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Lake Limerick  
Country Club  
*Shelton, WA*



Report #: 26953-5

Beginning: October 1, 2024

Expires: September 30, 2025

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

August 15, 2024

# Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

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

## Questions?

Please contact your Project Manager directly.



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Lake Limerick - Country Club

Shelton, WA

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

Report #: 26953-5

# of Units: 1,368

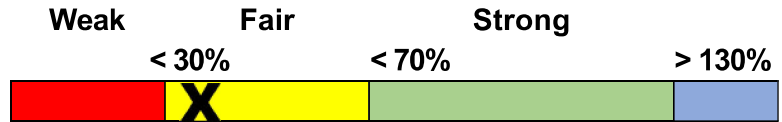
October 1, 2024 through September 30, 2025

Findings & Recommendations

as of October 1, 2024

Starting Reserve Balance	\$1,550,425
Current Fully Funded Reserve Balance	\$4,284,608
Percent Funded	36.2 %
Average Reserve (Deficit) or Surplus Per Unit	(\$1,999)
Recommended 2024 100% Monthly "Full Funding" Reserve Transfers	\$62,800
Recommended 2024 70% Monthly "Threshold Funding" Reserve Transfers	\$58,200
2024 "Baseline Funding" minimum to keep Reserves above \$0	\$55,000
Most Recent Budgeted Reserve Transfer Rate	\$27,400

Reserve Fund Strength: 36.2%



Risk of Special Assessment:

High Medium Low

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™).
- Your Reserve Fund is currently 36.2 % Funded. This means the association's special assessment & deferred maintenance risk is currently Medium. 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 \$615,678 - see Component Significance table.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget Reserve Transfers to within the 70% to 100% range as noted above. The 100% "Full" and 70% transfer rates are designed to gradually achieve these funding objectives by the end of our 30-year report scope.
- No assets appropriate for Reserve designation known to be excluded. See appendix for 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." Funding plan transfer 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	16	\$124,500
108 Asphalt, Café/Pro Shop - Resurface	30	6	\$79,850
112 Asphalt, Parks - Resurface	30	6	\$56,000
114 Asphalt Clubhouse - Seal/Repair	5	0	\$14,200
115 Asphalt Cafe/Pro Shop - Seal/Repair	5	0	\$9,105
<b>Recreation</b>			
200 Sport Court - Renovate/Resurface	30	1	\$102,850
222 Park Septic Systems - Replace	60	6	\$143,500
270 Lake Limerick - Dredge	10	4	\$2,060,000
272 Lake Leprechaun - Dredge	10	5	\$1,235,000
274 Bird Sanctuary - Dredge	10	3	\$1,290,000
277 Dam Valve - Replace	50	28	\$172,500
280 Dock, Clubhouse - Replace	30	14	\$118,650
281 Dock, Anglia - Replace	30	12	\$99,050
282 Dock/Swim, Log Toy - Replace	30	17	\$37,150
283 Dock/Fish, Log Toy - Replace	30	18	\$34,150
285 Dock, Tipperary - Replace	30	15	\$55,750
286 Dock, Banbury - Replace	30	12	\$51,850
288 Swim Floats - Replace	30	17	\$29,150
290 Island Bridge - Replace	30	4	\$45,900
<b>Building Exteriors</b>			
300 Exterior Surfaces - Paint/Seal	10	7	\$46,850
306 Clubhse Windows/Glass Doors-Replace	10	8	\$37,900
308 Cafe/Pro Shop Windows - Replace	30	1	\$27,600
320 Clubhouse Deck, Rear- Replace	40	36	\$61,900
322 Clubhouse Decks Front -Replace	40	16	\$26,350
350 Roof, Clubhouse - Replace	30	21	\$43,700
351 Roof, Café/Pro Shop - Replace	30	15	\$23,550
352 Roof, Golf Cart Sheds - Replace	30	13	\$25,800
355 MF Metal Roof - Replace	45	25	\$47,050
<b>Building Interiors</b>			
410 Clubhouse Flooring 2019 - Replace	15	10	\$22,550
412 Clubhouse Flooring 2021 - Replace	15	12	\$20,800
413 Clubhouse Flooring, Older - Replace	15	0	\$15,950
416 Café/Pro Shop Flooring - Replace	15	14	\$17,900
440 Clubhouse Interior-Partial Remodel	5	3	\$34,400
450 Café/Pro Shop-Part Remodel	5	3	\$17,150

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Equipment/Systems</b>			
508 Surveillance Equipment - Replace	6	4	\$15,950
540 Clubhouse HVAC - Partial Replace	5	0	\$22,900
545 Pro Shop/Cafe HVAC -Partial Replace	10	4	\$22,900
560 CH Kitchen Equip.- Partial Replace	10	8	\$22,900
570 Cafe Kitchen Equip.-Partial Replace	5	0	\$17,250
700 Tractor, Shared - Replace	20	6	\$69,000
702 Truck, Shared - Replace	12	11	\$36,000
704 Truck, Shared - Replace	12	0	\$19,100
706 Auto, Security - Replace	12	0	\$19,100
788 Plumbing - Systems Evaluation	1	0	\$12,900
794 Clubhouse/Pro Shop Septic - Replace	50	18	\$160,500
796 MF Septic System - Replace	50	9	\$28,650
<b>Golf Course Equipment</b>			
814 Zero Turn Mower - Replace	20	6	\$19,100
830 Skid Sprayer - Replace	20	0	\$13,385
831 Utility Vehicle - Replace	30	6	\$43,500
835 Utility Vehicle - Replace	30	19	\$19,100
840 Tractor - Replace	20	19	\$45,500
856 Sweeper/Veritcutter - Replace	30	21	\$38,750
862 Grinder, Reel - Replace	30	19	\$45,900
888 Used Golf Carts, FY 2022 - Replace	20	13	\$25,750
890 Used Golf Carts, (2021) - Replace	20	12	\$25,750
892 Used Golf Carts, FY 2020 - Replace	20	11	\$36,050
894 Used Golf Carts - Replace	20	19	\$15,900
895 Used Golf Carts (2023) - Replace	20	9	\$5,150
<b>Golf Course Site/Buildings/Systems</b>			
1000 GC Irrigation Systems - Renovate	10	13	\$66,950
1002 GC Pumps - Refurbish/Replace	15	10	\$95,450
1008 GC Paths - Resurface	30	29	\$45,500
1010 GC Paths (2017) - Resurface	30	23	\$293,000
1012 Golf Cart Paths - Seal Coat/Repair	5	0	\$35,000
1022 GC Septic System - Replace	60	14	\$28,650

**64 Total Funded Components**

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

## Methodology



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



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

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

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

In this order...

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



## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

## How much should we transfer to Reserves?



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

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

### What is our Recommended Funding Goal?

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



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

## 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.

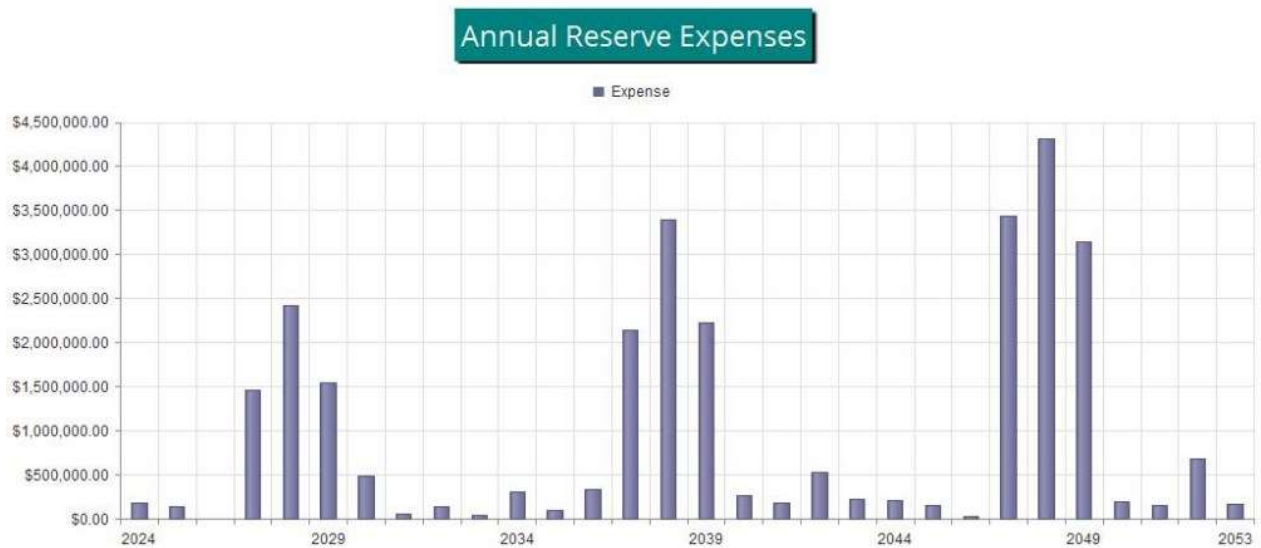


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,550,425 as-of the start of your Fiscal Year on 10/1/2024. As of that date, your Fully Funded Balance is computed to be \$4,284,608 (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 transfers of \$62,800 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.

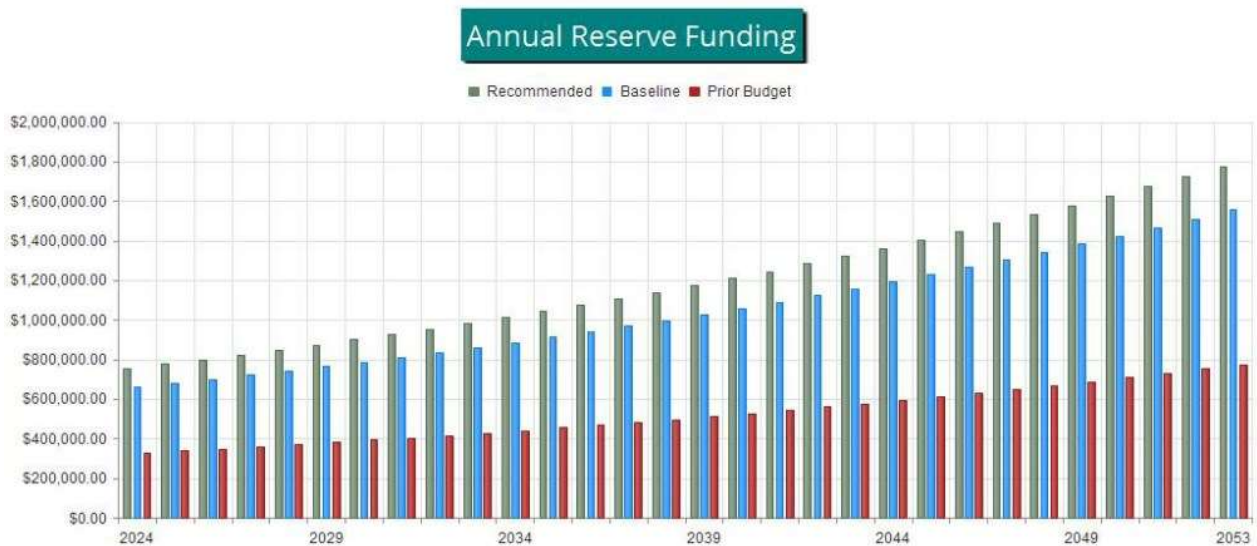


Figure 2

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

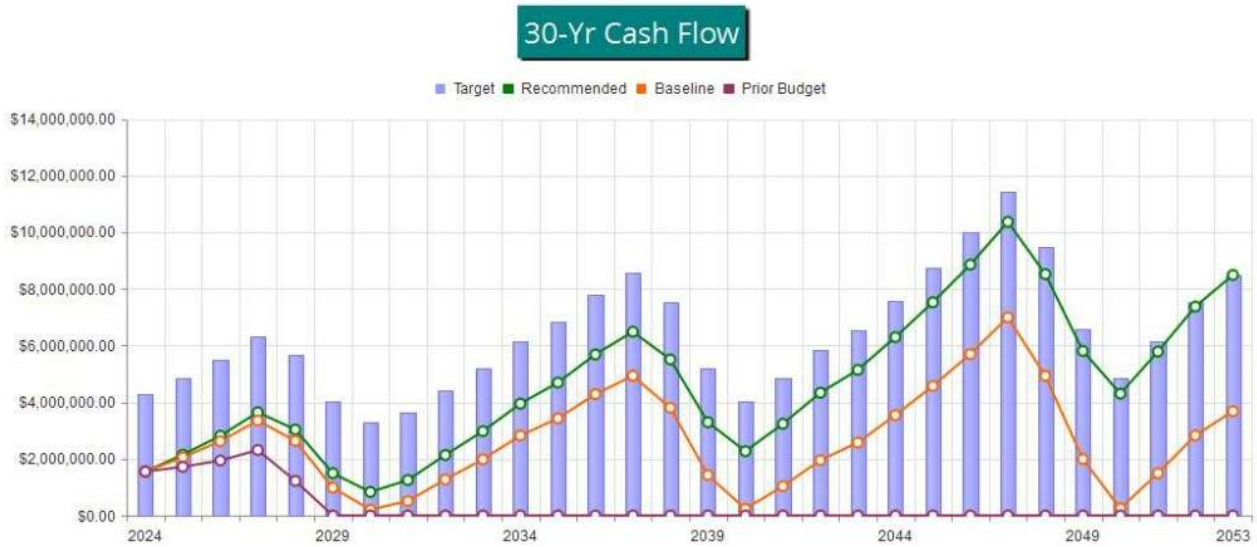


Figure 3

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.

