

Reserve Study Transmittal Letter

Date: July 26, 2021
To: Lachi Richards, Wildwings CSA Golf Course
From: Browning Reserve Group (BRG)

Re: Wildwings CSA Golf Course; Full Study

Attached, please find the reserve study for Wildwings CSA Golf Course. To assist in your understanding of the study, and to highlight key information you may need quickly, we have listed below some of the important information contained in the study. At BRG our goal is to bring clarity from complexity, so should you have any questions, please do not hesitate to contact us anytime.

1. Where do I find the recommended reserve contribution for next year's budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$175,000** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$3,645.83 /Lot/month @ 4.** For any other funding related issues, if any, see *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."*

2. Where do I find the status of the reserve fund, based on the Percent Funded calculation?

This is found for the 30-year term of the study in *Section IV, "30 Year Reserve Funding Plan, Including Fully Funded Balance and % Funded."* For the year for which the study was prepared, 2021/2022, the Association is **2.9%** funded.

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

California statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

3. Where do I find the assumptions for interest and inflation factors?

While this information is in various places in the study, it can always be found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* For this study the assumption is **2.25%** for the interest rate and **2.50%** for the inflation factor. Please be advised these rates estimate the values that will stand the test of time over the 30-year term of the study, not simply only next year.

4. What pages from the reserve study get mailed to the members (homeowners)?

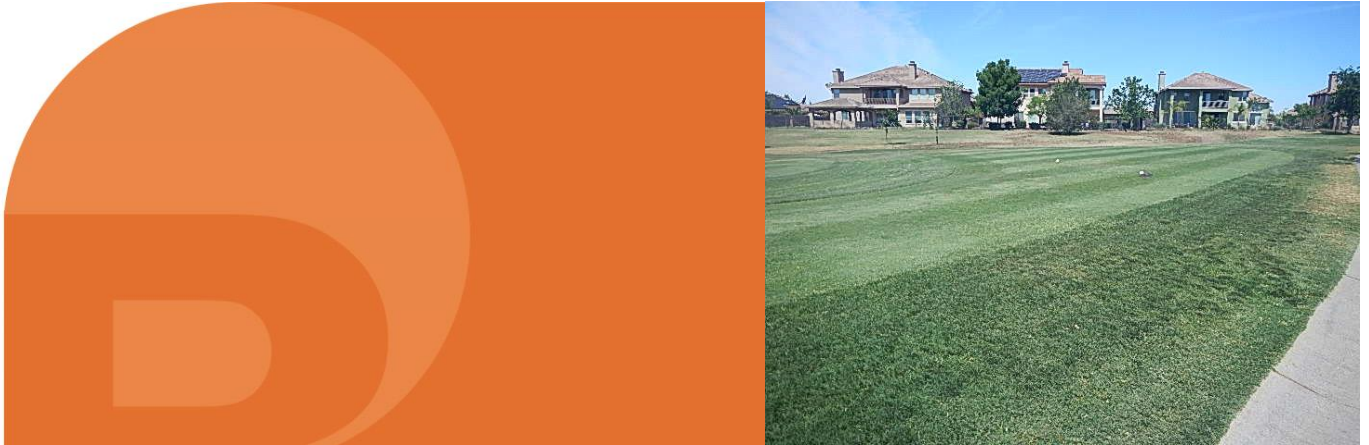
Please see the last section of the reserve study, "Member Distribution Materials." These are the last six pages (or more) of the study which can be removed, and copied, for distribution to the membership with the budget packet. This packet includes all state mandated disclosures related to the reserves and the reserve study. **This section of the study is a stand-alone packet with its own cover and table of contents.**

5. What are the next steps?

This study meets the CA Civil Code Requirements for a site visit study every three years. The next site visit study will be due in three years. For the intervening two years, BRG proposes doing an Update Without Site Visit Study during the next two years at a nominal cost which will include the preparation of a reserve study and required disclosures including the "California Assessment and Reserve Funding Disclosure Summary," which under law, must be presented to the association members each year.

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2020/2021) the current fiscal year is dealt with in the study.

Thank you for the opportunity to work with the Wildwings CSA Golf Course on this study.



RESERVE STUDY

Full Study

Wildwings CSA Golf Course

Second Draft

Published - July 26, 2021

Prepared for the 2021/2022 Fiscal Year

Browning Reserve Group

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Wildwings CSA Golf Course

Second Draft

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Wildwings CSA Golf Course

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Reserve Study Summary

A Reserve Study was conducted of Wildwings CSA Golf Course (the "**Association**"). A **Full Study** includes an on-site review upon where the following tasks are performed:

- development of a reserve component inventory;
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan.

Wildwings CSA Golf Course is a Planned Development with a total of 4 Lots.

Physical Inspection

Browning Reserve Group ("**BRG**") conducted a physical inspection of the Association. The inspection encompassed those major components that the Association is required to maintain. For this study components are determined to be major components if:

1. As of the date of the study, they have a remaining useful life of less than 30 years, and a value greater than \$1,000.
2. Such additional components, if any, determined by the Board of Directors.

During the inspection, BRG utilized the services of our own construction cost estimator. In addition, independent contractors were retained to render opinions on selected components as indicated in *Section VI, Included Component Listing*.

Supplemental information to the physical inspection may have been obtained from the following sources:

1. Project plans where available.
2. Maintenance records of the reserve components where available.
3. Association board members, management and staff.

Summary of Reserves

For the first year of the Reserve Study, the reserve contribution is based upon the existing budget unless otherwise noted in "*Section III, Reserve Funding Plan*." In addition BRG relied on the Association to provide an accurate Beginning Reserve Balance.

The status of the Association's reserves, as reflected in the following Reserve Study, is as follows:

1. **The Expenditure Forecast of the following Reserve Study identifies the major components which the Association is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:**
 - a. **Its current estimated replacement cost;**
 - b. **Its estimated useful life; and**
 - c. **Its estimated remaining useful life.**
2. **It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$1,062,531.**
 - **[For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Current Cost X Effective Age / Useful Life, including a provision for interest and inflation in future years.)]**
3. **The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending June 30, 2022 is estimated to be \$30,490, constituting 2.9% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**
4. **Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$175,000 [*\$3,645.83 per Lot per month (average)*] for the fiscal year ending June 30, 2022 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.**

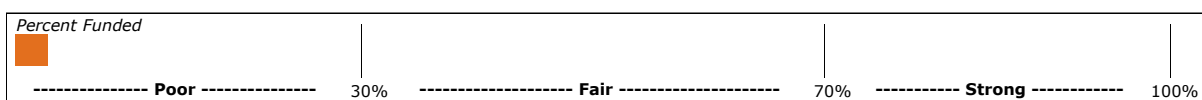
Funding Assessment

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

California statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

Percent Funded Status

Based on paragraphs 1 - 3 above, the Association is 2.9% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



Methodology

The above recommended reserve contribution for the next fiscal year (and future fiscal years as outlined in *Section III, Reserve Fund Balance Forecast*) was developed using the Cash Flow method. This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Funding Goals

The funding goal employed for Wildwings CSA Golf Course is

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

Limitations

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Statutory Disclosures

Compliance

The Reserve Study was conducted pursuant to *Sections 5300 and 5550* of the California Civil Code.

Open Meeting

California *Civil Code Section 5560* says (in part):

The (Reserve Funding) plan shall be adopted by the board of directors at an open meeting before the membership of the association as described in *Article 2 (commencing with Section 4900) of Chapter 6*. If the board of directors determines that an assessment increase is necessary to fund the reserve funding plan, any increase shall be approved in a separate action of the board that is consistent with the procedure described in *Section 5605*.

Supplemental Disclosures

General:

BRG has no other involvement(s) with the Association which could result in actual or perceived conflicts of interest.

Personnel Credentials:

BRG is a licensed general building contractor in California, #768851, and the owner, Robert W Browning, holds the Reserve Specialist designation, #46 from the Community Associations Institute.

Completeness:

BRG has found no material issues which, if not disclosed, would cause a distortion of the Association's situation.

Reliance on Client Data:

Information provided by the official representative of the Association regarding financial, physical, quantity, or historical issues will be deemed reliable by BRG.

Scope:

This Reserve Study is a reflection of information provided to BRG and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, health and safety inspection, or background checks of historical records.

Reserve Balance:

The actual beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited.

