$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
<b>Building Exteriors</b>					
300 Exterior Surfaces - Paint/Seal	\$0	\$0	\$0	\$87,134	\$0
302 Exterior Siding/Trim - Replace	\$0	\$0	\$0	\$49,340	\$0
304 Clubhouse Windows 2014-Replace	\$0	\$0	\$0	\$49,340	\$0
306 Clubhse Windows/Glass Doors-Replace	\$0	\$0	\$0	\$0	\$0
308 Cafe/Pro Shop Windows - Replace	\$0	\$0	\$0	\$47,366	\$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	\$81,312	\$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
<b>Building Interiors</b>					
410 Clubhouse Flooring 2019 - Replace	\$0	\$0	\$0	\$0	\$0
412 Clubhouse Flooring 2021 - Replace	\$0	\$0	\$0	\$0	\$0
413 Clubhouse Flooring, Older - Replace	\$0	\$0	\$0	\$0	\$0
416 Café/Pro Shop Flooring - Replace	\$0	\$0	\$0	\$0	\$0
440 Clubhouse Interior-Partial Remodel	\$0	\$0	\$62,178	\$0	\$0
450 Café/Pro Shop-Part Remodel	\$29,259	\$0	\$0	\$0	\$0
<b>Equipment/Systems</b>					
504 POS Equipment - Replace	\$0	\$0	\$0	\$0	\$0
508 Surveillance Equipment - Replace	\$0	\$0	\$0	\$0	\$30,492
540 Clubhouse HVAC - Partial Replace	\$39,012	\$0	\$0	\$0	\$0
545 Pro Shop/Cafe HVAC -Partial Replace	\$39,012	\$0	\$0	\$0	\$0
560 CH Kitchen Equip.- Partial Replace	\$39,012	\$0	\$0	\$0	\$0
570 Cafe Kitchen Equip.-Partial Replace	\$0	\$30,230	\$0	\$0	\$0
700 Tractor, Shared - Replace	\$0	\$0	\$0	\$0	\$0
702 Truck, Shared - Replace	\$0	\$0	\$34,490	\$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	\$273,626	\$0	\$0	\$0	\$0
796 MF Septic System - Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Equipment</b>					
814 Zero Turn Mower - Replace	\$0	\$0	\$0	\$0	\$0
821 Top Dresser, Small - Replace	\$0	\$0	\$0	\$59,208	\$0
830 Skid Sprayer - Replace	\$34,316	\$0	\$0	\$0	\$0
831 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
835 Utility Vehicle - Replace	\$0	\$33,485	\$0	\$0	\$0



<b>Fiscal Year</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>
840 Tractor - Replace	\$0	\$0	\$0	\$93,745	\$0
856 Sweeper/Veritcutter - Replace	\$0	\$0	\$0	\$72,036	\$0
862 Grinder, Reel - Replace	\$0	\$80,458	\$0	\$0	\$0
888 Used Golf Carts, FY 2022 - Replace	\$0	\$49,298	\$0	\$0	\$0
890 Used Golf Carts, FY 2021 - Replace	\$47,862	\$0	\$0	\$0	\$0
892 Used Golf Carts, FY 2020 - Replace	\$0	\$0	\$0	\$0	\$0
894 Used Golf Carts, Older - Replace	\$0	\$59,157	\$0	\$0	\$0
<b>Golf Course Site/Buildings/Systems</b>					
1000 GC Irrigation Systems - Renovate	\$0	\$0	\$0	\$0	\$0
1001 GC Telemetry - Partial Replace	\$45,153	\$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 2022 - Renovate	\$0	\$0	\$0	\$0	\$0
1008 GC Paths, FY 2022-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	\$59,602	\$0	\$0	\$0	\$0
1022 GC Septic System - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$731,927</b>	<b>\$252,628</b>	<b>\$96,667</b>	<b>\$539,480</b>	<b>\$30,492</b>
<b>Ending Reserve Balance</b>	<b>\$7,167,632</b>	<b>\$8,892,772</b>	<b>\$10,849,198</b>	<b>\$12,439,169</b>	<b>\$14,617,352</b>