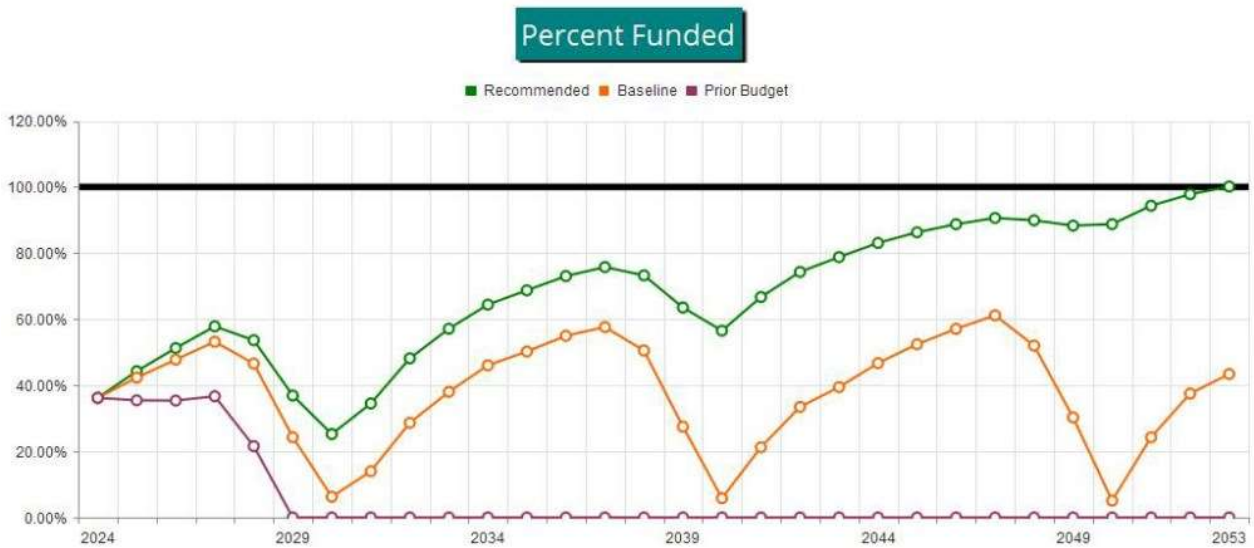


Figure 4



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

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

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	
<b>Grounds/Site</b>						
106	Asphalt, Clubhouse - Resurface	~33,600 GSF	30	16	\$107,000	\$142,000
108	Asphalt, Café/Pro Shop - Resurface	~21,500 GSF	30	6	\$68,400	\$91,300
112	Asphalt, Parks - Resurface	~16,000 GSF	30	6	\$50,900	\$61,100
114	Asphalt Clubhouse - Seal/Repair	~33,600 GSF	5	0	\$11,100	\$17,300
115	Asphalt Cafe/Pro Shop - Seal/Repair	~21,500 GSF	5	0	\$7,110	\$11,100
<b>Recreation</b>						
200	Sport Court - Renovate/Resurface	~13,200 GSF	30	1	\$92,700	\$113,000
222	Park Septic Systems - Replace	(5) systems	60	6	\$114,000	\$173,000
270	Lake Limerick - Dredge	Lake dredging	10	4	\$1,850,000	\$2,270,000
272	Lake Leprechaun - Dredge	Lake dredging	10	5	\$1,110,000	\$1,360,000
274	Bird Sanctuary - Dredge	Lake dredging	10	3	\$1,030,000	\$1,550,000
277	Dam Valve - Replace	(1) dam valve/pipe	50	28	\$149,000	\$196,000
280	Dock, Clubhouse - Replace	~1,150 GSF	30	14	\$92,300	\$145,000
281	Dock, Anglia - Replace	~960 GSF	30	12	\$77,100	\$121,000
282	Dock/Swim, Log Toy - Replace	~360 GSF	30	17	\$28,900	\$45,400
283	Dock/Fish, Log Toy - Replace	~330 GSF	30	18	\$26,600	\$41,700
285	Dock, Tipperary - Replace	~540 GSF	30	15	\$43,300	\$68,200
286	Dock, Banbury - Replace	~540 GSF	30	12	\$35,500	\$68,200
288	Swim Floats - Replace	~390 GSF	30	17	\$26,900	\$31,400
290	Island Bridge - Replace	~500 GSF	30	4	\$34,400	\$57,400
<b>Building Exteriors</b>						
300	Exterior Surfaces - Paint/Seal	~9,600 GSF	10	7	\$41,300	\$52,400
306	Clubhse Windows/Glass Doors-Replace	(89) assorted	10	8	\$34,100	\$41,700
308	Cafe/Pro Shop Windows - Replace	(16) total, assorted	30	1	\$25,500	\$29,700
320	Clubhouse Deck, Rear- Replace	~720 GSF	40	36	\$49,500	\$74,300
322	Clubhouse Decks Front -Replace	~310 GSF	40	16	\$22,900	\$29,800
350	Roof, Clubhouse - Replace	~7,100 GSF	30	21	\$39,000	\$48,400
351	Roof, Café/Pro Shop - Replace	~4,100 GSF	30	15	\$21,300	\$25,800
352	Roof, Golf Cart Sheds - Replace	~4,500 GSF	30	13	\$23,400	\$28,200
355	MF Metal Roof - Replace	~4,300 GSF	45	25	\$37,400	\$56,700
<b>Building Interiors</b>						
410	Clubhouse Flooring 2019 - Replace	~280 GSF	15	10	\$19,300	\$25,800
412	Clubhouse Flooring 2021 - Replace	~280 GSF	15	12	\$17,800	\$23,800
413	Clubhouse Flooring, Older - Replace	~140 square yards	15	0	\$12,800	\$19,100
416	Café/Pro Shop Flooring - Replace	~290 GSF	15	14	\$16,100	\$19,700
440	Clubhouse Interior-Partial Remodel	Decor, furnishings	5	3	\$22,900	\$45,900
450	Café/Pro Shop-Part Remodel	Extensive square feet	5	3	\$11,400	\$22,900
<b>Equipment/Systems</b>						
508	Surveillance Equipment - Replace	Extensive quantity	6	4	\$12,800	\$19,100
540	Clubhouse HVAC - Partial Replace	(4) larger HVAC systems	5	0	\$20,600	\$25,200
545	Pro Shop/Cafe HVAC -Partial Replace	(2) larger HVAC systems	10	4	\$20,600	\$25,200
560	CH Kitchen Equip.- Partial Replace	Stoves, ovens, refrig.	10	8	\$20,600	\$25,200
570	Cafe Kitchen Equip.-Partial Replace	Stoves, refrigerator, etc	5	0	\$13,800	\$20,700

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
700	Tractor, Shared - Replace	(1) Kubota L3400 HST	20	6	\$58,400	\$79,600
702	Truck, Shared - Replace	(1) 3/4 ton truck	12	11	\$32,400	\$39,600
704	Truck, Shared - Replace	(1) 2010 Ford Ranger	12	0	\$17,000	\$21,200
706	Auto, Security - Replace	(1) 2004 Hyundai Elantra	12	0	\$17,000	\$21,200
788	Plumbing - Systems Evaluation	Supply and drain lines	1	0	\$10,300	\$15,500
794	Clubhouse/Pro Shop Septic - Replace	(1) Nibbler system	50	18	\$138,000	\$183,000
796	MF Septic System - Replace	(1) system	50	9	\$22,900	\$34,400
<b>Golf Course Equipment</b>						
814	Zero Turn Mower - Replace	(1) Exmark Lazer Z XS	20	6	\$17,000	\$21,200
830	Skid Sprayer - Replace	(1) SDI, 160 gallon	20	0	\$9,270	\$17,500
831	Utility Vehicle - Replace	(1) Toro Workman 3330	30	6	\$37,700	\$49,300
835	Utility Vehicle - Replace	(1) John Deere 625i Gator	30	19	\$17,000	\$21,200
840	Tractor - Replace	(1) tractor/backhoe/front	20	19	\$41,000	\$50,000
856	Sweeper/Veritcutter - Replace	(1) Wiedenmann Super 500	30	21	\$34,500	\$43,000
862	Grinder, Reel - Replace	(1) SIP 7000	30	19	\$40,100	\$51,700
888	Used Golf Carts, FY 2022 - Replace	(5) EZGO, electric	20	13	\$23,200	\$28,300
890	Used Golf Carts, (2021) - Replace	(5) EZGO, electric	20	12	\$23,200	\$28,300
892	Used Golf Carts, FY 2020 - Replace	(7) EZGO, electric	20	11	\$32,400	\$39,700
894	Used Golf Carts - Replace	(3) EZGO, electric	20	19	\$14,300	\$17,500
895	Used Golf Carts (2023) - Replace	(1) EZGO, electric	20	9	\$4,120	\$6,180
<b>Golf Course Site/Buildings/Systems</b>						
1000	GC Irrigation Systems - Renovate	Lines, heads, valves	10	13	\$60,300	\$73,600
1002	GC Pumps - Refurbish/Replace	(2) large, assorted	15	10	\$84,900	\$106,000
1008	GC Paths - Resurface	~5,600 GSF	30	29	\$41,000	\$50,000
1010	GC Paths (2017) - Resurface	~65,800 GSF	30	23	\$272,000	\$314,000
1012	Golf Cart Paths - Seal Coat/Repair	~71,400 GSF	5	0	\$31,300	\$38,700
1022	GC Septic System - Replace	(1) system	60	14	\$22,900	\$34,400
64	Total Funded Components					