Reserve Projects:

Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit, quality inspection, or health and safety review.



Browning Reserve Group



Section II
Wildwings CSA Golf Course
30 Year Expense Forecast - Detailed
Second Draft
Prepared for the 2021/2022 Fiscal Year

Reserve Component	Current		Life																
	Replacement	Useful /		Cost	Remaining	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
01000 - Paving																			
100 - Asphalt: Sealing 74,000 sf Parking Lot & Maintenance Yard	12,210	5	3				13,149						14,877						16,832
200 - Asphalt: Ongoing Repairs 74,000 sf Parking Lot & Maintenance Yard (2%)	5,180	5	3				5,578						6,311						7,141
300 - Asphalt: Overlay w/ Interlayer 74,000 sf Parking Lot & Maintenance Yard	155,400	25	10												198,925				
800 - Striping Parking Lot & Maintenance Yard	2,500	5	3				2,692						3,046						3,446
Total 01000 - Paving	175,290						21,419						24,234		198,925				27,419
02000 - Concrete																			
220 - Walkways 83,600 sf Cart Paths, Walkways, Patios (1%)	13,376	5	3				14,404						16,297						18,439
Total 02000 - Concrete	13,376						14,404						16,297						18,439
03000 - Painting: Exterior																			
120 - Surface Restoration 3,720 sf Maintenance Building & Shed	5,208	5	1		5,338						6,040							6,833	
124 - Surface Restoration 2,000 sf The Nest	2,800	5	5						3,168						3,584				
128 - Surface Restoration 1,620 sf Pro Shop	2,268	5	1		2,325					2,630								2,976	
Total 03000 - Painting: Exterior	10,276				7,663				3,168	8,670				3,584	9,809				
03500 - Painting: Interior																			
100 - Building 3,277 sf Pro Shop	4,260	10	5						4,820										
104 - Building 6,287 sf Maintenance Building	8,173	10	5						9,247										
105 - Building 1,800 sf Nest Building	2,340	10	10												2,995				
Total 03500 - Painting: Interior	14,773								14,067						2,995				
04000 - Structural Repairs																			
200 - Wood: Siding & Trim 3,720 sf Maintenance Building & Shed (10%)	3,720	5	1		3,813					4,314								4,881	
204 - Siding 1,640 sf Cart Barn Siding	24,600	30	15																
208 - Wood: Siding & Trim 2,000 sf The Nest (10%)	2,000	5	5						2,263						2,560				
212 - Siding 1,620 sf Pro Shop (10%)	1,620	5	1		1,661					1,879								2,126	

Reserve Component	Current	Life																
	Replacement	Useful /	Cost	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
290 - Ceilings 880 sf Maintenance Building	1,232	30 15																
295 - Ceilings 2,000 sf Nest Building	2,800	30 30																
300 - Trellis 540 sf [3] Pro Shop Trellises	8,100	20 10											10,369					
305 - Trellis Nest Trellis	5,000	20 20																
912 - Doors 9 Pro Shop (50%)	5,400	10 5						6,110										
916 - Doors 10 Maintenance Building & Shed (50%)	6,000	10 5						6,788										
918 - Doors 5 Nest Building Doors	10,000	20 20																
Total 04000 - Structural Repairs	70,472			5,474				15,161	6,193				12,929	7,007				
05000 - Roofing																		
200 - Low Slope: BUR 43 Squares- Maintenance Building & Shed	12,900	20 20																
440 - Pitched: Dimensional Composition 20 Squares- Pro Shop	10,000	25 10											12,801					
680 - Pitched: Metal 19 Squares- Cart Barn	9,500	30 15																
690 - Pitched: TBA 25 Squares- The Nest	12,500	25 25																
700 - Gutters / Downspouts 195 lf Maintenance Building & Shed	1,560	20 5						1,765										
704 - Gutters / Downspouts 130 lf Pro Shop	1,040	25 10											1,331					
708 - Gutters / Downspouts 200 lf Nest Building	1,600	30 30																
860 - Skylights 7 Maintenance Building	2,800	20 20																
Total 05000 - Roofing	51,900							1,765					14,132					
08000 - Rehab																		
100 - General Pro Shop	20,000	20 5						22,628										
104 - General Maintenance Building	10,000	20 5						11,314										
108 - General The Nest	40,000	20 20																
226 - Restrooms 2 Pro Shop Restrooms	10,000	20 5						11,314										
230 - Restrooms 2 Maintenance Building Restrooms	10,000	20 5						11,314										
231 - Restrooms 2 Nest Building Restrooms	10,000	20 8									12,184							
350 - Cabinets 2 Glass Display Units- Golf Shop	4,000	10 11														5,248		
360 - Countertops 2 Glass Display Units- Golf Shop	10,000	20 6							11,597									
Total 08000 - Rehab	114,000							56,570	11,597		12,184				5,248			
15000 - Grounds Maintenance																		

Reserve Component	Current		Life	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
	Replacement	Useful /																
100 - Greens Management 9 Course Greens	6,750	10	5						7,637									
110 - Tee Box Renovation 39,000 sf [30] Course Tee Boxes	58,500	20	5						66,187									
120 - Fairway Renovation 1,091,000 sf [9] Course Fairways	109,100	20	5						123,437									
130 - Greens Renovation 50,300 [9] Course Greens	201,200	30	15															
140 - Bunker Repair-Rebuild 29,625 sf [26] Course Sand Bunkers (10%)	26,663	5	3				28,713					32,486						36,755
150 - Ball Washers 9 Course Ball Washers	3,600	10	5						4,073									
160 - Drinking Fountain 2 Course Water Stations	6,000	7	8									7,310						
200 - Cultivation Toro Greens Procore 648	50,000	26	10											64,004				
204 - Cultivation Ryan Jr Sod Cutter	7,500	20	19															
750 - Mower Toro Greensmaster 3150 Mowers	25,000	21	2			26,266												
760 - Mower Toro Reelmaster 5410-D	45,000	22	11												59,044			
770 - Mower Toro Sidewinder 3500-D	68,000	18	6							78,859								
780 - Mower Toro Groundsmaster 4500-D	70,000	24	9										87,420					
790 - Mower 2 Toro 1000 Walking Greens Mowers	16,000	46	30															
800 - Applicators, Spreaders, Sprayers Smithco Spraystar 1,000	8,000	26	2			8,405												
804 - Applicators, Spreaders, Sprayers Turfc0 Sandspreader	7,500	26	10											9,601				
820 - Tractor John Deere Tractor & Backhoe	31,300	20	19															
850 - Vehicles 3 John Deere Gators	27,000	10	9										33,719					
858 - Vehicles Toro 3200 Workman	20,000	26	2			21,013												
862 - Vehicles Cushman- Turf Truckster	8,000	29	10												10,241			
880 - Accessory PTO Core Harvester	8,000	34	10												10,241			
884 - Accessory Stihl BR450C Leaf Blower	800	9	5						905									1,130
900 - Miscellaneous Atterton & Ellis Bedknife Relief Grinder	25,000	40	30															
904 - Miscellaneous Anglemaster II Reel Grinder	40,000	40	30															
908 - Miscellaneous Equipment Lift	7,000	26	10											8,961				
Total 15000 - Grounds Maintenance	875,913					55,683	28,713		202,239	78,859		39,796	121,140	103,047	59,044		36,755	1,130