<b>Fiscal Year</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>
Starting Reserve Balance	\$14,617,352	\$13,298,556	\$7,929,823	\$6,474,902	\$8,464,793
Annual Reserve Funding	\$2,135,653	\$2,199,723	\$2,265,715	\$2,333,686	\$2,403,697
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$139,520	\$106,097	\$71,993	\$74,667	\$96,879
<b>Total Income</b>	<b>\$16,892,526</b>	<b>\$15,604,376</b>	<b>\$10,267,530</b>	<b>\$8,883,255</b>	<b>\$10,965,368</b>
<b># Component</b>					
<b>Grounds/Site</b>					
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	\$77,679	\$0	\$0	\$0	\$0
120 Fence, Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
<b>Recreation</b>					
200 Sport Court - Renovate	\$0	\$0	\$0	\$0	\$0
205 Sport Court - Future Resurface	\$0	\$0	\$0	\$95,178	\$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	\$7,548,069	\$0	\$0	\$0
272 Lake Leprechaun - Dredge	\$0	\$0	\$3,331,934	\$0	\$0
274 Bird Sanctuary - Dredge	\$2,617,222	\$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	\$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
<b>Building Exteriors</b>					
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	\$82,632	\$0	\$0
<b>Building Interiors</b>					
410 Clubhouse Flooring 2019 - Replace	\$0	\$0	\$47,202	\$0	\$0
412 Clubhouse Flooring 2021 - Replace	\$0	\$0	\$0	\$0	\$46,189
413 Clubhouse Flooring, Older - Replace	\$0	\$0	\$0	\$0	\$0
416 Café/Pro Shop Flooring - Replace	\$0	\$0	\$0	\$0	\$0
440 Clubhouse Interior-Partial Remodel	\$0	\$0	\$72,081	\$0	\$0
450 Café/Pro Shop-Part Remodel	\$33,919	\$0	\$0	\$0	\$0
<b>Equipment/Systems</b>					
504 POS Equipment - Replace	\$0	\$0	\$0	\$0	\$0
508 Surveillance Equipment - Replace	\$0	\$0	\$0	\$0	\$0
540 Clubhouse HVAC - Partial Replace	\$45,226	\$0	\$0	\$0	\$0
545 Pro Shop/Cafe HVAC -Partial Replace	\$0	\$0	\$0	\$0	\$0
560 CH Kitchen Equip.- Partial Replace	\$45,226	\$0	\$0	\$0	\$0
570 Cafe Kitchen Equip.-Partial Replace	\$0	\$35,045	\$0	\$0	\$0
700 Tractor, Shared - Replace	\$0	\$0	\$0	\$148,715	\$0
702 Truck, Shared - Replace	\$0	\$0	\$0	\$0	\$0
704 Truck, Shared - Replace	\$37,688	\$0	\$0	\$0	\$0
706 Auto, Security - Replace	\$37,688	\$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
<b>Golf Course Equipment</b>					
814 Zero Turn Mower - Replace	\$0	\$0	\$0	\$41,183	\$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

<b>Fiscal Year</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>
840 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
856 Sweeper/Veritcutter - Replace	\$0	\$0	\$0	\$0	\$0
862 Grinder, Reel - Replace	\$0	\$0	\$0	\$0	\$0
888 Used Golf Carts, FY 2022 - Replace	\$0	\$0	\$0	\$60,630	\$0
890 Used Golf Carts, FY 2021 - Replace	\$0	\$0	\$58,864	\$0	\$0
892 Used Golf Carts, FY 2020 - Replace	\$0	\$91,439	\$0	\$0	\$0
894 Used Golf Carts, Older - Replace	\$0	\$0	\$0	\$72,756	\$0
<b>Golf Course Site/Buildings/Systems</b>					
1000 GC Irrigation Systems - Renovate	\$0	\$0	\$0	\$0	\$0
1001 GC Telemetry - Partial Replace	\$52,344	\$0	\$0	\$0	\$0
1002 GC Pumps - Refurbish/Replace	\$0	\$0	\$199,916	\$0	\$0
1004 Golf Course - Improvements	\$0	\$0	\$0	\$0	\$0
1007 Golf Cart Paths, FY 2022 - Renovate	\$0	\$0	\$0	\$0	\$0
1008 GC Paths, FY 2022-Future Resurface	\$0	\$0	\$0	\$0	\$0
1010 Golf Cart Paths, FY 2017-Resurface	\$577,883	\$0	\$0	\$0	\$0
1012 Golf Cart Paths - Seal Coat/Repair	\$69,095	\$0	\$0	\$0	\$0
1022 GC Septic System - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$3,593,970	\$7,674,554	\$3,792,629	\$418,462	\$46,189
Ending Reserve Balance	\$13,298,556	\$7,929,823	\$6,474,902	\$8,464,793	\$10,919,179

"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

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



## Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our 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 2021/2022 NSV 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 2021/2022 NSV 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 2021/2022 NSV 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 to current market rate from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 18 years

Best Case: \$ 100,800

Worst Case: \$134,400

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 to current market rate from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 64,500

Worst Case: \$86,000

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 2021/2022 NSV 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 to current market rate from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 8 years

Best Case: \$ 48,000

Worst Case: \$57,600

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 2022/2023; cost inflated to current market rate from 2021/2022 NSV reserve study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 33,500

Worst Case: \$40,700

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 ~5% from 2021/2022 NSV reserve study.