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Grounds/Site</b>								
106	Asphalt, Clubhouse - Resurface	\$124,500	X	14	/	30	=	\$58,100
108	Asphalt, Café/Pro Shop - Resurface	\$79,850	X	24	/	30	=	\$63,880
112	Asphalt, Parks - Resurface	\$56,000	X	24	/	30	=	\$44,800
114	Asphalt Clubhouse - Seal/Repair	\$14,200	X	5	/	5	=	\$14,200
115	Asphalt Cafe/Pro Shop - Seal/Repair	\$9,105	X	5	/	5	=	\$9,105
<b>Recreation</b>								
200	Sport Court - Renovate/Resurface	\$102,850	X	29	/	30	=	\$99,422
222	Park Septic Systems - Replace	\$143,500	X	54	/	60	=	\$129,150
270	Lake Limerick - Dredge	\$2,060,000	X	6	/	10	=	\$1,236,000
272	Lake Leprechaun - Dredge	\$1,235,000	X	5	/	10	=	\$617,500
274	Bird Sanctuary - Dredge	\$1,290,000	X	7	/	10	=	\$903,000
277	Dam Valve - Replace	\$172,500	X	22	/	50	=	\$75,900
280	Dock, Clubhouse - Replace	\$118,650	X	16	/	30	=	\$63,280
281	Dock, Anglia - Replace	\$99,050	X	18	/	30	=	\$59,430
282	Dock/Swim, Log Toy - Replace	\$37,150	X	13	/	30	=	\$16,098
283	Dock/Fish, Log Toy - Replace	\$34,150	X	12	/	30	=	\$13,660
285	Dock, Tipperary - Replace	\$55,750	X	15	/	30	=	\$27,875
286	Dock, Banbury - Replace	\$51,850	X	18	/	30	=	\$31,110
288	Swim Floats - Replace	\$29,150	X	13	/	30	=	\$12,632
290	Island Bridge - Replace	\$45,900	X	26	/	30	=	\$39,780
<b>Building Exteriors</b>								
300	Exterior Surfaces - Paint/Seal	\$46,850	X	3	/	10	=	\$14,055
306	Clubhse Windows/Glass Doors-Replace	\$37,900	X	2	/	10	=	\$7,580
308	Cafe/Pro Shop Windows - Replace	\$27,600	X	29	/	30	=	\$26,680
320	Clubhouse Deck, Rear- Replace	\$61,900	X	4	/	40	=	\$6,190
322	Clubhouse Decks Front -Replace	\$26,350	X	24	/	40	=	\$15,810
350	Roof, Clubhouse - Replace	\$43,700	X	9	/	30	=	\$13,110
351	Roof, Café/Pro Shop - Replace	\$23,550	X	15	/	30	=	\$11,775
352	Roof, Golf Cart Sheds - Replace	\$25,800	X	17	/	30	=	\$14,620
355	MF Metal Roof - Replace	\$47,050	X	20	/	45	=	\$20,911
<b>Building Interiors</b>								
410	Clubhouse Flooring 2019 - Replace	\$22,550	X	5	/	15	=	\$7,517
412	Clubhouse Flooring 2021 - Replace	\$20,800	X	3	/	15	=	\$4,160
413	Clubhouse Flooring, Older - Replace	\$15,950	X	15	/	15	=	\$15,950
416	Café/Pro Shop Flooring - Replace	\$17,900	X	1	/	15	=	\$1,193
440	Clubhouse Interior-Partial Remodel	\$34,400	X	2	/	5	=	\$13,760
450	Café/Pro Shop-Part Remodel	\$17,150	X	2	/	5	=	\$6,860
<b>Equipment/Systems</b>								
508	Surveillance Equipment - Replace	\$15,950	X	2	/	6	=	\$5,317
540	Clubhouse HVAC - Partial Replace	\$22,900	X	5	/	5	=	\$22,900
545	Pro Shop/Cafe HVAC -Partial Replace	\$22,900	X	6	/	10	=	\$13,740
560	CH Kitchen Equip.- Partial Replace	\$22,900	X	2	/	10	=	\$4,580
570	Cafe Kitchen Equip.-Partial Replace	\$17,250	X	5	/	5	=	\$17,250
700	Tractor, Shared - Replace	\$69,000	X	14	/	20	=	\$48,300

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
702	Truck, Shared - Replace	\$36,000	X	1	/	12	=	\$3,000
704	Truck, Shared - Replace	\$19,100	X	12	/	12	=	\$19,100
706	Auto, Security - Replace	\$19,100	X	12	/	12	=	\$19,100
788	Plumbing - Systems Evaluation	\$12,900	X	1	/	1	=	\$12,900
794	Clubhouse/Pro Shop Septic - Replace	\$160,500	X	32	/	50	=	\$102,720
796	MF Septic System - Replace	\$28,650	X	41	/	50	=	\$23,493
<b>Golf Course Equipment</b>								
814	Zero Turn Mower - Replace	\$19,100	X	14	/	20	=	\$13,370
830	Skid Sprayer - Replace	\$13,385	X	20	/	20	=	\$13,385
831	Utility Vehicle - Replace	\$43,500	X	24	/	30	=	\$34,800
835	Utility Vehicle - Replace	\$19,100	X	11	/	30	=	\$7,003
840	Tractor - Replace	\$45,500	X	1	/	20	=	\$2,275
856	Sweeper/Veritcutter - Replace	\$38,750	X	9	/	30	=	\$11,625
862	Grinder, Reel - Replace	\$45,900	X	11	/	30	=	\$16,830
888	Used Golf Carts, FY 2022 - Replace	\$25,750	X	7	/	20	=	\$9,013
890	Used Golf Carts, (2021) - Replace	\$25,750	X	8	/	20	=	\$10,300
892	Used Golf Carts, FY 2020 - Replace	\$36,050	X	9	/	20	=	\$16,223
894	Used Golf Carts - Replace	\$15,900	X	1	/	20	=	\$795
895	Used Golf Carts (2023) - Replace	\$5,150	X	11	/	20	=	\$2,833
<b>Golf Course Site/Buildings/Systems</b>								
1000	GC Irrigation Systems - Renovate	\$66,950	X	0	/	10	=	\$0
1002	GC Pumps - Refurbish/Replace	\$95,450	X	5	/	15	=	\$31,817
1008	GC Paths - Resurface	\$45,500	X	1	/	30	=	\$1,517
1010	GC Paths (2017) - Resurface	\$293,000	X	7	/	30	=	\$68,367
1012	Golf Cart Paths - Seal Coat/Repair	\$35,000	X	5	/	5	=	\$35,000
1022	GC Septic System - Replace	\$28,650	X	46	/	60	=	\$21,965
								\$4,284,608

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Grounds/Site</b>					
106	Asphalt, Clubhouse - Resurface	30	\$124,500	\$4,150	0.67 %
108	Asphalt, Café/Pro Shop - Resurface	30	\$79,850	\$2,662	0.43 %
112	Asphalt, Parks - Resurface	30	\$56,000	\$1,867	0.30 %
114	Asphalt Clubhouse - Seal/Repair	5	\$14,200	\$2,840	0.46 %
115	Asphalt Cafe/Pro Shop - Seal/Repair	5	\$9,105	\$1,821	0.30 %
<b>Recreation</b>					
200	Sport Court - Renovate/Resurface	30	\$102,850	\$3,428	0.56 %
222	Park Septic Systems - Replace	60	\$143,500	\$2,392	0.39 %
270	Lake Limerick - Dredge	10	\$2,060,000	\$206,000	33.46 %
272	Lake Leprechaun - Dredge	10	\$1,235,000	\$123,500	20.06 %
274	Bird Sanctuary - Dredge	10	\$1,290,000	\$129,000	20.95 %
277	Dam Valve - Replace	50	\$172,500	\$3,450	0.56 %
280	Dock, Clubhouse - Replace	30	\$118,650	\$3,955	0.64 %
281	Dock, Anglia - Replace	30	\$99,050	\$3,302	0.54 %
282	Dock/Swim, Log Toy - Replace	30	\$37,150	\$1,238	0.20 %
283	Dock/Fish, Log Toy - Replace	30	\$34,150	\$1,138	0.18 %
285	Dock, Tipperary - Replace	30	\$55,750	\$1,858	0.30 %
286	Dock, Banbury - Replace	30	\$51,850	\$1,728	0.28 %
288	Swim Floats - Replace	30	\$29,150	\$972	0.16 %
290	Island Bridge - Replace	30	\$45,900	\$1,530	0.25 %
<b>Building Exteriors</b>					
300	Exterior Surfaces - Paint/Seal	10	\$46,850	\$4,685	0.76 %
306	Clubhse Windows/Glass Doors-Replace	10	\$37,900	\$3,790	0.62 %
308	Cafe/Pro Shop Windows - Replace	30	\$27,600	\$920	0.15 %
320	Clubhouse Deck, Rear- Replace	40	\$61,900	\$1,548	0.25 %
322	Clubhouse Decks Front -Replace	40	\$26,350	\$659	0.11 %
350	Roof, Clubhouse - Replace	30	\$43,700	\$1,457	0.24 %
351	Roof, Café/Pro Shop - Replace	30	\$23,550	\$785	0.13 %
352	Roof, Golf Cart Sheds - Replace	30	\$25,800	\$860	0.14 %
355	MF Metal Roof - Replace	45	\$47,050	\$1,046	0.17 %
<b>Building Interiors</b>					
410	Clubhouse Flooring 2019 - Replace	15	\$22,550	\$1,503	0.24 %
412	Clubhouse Flooring 2021 - Replace	15	\$20,800	\$1,387	0.23 %
413	Clubhouse Flooring, Older - Replace	15	\$15,950	\$1,063	0.17 %
416	Café/Pro Shop Flooring - Replace	15	\$17,900	\$1,193	0.19 %
440	Clubhouse Interior-Partial Remodel	5	\$34,400	\$6,880	1.12 %
450	Café/Pro Shop-Part Remodel	5	\$17,150	\$3,430	0.56 %
<b>Equipment/Systems</b>					
508	Surveillance Equipment - Replace	6	\$15,950	\$2,658	0.43 %
540	Clubhouse HVAC - Partial Replace	5	\$22,900	\$4,580	0.74 %
545	Pro Shop/Cafe HVAC -Partial Replace	10	\$22,900	\$2,290	0.37 %
560	CH Kitchen Equip.- Partial Replace	10	\$22,900	\$2,290	0.37 %
570	Cafe Kitchen Equip.-Partial Replace	5	\$17,250	\$3,450	0.56 %
700	Tractor, Shared - Replace	20	\$69,000	\$3,450	0.56 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
702	Truck, Shared - Replace	12	\$36,000	\$3,000	0.49 %
704	Truck, Shared - Replace	12	\$19,100	\$1,592	0.26 %
706	Auto, Security - Replace	12	\$19,100	\$1,592	0.26 %
788	Plumbing - Systems Evaluation	1	\$12,900	\$12,900	2.10 %
794	Clubhouse/Pro Shop Septic - Replace	50	\$160,500	\$3,210	0.52 %
796	MF Septic System - Replace	50	\$28,650	\$573	0.09 %
<b>Golf Course Equipment</b>					
814	Zero Turn Mower - Replace	20	\$19,100	\$955	0.16 %
830	Skid Sprayer - Replace	20	\$13,385	\$669	0.11 %
831	Utility Vehicle - Replace	30	\$43,500	\$1,450	0.24 %
835	Utility Vehicle - Replace	30	\$19,100	\$637	0.10 %
840	Tractor - Replace	20	\$45,500	\$2,275	0.37 %
856	Sweeper/Veritcutter - Replace	30	\$38,750	\$1,292	0.21 %
862	Grinder, Reel - Replace	30	\$45,900	\$1,530	0.25 %
888	Used Golf Carts, FY 2022 - Replace	20	\$25,750	\$1,288	0.21 %
890	Used Golf Carts, (2021) - Replace	20	\$25,750	\$1,288	0.21 %
892	Used Golf Carts, FY 2020 - Replace	20	\$36,050	\$1,803	0.29 %
894	Used Golf Carts - Replace	20	\$15,900	\$795	0.13 %
895	Used Golf Carts (2023) - Replace	20	\$5,150	\$258	0.04 %
<b>Golf Course Site/Buildings/Systems</b>					
1000	GC Irrigation Systems - Renovate	10	\$66,950	\$6,695	1.09 %
1002	GC Pumps - Refurbish/Replace	15	\$95,450	\$6,363	1.03 %
1008	GC Paths - Resurface	30	\$45,500	\$1,517	0.25 %
1010	GC Paths (2017) - Resurface	30	\$293,000	\$9,767	1.59 %
1012	Golf Cart Paths - Seal Coat/Repair	5	\$35,000	\$7,000	1.14 %
1022	GC Septic System - Replace	60	\$28,650	\$478	0.08 %
64	Total Funded Components			\$615,678	100.00 %