18000 - Landscaping

Reserve Component	Current		Life	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
	Replacement	Useful /																
100 - Irrigation: Misc. Golf Irrigation Computer	20,000	10	5						22,628									
104 - Irrigation: Misc. Course Irrigation	7,500	3	2			7,880			8,486			9,138			9,841			10,597
105 - Irrigation: Misc. Roof Mounted Antenna	5,000	15	2			5,253												
108 - Irrigation: Misc. Weather Station	15,000	15	1		15,375													
110 - General Repairs/Upgrades Parking Lot & Golf Shop Landscaping	3,000	4	2			3,152			3,479					3,840				4,239
200 - Irrigation: Controllers 21 Irrigation Station Controllers	105,000	15	1		107,625													
Total 18000 - Landscaping	155,500				123,000	16,285			31,114	3,479		9,138		3,840	9,841			14,836
18500 - Lakes / Ponds																		
990 - Miscellaneous 15 Course Ponds	15,000	5	2			15,759					17,830					20,173		
Total 18500 - Lakes / Ponds	15,000					15,759					17,830					20,173		
19000 - Fencing																		
360 - Wood: Split Rail 615 lf South Perimeter/Hwy 16 (33%)	5,125	5	3				5,519					6,244						7,065
510 - Post & Cable 6,000 lf Perimeter Post & Wire Fencing (16.7%)	10,000	10	3				10,769											13,785
Total 19000 - Fencing	15,125						16,288					6,244						20,850
20000 - Lighting																		
260 - Bollard Lights 9 Walkway Lights	8,100	20	5						9,164									
540 - Parking Lot 17 Parking Lot Lights	37,400	40	25															
Total 20000 - Lighting	45,500								9,164									
23000 - Mechanical Equipment																		
200 - HVAC Pro Shop	6,500	15	5						7,354									
201 - HVAC Maintenance Building	6,500	15	5						7,354									
202 - HVAC Nest Building	8,000	15	3				8,615											
203 - HVAC Nest Building	8,000	15	6							9,278								
330 - Fuel Tank 2 Gas Tanks	10,000	30	15															
600 - Water Heater Nest Building- Tankless Water Heater	7,000	10	11													9,185		
Total 23000 - Mechanical Equipment	46,000						8,615		14,708	9,278						9,185		
24000 - Furnishings																		
200 - Chairs 80 Nest Building	8,000	15	4					8,831										
330 - Tables 20 Nest Building	4,000	15	4					4,415										
Total 24000 - Furnishings	12,000							13,246										

Current Life
Replacement Useful /

Reserve Component	Cost	Remaining	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
25000 - Flooring																	
200 - Carpeting 93 Sq. Yds. Pro Shop	2,976	10	5					3,367									
300 - Vinyl Nest Building- Vinyl Plank Flooring	11,000	20	20														
305 - Vinyl 3 Nest Building, Kitchen & Restrooms- Sheet Vinyl	4,000	20	20														
600 - Vinyl 46 Sq. Yds. Maintenance Building	1,196	20	5					1,353									
Total 25000 - Flooring	19,172							4,720									
25500 - Wallcoverings																	
300 - FRP 504 sf Pro Shop Restrooms	2,268	20	5					2,566									
304 - FRP 340 sf Maintenance Building Restrooms	1,530	20	5					1,731									
306 - FRP 500 sf Nest Restrooms	2,250	20	20														
308 - FRP 300 sf Nest Kitchen	1,350	20	20														
Total 25500 - Wallcoverings	7,398							4,297									
26000 - Outdoor Equipment																	
306 - Benches 9 Course Benches	10,800	12	6						12,525								
310 - Furniture 4 Table & Chair Sets- Golf Shop	5,000	10	4				5,519										7,065
320 - Barbecue Gas Barbecue- Nest Building	2,000	8	2			2,101						2,560					
Total 26000 - Outdoor Equipment	17,800				2,101		5,519		12,525			2,560					7,065
27000 - Appliances																	
150 - Counters: Stainless Steel 2 Nest Building	2,000	10	11														2,624
154 - Counters: Stainless Steel 3 Nest Building	3,000	10	1	3,075													3,936
200 - Refrigerator 2 Nest Building Refrigerator & Freezer	6,000	7	8								7,310						
204 - Refrigerator Beverage Display Refrigerator- Golf Shop	4,000	7	2			4,203						4,995					
220 - Refrigerator: Commercial: Large Golf Shop	3,000	12	2			3,152											4,239
248 - Ice Machine Maintenance Building Break Room	2,000	10	5					2,263									
250 - Ice Machine Cart Barn	3,000	10	1	3,075													3,936
274 - Oven Nest Building	4,500	8	3			4,846											5,904
Total 27000 - Appliances	27,500			6,150	7,354	4,846		2,263			7,310	4,995		16,401			4,239
30000 - Miscellaneous																	
270 - Garage Door 3 Maintenance Building Bay Doors	22,500	30	15														
Total 30000 - Miscellaneous	22,500																

Reserve Component	Current Replacement		2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
	Cost	Life Useful /															
32000 - Undesignated																	
100 - Miscellaneous Miscellaneous Reserve Items	2,500	1 1		2,563	2,627	2,692	2,760	2,829	2,899	2,972	3,046	3,122	3,200	3,280	3,362	3,446	3,532
Total 32000 - Undesignated	2,500			2,563	2,627	2,692	2,760	2,829	2,899	2,972	3,046	3,122	3,200	3,280	3,362	3,446	3,532
Total Expenditures Inflated @ 2.50%			0	144,849	99,809	96,978	21,524	362,066	133,499	20,802	118,250	129,257	345,213	119,815	23,536	106,908	30,803
Total Current Replacement Cost	1,711,995																

Reserve Component	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
01000 - Paving															
100 - Asphalt: Sealing 74,000 sf Parking Lot & Maintenance Yard				19,043					21,546						24,377
200 - Asphalt: Ongoing Repairs 74,000 sf Parking Lot & Maintenance Yard (2%)				8,079					9,141						10,342
300 - Asphalt: Overlay w/ Interlayer 74,000 sf Parking Lot & Maintenance Yard															
800 - Striping Parking Lot & Maintenance Yard				3,899					4,412						4,991
Total 01000 - Paving				31,022					35,098						39,710
02000 - Concrete															
220 - Walkways 83,600 sf Cart Paths, Walkways, Patios (1%)				20,862					23,603						26,705
Total 02000 - Concrete				20,862					23,603						26,705
03000 - Painting: Exterior															
120 - Surface Restoration 3,720 sf Maintenance Building & Shed		7,731					8,747					9,897			
124 - Surface Restoration 2,000 sf The Nest	4,055					4,588				5,191					
128 - Surface Restoration 1,620 sf Pro Shop		3,367					3,809					4,310			
Total 03000 - Painting: Exterior	4,055	11,098				4,588	12,557			5,191		14,207			
03500 - Painting: Interior															
100 - Building 3,277 sf Pro Shop		6,170									7,898				
104 - Building 6,287 sf Maintenance Building		11,837									15,152				
105 - Building 1,800 sf Nest Building						3,834									
Total 03500 - Painting: Interior		18,007				3,834					23,050				
04000 - Structural Repairs															
200 - Wood: Siding & Trim 3,720 sf Maintenance Building & Shed (10%)		5,522					6,248							7,069	
204 - Siding 1,640 sf Cart Barn Siding		35,628													
208 - Wood: Siding & Trim 2,000 sf The Nest (10%)		2,897				3,277				3,708					
212 - Siding 1,620 sf Pro Shop (10%)			2,405				2,721						3,078		
290 - Ceilings 880 sf Maintenance Building		1,784													
295 - Ceilings 2,000 sf Nest Building															
300 - Trellis 540 sf [3] Pro Shop Trellises															
305 - Trellis Nest Trellis						8,193									

Reserve Component	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
912 - Doors 9 Pro Shop (50%)	7,821										10,011				
916 - Doors 10 Maintenance Building & Shed (50%)	8,690										11,124				
918 - Doors 5 Nest Building Doors						16,386									
Total 04000 - Structural Repairs	56,820	7,927				27,856	8,969				24,843	10,148			
05000 - Roofing															
200 - Low Slope: BUR 43 Squares- Maintenance Building & Shed						21,138									
440 - Pitched: Dimensional Composition 20 Squares- Pro Shop															
680 - Pitched: Metal 19 Squares- Cart Barn	13,759														
690 - Pitched: TBA 25 Squares- The Nest											23,174				
700 - Gutters / Downspouts 195 If Maintenance Building & Shed											2,892				
704 - Gutters / Downspouts 130 If Pro Shop															
708 - Gutters / Downspouts 200 If Nest Building															
860 - Skylights 7 Maintenance Building						4,588									
Total 05000 - Roofing	13,759					25,726					26,066				
08000 - Rehab															
100 - General Pro Shop											37,079				
104 - General Maintenance Building											18,539				
108 - General The Nest						65,545									
226 - Restrooms 2 Pro Shop Restrooms											18,539				
230 - Restrooms 2 Maintenance Building Restrooms											18,539				
231 - Restrooms 2 Nest Building Restrooms														19,965	
350 - Cabinets 2 Glass Display Units- Golf Shop							6,718								
360 - Countertops 2 Glass Display Units- Golf Shop												19,003			
Total 08000 - Rehab						65,545	6,718				92,697	19,003		19,965	
15000 - Grounds Maintenance															
100 - Greens Management 9 Course Greens	9,776										12,514				
110 - Tee Box Renovation 39,000 sf [30] Course Tee Boxes											108,456				
120 - Fairway Renovation 1,091,000 sf [9] Course Fairways											202,265				
130 - Greens Renovation 50,300 [9] Course Greens	291,398														