Useful Life: 50 years

Remaining Life: 7 years

Best Case: \$ 54,100

Worst Case: \$81,200

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 2021/2022 NSV 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 2021/2022 NSV 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 2021/2022 NSV 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 2021/2022 NSV reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**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 2021/2022 NSV 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 2021/2022 NSV 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 2021/2022 NSV 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 to current market rate from 2021/2022 NSV reserve study.

Useful Life: 9999 years

Remaining Life: 3 years

Best Case: \$ 48,800

Worst Case: \$59,400

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 to current market rate from 2021/2022 NSV reserve study.

Useful Life: 25 years

Remaining Life: 28 years

Best Case: \$ 35,700

Worst Case: \$47,500

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 2021/2022 NSV 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 ~5% from 2021/2022 NSV reserve study.

Useful Life: 50 years

Remaining Life: 8 years

Best Case: \$ 14,900

Worst Case: \$20,000

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 2021/2022 NSV reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 222 Park Septic Systems - Replace****Quantity: (5) systems**

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 ~5% from 2021/2022 NSV reserve study.

Useful Life: 60 years

Remaining Life: 8 years

Best Case: \$ 108,000

Worst Case: \$163,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 230 Park Picnic Shelter - Maintain****Quantity: (1) structure, 20'x20'**

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 2021/2022 NSV reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 232 Park Host Sheds - Maintain****Quantity: (4) structures, small**

Location: Anglia, Banbury, Log Toy, Tipperary Parks

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

History:

Comments: Not funded; no changes from previous 2021/2022 NSV reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 240 Park Play Equipment-Partial Replace****Quantity: (12) assorted**

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 2021/2022 NSV reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 250 Park Picnic Assets-Partial Replace****Quantity: (30) assorted**

Location: Most HOA parks

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

History:

Comments: Not funded; no changes from previous 2021/2022 NSV reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 252 Park Access/Gate Control - Replace****Quantity: (1) system**

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 2021/2022 NSV reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 260 Patio Assets - Replace****Quantity: Moderate quantity**

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 2021/2022 NSV reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**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: Adjusted useful life, remaining useful life and future cost based upon input from Management/Lake Advocates 6.6.2022 report  
Useful Life: 10 years Remaining Life: 6 years  
Best Case: \$ 2,000,000 Worst Case: \$5,000,000  
Lower allowance Higher allowance  
Cost Source: 2022 Estimate Provided by Client

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**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: Adjusted useful life, remaining useful life and future cost based upon input from Management/Lake Advocates 6.6.2022 report  
Useful Life: 10 years Remaining Life: 7 years  
Best Case: \$ 1,000,000 Worst Case: \$2,000,000  
Lower allowance Higher allowance  
Cost Source: 2022 Estimate Provided by Client

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**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: Adjusted useful life, remaining useful life and future cost based upon input from Management/Lake Advocates 6.6.2022 report  
Useful Life: 10 years Remaining Life: 5 years  
Best Case: \$ 1,000,000 Worst Case: \$1,500,000  
Lower allowance Higher allowance  
Cost Source: 2022 Estimate Provided by Client

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**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 2021/2022 NSV reserve study.  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**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 ~5% from 2021/2022 NSV reserve study.  
Useful Life: 50 years Remaining Life: 30 years  
Best Case: \$ 141,000 Worst Case: \$184,000  
Lower allowance Higher allowance  
Cost Source: ARI Cost Database: Similar Project  
Cost History

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**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 ~5% from 2021/2022 NSV reserve study.  
Useful Life: 30 years Remaining Life: 16 years  
Best Case: \$ 87,000 Worst Case: \$137,000  
Lower allowance Higher allowance  
Cost Source: ARI Cost Database: Similar Project  
Cost History

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**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 ~5% from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 72,700

Worst Case: \$114,000

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 ~5% from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 19 years

Best Case: \$ 27,300

Worst Case: \$42,800

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 ~5% from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 20 years

Best Case: \$ 25,000

Worst Case: \$39,300

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 ~5% from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 17 years

Best Case: \$ 40,800

Worst Case: \$64,300

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: Remaining useful life lowered one year; cost inflated ~5% from 2021/2022 NSV reserve study.