# 30-Year Reserve Plan Summary

Report # 26953-5  
No-Site-Visit

Fiscal Year Start: 2024

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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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			
2024	\$1,550,425	\$4,284,608	36.2 %	Medium	129.20 %	\$753,600	\$0	\$18,462	\$178,890
2025	\$2,143,597	\$4,842,855	44.3 %	Medium	3.00 %	\$776,208	\$0	\$24,758	\$134,364
2026	\$2,810,200	\$5,482,130	51.3 %	Medium	3.00 %	\$799,494	\$0	\$32,247	\$0
2027	\$3,641,941	\$6,297,949	57.8 %	Medium	3.00 %	\$823,479	\$0	\$33,360	\$1,465,948
2028	\$3,032,832	\$5,655,393	53.6 %	Medium	3.00 %	\$848,183	\$0	\$22,603	\$2,413,935
2029	\$1,489,684	\$4,037,486	36.9 %	Medium	3.00 %	\$873,629	\$0	\$11,589	\$1,545,840
2030	\$829,062	\$3,286,144	25.2 %	High	3.00 %	\$899,838	\$0	\$10,384	\$490,696
2031	\$1,248,588	\$3,620,652	34.5 %	Medium	3.00 %	\$926,833	\$0	\$16,909	\$57,620
2032	\$2,134,710	\$4,433,504	48.1 %	Medium	3.00 %	\$954,638	\$0	\$25,525	\$142,322
2033	\$2,972,552	\$5,206,405	57.1 %	Medium	3.00 %	\$983,277	\$0	\$34,580	\$44,101
2034	\$3,946,307	\$6,127,256	64.4 %	Medium	3.00 %	\$1,012,775	\$0	\$43,163	\$312,333
2035	\$4,689,913	\$6,823,756	68.7 %	Medium	3.00 %	\$1,043,159	\$0	\$51,853	\$99,734
2036	\$5,685,191	\$7,785,159	73.0 %	Low	3.00 %	\$1,074,453	\$0	\$60,823	\$335,981
2037	\$6,484,486	\$8,557,853	75.8 %	Low	3.00 %	\$1,106,687	\$0	\$59,932	\$2,144,133
2038	\$5,506,972	\$7,517,887	73.3 %	Low	3.00 %	\$1,139,888	\$0	\$43,968	\$3,400,453
2039	\$3,290,375	\$5,180,065	63.5 %	Medium	3.00 %	\$1,174,084	\$0	\$27,772	\$2,225,876
2040	\$2,266,355	\$4,010,096	56.5 %	Medium	3.00 %	\$1,209,307	\$0	\$27,498	\$267,665
2041	\$3,235,494	\$4,851,003	66.7 %	Medium	3.00 %	\$1,245,586	\$0	\$37,821	\$187,020
2042	\$4,331,882	\$5,830,091	74.3 %	Low	3.00 %	\$1,282,954	\$0	\$47,337	\$522,647
2043	\$5,139,525	\$6,523,642	78.8 %	Low	3.00 %	\$1,321,442	\$0	\$57,156	\$221,643
2044	\$6,296,480	\$7,579,742	83.1 %	Low	3.00 %	\$1,361,085	\$0	\$69,076	\$201,995
2045	\$7,524,646	\$8,720,423	86.3 %	Low	3.00 %	\$1,401,918	\$0	\$81,864	\$153,381
2046	\$8,855,046	\$9,979,037	88.7 %	Low	3.00 %	\$1,443,976	\$0	\$96,057	\$30,562
2047	\$10,364,517	\$11,436,563	90.6 %	Low	3.00 %	\$1,487,295	\$0	\$94,368	\$3,429,107
2048	\$8,517,073	\$9,473,003	89.9 %	Low	3.00 %	\$1,531,914	\$0	\$71,599	\$4,311,760
2049	\$5,808,826	\$6,578,163	88.3 %	Low	3.00 %	\$1,577,871	\$0	\$50,521	\$3,137,537
2050	\$4,299,682	\$4,843,790	88.8 %	Low	3.00 %	\$1,625,207	\$0	\$50,403	\$189,996
2051	\$5,785,297	\$6,132,351	94.3 %	Low	3.00 %	\$1,673,963	\$0	\$65,772	\$150,270
2052	\$7,374,762	\$7,540,655	97.8 %	Low	3.00 %	\$1,724,182	\$0	\$79,290	\$688,209
2053	\$8,490,026	\$8,478,504	100.1 %	Low	3.00 %	\$1,775,908	\$0	\$93,399	\$161,543

Fiscal Year Start: 2024

Interest: 1.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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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			
2024	\$1,550,425	\$4,284,608	36.2 %	Medium	100.73 %	\$660,000	\$0	\$17,992	\$178,890
2025	\$2,049,527	\$4,842,855	42.3 %	Medium	3.00 %	\$679,800	\$0	\$23,329	\$134,364
2026	\$2,618,293	\$5,482,130	47.8 %	Medium	3.00 %	\$700,194	\$0	\$29,820	\$0
2027	\$3,348,307	\$6,297,949	53.2 %	Medium	3.00 %	\$721,200	\$0	\$29,896	\$1,465,948
2028	\$2,633,455	\$5,655,393	46.6 %	Medium	3.00 %	\$742,836	\$0	\$18,062	\$2,413,935
2029	\$980,418	\$4,037,486	24.3 %	High	3.00 %	\$765,121	\$0	\$5,928	\$1,545,840
2030	\$205,626	\$3,286,144	6.3 %	High	3.00 %	\$788,075	\$0	\$3,559	\$490,696
2031	\$506,565	\$3,620,652	14.0 %	High	3.00 %	\$811,717	\$0	\$8,877	\$57,620
2032	\$1,269,538	\$4,433,504	28.6 %	High	3.00 %	\$836,068	\$0	\$16,238	\$142,322
2033	\$1,979,524	\$5,206,405	38.0 %	Medium	3.00 %	\$861,150	\$0	\$23,990	\$44,101
2034	\$2,820,563	\$6,127,256	46.0 %	Medium	3.00 %	\$886,985	\$0	\$31,222	\$312,333
2035	\$3,426,436	\$6,823,756	50.2 %	Medium	3.00 %	\$913,594	\$0	\$38,510	\$99,734
2036	\$4,278,807	\$7,785,159	55.0 %	Medium	3.00 %	\$941,002	\$0	\$46,024	\$335,981
2037	\$4,929,852	\$8,557,853	57.6 %	Medium	3.00 %	\$969,232	\$0	\$43,624	\$2,144,133
2038	\$3,798,575	\$7,517,887	50.5 %	Medium	3.00 %	\$998,309	\$0	\$26,094	\$3,400,453
2039	\$1,422,526	\$5,180,065	27.5 %	High	3.00 %	\$1,028,258	\$0	\$8,275	\$2,225,876
2040	\$233,183	\$4,010,096	5.8 %	High	3.00 %	\$1,059,106	\$0	\$6,318	\$267,665
2041	\$1,030,943	\$4,851,003	21.3 %	High	3.00 %	\$1,090,879	\$0	\$14,897	\$187,020
2042	\$1,949,699	\$5,830,091	33.4 %	Medium	3.00 %	\$1,123,606	\$0	\$22,605	\$522,647
2043	\$2,573,263	\$6,523,642	39.4 %	Medium	3.00 %	\$1,157,314	\$0	\$30,551	\$221,643
2044	\$3,539,485	\$7,579,742	46.7 %	Medium	3.00 %	\$1,192,033	\$0	\$40,530	\$201,995
2045	\$4,570,053	\$8,720,423	52.4 %	Medium	3.00 %	\$1,227,794	\$0	\$51,307	\$153,381
2046	\$5,695,774	\$9,979,037	57.1 %	Medium	3.00 %	\$1,264,628	\$0	\$63,418	\$30,562
2047	\$6,993,258	\$11,436,563	61.1 %	Medium	3.00 %	\$1,302,567	\$0	\$59,572	\$3,429,107
2048	\$4,926,291	\$9,473,003	52.0 %	Medium	3.00 %	\$1,341,644	\$0	\$34,570	\$4,311,760
2049	\$1,990,746	\$6,578,163	30.3 %	Medium	3.00 %	\$1,381,893	\$0	\$11,180	\$3,137,537
2050	\$246,284	\$4,843,790	5.1 %	High	3.00 %	\$1,423,350	\$0	\$8,669	\$189,996
2051	\$1,488,307	\$6,132,351	24.3 %	High	3.00 %	\$1,466,051	\$0	\$21,561	\$150,270
2052	\$2,825,649	\$7,540,655	37.5 %	Medium	3.00 %	\$1,510,032	\$0	\$32,514	\$688,209
2053	\$3,679,986	\$8,478,504	43.4 %	Medium	3.00 %	\$1,555,333	\$0	\$43,970	\$161,543

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$1,550,425	\$2,143,597	\$2,810,200	\$3,641,941	\$3,032,832
Annual Reserve Funding	\$753,600	\$776,208	\$799,494	\$823,479	\$848,183
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$18,462	\$24,758	\$32,247	\$33,360	\$22,603
<b>Total Income</b>	<b>\$2,322,487</b>	<b>\$2,944,564</b>	<b>\$3,641,941</b>	<b>\$4,498,780</b>	<b>\$3,903,619</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 Clubhouse - Seal/Repair	\$14,200	\$0	\$0	\$0	\$0
115 Asphalt Cafe/Pro Shop - Seal/Repair	\$9,105	\$0	\$0	\$0	\$0
<b>Recreation</b>					
200 Sport Court - Renovate/Resurface	\$0	\$105,936	\$0	\$0	\$0
222 Park Septic Systems - Replace	\$0	\$0	\$0	\$0	\$0
270 Lake Limerick - Dredge	\$0	\$0	\$0	\$0	\$2,318,548
272 Lake Leprechaun - Dredge	\$0	\$0	\$0	\$0	\$0
274 Bird Sanctuary - Dredge	\$0	\$0	\$0	\$1,409,618	\$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	\$51,661
<b>Building Exteriors</b>					
300 Exterior Surfaces - Paint/Seal	\$0	\$0	\$0	\$0	\$0
306 Clubhse Windows/Glass Doors-Replace	\$0	\$0	\$0	\$0	\$0
308 Cafe/Pro Shop Windows - Replace	\$0	\$28,428	\$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	\$15,950	\$0	\$0	\$0	\$0
416 Café/Pro Shop Flooring - Replace	\$0	\$0	\$0	\$0	\$0
440 Clubhouse Interior-Partial Remodel	\$0	\$0	\$0	\$37,590	\$0
450 Café/Pro Shop-Part Remodel	\$0	\$0	\$0	\$18,740	\$0
<b>Equipment/Systems</b>					
508 Surveillance Equipment - Replace	\$0	\$0	\$0	\$0	\$17,952
540 Clubhouse HVAC - Partial Replace	\$22,900	\$0	\$0	\$0	\$0
545 Pro Shop/Cafe HVAC -Partial Replace	\$0	\$0	\$0	\$0	\$25,774
560 CH Kitchen Equip.- Partial Replace	\$0	\$0	\$0	\$0	\$0
570 Cafe Kitchen Equip.-Partial Replace	\$17,250	\$0	\$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	\$19,100	\$0	\$0	\$0	\$0
706 Auto, Security - Replace	\$19,100	\$0	\$0	\$0	\$0
788 Plumbing - Systems Evaluation	\$12,900	\$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
830 Skid Sprayer - Replace	\$13,385	\$0	\$0	\$0	\$0
831 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
835 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
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, (2021) - Replace	\$0	\$0	\$0	\$0	\$0
892 Used Golf Carts, FY 2020 - Replace	\$0	\$0	\$0	\$0	\$0
894 Used Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
895 Used Golf Carts (2023) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Site/Buildings/Systems</b>					
1000 GC Irrigation Systems - Renovate	\$0	\$0	\$0	\$0	\$0
1002 GC Pumps - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
1008 GC Paths - Resurface	\$0	\$0	\$0	\$0	\$0
1010 GC Paths (2017) - Resurface	\$0	\$0	\$0	\$0	\$0
1012 Golf Cart Paths - Seal Coat/Repair	\$35,000	\$0	\$0	\$0	\$0
1022 GC Septic System - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$178,890</b>	<b>\$134,364</b>	<b>\$0</b>	<b>\$1,465,948</b>	<b>\$2,413,935</b>
<b>Ending Reserve Balance</b>	<b>\$2,143,597</b>	<b>\$2,810,200</b>	<b>\$3,641,941</b>	<b>\$3,032,832</b>	<b>\$1,489,684</b>



Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$1,489,684	\$829,062	\$1,248,588	\$2,134,710	\$2,972,552
Annual Reserve Funding	\$873,629	\$899,838	\$926,833	\$954,638	\$983,277
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,589	\$10,384	\$16,909	\$25,525	\$34,580
Total Income	\$2,374,901	\$1,739,283	\$2,192,330	\$3,114,874	\$3,990,409
<b># Component</b>					
<b>Grounds/Site</b>					
106 Asphalt, Clubhouse - Resurface	\$0	\$0	\$0	\$0	\$0
108 Asphalt, Café/Pro Shop - Resurface	\$0	\$95,345	\$0	\$0	\$0
112 Asphalt, Parks - Resurface	\$0	\$66,867	\$0	\$0	\$0
114 Asphalt Clubhouse - Seal/Repair	\$16,462	\$0	\$0	\$0	\$0
115 Asphalt Café/Pro Shop - Seal/Repair	\$10,555	\$0	\$0	\$0	\$0
<b>Recreation</b>					
200 Sport Court - Renovate/Resurface	\$0	\$0	\$0	\$0	\$0
222 Park Septic Systems - Replace	\$0	\$171,347	\$0	\$0	\$0
270 Lake Limerick - Dredge	\$0	\$0	\$0	\$0	\$0
272 Lake Leprechaun - Dredge	\$1,431,703	\$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	\$57,620	\$0	\$0
306 Clubhse Windows/Glass Doors-Replace	\$0	\$0	\$0	\$48,011	\$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	\$0	\$43,577	\$0
450 Café/Pro Shop-Part Remodel	\$0	\$0	\$0	\$21,725	\$0
<b>Equipment/Systems</b>					
508 Surveillance Equipment - Replace	\$0	\$0	\$0	\$0	\$0
540 Clubhouse HVAC - Partial Replace	\$26,547	\$0	\$0	\$0	\$0
545 Pro Shop/Cafe HVAC -Partial Replace	\$0	\$0	\$0	\$0	\$0
560 CH Kitchen Equip.- Partial Replace	\$0	\$0	\$0	\$29,009	\$0
570 Cafe Kitchen Equip.-Partial Replace	\$19,997	\$0	\$0	\$0	\$0
700 Tractor, Shared - Replace	\$0	\$82,390	\$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
788 Plumbing - Systems Evaluation	\$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	\$37,382
<b>Golf Course Equipment</b>					
814 Zero Turn Mower - Replace	\$0	\$22,806	\$0	\$0	\$0
830 Skid Sprayer - Replace	\$0	\$0	\$0	\$0	\$0
831 Utility Vehicle - Replace	\$0	\$51,941	\$0	\$0	\$0
835 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
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, (2021) - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
892 Used Golf Carts, FY 2020 - Replace	\$0	\$0	\$0	\$0	\$0
894 Used Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
895 Used Golf Carts (2023) - Replace	\$0	\$0	\$0	\$0	\$6,720
<b>Golf Course Site/Buildings/Systems</b>					
1000 GC Irrigation Systems - Renovate	\$0	\$0	\$0	\$0	\$0
1002 GC Pumps - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
1008 GC Paths - Resurface	\$0	\$0	\$0	\$0	\$0
1010 GC Paths (2017) - Resurface	\$0	\$0	\$0	\$0	\$0
1012 Golf Cart Paths - Seal Coat/Repair	\$40,575	\$0	\$0	\$0	\$0
1022 GC Septic System - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$1,545,840</b>	<b>\$490,696</b>	<b>\$57,620</b>	<b>\$142,322</b>	<b>\$44,101</b>
<b>Ending Reserve Balance</b>	<b>\$829,062</b>	<b>\$1,248,588</b>	<b>\$2,134,710</b>	<b>\$2,972,552</b>	<b>\$3,946,307</b>

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$3,946,307	\$4,689,913	\$5,685,191	\$6,484,486	\$5,506,972
Annual Reserve Funding	\$1,012,775	\$1,043,159	\$1,074,453	\$1,106,687	\$1,139,888
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$43,163	\$51,853	\$60,823	\$59,932	\$43,968
Total Income	\$5,002,245	\$5,784,925	\$6,820,467	\$7,651,105	\$6,690,828
<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 Clubhouse - Seal/Repair	\$19,084	\$0	\$0	\$0	\$0
115 Asphalt Café/Pro Shop - Seal/Repair	\$12,236	\$0	\$0	\$0	\$0
<b>Recreation</b>					
200 Sport Court - Renovate/Resurface	\$0	\$0	\$0	\$0	\$0
222 Park Septic Systems - Replace	\$0	\$0	\$0	\$0	\$0
270 Lake Limerick - Dredge	\$0	\$0	\$0	\$0	\$3,115,935
272 Lake Leprechaun - Dredge	\$0	\$0	\$0	\$0	\$0
274 Bird Sanctuary - Dredge	\$0	\$0	\$0	\$1,894,408	\$0
277 Dam Valve - Replace	\$0	\$0	\$0	\$0	\$0
280 Dock, Clubhouse - Replace	\$0	\$0	\$0	\$0	\$179,469
281 Dock, Anglia - Replace	\$0	\$0	\$141,222	\$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	\$73,926	\$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
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	\$37,888	\$0
355 MF Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Interiors</b>					
410 Clubhouse Flooring 2019 - Replace	\$30,305	\$0	\$0	\$0	\$0
412 Clubhouse Flooring 2021 - Replace	\$0	\$0	\$29,656	\$0	\$0
413 Clubhouse Flooring, Older - Replace	\$0	\$0	\$0	\$0	\$0
416 Café/Pro Shop Flooring - Replace	\$0	\$0	\$0	\$0	\$27,075
440 Clubhouse Interior-Partial Remodel	\$0	\$0	\$0	\$50,518	\$0
450 Café/Pro Shop-Part Remodel	\$0	\$0	\$0	\$25,185	\$0
<b>Equipment/Systems</b>					
508 Surveillance Equipment - Replace	\$21,435	\$0	\$0	\$0	\$0
540 Clubhouse HVAC - Partial Replace	\$30,776	\$0	\$0	\$0	\$0
545 Pro Shop/Cafe HVAC -Partial Replace	\$0	\$0	\$0	\$0	\$34,638
560 CH Kitchen Equip.- Partial Replace	\$0	\$0	\$0	\$0	\$0
570 Cafe Kitchen Equip.-Partial Replace	\$23,183	\$0	\$0	\$0	\$0
700 Tractor, Shared - Replace	\$0	\$0	\$0	\$0	\$0
702 Truck, Shared - Replace	\$0	\$49,832	\$0	\$0	\$0
704 Truck, Shared - Replace	\$0	\$0	\$27,232	\$0	\$0
706 Auto, Security - Replace	\$0	\$0	\$27,232	\$0	\$0
788 Plumbing - Systems Evaluation	\$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
830 Skid Sprayer - Replace	\$0	\$0	\$0	\$0	\$0
831 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
835 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
840 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
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	\$37,815	\$0
890 Used Golf Carts, (2021) - Replace	\$0	\$0	\$36,713	\$0	\$0

<b>Fiscal Year</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>
892 Used Golf Carts, FY 2020 - Replace	\$0	\$49,902	\$0	\$0	\$0
894 Used Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
895 Used Golf Carts (2023) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Site/Buildings/Systems</b>					
1000 GC Irrigation Systems - Renovate	\$0	\$0	\$0	\$98,318	\$0
1002 GC Pumps - Refurbish/Replace	\$128,277	\$0	\$0	\$0	\$0
1008 GC Paths - Resurface	\$0	\$0	\$0	\$0	\$0
1010 GC Paths (2017) - Resurface	\$0	\$0	\$0	\$0	\$0
1012 Golf Cart Paths - Seal Coat/Repair	\$47,037	\$0	\$0	\$0	\$0
1022 GC Septic System - Replace	\$0	\$0	\$0	\$0	\$43,336
<b>Total Expenses</b>	<b>\$312,333</b>	<b>\$99,734</b>	<b>\$335,981</b>	<b>\$2,144,133</b>	<b>\$3,400,453</b>
Ending Reserve Balance	\$4,689,913	\$5,685,191	\$6,484,486	\$5,506,972	\$3,290,375

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$3,290,375	\$2,266,355	\$3,235,494	\$4,331,882	\$5,139,525
Annual Reserve Funding	\$1,174,084	\$1,209,307	\$1,245,586	\$1,282,954	\$1,321,442
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$27,772	\$27,498	\$37,821	\$47,337	\$57,156
Total Income	\$4,492,231	\$3,503,160	\$4,518,901	\$5,662,172	\$6,518,123
<b># Component</b>					
<b>Grounds/Site</b>					
106 Asphalt, Clubhouse - Resurface	\$0	\$199,786	\$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 Clubhouse - Seal/Repair	\$22,123	\$0	\$0	\$0	\$0
115 Asphalt Café/Pro Shop - Seal/Repair	\$14,185	\$0	\$0	\$0	\$0
<b>Recreation</b>					
200 Sport Court - Renovate/Resurface	\$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	\$1,924,090	\$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	\$61,403	\$0	\$0
283 Dock/Fish, Log Toy - Replace	\$0	\$0	\$0	\$58,138	\$0
285 Dock, Tipperary - Replace	\$86,857	\$0	\$0	\$0	\$0
286 Dock, Banbury - Replace	\$0	\$0	\$0	\$0	\$0
288 Swim Floats - Replace	\$0	\$0	\$48,181	\$0	\$0
290 Island Bridge - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
300 Exterior Surfaces - Paint/Seal	\$0	\$0	\$77,436	\$0	\$0
306 Clubhse Windows/Glass Doors-Replace	\$0	\$0	\$0	\$64,522	\$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	\$42,284	\$0	\$0	\$0
350 Roof, Clubhouse - Replace	\$0	\$0	\$0	\$0	\$0
351 Roof, Café/Pro Shop - Replace	\$36,690	\$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	\$24,850	\$0	\$0	\$0	\$0
416 Café/Pro Shop Flooring - Replace	\$0	\$0	\$0	\$0	\$0
440 Clubhouse Interior-Partial Remodel	\$0	\$0	\$0	\$58,564	\$0
450 Café/Pro Shop-Part Remodel	\$0	\$0	\$0	\$29,197	\$0
<b>Equipment/Systems</b>					
508 Surveillance Equipment - Replace	\$0	\$25,595	\$0	\$0	\$0
540 Clubhouse HVAC - Partial Replace	\$35,677	\$0	\$0	\$0	\$0
545 Pro Shop/Cafe HVAC -Partial Replace	\$0	\$0	\$0	\$0	\$0
560 CH Kitchen Equip.- Partial Replace	\$0	\$0	\$0	\$38,986	\$0
570 Cafe Kitchen Equip.-Partial Replace	\$26,875	\$0	\$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
788 Plumbing - Systems Evaluation	\$0	\$0	\$0	\$0	\$0
794 Clubhouse/Pro Shop Septic - Replace	\$0	\$0	\$0	\$273,241	\$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
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	\$33,492
840 Tractor - Replace	\$0	\$0	\$0	\$0	\$79,785
856 Sweeper/Veritcutter - Replace	\$0	\$0	\$0	\$0	\$0
862 Grinder, Reel - Replace	\$0	\$0	\$0	\$0	\$80,486
888 Used Golf Carts, FY 2022 - Replace	\$0	\$0	\$0	\$0	\$0
890 Used Golf Carts, (2021) - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>
892 Used Golf Carts, FY 2020 - Replace	\$0	\$0	\$0	\$0	\$0
894 Used Golf Carts - Replace	\$0	\$0	\$0	\$0	\$27,881
895 Used Golf Carts (2023) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Site/Buildings/Systems</b>					
1000 GC Irrigation Systems - Renovate	\$0	\$0	\$0	\$0	\$0
1002 GC Pumps - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
1008 GC Paths - Resurface	\$0	\$0	\$0	\$0	\$0
1010 GC Paths (2017) - Resurface	\$0	\$0	\$0	\$0	\$0
1012 Golf Cart Paths - Seal Coat/Repair	\$54,529	\$0	\$0	\$0	\$0
1022 GC Septic System - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$2,225,876</b>	<b>\$267,665</b>	<b>\$187,020</b>	<b>\$522,647</b>	<b>\$221,643</b>
<b>Ending Reserve Balance</b>	<b>\$2,266,355</b>	<b>\$3,235,494</b>	<b>\$4,331,882</b>	<b>\$5,139,525</b>	<b>\$6,296,480</b>