Reserve Component	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
140 - Bunker Repair-Rebuild 29,625 sf [26] Course Sand Bunkers (10%)				41,584					47,049					53,232	
150 - Ball Washers 9 Course Ball Washers		5,214									6,674				
160 - Drinking Fountain 2 Course Water Stations		8,690						10,329							12,278
200 - Cultivation Toro Greens Procore 648															
204 - Cultivation Ryan Jr Sod Cutter					11,990										
750 - Mower Toro Greensmaster 3150 Mowers									44,115						
760 - Mower Toro Reelmaster 5410-D															
770 - Mower Toro Sidewinder 3500-D										122,993					
780 - Mower Toro Groundsmaster 4500-D															
790 - Mower 2 Toro 1000 Walking Greens Mowers															
800 - Applicators, Spreaders, Sprayers Smithco Spraystar 1,000														15,972	
804 - Applicators, Spreaders, Sprayers Turfco Sandspreader															
820 - Tractor John Deere Tractor & Backhoe					50,038										
850 - Vehicles 3 John Deere Gators					43,164										55,253
858 - Vehicles Toro 3200 Workman														39,930	
862 - Vehicles Cushman- Turf Truckster															
880 - Accessory PTO Core Harvester															
884 - Accessory Stihl BR450C Leaf Blower									1,412						
900 - Miscellaneous Atterton & Ellis Bedknife Relief Grinder															
904 - Miscellaneous Anglemaster II Reel Grinder															
908 - Miscellaneous Equipment Lift															
Total 15000 - Grounds Maintenance		315,077		41,584	105,191			10,329	92,576	122,993	329,909			109,133	67,531
18000 - Landscaping															
100 - Irrigation: Misc. Golf Irrigation Computer		28,966									37,079				
104 - Irrigation: Misc. Course Irrigation				11,412		12,290			13,235			14,252			15,348
105 - Irrigation: Misc. Roof Mounted Antenna				7,608											
108 - Irrigation: Misc. Weather Station		22,268													

Reserve Component	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
110 - General Repairs/Upgrades				4,679				5,165				5,701			
Parking Lot & Golf Shop Landscaping															
200 - Irrigation: Controllers		155,873													
21 Irrigation Station Controllers															
Total 18000 - Landscaping	28,966	178,141	19,020	4,679		12,290		5,165	13,235		37,079	19,953			15,348
18500 - Lakes / Ponds															
990 - Miscellaneous															
15 Course Ponds				22,824				25,824					29,217		
Total 18500 - Lakes / Ponds				22,824				25,824					29,217		
19000 - Fencing															
360 - Wood: Split Rail															
615 lf South Perimeter/Hwy 16 (33%)				7,993					9,044						10,232
510 - Post & Cable															
6,000 lf Perimeter Post & Wire Fencing (16.7%)									17,646						
Total 19000 - Fencing				7,993					26,690						10,232
20000 - Lighting															
260 - Bollard Lights															
9 Walkway Lights											15,017				
540 - Parking Lot															
17 Parking Lot Lights											69,338				
Total 20000 - Lighting											84,354				
23000 - Mechanical Equipment															
200 - HVAC															
Pro Shop								10,651							
201 - HVAC															
Maintenance Building								10,651							
202 - HVAC															
Nest Building				12,477											
203 - HVAC															
Nest Building									13,437						
330 - Fuel Tank															
2 Gas Tanks	14,483														
600 - Water Heater															
Nest Building- Tankless Water Heater									11,757						
Total 23000 - Mechanical Equipment	14,483			12,477		21,302	25,194								
24000 - Furnishings															
200 - Chairs															
80 Nest Building					12,789										
330 - Tables															
20 Nest Building					6,395										
Total 24000 - Furnishings					19,184										
25000 - Flooring															
200 - Carpeting															
93 Sq. Yds. Pro Shop	4,310										5,517				
300 - Vinyl															
Nest Building- Vinyl Plank Flooring								18,025							
305 - Vinyl															
3 Nest Building, Kitchen & Restrooms- Sheet Vinyl								6,554							

Reserve Component	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
600 - Vinyl 46 Sq. Yds. Maintenance Building											2,217				
Total 25000 - Flooring		4,310				24,579					7,735				
25500 - Wallcoverings															
300 - FRP 504 sf Pro Shop Restrooms											4,205				
304 - FRP 340 sf Maintenance Building Restrooms											2,837				
306 - FRP 500 sf Nest Restrooms						3,687									
308 - FRP 300 sf Nest Kitchen						2,212									
Total 25500 - Wallcoverings						5,899					7,041				
26000 - Outdoor Equipment															
306 - Benches 9 Course Benches				16,844											
310 - Furniture 4 Table & Chair Sets- Golf Shop										9,044					
320 - Barbecue Gas Barbecue- Nest Building				3,119								3,801			
Total 26000 - Outdoor Equipment				19,964						9,044		3,801			
27000 - Appliances															
150 - Counters: Stainless Steel 2 Nest Building							3,359								
154 - Counters: Stainless Steel 3 Nest Building							5,039								
200 - Refrigerator 2 Nest Building Refrigerator & Freezer		8,690						10,329							12,278
204 - Refrigerator Beverage Display Refrigerator- Golf Shop			5,938						7,058						
220 - Refrigerator: Commercial: Large Golf Shop												5,701			
248 - Ice Machine Maintenance Building Break Room		2,897									3,708				
250 - Ice Machine Cart Barn							5,039								
274 - Oven Nest Building					7,194								8,765		
Total 27000 - Appliances		11,586	5,938		7,194		13,437	10,329	7,058		3,708	5,701	8,765		12,278
30000 - Miscellaneous															
270 - Garage Door 3 Maintenance Building Bay Doors		32,587													
Total 30000 - Miscellaneous		32,587													
32000 - Undesignated															
100 - Miscellaneous Miscellaneous Reserve Items	3,621	3,711	3,804	3,899	3,997	4,097	4,199	4,304	4,412	4,522	4,635	4,751	4,870	4,991	5,116
Total 32000 - Undesignated	3,621	3,711	3,804	3,899	3,997	4,097	4,199	4,304	4,412	4,522	4,635	4,751	4,870	4,991	5,116