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

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 33,500

Worst Case: \$64,300

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 ~5% from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 19 years

Best Case: \$ 25,300

Worst Case: \$29,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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**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: Some discussion, regarding potential "upgrade/rebuild" with minor expense of \$5,400 for feasibility/design study in 2022/2023 should be treated as operating expense.

Remaining useful life lowered one year; cost inflated ~5% from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 6 years

Best Case: \$ 32,400

Worst Case: \$54,100

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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## 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 ~5% from 2021/2022 NSV reserve study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 38,900

Worst Case: \$49,400

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 to current market rate from 2021/2022 NSV reserve study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 20,000

Worst Case: \$30,000

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 to current market rate from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 23 years

Best Case: \$ 20,000

Worst Case: \$30,000

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 to current market rate from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 13 years

Best Case: \$ 84,000

Worst Case: \$124,000

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 to current market rate from 2021/2022 NSV reserve study.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 20,000

Worst Case: \$28,000

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 2021/2022 NSV 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 ~5% from 2021/2022 NSV reserve study.  
 Useful Life: 40 years  
 Best Case: \$ 46,700  
 Lower allowance  
 Cost Source: Client Cost History Inflation Adjusted

Remaining Life: 38 years  
 Worst Case: \$70,000  
 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 ~5% from 2021/2022 NSV reserve study.  
 Useful Life: 40 years  
 Best Case: \$ 21,600  
 Lower allowance  
 Cost Source: ARI Cost Database: Similar Project  
 Cost History

Remaining Life: 18 years  
 Worst Case: \$28,100  
 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 2021/2022 NSV 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 2021/2022 NSV 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 ~5% from 2021/2022 NSV reserve study.  
 Useful Life: 30 years  
 Best Case: \$ 36,800  
 Lower allowance  
 Cost Source: ARI Cost Database: Similar Project  
 Cost History

Remaining Life: 23 years  
 Worst Case: \$45,600  
 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 ~5% from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 17 years

Best Case: \$ 17,300

Worst Case: \$28,100

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 ~5% from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 15 years

Best Case: \$ 23,800

Worst Case: \$32,400

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 ~5% from 2021/2022 NSV reserve study.

Useful Life: 45 years

Remaining Life: 27 years

Best Case: \$ 27,900

Worst Case: \$46,500

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 2021/2022 NSV 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 2021/2022 NSV reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 410 Clubhouse Flooring 2019 - Replace**

**Quantity: Approx 280 square yards**

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 ~5% from 2021/2022 NSV reserve study.

Useful Life: 15 years

Remaining Life: 12 years

Best Case: \$ 18,200

Worst Case: \$24,300

Lower allowance

Higher allowance

Cost Source: Client Cost History Inflation Adjusted

**Comp #: 412 Clubhouse Flooring 2021 - Replace**

**Quantity: Approx 280 square yards**

Location: 790 East Saint Andrews Drive; select Clubhouse interior, Great Hall

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

History: Great Hall Flooring 2021/2022 \$17,500

Comments: Added reserve funding recommendation moving forward.

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 16,800

Worst Case: \$22,400

Lower allowance

Higher allowance

Cost Source: Client Cost History Inflation Adjusted

**Comp #: 413 Clubhouse Flooring, Older - Replace**

**Quantity: Approx 140 square yards**

Location: 790 East Saint Andrews Drive; select Clubhouse interior

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

History:

Comments: Adjusted quantity due to some replacement in FY 2021/2022, remaining useful life lowered one year; cost inflated to current market rate from 2022 reserve study.

Useful Life: 15 years

Remaining Life: 1 years

Best Case: \$ 12,000

Worst Case: \$18,000

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

**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 remains at zero, as work was not completed, nor is planned for 2021/2022; cost inflated ~5% from 2022 study.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 18,800

Worst Case: \$25,100

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 remains at zero, as work was not completed, nor is planned for 2021/2022; cost inflated ~5% from 2022 study.

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 21,600

Worst Case: \$43,300

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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**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 remains at zero, as work was not completed, nor is planned for 2021/2022; cost inflated ~5% from 2022 study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 10,800

Worst Case: \$21,600

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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**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 2021/2022 NSV reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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## 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 2021/2022 NSV 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 2021/2022 NSV 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: Your current plans to replace in 2022/2023 at expense of \$30,000.