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$6,296,480	\$7,524,646	\$8,855,046	\$10,364,517	\$8,517,073
Annual Reserve Funding	\$1,361,085	\$1,401,918	\$1,443,976	\$1,487,295	\$1,531,914
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$69,076	\$81,864	\$96,057	\$94,368	\$71,599
Total Income	\$7,726,642	\$9,008,428	\$10,395,079	\$11,946,180	\$10,120,586
# 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 Clubhouse - Seal/Repair	\$25,647	\$0	\$0	\$0	\$0
115 Asphalt Cafe/Pro Shop - Seal/Repair	\$16,445	\$0	\$0	\$0	\$0
<b>Recreation</b>					
200 Sport Court - Renovate/Resurface	\$0	\$0	\$0	\$0	\$0
222 Park Septic Systems - Replace	\$0	\$0	\$0	\$0	\$0
270 Lake Limerick - Dredge	\$0	\$0	\$0	\$0	\$4,187,556
272 Lake Leprechaun - Dredge	\$0	\$0	\$0	\$0	\$0
274 Bird Sanctuary - Dredge	\$0	\$0	\$0	\$2,545,927	\$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
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	\$81,295	\$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	\$0	\$67,891	\$0
450 Café/Pro Shop-Part Remodel	\$0	\$0	\$0	\$33,847	\$0
<b>Equipment/Systems</b>					
508 Surveillance Equipment - Replace	\$0	\$0	\$30,562	\$0	\$0
540 Clubhouse HVAC - Partial Replace	\$41,360	\$0	\$0	\$0	\$0
545 Pro Shop/Cafe HVAC -Partial Replace	\$0	\$0	\$0	\$0	\$46,551
560 CH Kitchen Equip.- Partial Replace	\$0	\$0	\$0	\$0	\$0
570 Cafe Kitchen Equip.-Partial Replace	\$31,155	\$0	\$0	\$0	\$0
700 Tractor, Shared - Replace	\$0	\$0	\$0	\$0	\$0
702 Truck, Shared - Replace	\$0	\$0	\$0	\$71,049	\$0
704 Truck, Shared - Replace	\$0	\$0	\$0	\$0	\$38,826
706 Auto, Security - Replace	\$0	\$0	\$0	\$0	\$38,826
788 Plumbing - Systems Evaluation	\$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
830 Skid Sprayer - Replace	\$24,175	\$0	\$0	\$0	\$0
831 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
835 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
840 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
856 Sweeper/Veritcutter - Replace	\$0	\$72,086	\$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, (2021) - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>
892 Used Golf Carts, FY 2020 - Replace	\$0	\$0	\$0	\$0	\$0
894 Used Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
895 Used Golf Carts (2023) - Replace	\$0	\$0	\$0	\$0	\$0
<b>Golf Course Site/Buildings/Systems</b>					
1000 GC Irrigation Systems - Renovate	\$0	\$0	\$0	\$132,132	\$0
1002 GC Pumps - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
1008 GC Paths - Resurface	\$0	\$0	\$0	\$0	\$0
1010 GC Paths (2017) - Resurface	\$0	\$0	\$0	\$578,261	\$0
1012 Golf Cart Paths - Seal Coat/Repair	\$63,214	\$0	\$0	\$0	\$0
1022 GC Septic System - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$201,995</b>	<b>\$153,381</b>	<b>\$30,562</b>	<b>\$3,429,107</b>	<b>\$4,311,760</b>
<b>Ending Reserve Balance</b>	<b>\$7,524,646</b>	<b>\$8,855,046</b>	<b>\$10,364,517</b>	<b>\$8,517,073</b>	<b>\$5,808,826</b>



Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$5,808,826	\$4,299,682	\$5,785,297	\$7,374,762	\$8,490,026
Annual Reserve Funding	\$1,577,871	\$1,625,207	\$1,673,963	\$1,724,182	\$1,775,908
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$50,521	\$50,403	\$65,772	\$79,290	\$93,399
Total Income	\$7,437,218	\$5,975,292	\$7,525,032	\$9,178,235	\$10,359,333
# 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 Clubhouse - Seal/Repair	\$29,732	\$0	\$0	\$0	\$0
115 Asphalt Café/Pro Shop - Seal/Repair	\$19,064	\$0	\$0	\$0	\$0
<b>Recreation</b>					
200 Sport Court - Renovate/Resurface	\$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	\$2,585,816	\$0	\$0	\$0	\$0
274 Bird Sanctuary - Dredge	\$0	\$0	\$0	\$0	\$0
277 Dam Valve - Replace	\$0	\$0	\$0	\$394,668	\$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	\$104,067	\$0	\$0
306 Clubhse Windows/Glass Doors-Replace	\$0	\$0	\$0	\$86,712	\$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	\$98,512	\$0	\$0	\$0	\$0
<b>Building Interiors</b>					
410 Clubhouse Flooring 2019 - Replace	\$47,215	\$0	\$0	\$0	\$0
412 Clubhouse Flooring 2021 - Replace	\$0	\$0	\$46,203	\$0	\$0
413 Clubhouse Flooring, Older - Replace	\$0	\$0	\$0	\$0	\$0
416 Café/Pro Shop Flooring - Replace	\$0	\$0	\$0	\$0	\$42,183
440 Clubhouse Interior-Partial Remodel	\$0	\$0	\$0	\$78,705	\$0
450 Café/Pro Shop-Part Remodel	\$0	\$0	\$0	\$39,238	\$0
<b>Equipment/Systems</b>					
508 Surveillance Equipment - Replace	\$0	\$0	\$0	\$36,492	\$0
540 Clubhouse HVAC - Partial Replace	\$47,948	\$0	\$0	\$0	\$0
545 Pro Shop/Cafe HVAC -Partial Replace	\$0	\$0	\$0	\$0	\$0
560 CH Kitchen Equip.- Partial Replace	\$0	\$0	\$0	\$52,394	\$0
570 Cafe Kitchen Equip.-Partial Replace	\$36,118	\$0	\$0	\$0	\$0
700 Tractor, Shared - Replace	\$0	\$148,805	\$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
788 Plumbing - Systems Evaluation	\$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	\$41,191	\$0	\$0	\$0
830 Skid Sprayer - Replace	\$0	\$0	\$0	\$0	\$0
831 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
835 Utility Vehicle - Replace	\$0	\$0	\$0	\$0	\$0
840 Tractor - Replace	\$0	\$0	\$0	\$0	\$0
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, (2021) - Replace	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>
892 Used Golf Carts, FY 2020 - Replace	\$0	\$0	\$0	\$0	\$0
894 Used Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
895 Used Golf Carts (2023) - Replace	\$0	\$0	\$0	\$0	\$12,136
<b>Golf Course Site/Buildings/Systems</b>					
1000 GC Irrigation Systems - Renovate	\$0	\$0	\$0	\$0	\$0
1002 GC Pumps - Refurbish/Replace	\$199,851	\$0	\$0	\$0	\$0
1008 GC Paths - Resurface	\$0	\$0	\$0	\$0	\$107,224
1010 GC Paths (2017) - Resurface	\$0	\$0	\$0	\$0	\$0
1012 Golf Cart Paths - Seal Coat/Repair	\$73,282	\$0	\$0	\$0	\$0
1022 GC Septic System - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$3,137,537</b>	<b>\$189,996</b>	<b>\$150,270</b>	<b>\$688,209</b>	<b>\$161,543</b>
<b>Ending Reserve Balance</b>	<b>\$4,299,682</b>	<b>\$5,785,297</b>	<b>\$7,374,762</b>	<b>\$8,490,026</b>	<b>\$10,197,791</b>

"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 transfers 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 transfers 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. Christian Colunga, company President, is a credentialed Reserve Specialist (#208). 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) The project is the Association's present obligation. 2) The need and schedule of a project can be reasonably anticipated. 3) The total cost of the project is material, can be estimated and includes all direct & related costs. 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

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**Comp #: 102 Concrete/Curb - Repair/Replace****Quantity: Poured in place concrete**

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 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**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 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 104 Asphalt Roads, Public - Maintain****Quantity: Community roadways**

Location: Asphalt roads within property perimeter, public

Funded?: No. Maintained by Municipality

History: Maintained by Municipality; 2007-Mason Lake Road repairs due to water line break at \$35K

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 106 Asphalt, Clubhouse - Resurface****Quantity: ~33,600 GSF**

Location: 790 East Saint Andrews Drive

Funded?: Yes.

History: Asphalt resurface occurred last in FY 2009/2010

Comments: Remaining useful life lowered one year; cost inflated to current market rate from reserve study.

Useful Life: 30 years

Remaining Life: 16 years

Best Case: \$ 107,000

Worst Case: \$142,000

Cost Source: ARI Cost Database: Similar Project

Cost History

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**Comp #: 108 Asphalt, Café/Pro Shop - Resurface****Quantity: ~21,500 GSF**

Location: 811 E Saint Andrews Drive

Funded?: Yes.

History:

Comments: Remaining useful life lowered one year; cost inflated to current market rate from reserve study.

Useful Life: 30 years

Remaining Life: 6 years

Best Case: \$ 68,400

Worst Case: \$91,300

Cost Source: ARI Cost Database: Similar Project

Cost History

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**Comp #: 110 Asphalt, Pole Barn - Resurface****Quantity: ~1,600 GSF**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Costs are best handled with operating funds.

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

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 112 Asphalt, Parks - Resurface****Quantity: ~16,000 GSF**

Location: Select parks

Funded?: Yes.

History:

Comments: Remaining useful life lowered one year; cost inflated to current market rate from reserve study.

Useful Life: 30 years

Remaining Life: 6 years

Best Case: \$ 50,900

Worst Case: \$61,100

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 114 Asphalt Clubhouse - Seal/Repair****Quantity: ~33,600 GSF**

Location: Common area paved parking area, drives

Funded?: Yes.

History: No major projects reported

Comments: Remaining useful life remains at zero, as work was not completed, nor is planned; cost inflated to current market rate from reserve study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 11,100

Worst Case: \$17,300

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 115 Asphalt Cafe/Pro Shop - Seal/Repair****Quantity: ~21,500 GSF**

Location: Common area paved parking area, drives

Funded?: Yes.

History: No major projects reported

Comments: Remaining useful life remains at zero, as work was not completed, nor is planned; cost inflated to current market rate from previous reserve study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 7,110

Worst Case: \$11,100

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 116 Asphalt, Parks - Seal/Repair****Quantity: ~16,000 GSF**

Location: Common area paved parking area, drives

Funded?: No. Costs are best handled with operating funds.

History: No major projects reported

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 120 Fence, Chain Link - Replace****Quantity: ~2,500 LF**

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

Funded?: No. Costs are best handled with operating funds.

History: No major projects reported

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 122 Fence, Wood - Replace****Quantity: ~100 LF pressure treated**

Location: Anglia Park

Funded?: No. Cost projected to be too small

History: No major projects reported

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 132 Community Signage - Replace****Quantity: Maps, monuments, parks**

Location: Scattered throughout association

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

History: No major projects reported

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 155 Drainage/Storm Systems - Replace**

**Quantity: Catchbasins, drains, etc.**

Location: Select common areas of LLCC

Funded?: No. Useful life not predictable or extended

History:

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 162 Pole Lights - Replace**

**Quantity: Street, public area light**

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: No major projects reported

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 170 Landscape - Refurbish**

**Quantity: Shrubs, grass, etc**

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

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

History: No major projects reported

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---

**Comp #: 173 Trees - Remove/Trim**

**Quantity: Trim, remove, replant**

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

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

History: Handled as an operating expense

Comments: Not funded; no changes from previous 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: No major projects reported

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

---



## Recreation

**Comp #: 200 Sport Court - Renovate/Resurface****Quantity: ~13,200 GSF**

Location: 790 East Saint Andrews Drive

Funded?: Yes.

History: Current plans to execute this project by FY 2025/2026

Comments: Remaining useful life lowered one year; cost inflated to current market rate from previous reserve study.

Useful Life: 30 years

Remaining Life: 1 years

Best Case: \$ 92,700

Worst Case: \$113,000

Cost Source: Client Cost Estimate

**Comp #: 210 Sport Court - Seal/Stripe****Quantity: ~13,200 GSF**

Location: 790 East Saint Andrews Drive

Funded?: No. Best handled as an operating expense

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 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 214 Sport Court Fence - Replace****Quantity: ~460 LF**

Location: 790 East Saint Andrews Drive

Funded?: No. Costs are best handled with operating funds, as needed

History: No major projects reported

Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**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 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.

History: No major projects reported

Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.

Useful Life: 60 years

Remaining Life: 6 years

Best Case: \$ 114,000

Worst Case: \$173,000

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: Maintained as an operating expense

Comments: Not funded; no changes from previous 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 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 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. Best handled as an operating expense

History: Maintained as an operating expense

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 260 Patio Assets - Replace****Quantity: Outdoor tables/chairs**

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

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

History: Maintained as an operating expense

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 270 Lake Limerick - Dredge****Quantity: Lake dredging**

Location: Lake Limerick; Cranberry Creek Bay area

Funded?: Yes.