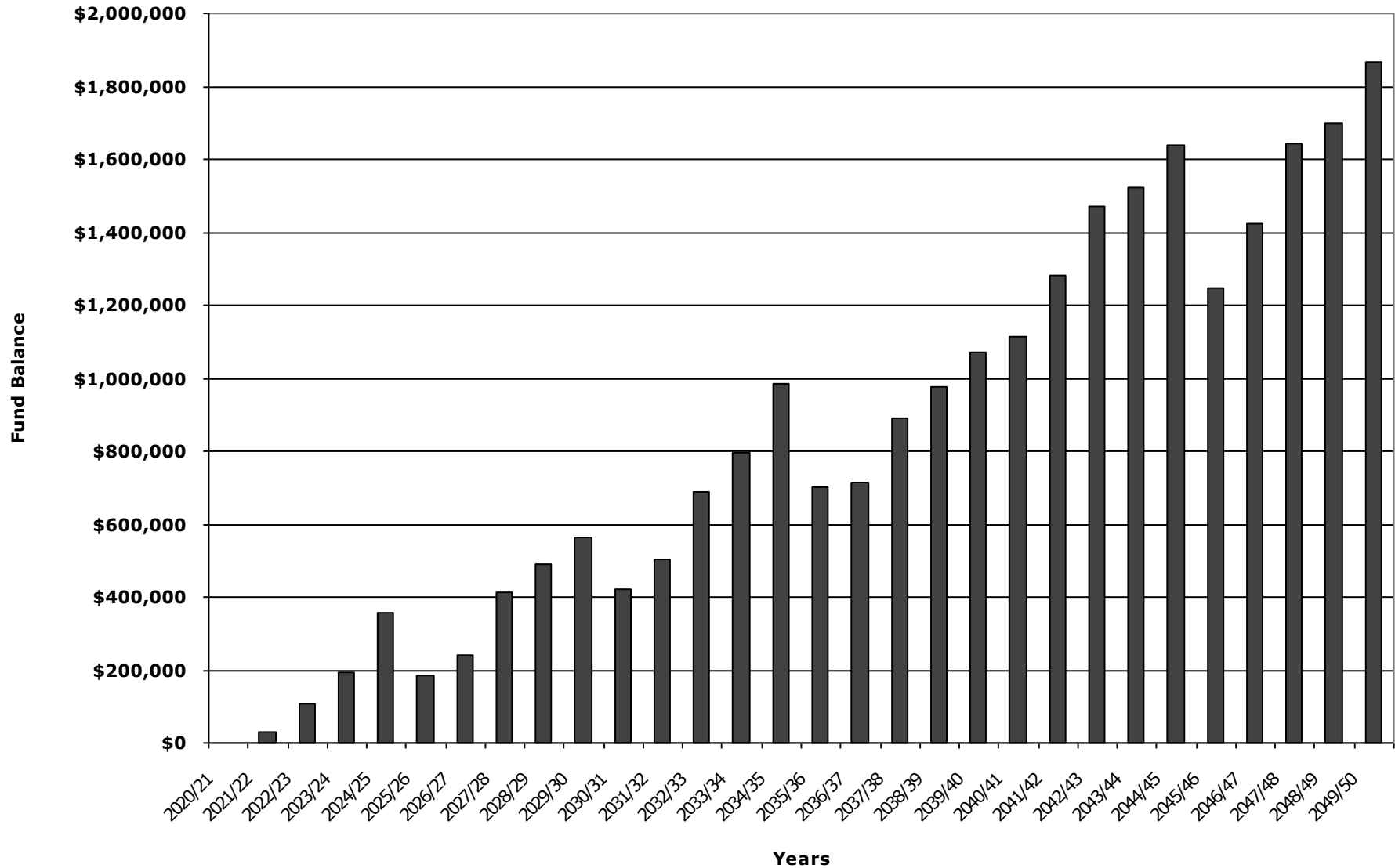
<i>Reserve Component</i>	<i>2035/36</i>	<i>2036/37</i>	<i>2037/38</i>	<i>2038/39</i>	<i>2039/40</i>	<i>2040/41</i>	<i>2041/42</i>	<i>2042/43</i>	<i>2043/44</i>	<i>2044/45</i>	<i>2045/46</i>	<i>2046/47</i>	<i>2047/48</i>	<i>2048/49</i>	<i>2049/50</i>
Total Expenditures Inflated @ 2.50%	503,271	206,815	45,649	142,480	135,566	195,716	71,073	55,951	202,672	136,559	646,309	77,562	42,852	210,737	100,274

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Beginning Balance	0	0	30,490	108,983	193,892	358,820	184,909	240,065	412,286	491,716
Inflated Expenditures @ 2.5%	0	144,849	99,809	96,978	21,524	362,066	133,499	20,802	118,250	129,257
Reserve Contribution	0	175,000	176,750	178,518	180,303	182,106	183,927	185,766	187,624	189,500
<i>Lots/month @ 4</i>	0.00	3,645.83	3,682.29	3,719.13	3,756.31	3,793.88	3,831.81	3,870.13	3,908.83	3,947.92
<i>Percentage Increase</i>		0.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.25%	0	339	1,552	3,369	6,149	6,049	4,728	7,257	10,057	11,741
Ending Balance	0	30,490	108,983	193,892	358,820	184,909	240,065	412,286	491,716	563,700

	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
Beginning Balance	563,700	420,835	504,625	689,617	796,435	984,612	701,254	713,346	890,745	976,289
Inflated Expenditures @ 2.5%	345,213	119,815	23,536	106,908	30,803	503,271	206,815	45,649	142,480	135,566
Reserve Contribution	191,395	193,309	195,242	197,194	199,166	201,158	203,170	205,202	207,254	209,327
<i>Lots/month @ 4</i>	3,987.40	4,027.27	4,067.54	4,108.21	4,149.29	4,190.79	4,232.71	4,275.04	4,317.79	4,360.98
<i>Percentage Increase</i>	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.25%	10,953	10,296	13,286	16,532	19,814	18,755	15,737	17,845	20,770	22,796
Ending Balance	420,835	504,625	689,617	796,435	984,612	701,254	713,346	890,745	976,289	1,072,847

	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
Beginning Balance	1,072,847	1,112,866	1,281,969	1,472,328	1,520,780	1,639,382	1,247,391	1,423,974	1,641,899	1,697,247
Inflated Expenditures @ 2.5%	195,716	71,073	55,951	202,672	136,559	646,309	77,562	42,852	210,737	100,274
Reserve Contribution	211,420	213,534	215,669	217,826	220,004	222,204	224,426	226,670	228,937	231,226
<i>Lots/month @ 4</i>	4,404.58	4,448.63	4,493.10	4,538.04	4,583.42	4,629.25	4,675.54	4,722.29	4,769.52	4,817.21
<i>Percentage Increase</i>	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.25%	24,316	26,642	30,641	33,298	35,156	32,115	29,719	34,107	37,147	39,661
Ending Balance	1,112,866	1,281,969	1,472,328	1,520,780	1,639,382	1,247,391	1,423,974	1,641,899	1,697,247	1,867,860

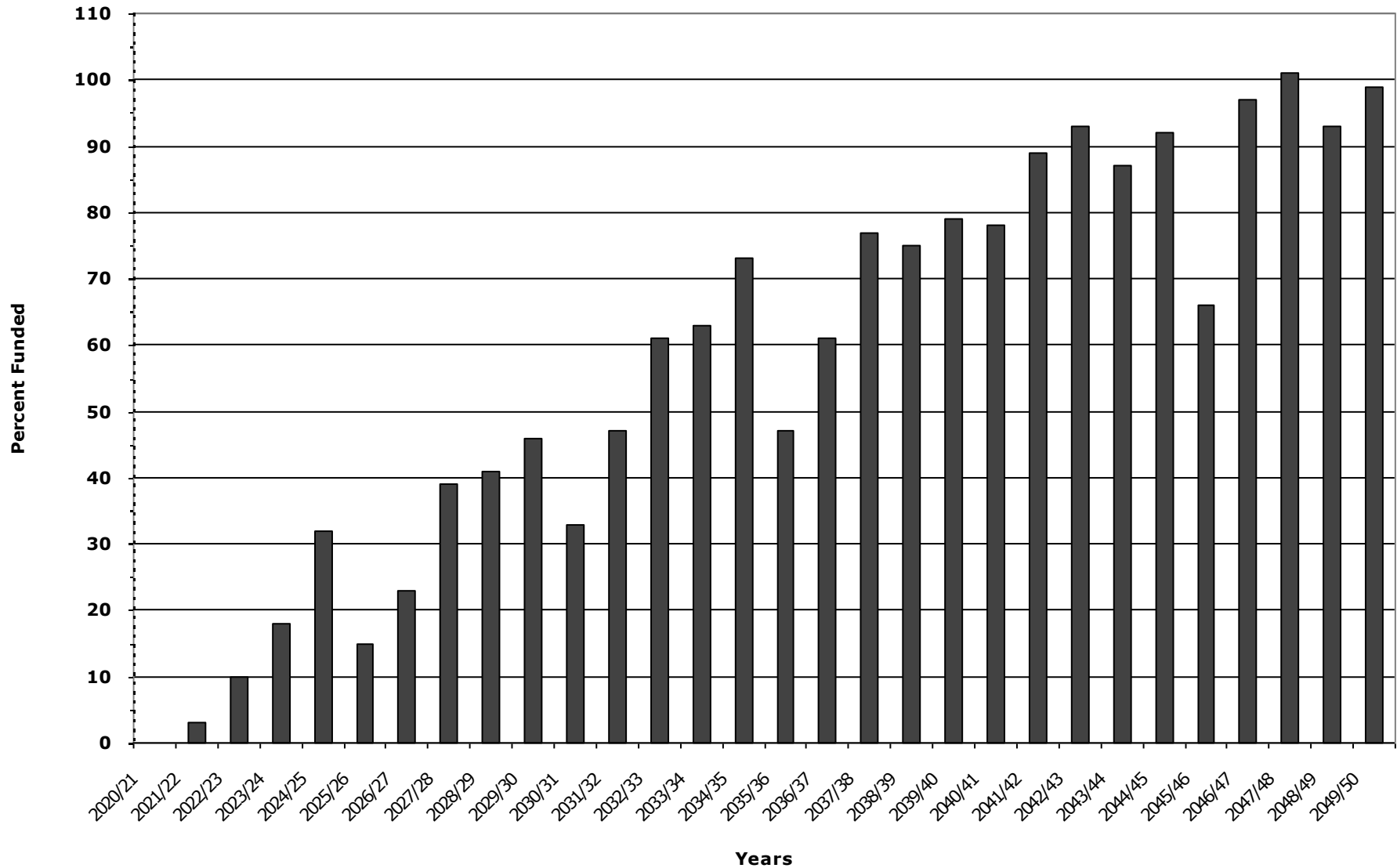
30 Year Reserve Funding Plan Cash Flow Method - Ending Balances