Comments: Remaining useful life decreased, cost increased per client input/estimate from 2021/2022 NSV reserve study.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 19,400

Worst Case: \$23,800

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 2021/2022 NSV 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: \$10,300 2021/2022 YTD for Pro Shop and Inn

Comments: Adjusted useful life, remaining useful life and future cost based on some work performed in 2021/2022

Useful Life: 6 years

Remaining Life: 0 years

Best Case: \$ 12,000

Worst Case: \$18,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

**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 2021/2022 NSV 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 2021/2022 NSV 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 2021/2022 NSV 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 remains at zero, as work was not completed, nor is planned for 2021/2022; cost inflated ~5% from 2021/2022 NSV study.  
 Useful Life: 5 years  
 Best Case: \$ 19,400  
 Lower allowance  
 Cost Source: ARI Cost Database: Similar Project  
 Cost History

Remaining Life: 0 years  
 Worst Case: \$23,800  
 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 remains at zero, as work was not completed, nor is planned for 2021/2022; cost inflated ~5% from 2021/2022 NSV study.  
 Useful Life: 10 years  
 Best Case: \$ 19,400  
 Lower allowance  
 Cost Source: ARI Cost Database: Similar Project  
 Cost History

Remaining Life: 0 years  
 Worst Case: \$23,800  
 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 2021/2022 NSV 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 ~5% from 2021/2022 NSV reserve study.  
 Useful Life: 5 years  
 Best Case: \$ 19,400  
 Lower allowance  
 Cost Source: ARI Cost Database: Similar Project  
 Cost History

Remaining Life: 0 years  
 Worst Case: \$23,800  
 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 2021/2022 NSV 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 ~5% from 2021/2022 NSV reserve study.

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 13,000

Worst Case: \$19,500

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 to current market rate from 2021/2022 NSV reserve study.

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 55,000

Worst Case: \$75,000

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 to current market rate from 2021/2022 NSV reserve study.

Useful Life: 12 years

Remaining Life: 10 years

Best Case: \$ 16,000

Worst Case: \$20,000

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 remains the same; cost inflated to current market rate from 2021/2022 NSV reserve study.

Useful Life: 12 years

Remaining Life: 1 years

Best Case: \$ 16,000

Worst Case: \$20,000

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 to current market rate from 2021/2022 NSV reserve study.

Useful Life: 12 years

Remaining Life: 1 years

Best Case: \$ 16,000

Worst Case: \$20,000

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 2021/2022 NSV reserve study.  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**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 2021/2022 NSV reserve study.  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**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 2021/2022 NSV reserve study.  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**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 2021/2022 NSV reserve study.  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**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 2021/2022 NSV reserve study.  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**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: Not funded; no changes from previous 2021/2022 NSV reserve study.  
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:

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**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 2021/2022 NSV 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 2021/2022 NSV 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 ~5% from 2021/2022 NSV reserve study.

Useful Life: 50 years

Remaining Life: 20 years

Best Case: \$ 130,000

Worst Case: \$173,000

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 ~5% from 2021/2022 NSV reserve study.

Useful Life: 50 years

Remaining Life: 11 years

Best Case: \$ 21,600

Worst Case: \$32,400

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 2021/2022 NSV reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**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 2021/2022 NSV reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**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 2021/2022 NSV reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**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 2021/2022 NSV reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**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 2021/2022 NSV reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**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 2021/2022 NSV 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 2021/2022 NSV 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 2021/2022 NSV 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 to current market rate from 2021/2022 NSV reserve study.

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 16,000

Worst Case: \$20,000

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 2021/2022 NSV 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 to current market rate from 2021/2022 NSV reserve study.

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 25,000

Worst Case: \$35,000

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 to current market rate from 2021/2022 NSV reserve study.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 18,000

Worst Case: \$20,000

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 to current market rate from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 8 years

Best Case: \$ 35,500

Worst Case: \$46,500

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 2021/2022 NSV 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 2021/2022 NSV 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 2021/2022 NSV 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 to current market rate from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 21 years

Best Case: \$ 16,000

Worst Case: \$20,000

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 to current market rate from 2021/2022 NSV reserve study.