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: 4 years

Best Case: \$ 1,850,000

Worst Case: \$2,270,000

Cost Source: Client Cost Estimate: Lake Advocate, 2023

**Comp #: 272 Lake Leprechaun - Dredge****Quantity: Lake dredging**

Location: Lake Leprechaun

Funded?: Yes.

History: 2024-Detailed engineering permit \$54,000; 2022-Consultations with Lake Advocates

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: \$ 1,110,000

Worst Case: \$1,360,000

Cost Source: Client Cost Estimate: Lake Advocates, 2023

**Comp #: 274 Bird Sanctuary - Dredge****Quantity: Lake dredging**

Location: Lake Limerick; Bird Sanctuary

Funded?: Yes.

History: 2024-Feasibility study at \$13,500; 2022-Consultation with Lake Advocates

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: 3 years

Best Case: \$ 1,030,000

Worst Case: \$1,550,000

Cost Source: Client Cost Estimate: Lake Advocates

- 2023

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

Location: Limerick, Leprechaun and Cranberry Lakes

Funded?: No. Useful life not predictable or extended

History: 2002/03-Earthquake damage repairs \$47,000.

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: Lake Limerick Dam

Funded?: Yes.

History: 2002/03 - corrective repairs at \$129,000 ; 1994/95 - Lake Limerick Dam drain valve and pipe system repair \$123,000

Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.

Useful Life: 50 years

Remaining Life: 28 years

Best Case: \$ 149,000

Worst Case: \$196,000

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 280 Dock, Clubhouse - Replace****Quantity: ~1,150 GSF**

Location: Clubhouse Park

Funded?: Yes.

History: 2008/2009 - replacement at \$64,400

Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 92,300

Worst Case: \$145,000

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 281 Dock, Anglia - Replace****Quantity: ~960 GSF**

Location: Anglia Park

Funded?: Yes.

History: 2006/2007 - replacement at expense of \$24,400

Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.

Useful Life: 30 years

Remaining Life: 12 years

Best Case: \$ 77,100

Worst Case: \$121,000

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 282 Dock/Swim, Log Toy - Replace****Quantity: ~360 GSF**

Location: Log Toy Park, swim area

Funded?: Yes.

History: 2011/2012 - replaced at expense of \$16,200

Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.

Useful Life: 30 years

Remaining Life: 17 years

Best Case: \$ 28,900

Worst Case: \$45,400

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 283 Dock/Fish, Log Toy - Replace****Quantity: ~330 GSF**

Location: Log Toy Park, end of peninsula

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

History: 2012/13 - replaced at expense of \$15,000

Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.

Useful Life: 30 years

Remaining Life: 18 years

Best Case: \$ 26,600

Worst Case: \$41,700

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 285 Dock, Tipperary - Replace****Quantity: ~540 GSF**

Location: Way to Tipperary Park

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

History: 2009/2011 - replaced at expense of \$15,000

Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.

Useful Life: 30 years

Remaining Life: 15 years

Best Case: \$ 43,300

Worst Case: \$68,200

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 286 Dock, Banbury - Replace****Quantity: ~540 GSF**

Location: Banbury Park

Funded?: Yes.

History: 2006/2007 - Replaced

Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.

Useful Life: 30 years

Remaining Life: 12 years

Best Case: \$ 35,500

Worst Case: \$68,200

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 288 Swim Floats - Replace****Quantity: ~390 GSF**

Location: Clubhouse Park and Lake Leprechaun

Funded?: Yes.

History: 2010/2011 - \$10,500 and 2012/2013 - \$11,500;

Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.

Useful Life: 30 years

Remaining Life: 17 years

Best Case: \$ 26,900

Worst Case: \$31,400

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 290 Island Bridge - Replace****Quantity: ~500 GSF**

Location: Clubhouse Park

Funded?: Yes.

History: No major projects reported

Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 34,400

Worst Case: \$57,400

Cost Source: ARI Cost Database: Similar Project

Cost History

## Building Exteriors

**Comp #: 300 Exterior Surfaces - Paint/Seal****Quantity: ~9,600 GSF**

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.

History: 2016/2017 - painted 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 from previous reserve study.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 41,300

Worst Case: \$52,400

Cost Source: ARI Cost Database: Similar Project

Cost History

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**Comp #: 302 Exterior Siding/Trim - Replace****Quantity: ~9,600 GSF**

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?: No. Costs are handled annually as an operating expense.

History: Ongoing repairs and replacements as needed

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 306 Clubhse Windows/Glass Doors-Replace****Quantity: (89) assorted**

Location: 790 East Saint Andrews Drive; Clubhouse exterior

Funded?: Yes.

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 from previous reserve study.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 34,100

Worst Case: \$41,700

Cost Source: ARI Cost Database: Similar Project

Cost History

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

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

Funded?: Yes.

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

Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.

Useful Life: 30 years

Remaining Life: 1 years

Best Case: \$ 25,500

Worst Case: \$29,700

Cost Source: ARI Cost Database: Similar Project

Cost History

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**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: Maintained annually with operating funds; 2006-07 - \$20,400 pole barn construction;

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**Comp #: 320 Clubhouse Deck, Rear- Replace****Quantity: ~720 GSF**

Location: 790 East Saint Andrews Drive, Clubhouse elevated deck facing Lake Limerick, rear

Funded?: Yes.

History: Segregated expense of \$75,000 in FY 2020/2021 to replace deck surface.

Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.y.

Useful Life: 40 years

Remaining Life: 36 years

Best Case: \$ 49,500

Worst Case: \$74,300

Cost Source: Client Cost History

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**Comp #: 322 Clubhouse Decks Front -Replace****Quantity: ~310 GSF**

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.

History: No major projects reported

Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.

Useful Life: 40 years

Remaining Life: 16 years

Best Case: \$ 22,900

Worst Case: \$29,800

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 330 Exterior Building Lights- Replace****Quantity: Variety of fixtures**

Location: Common area exterior building locations

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

History: Maintained as an operating expense

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**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: Maintained as an operating expense, as needed

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 350 Roof, Clubhouse - Replace****Quantity: ~7,100 GSF**

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 from previous reserve study.

Useful Life: 30 years

Remaining Life: 21 years

Best Case: \$ 39,000

Worst Case: \$48,400

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 351 Roof, Café/Pro Shop - Replace****Quantity: ~4,100 GSF**

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

Funded?: Yes.

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 from previous reserve study.

Useful Life: 30 years

Remaining Life: 15 years

Best Case: \$ 21,300

Worst Case: \$25,800

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 352 Roof, Golf Cart Sheds - Replace****Quantity: ~4,500 GSF**

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 from previous reserve study.

Useful Life: 30 years

Remaining Life: 13 years

Best Case: \$ 23,400

Worst Case: \$28,200

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 355 MF Metal Roof - Replace**

**Quantity: ~4,300 GSF**

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

Funded?: Yes.

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 from previous reserve study.

Useful Life: 45 years

Remaining Life: 25 years

Best Case: \$ 37,400

Worst Case: \$56,700

Cost Source: ARI Cost Database: Similar Project

Cost History

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**Comp #: 360 CH Chimney/Masonry- Maintain**

**Quantity: (1) chimney**

Location: 790 East Saint Andrews Drive, Clubhouse

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

History: No major projects reported

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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## Building Interiors

**Comp #: 400 Interior Surfaces - Partial Paint****Quantity: Interior paint**

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: 2018/2019 - Portions of Clubhouse painted by volunteers

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 #: 410 Clubhouse Flooring 2019 - Replace****Quantity: ~280 GSF**

Location: 790 East Saint Andrews Drive; select Clubhouse interior

Funded?: Yes.

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: 10 years

Best Case: \$ 19,300

Worst Case: \$25,800

Cost Source: Client Cost History

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**Comp #: 412 Clubhouse Flooring 2021 - Replace****Quantity: ~280 GSF**

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: 12 years

Best Case: \$ 17,800

Worst Case: \$23,800

Cost Source: Client Cost History Inflation Adjusted

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**Comp #: 413 Clubhouse Flooring, Older - Replace****Quantity: ~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: 0 years

Best Case: \$ 12,800

Worst Case: \$19,100

Cost Source: ARI Cost Database: Similar Project

Cost History

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**Comp #: 416 Café/Pro Shop Flooring - Replace****Quantity: ~290 GSF**

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

Funded?: Yes.

History: 2024-Replaced \$17,902

Comments: Remaining useful life reset, and cost adjusted based on actual project

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 16,100

Worst Case: \$19,700

Cost Source: Client Cost History: 2024

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**Comp #: 440 Clubhouse Interior-Partial Remodel****Quantity: Decor, furnishings**

Location: 790 East Saint Andrews Drive; select Clubhouse interior

Funded?: Yes.

History: 2021-\$11,000 chairs/tables, restroom remodel \$5K; repairs to Great Hall fireplace \$5.5K; 2020-ADA restroom remodel; 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: 3 years

Best Case: \$ 22,900

Worst Case: \$45,900

Cost Source: Budget Allowance



**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: 3 years

Best Case: \$ 11,400

Worst Case: \$22,900

Cost Source: Budget Allowance

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**Comp #: 460 Entry/Utility Doors - Replace**

**Quantity: Exterior doors**

Location: Perimeter of building

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

History: Maintained with operating funds

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: Computers, printers, etc**

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

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

History: Maintained with operating funds

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 502 Office Furniture - Partial Replace****Quantity: Desks, chairs, cabinets**

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

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

History: Maintained with operating funds

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 504 POS Equipment - Replace****Quantity: POS system**

Location: Clubhouse Restaurant/Lounge, Pro Shop/Café

Funded?: No. Costs are best handled with operating funds.

History: 2023-Replacement of POS reported at \$6,800

Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: Clubhouse business office

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

History: Maintained with operating funds

Comments: Not funded; no changes from previous 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: Remaining useful life lowered one year; cost inflated from previous reserve study.

Useful Life: 6 years

Remaining Life: 4 years

Best Case: \$ 12,800

Worst Case: \$19,100

Cost Source: Budgeted Allowance

**Comp #: 510 A/V Equipment - Partial Replace****Quantity: Projectors, microphones,**

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

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

History: Maintained with operating funds

Comments: Not funded; no changes from previous 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: Maintained with operating funds

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**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: 2017/18-Clubhouse AOSmith at \$2,700

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: 790 East Saint Andrews Drive; Clubhouse

Funded?: Yes.

History: Units replaced as needed with budget allowance

Comments: Remaining useful life remains at zero, as work was not completed, nor is planned for; cost inflated from previous reserve study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 20,600

Worst Case: \$25,200

Cost Source: ARI Cost Database: Similar Project

Cost History

**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: No major projects reported

Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 20,600

Worst Case: \$25,200

Cost Source: ARI Cost Database: Similar Project

Cost History

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

Location: 51 East Shamrock Drive; Maintenance Facility

Funded?: No. Best handled as operating expense

History: Maintained as an operating expense

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 560 CH Kitchen Equip.- Partial Replace****Quantity: Stoves, ovens, refrig.**

Location: 790 East Saint Andrews Drive; Clubhouse

Funded?: Yes.

History: 2022/23-New kitchen stove \$21,000; 2015/16-fire suppression hood and kitchen remodel \$27,000; 2010/11-Vulcan gas grill/double oven \$4,800

Comments: Remaining useful life lowered one year; cost inflated from reserve study.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 20,600

Worst Case: \$25,200

Cost Source: Client Cost History

**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: 2008/2009 at expense of \$29,600

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 570 Cafe Kitchen Equip.-Partial Replace****Quantity: Stoves, refrigerator, etc**

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

Funded?: Yes.

History: 2014/2015-Garland 60" grill at \$6,800 expense; Exhaust hood at \$4,000; 2012/13-Frymaster deep fryer at \$3,400;

Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 13,800

Worst Case: \$20,700

Cost Source: Client Cost History

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

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: Yes.

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 from previous reserve study.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 58,400

Worst Case: \$79,600

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 702 Truck, Shared - Replace****Quantity: (1) 3/4 ton truck**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: Yes.

History: 2024-Replaced at \$36,000; Purchased used in current FY 2020/2021 at reported expense of \$14,300, placed in service on 11.24.2020

Comments: Replacement truck purchased at \$36,000. Remaining useful life reset, and cost adjusted based on actual project.

Useful Life: 12 years

Remaining Life: 11 years

Best Case: \$ 32,400

Worst Case: \$39,600

Cost Source: Client Cost History: 2024

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

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: Yes.