30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2020/21	0	940,963	0.0%	0	0	0	0	0
2021/22	0	1,062,531	2.9%	144,849	175,000	0	339	30,490
2022/23	30,490	1,048,689	10.4%	99,809	176,750	0	1,552	108,983
2023/24	108,983	1,086,256	17.8%	96,978	178,518	0	3,369	193,892
2024/25	193,892	1,130,506	31.7%	21,524	180,303	0	6,149	358,820
2025/26	358,820	1,256,114	14.7%	362,066	182,106	0	6,049	184,909
2026/27	184,909	1,038,793	23.1%	133,499	183,927	0	4,728	240,065
2027/28	240,065	1,053,379	39.1%	20,802	185,766	0	7,257	412,286
2028/29	412,286	1,186,981	41.4%	118,250	187,624	0	10,057	491,716
2029/30	491,716	1,227,253	45.9%	129,257	189,500	0	11,741	563,700
2030/31	563,700	1,260,545	33.4%	345,213	191,395	0	10,953	420,835
2031/32	420,835	1,076,692	46.9%	119,815	193,309	0	10,296	504,625
2032/33	504,625	1,122,738	61.4%	23,536	195,242	0	13,286	689,617
2033/34	689,617	1,272,170	62.6%	106,908	197,194	0	16,532	796,435
2034/35	796,435	1,343,517	73.3%	30,803	199,166	0	19,814	984,612
2035/36	984,612	1,498,385	46.8%	503,271	201,158	0	18,755	701,254
2036/37	701,254	1,176,666	60.6%	206,815	203,170	0	15,737	713,346
2037/38	713,346	1,154,687	77.1%	45,649	205,202	0	17,845	890,745
2038/39	890,745	1,301,370	75.0%	142,480	207,254	0	20,770	976,289
2039/40	976,289	1,356,582	79.1%	135,566	209,327	0	22,796	1,072,847
2040/41	1,072,847	1,424,481	78.1%	195,716	211,420	0	24,316	1,112,866
2041/42	1,112,866	1,436,745	89.2%	71,073	213,534	0	26,642	1,281,969
2042/43	1,281,969	1,581,507	93.1%	55,951	215,669	0	30,641	1,472,328
2043/44	1,472,328	1,749,931	86.9%	202,672	217,826	0	33,298	1,520,780
2044/45	1,520,780	1,776,833	92.3%	136,559	220,004	0	35,156	1,639,382
2045/46	1,639,382	1,876,945	66.5%	646,309	222,204	0	32,115	1,247,391
2046/47	1,247,391	1,461,957	97.4%	77,562	224,426	0	29,719	1,423,974
2047/48	1,423,974	1,624,574	101.1%	42,852	226,670	0	34,107	1,641,899
2048/49	1,641,899	1,831,974	92.6%	210,737	228,937	0	37,147	1,697,247
2049/50	1,697,247	1,877,744	99.5%	100,274	231,226	0	39,661	1,867,860

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded



Reserve Fund Balance Forecast Component Method

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2020/2021 Fully Funded Balance</i>	<i>2021/2022 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2021/2022 Line Item Contribution based on Cash Flow Method</i>
01000 - Paving									
100 - Asphalt: Sealing 74,000 sf Parking Lot & Maintenance Yard	12,210	5	3	13,149	2,630	4,884	7,509	2.16%	3,789
200 - Asphalt: Ongoing Repairs 74,000 sf Parking Lot & Maintenance Yard (2%)	5,180	5	3	5,578	1,116	2,072	3,186	0.92%	1,607
300 - Asphalt: Overlay w/ Interlayer 74,000 sf Parking Lot & Maintenance Yard	155,400	25	10	198,925	7,957	93,240	101,942	6.55%	11,463
800 - Striping Parking Lot & Maintenance Yard	2,500	5	3	2,692	538	1,000	1,538	0.44%	776
Sub-total [01000 - Paving]	175,290			220,344	12,241	101,196	114,175	10.08%	17,635
02000 - Concrete									
220 - Walkways 83,600 sf Cart Paths, Walkways, Patios (1%)	13,376	5	3	14,404	2,881	5,350	8,226	2.37%	4,150
03000 - Painting: Exterior									
120 - Surface Restoration 3,720 sf Maintenance Building & Shed	5,208	5	1	5,338	1,068	4,166	5,338	0.88%	1,538
124 - Surface Restoration 2,000 sf The Nest	2,800	5	5	3,168	528	467	574	0.43%	761
128 - Surface Restoration 1,620 sf Pro Shop	2,268	5	1	2,325	465	1,814	2,325	0.38%	670
Sub-total [03000 - Painting: Exterior]	10,276			10,831	2,061	6,447	8,237	1.70%	2,969
03500 - Painting: Interior									
100 - Building 3,277 sf Pro Shop	4,260	10	5	4,820	482	2,130	2,620	0.40%	694
104 - Building 6,287 sf Maintenance Building	8,173	10	5	9,247	925	4,087	5,026	0.76%	1,332
105 - Building 1,800 sf Nest Building	2,340	10	10	2,995	272	213	240	0.22%	392
Sub-total [03500 - Painting: Interior]	14,773			17,062	1,679	6,429	7,886	1.38%	2,419

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020/2021 Fully Funded Balance	2021/2022 Fully Funded Balance	% Per Year Straight Line	2021/2022 Line Item Contribution based on Cash Flow Method
04000 - Structural Repairs									
200 - Wood: Siding & Trim 3,720 sf Maintenance Building & Shed (10%)	3,720	5	1	3,813	763	2,976	3,813	0.63%	1,099
204 - Siding 1,640 sf Cart Barn Siding	24,600	30	15	35,628	1,188	12,300	13,448	0.98%	1,711
208 - Wood: Siding & Trim 2,000 sf The Nest (10%)	2,000	5	5	2,263	377	333	410	0.31%	543
212 - Siding 1,620 sf Pro Shop (10%)	1,620	5	1	1,661	332	1,296	1,661	0.27%	478
290 - Ceilings 880 sf Maintenance Building	1,232	30	15	1,784	59	616	673	0.05%	86
295 - Ceilings 2,000 sf Nest Building	2,800	30	30	0	0	90	96	0.00%	0
300 - Trellis 540 sf [3] Pro Shop Trellises	8,100	20	10	10,369	518	4,050	4,566	0.43%	747
305 - Trellis Nest Trellis	5,000	20	20	8,193	390	238	256	0.32%	562
912 - Doors 9 Pro Shop (50%)	5,400	10	5	6,110	611	2,700	3,321	0.50%	880
916 - Doors 10 Maintenance Building & Shed (50%)	6,000	10	5	6,788	679	3,000	3,690	0.56%	978
918 - Doors 5 Nest Building Doors	10,000	20	20	16,386	780	476	513	0.64%	1,124
Sub-total [04000 - Structural Repairs]	70,472			92,995	5,698	28,076	32,447	4.69%	8,208
05000 - Roofing									
200 - Low Slope: BUR 43 Squares- Maintenance Building & Shed	12,900	20	20	21,138	1,007	614	661	0.83%	1,450
440 - Pitched: Dimensional Composition 20 Squares- Pro Shop	10,000	25	10	12,801	512	6,000	6,560	0.42%	738
680 - Pitched: Metal 19 Squares- Cart Barn	9,500	30	15	13,759	459	4,750	5,193	0.38%	661
690 - Pitched: TBA 25 Squares- The Nest	12,500	25	25	23,174	891	481	513	0.73%	1,284
700 - Gutters / Downspouts 195 lf Maintenance Building & Shed	1,560	20	5	1,765	88	1,170	1,279	0.07%	127
704 - Gutters / Downspouts 130 lf Pro Shop	1,040	25	10	1,331	53	624	682	0.04%	77
708 - Gutters / Downspouts 200 lf Nest Building	1,600	30	30	0	0	52	55	0.00%	0
860 - Skylights 7 Maintenance Building	2,800	20	20	4,588	218	133	144	0.18%	315
Sub-total [05000 - Roofing]	51,900			78,557	3,229	13,824	15,087	2.66%	4,651