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 42,500

Worst Case: \$52,500

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 2021/2022 NSV 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 2021/2022 NSV 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 2021/2022 NSV 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: Remaining useful life lowered one year; cost inflated to current market rate from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 23 years

Best Case: \$ 32,500

Worst Case: \$40,500

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 2021/2022 NSV 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 2021/2022 NSV 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 ~5% from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 21 years

Best Case: \$ 37,800

Worst Case: \$48,700

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 2021/2022 NSV 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 2021/2022 NSV 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 2021/2022 NSV 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 2021/2022 NSV 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 2021/2022 NSV reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 888 Used Golf Carts, FY 2022 - 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 2022/2023 at expense of \$26,500 (unknown model year)

Comments: Segregated for future reserve funding.

Your plans to purchase (5) used units in FY 2022/2023 at expense of \$26,500 (unknown model year)

Useful Life: 7 years

Remaining Life: 0 years

Best Case: \$ 25,000

Worst Case: \$28,000

Lower allowance

Higher allowance

Cost Source: Extrapolated 2022 Estimate Provided  
by Client**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: (5) used units purchased in FY 2021/2022 at expense of \$22,500 (2016 model year)

Comments: Remaining useful life lowered one year; cost inflated to extrapolated 2022/2023 client project.

Useful Life: 7 years

Remaining Life: 6 years

Best Case: \$ 25,000

Worst Case: \$28,000

Lower allowance

Higher allowance

Cost Source: Extrapolated 2022 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 inflated to extrapolated 2022/2023 client project.

Useful Life: 7 years

Remaining Life: 5 years

Best Case: \$ 40,000

Worst Case: \$44,800

Lower allowance

Higher allowance

Cost Source: Extrapolated 2022 Estimate Provided  
by Client**Comp #: 894 Used Golf Carts, Older - Replace****Quantity: (6) 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: (6) used units last purchased between FY 2005/2006-FY 2008/2009 (older, varying model year)

Comments: Adjusted/lowered quantity due to planned 2022/2023 project for (5) but not (11).

Remaining useful life remains at zero; cost increased for remaining (6) quantity to extrapolated 2022/2023 client project.

Useful Life: 7 years

Remaining Life: 0 years

Best Case: \$ 30,000

Worst Case: \$33,600

Lower allowance

Higher allowance

Cost Source: Extrapolated 2022 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 ~5% from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 12 years

Best Case: \$ 541,000

Worst Case: \$757,000

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 decreased per client input/estimate from 2021/2022 NSV reserve study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$30,000

Lower allowance

Higher allowance

Cost Source: Estimate Provided by Client

**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: Your 2022/2023 plans to improve efficiency of existing pumps by adding VFD equipment at one time expense of \$21,000; monies earmarked.

Adjusted/extended remaining useful life by two years and increased future cost based on some work planned in 2022/2023.

Useful Life: 15 years

Remaining Life: 12 years

Best Case: \$ 80,000

Worst Case: \$100,000

Lower allowance

Higher allowance

Cost Source: Extrapolated 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: "In-house" project, not \$30,000 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 2021/2022 NSV 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 remains at one, project deferred from 2022/2023 to 2023/2024; cost 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

**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 2021/2022 NSV reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 1007 Golf Cart Paths, FY 2022 - 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 previous plans for one-time renovation/replacement in FY 2021/2022 at expense of \$26,000 were deferred, now \$40,000 in FY 2022/2023

Comments: Remaining useful life remains at zero, cost/allowance increased per client estimate from as 2021/2022 NSV study.

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

Now your plans for one-time renovation/replacement in FY 2022/2023 at expense of \$40,000.

Useful Life: 9999 years

Remaining Life: 0 years

Best Case: \$ 35,000

Worst Case: \$45,000

Lower allowance

Higher allowance

Cost Source: 2022 Estimate Provided by Client

**Comp #: 1008 GC Paths, FY 2022-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: Remaining useful life remains the same assuming now 2022/2023 one-time renovation/replacement occurs as planned; cost inflated to current market rate from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 30 years

Best Case: \$ 21,800

Worst Case: \$25,200

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 to current market rate from 2021/2022 NSV reserve study.

Useful Life: 30 years

Remaining Life: 25 years

Best Case: \$ 256,000

Worst Case: \$296,000

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 remains at zero, as work was not completed, nor is planned for 2021/2022; cost inflated to current market rate from 2021/2022 NSV reserve study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 29,500

Worst Case: \$36,500

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 2021/2022 NSV 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 ~5% from 2021/2022 NSV reserve study.

Useful Life: 60 years

Remaining Life: 16 years

Best Case: \$ 21,800

Worst Case: \$32,400

Lower allowance

Higher allowance

Cost Source: ARI Cost Database: Similar Project

Cost History

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## 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 2021/2022 NSV reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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