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 from previous reserve study.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 17,000

Worst Case: \$21,200

Cost Source: Client 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 from previous reserve study.

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 17,000

Worst Case: \$21,200

Cost Source: Client Cost History

**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: No reserve funding required

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 710 Utility Vehicle - Replace****Quantity: (1) Jacobsen Hauler 1200**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: No. Cost projected to be too small for this level of used and/or donated equipment

History: No major projects reported

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 712 Boat, Patrol - Replace****Quantity: (1) Fiberform, 16'**

Location: 51 East Shamrock Drive, Maintenance Facility or lake

Funded?: No. Cost projected to be too small for this level of used and/or donated equipment

History: 2006-\$800 for "Boat for Patrol" and \$3,470 for "Boat Motor"

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 714 Barge, Work - Replace****Quantity: (1) small barge, 20'**

Location: 51 East Shamrock Drive, Maintenance Facility or lake  
 Funded?: No. Cost projected to be too small for this level of used and/or donated equipment  
 History: 1999-cost of \$2,900 for "Motorboat 40 HP"  
 Comments: Not funded; no changes from previous 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 \$8,000; 2013/14 dump trailer \$4,970;  
 Comments: Not funded; no changes from previous 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?: Yes.  
 History: No major projects reported  
 Comments: Not funded; no changes from previous 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: 1 years Remaining Life: 0 years  
 Best Case: \$ 10,300 Worst Case: \$15,500  
 Cost Source: Budget Allowance: Kent Engineering  
 206-455-5121

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**Comp #: 790 Plumbing - Repair/Replace****Quantity: Supply & drain lines**

Location: Throughout the community.  
 Funded?: No. Large-scale repairs or replacements are not predictable prior to a 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 reserve study.  
 Useful Life: Remaining Life:  
 Best Case: Worst Case:  
 Cost Source:

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

Location: Common area locations  
 Funded?: No. Useful life not predictable or extended  
 History: 2020/2021-\$42,000 electrical improvements  
 Comments: Not funded; no changes from previous reserve study.  
 Useful Life: Remaining Life:  
 Best Case: Worst Case:  
 Cost Source:

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**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.

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 from previous reserve study.

Useful Life: 50 years

Remaining Life: 18 years

Best Case: \$ 138,000

Worst Case: \$183,000

Cost Source: ARI Cost Database: Similar Project

Cost History

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**Comp #: 796 MF Septic System - Replace**

**Quantity: (1) system**

Location: 51 East Shamrock Drive, Maintenance Facility

Funded?: Yes.

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 from previous reserve study.

Useful Life: 50 years

Remaining Life: 9 years

Best Case: \$ 22,900

Worst Case: \$34,400

Cost Source: ARI Cost Database: Similar Project

Cost History

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## Golf Course Equipment

**Comp #: 800 Reel Mower - Lease****Quantity: (2) Toro 3420 (1) 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 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 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 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 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 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**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 reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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**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: Maintained/replaced as an operating expense

Comments: Not funded; no changes from previous 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: 2009/2010 at expense of \$11,900  
Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.  
Useful Life: 20 years Remaining Life: 6 years  
Best Case: \$ 17,000 Worst Case: \$21,200  
Cost Source: Client Cost Estimate

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**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: 2020-2020 Toro MH 400 material spreader;. Currently on five year lease with \$1 purchase option.  
Comments: Not funded; no changes from previous reserve study.  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**Comp #: 821 Top Dresser, Small - Replace** **Quantity: (1) Turfco Widespin 1530**  
Location: 51 East Shamrock Drive, Maintenance Facility  
Funded?: No. Future plan to lease this equipment  
History: No major projects reported  
Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**Comp #: 830 Skid Sprayer - Replace** **Quantity: (1) SDI, 160 gallon**  
Location: 51 East Shamrock Drive, Maintenance Facility  
Funded?: Yes.  
History: Sprayer is 2001 model year  
Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.  
Useful Life: 20 years Remaining Life: 0 years  
Best Case: \$ 9,270 Worst Case: \$17,500  
Cost Source: Client Cost Estimate

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**Comp #: 831 Utility Vehicle - Replace** **Quantity: (1) Toro Workman 3330**  
Location: 51 East Shamrock Drive, Maintenance Facility  
Funded?: Yes.  
History: 2007-purchased at expense of \$27,900; serial number indicates model year 2000  
Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.  
Useful Life: 30 years Remaining Life: 6 years  
Best Case: \$ 37,700 Worst Case: \$49,300  
Cost Source: Client Cost History

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**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: Leased vehicle - terms of lease under review by Association  
Comments: Not funded; no changes from previous reserve study.  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**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: Leased vehicle - terms of lease under review by Association  
Comments: Not funded; no changes from previous reserve study.  
Useful Life: Remaining Life:  
Best Case: Worst Case:  
Cost Source:

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**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: Leased vehicle - terms of lease under review by Association  
 Comments: Not funded; no changes from previous 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.  
 History: 2013-purchased 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: 19 years  
 Best Case: \$ 17,000 Worst Case: \$21,200  
 Cost Source: Estimate Provided by Client, adjusted for inflation

**Comp #: 840 Tractor - Replace****Quantity: (1) tractor/backhoe/front**

Location: 51 East Shamrock Drive, Maintenance Facility  
 Funded?: Yes.  
 History: 2024-Replaced at \$45,000; This 43 HP diesel tractor was reportedly purchased used last in 2005 at expense of either \$18,900 or \$20,600; conflicting information  
 Comments: Replaced at \$45,000. Remaining useful life reset, and cost adjusted based on actual project.  
 Useful Life: 20 years Remaining Life: 19 years  
 Best Case: \$ 41,000 Worst Case: \$50,000  
 Cost Source: Client Cost Estimate: 2024

**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 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: Association reports needed confirmation regarding current lease, including terms of lease, remaining useful life, etc.  
 Comments: Not funded; no changes from previous 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. Costs are best handled with operating funds.  
 History: Maintained/replaced using operating funds  
 Comments: Not funded; no changes from previous 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.  
 History: 2014/2015-purchased used at an expense of \$26,500  
 Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.  
 Useful Life: 30 years Remaining Life: 21 years  
 Best Case: \$ 34,500 Worst Case: \$43,000  
 Cost Source: 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: 2013/2014-purchased at an expense of \$3,300  
 Comments: Not funded; no changes from previous reserve study.  
 Useful Life:  
 Best Case:  
 Cost Source:

Remaining Life:  
 Worst Case:

**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: 2014-cost and date of installation were not provided  
 Comments: Not funded; no changes from previous reserve study.  
 Useful Life:  
 Best Case:  
 Cost Source:

Remaining Life:  
 Worst Case:

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

Location: 51 East Shamrock Drive, Maintenance Facility  
 Funded?: Yes.  
 History: 2013-installed at expense of \$33,750  
 Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.  
 Useful Life: 30 years  
 Best Case: \$ 40,100  
 Cost Source: Client Cost History

Remaining Life: 19 years  
 Worst Case: \$51,700

**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.  
 History: 2022/2023-purchased at \$26,500 (2017 model year)  
 Comments: Remaining useful life lowered one year; cost inflated from previous reserve study  
 Useful Life: 20 years  
 Best Case: \$ 23,200  
 Cost Source: Client Cost Estimate

Remaining Life: 13 years  
 Worst Case: \$28,300

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

Location: 51 East Shamrock Drive and 811 East Saint Andrews Drive  
 Funded?: Yes.  
 History: 2021/2022-Purchased at \$22,500 (2017 model year)  
 Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.  
 Useful Life: 20 years  
 Best Case: \$ 23,200  
 Cost Source: Client Cost Estimate

Remaining Life: 12 years  
 Worst Case: \$28,300

**Comp #: 892 Used Golf Carts, FY 2020 - Replace****Quantity: (7) EZGO, electric**

Location: 51 East Shamrock Drive and 811 East Saint Andrews Drive  
 Funded?: Yes.  
 History: 2020/2021-purchased at f \$25,000 (2015 model year)  
 Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.  
 Useful Life: 20 years  
 Best Case: \$ 32,400  
 Cost Source: Client Cost Estimate

Remaining Life: 11 years  
 Worst Case: \$39,700

**Comp #: 894 Used Golf Carts - Replace****Quantity: (3) EZGO, electric**

Location: 51 East Shamrock Drive and 811 East Saint Andrews Drive  
 Funded?: Yes.  
 History: 2024-Replaced with 3 golf carts at \$5,300 each. Revenue from selling old carts \$6,600 (factored in account balance); 2005/2006-2008/2009 (~2002 model year)  
 Comments: Amount reset to 3 carts; cost adjusted to actual project cost.  
 Useful Life: 20 years  
 Best Case: \$ 14,300  
 Cost Source: Client Cost History: 2024

Remaining Life: 19 years  
 Worst Case: \$17,500

**Comp #: 895 Used Golf Carts (2023) - Replace**

**Quantity: (1) EZGO, electric**

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

Funded?: Yes.

History: 2023-purchased at \$3,800 (2005 model year)

Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 4,120

Worst Case: \$6,180

Cost Source: Client Cost Estimate

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## Golf Course Site/Buildings/Systems

**Comp #: 1000 GC Irrigation Systems - Renovate****Quantity: Lines, heads, valves**

Location: Golf Course, 9 holes

Funded?: Yes.

History: 2004/2005: Renovation of lines, heads, valves \$322,000

Comments: Remaining useful life lowered one year; cost inflated reserve study.

Useful Life: 10 years

Remaining Life: 13 years

Best Case: \$ 60,300

Worst Case: \$73,600

Cost Source: Budget Allowance

**Comp #: 1001 GC Telemetry - Partial Replace****Quantity: Satellite irrig. control**

Location: Golf Course, 9 holes

Funded?: No. Costs are best handled with operating funds.

History: 2023-New system installed

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 1002 GC Pumps - Refurbish/Replace****Quantity: (2) large, assorted**

Location: Pump House, Lake Limerick

Funded?: Yes.

History: 2018/2019-Refurbishment of two large booster pumps at \$39,000

Comments: Remaining useful life lowered one year; cost inflated from previous reserve study.

Useful Life: 15 years

Remaining Life: 10 years

Best Case: \$ 84,900

Worst Case: \$106,000

Cost Source: Client Cost History

**Comp #: 1003 GC Pump House/Intake - Improve****Quantity: (1) project**

Location: Pump House, Lake Limerick

Funded?: No. Costs are best handled with operating funds.

History: 2020/2021-redesign water intake system from Lake Limerick to golf course irrigation pump house

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 1004 Golf Course - Improvements****Quantity: Greens improvements**

Location: Golf Course, 9 holes

Funded?: No. Not considered a reserve expense by the Association.

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: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**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: Maintained/Replaced as an operating expense

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 1008 GC Paths - Resurface****Quantity: ~5,600 GSF**

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

Funded?: Yes.

History: 2024-Repairs at \$45,000; Future conventional resurface assuming 2021/2022 one-time renovation/replacement occurs as planned

Comments: Remaining useful life reset; cost adjusted to actual project cost.

Useful Life: 30 years

Remaining Life: 29 years

Best Case: \$ 41,000

Worst Case: \$50,000

Cost Source: Client Cost History: 2024

**Comp #: 1010 GC Paths (2017) - Resurface****Quantity: ~65,800 GSF**

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 from previous reserve study.

Useful Life: 30 years

Remaining Life: 23 years

Best Case: \$ 272,000

Worst Case: \$314,000

Cost Source: ARI Cost Database: Similar Project

Cost History

**Comp #: 1012 Golf Cart Paths - Seal Coat/Repair****Quantity: ~71,400 GSF**

Location: Golf course

Funded?: Yes.

History: No major projects reported

Comments: Remaining useful life remains at zero, as work was not completed; cost inflated to current market rate from previous reserve study.

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 31,300

Worst Case: \$38,700

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: Maintained as an operating expense; 2020/21-Septic lines damaged by invasive tree roots repaired

Comments: Not funded; no changes from previous 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.

History: 1978-Installed

Comments: Remaining useful life lowered one year; cost inflated reserve study.

Useful Life: 60 years

Remaining Life: 14 years

Best Case: \$ 22,900

Worst Case: \$34,400

Cost Source: ARI Cost Database: Similar Project

Cost History

**Professional**

**Comp #: 1200 Reserve Study Update**

**Quantity: Annual update**

Location: Common areas

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

History:

Comments: Not funded; no changes from previous reserve study.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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