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2020/2021 Fully Funded Balance</i>	<i>2021/2022 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2021/2022 Line Item Contribution based on Cash Flow Method</i>
08000 - Rehab									
100 - General Pro Shop	20,000	20	5	22,628	1,131	15,000	16,400	0.93%	1,630
104 - General Maintenance Building	10,000	20	5	11,314	566	7,500	8,200	0.47%	815
108 - General The Nest	40,000	20	20	65,545	3,121	1,905	2,050	2.57%	4,497
226 - Restrooms 2 Pro Shop Restrooms	10,000	20	5	11,314	566	7,500	8,200	0.47%	815
230 - Restrooms 2 Maintenance Building Restrooms	10,000	20	5	11,314	566	7,500	8,200	0.47%	815
231 - Restrooms 2 Nest Building Restrooms	10,000	20	8	12,184	609	6,000	6,663	0.50%	878
350 - Cabinets 2 Glass Display Units- Golf Shop	4,000	10	11	5,248	437	333	373	0.36%	630
360 - Countertops 2 Glass Display Units- Golf Shop	10,000	20	6	11,597	580	7,000	7,688	0.48%	835
Sub-total [08000 - Rehab]	114,000			151,144	7,576	52,738	57,773	6.24%	10,915

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020/2021 Fully Funded Balance	2021/2022 Fully Funded Balance	% Per Year Straight Line	2021/2022 Line Item Contribution based on Cash Flow Method
15000 - Grounds Maintenance									
100 - Greens Management 9 Course Greens	6,750	10	5	7,637	764	3,375	4,151	0.63%	1,100
110 - Tee Box Renovation 39,000 sf [30] Course Tee Boxes	58,500	20	5	66,187	3,309	43,875	47,970	2.72%	4,768
120 - Fairway Renovation 1,091,000 sf [9] Course Fairways	109,100	20	5	123,437	6,172	81,825	89,462	5.08%	8,892
130 - Greens Renovation 50,300 [9] Course Greens	201,200	30	15	291,398	9,713	100,600	109,989	8.00%	13,994
140 - Bunker Repair-Rebuild 29,625 sf [26] Course Sand Bunkers (10%)	26,663	5	3	28,713	5,743	10,665	16,397	4.73%	8,273
150 - Ball Washers 9 Course Ball Washers	3,600	10	5	4,073	407	1,800	2,214	0.34%	587
160 - Drinking Fountain 2 Course Water Stations	6,000	7	8	7,310	812	667	769	0.67%	1,170
200 - Cultivation Toro Greens Procore 648	50,000	26	10	64,004	2,462	30,769	33,510	2.03%	3,547
204 - Cultivation Ryan Jr Sod Cutter	7,500	20	19	11,990	599	375	769	0.49%	864
750 - Mower Toro Greensmaster 3150 Mowers	25,000	21	2	26,266	1,251	22,619	24,405	1.03%	1,802
760 - Mower Toro Reelmaster 5410-D	45,000	22	11	59,044	2,684	22,500	25,159	2.21%	3,866
770 - Mower Toro Sidewinder 3500-D	68,000	18	6	78,859	4,381	45,333	50,339	3.61%	6,312
780 - Mower Toro Groundsmaster 4500-D	70,000	24	9	87,420	3,643	43,750	47,833	3.00%	5,248
790 - Mower 2 Toro 1000 Walking Greens Mowers	16,000	46	30	0	0	5,565	6,061	0.00%	0
800 - Applicators, Spreaders, Sprayers Smithco Spraystar 1,000	8,000	26	2	8,405	323	7,385	7,885	0.27%	466
804 - Applicators, Spreaders, Sprayers Turfco Sandspreader	7,500	26	10	9,601	369	4,615	5,026	0.30%	532
820 - Tractor John Deere Tractor & Backhoe	31,300	20	19	50,038	2,502	1,565	3,208	2.06%	3,604
850 - Vehicles 3 John Deere Gators	27,000	10	9	33,719	3,372	2,700	5,535	2.78%	4,858
858 - Vehicles Toro 3200 Workman	20,000	26	2	21,013	808	18,462	19,712	0.67%	1,164
862 - Vehicles Cushman- Turf Truckster	8,000	29	10	10,241	353	5,241	5,655	0.29%	509
880 - Accessory PTO Core Harvester	8,000	34	10	10,241	301	5,647	6,029	0.25%	434

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020/2021 Fully Funded Balance	2021/2022 Fully Funded Balance	% Per Year Straight Line	2021/2022 Line Item Contribution based on Cash Flow Method
15000 - Grounds Maintenance									
884 - Accessory Stihl BR450C Leaf Blower	800	9	5	905	101	356	456	0.08%	145
900 - Miscellaneous Atterton & Ellis Bedknife Relief Grinder	25,000	40	30	0	0	6,250	7,047	0.00%	0
904 - Miscellaneous Anglemaster II Reel Grinder	40,000	40	30	0	0	10,000	11,275	0.00%	0
908 - Miscellaneous Equipment Lift	7,000	26	10	8,961	345	4,308	4,691	0.28%	497
Sub-total [15000 - Grounds Maintenance]	875,913			1,009,460	50,414	480,247	535,547	41.50%	72,630
18000 - Landscaping									
100 - Irrigation: Misc. Golf Irrigation Computer	20,000	10	5	22,628	2,263	10,000	12,300	1.86%	3,260
104 - Irrigation: Misc. Course Irrigation	7,500	3	2	7,880	2,627	2,500	5,125	2.16%	3,784
105 - Irrigation: Misc. Roof Mounted Antenna	5,000	15	2	5,253	350	4,333	4,783	0.29%	505
108 - Irrigation: Misc. Weather Station	15,000	15	1	15,375	1,025	14,000	15,375	0.84%	1,477
110 - General Repairs/Upgrades Parking Lot & Golf Shop Landscaping	3,000	4	2	3,152	788	1,500	2,306	0.65%	1,135
200 - Irrigation: Controllers 21 Irrigation Station Controllers	105,000	15	1	107,625	7,175	98,000	107,625	5.91%	10,337
Sub-total [18000 - Landscaping]	155,500			161,913	14,228	130,333	147,515	11.71%	20,497
18500 - Lakes / Ponds									
990 - Miscellaneous 15 Course Ponds	15,000	5	2	15,759	3,152	9,000	12,300	2.59%	4,541
19000 - Fencing									
360 - Wood: Split Rail 615 lf South Perimeter/Hwy 16 (33%)	5,125	5	3	5,519	1,104	2,050	3,152	0.91%	1,590
510 - Post & Cable 6,000 lf Perimeter Post & Wire Fencing (16.7%)	10,000	10	3	10,769	1,077	7,000	8,200	0.89%	1,551
Sub-total [19000 - Fencing]	15,125			16,288	2,181	9,050	11,352	1.80%	3,142
20000 - Lighting									
260 - Bollard Lights 9 Walkway Lights	8,100	20	5	9,164	458	6,075	6,642	0.38%	660
540 - Parking Lot 17 Parking Lot Lights	37,400	40	25	69,338	1,733	14,025	15,334	1.43%	2,497
Sub-total [20000 - Lighting]	45,500			78,502	2,192	20,100	21,976	1.80%	3,157

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020/2021 Fully Funded Balance	2021/2022 Fully Funded Balance	% Per Year Straight Line	2021/2022 Line Item Contribution based on Cash Flow Method
23000 - Mechanical Equipment									
200 - HVAC Pro Shop	6,500	15	5	7,354	490	4,333	4,886	0.40%	706
201 - HVAC Maintenance Building	6,500	15	5	7,354	490	4,333	4,886	0.40%	706
202 - HVAC Nest Building	8,000	15	3	8,615	574	6,400	7,107	0.47%	827
203 - HVAC Nest Building	8,000	15	6	9,278	619	4,800	5,467	0.51%	891
330 - Fuel Tank 2 Gas Tanks	10,000	30	15	14,483	483	5,000	5,467	0.40%	696
600 - Water Heater Nest Building- Tankless Water Heater	7,000	10	11	9,185	765	583	652	0.63%	1,103
Sub-total [23000 - Mechanical Equipment]	46,000			56,269	3,422	25,450	28,464	2.82%	4,929
24000 - Furnishings									
200 - Chairs 80 Nest Building	8,000	15	4	8,831	589	5,867	6,560	0.48%	848
330 - Tables 20 Nest Building	4,000	15	4	4,415	294	2,933	3,280	0.24%	424
Sub-total [24000 - Furnishings]	12,000			13,246	883	8,800	9,840	0.73%	1,272
25000 - Flooring									
200 - Carpeting 93 Sq. Yds. Pro Shop	2,976	10	5	3,367	337	1,488	1,830	0.28%	485
300 - Vinyl Nest Building- Vinyl Plank Flooring	11,000	20	20	18,025	858	524	564	0.71%	1,237
305 - Vinyl 3 Nest Building, Kitchen & Restrooms- Sheet Vinyl	4,000	20	20	6,554	312	190	205	0.26%	450
600 - Vinyl 46 Sq. Yds. Maintenance Building	1,196	20	5	1,353	68	897	981	0.06%	97
Sub-total [25000 - Flooring]	19,172			29,299	1,575	3,099	3,580	1.30%	2,269

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020/2021 Fully Funded Balance	2021/2022 Fully Funded Balance	% Per Year Straight Line	2021/2022 Line Item Contribution based on Cash Flow Method
25500 - Wallcoverings									
300 - FRP 504 sf Pro Shop Restrooms	2,268	20	5	2,566	128	1,701	1,860	0.11%	185
304 - FRP 340 sf Maintenance Building Restrooms	1,530	20	5	1,731	87	1,148	1,255	0.07%	125
306 - FRP 500 sf Nest Restrooms	2,250	20	20	3,687	176	107	115	0.14%	253
308 - FRP 300 sf Nest Kitchen	1,350	20	20	2,212	105	64	69	0.09%	152
Sub-total [25500 - Wallcoverings]	7,398			10,196	496	3,020	3,299	0.41%	714
26000 - Outdoor Equipment									
306 - Benches 9 Course Benches	10,800	12	6	12,525	1,044	5,400	6,458	0.86%	1,504
310 - Furniture 4 Table & Chair Sets- Golf Shop	5,000	10	4	5,519	552	3,000	3,588	0.45%	795
320 - Barbecue Gas Barbecue- Nest Building	2,000	8	2	2,101	263	1,500	1,794	0.22%	378
Sub-total [26000 - Outdoor Equipment]	17,800			20,145	1,858	9,900	11,839	1.53%	2,677
27000 - Appliances									
150 - Counters: Stainless Steel 2 Nest Building	2,000	10	11	2,624	219	167	186	0.18%	315
154 - Counters: Stainless Steel 3 Nest Building	3,000	10	1	3,075	308	2,700	3,075	0.25%	443
200 - Refrigerator 2 Nest Building Refrigerator & Freezer	6,000	7	8	7,310	812	667	769	0.67%	1,170
204 - Refrigerator Beverage Display Refrigerator- Golf Shop	4,000	7	2	4,203	600	2,857	3,514	0.49%	865
220 - Refrigerator: Commercial: Large Golf Shop	3,000	12	2	3,152	263	2,500	2,819	0.22%	378
248 - Ice Machine Maintenance Building Break Room	2,000	10	5	2,263	226	1,000	1,230	0.19%	326
250 - Ice Machine Cart Barn	3,000	10	1	3,075	308	2,700	3,075	0.25%	443
274 - Oven Nest Building	4,500	8	3	4,846	606	2,813	3,459	0.50%	873
Sub-total [27000 - Appliances]	27,500			30,548	3,341	15,403	18,128	2.75%	4,813
30000 - Miscellaneous									
270 - Garage Door 3 Maintenance Building Bay Doors	22,500	30	15	32,587	1,086	11,250	12,300	0.89%	1,565

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2020/2021 Fully Funded Balance</i>	<i>2021/2022 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2021/2022 Line Item Contribution based on Cash Flow Method</i>
32000 - Undesignated									
100 - Miscellaneous Miscellaneous Reserve Items	2,500	1	1	2,563	1,281	1,250	2,563	1.05%	1,846
						[A]	[B]		
Totals	1,711,995			2,062,112	121,471	940,963	1,062,531	100.00%	175,000
						[EndBal]	[EndBal]		
						[A]	[B]		
Percent Funded						0.00%	2.87%		

01000 - Paving

100 - Asphalt: Sealing	Useful Life 5	Remaining Life 3
74,000 sf Parking Lot & Maintenance Yard	Quantity 74,000	Unit of Measure Square Feet
	Cost /SqFt \$0.165	
	% Included 100.00%	Total Cost/Study \$12,210
Summary	Replacement Year 2023/2024	Future Cost \$13,149

This is to prepare the surface and apply a single coat asphalt emulsion product. If a second coat is desired, the cost is generally 10% to 20% higher.



200 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 3
74,000 sf Parking Lot & Maintenance Yard (2%)	Quantity 74,000	Unit of Measure Square Feet
	Cost /SqFt \$3.50	Qty * \$/SqFt \$259,000
	% Included 2.00%	Total Cost/Study \$5,180
Summary	Replacement Year 2023/2024	Future Cost \$5,578

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.



01000 - Paving

300 - Asphalt: Overlay w/ Interlayer	Useful Life 25	Remaining Life 10
74,000 sf Parking Lot & Maintenance Yard	Quantity 74,000	Unit of Measure Square Feet
	Cost /SqFt \$2.10	
	% Included 100.00%	Total Cost/Study \$155,400
Summary	Replacement Year 2030/2031	Future Cost \$198,925

This is to apply a geotextile interlayer to the existing asphalt surface and overlay with a minimum of 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.



800 - Striping	Useful Life 5	Remaining Life 3
Parking Lot & Maintenance Yard	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,500	
	% Included 100.00%	Total Cost/Study \$2,500
Summary	Replacement Year 2023/2024	Future Cost \$2,692

This is to re-stripe asphalt to match existing plan.



02000 - Concrete

220 - Walkways	Useful Life 5	Remaining Life 3	
83,600 sf Cart Paths, Walkways, Patios (1%)	Quantity 83,600	Unit of Measure Square Feet	
	Cost /SqFt \$16.00	Qty * \$/SqFt \$1,337,600	
	% Included 1.00%	Total Cost/Study \$13,376	
Summary	Replacement Year 2023/2024	Future Cost \$14,404	

This is to cut, grind or repair concrete flatwork to remove or minimize vertical displacements and to maintain functionality. This is for partial replacement only.

80,500 sf- golf course cart paths
 3,100 sf- outdoor patio concrete at buildings



03000 - Painting: Exterior

120 - Surface Restoration	Useful Life 5	Remaining Life 1	
3,720 sf Maintenance Building & Shed	Quantity 3,720	Unit of Measure Square Feet	
	Cost /SqFt \$1.40		
	% Included 100.00%	Total Cost/Study \$5,208	
Summary	Replacement Year 2021/2022	Future Cost \$5,338	

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.

Maintenance Building- 2,820 sf
 Maintenance Shed- 900 sf



03000 - Painting: Exterior

124 - Surface Restoration	Useful Life 5	Remaining Life 5
2,000 sf The Nest	Quantity 2,000	Unit of Measure Square Feet
	Cost /SqFt \$1.40	
	% Included 100.00%	Total Cost/Study \$2,800
Summary	Replacement Year 2025/2026	Future Cost \$3,168

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.

2020/2021- The Nest is currently being remodeled. This and other components may be adjusted to reflect actual conditions and materials once remodel is complete.



128 - Surface Restoration	Useful Life 5	Remaining Life 1
1,620 sf Pro Shop	Quantity 1,620	Unit of Measure Square Feet
	Cost /SqFt \$1.40	
	% Included 100.00%	Total Cost/Study \$2,268
Summary	Replacement Year 2021/2022	Future Cost \$2,325

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.



03500 - Painting: Interior

100 - Building	Useful Life 10	Remaining Life 5
3,277 sf Pro Shop	Quantity 3,277	Unit of Measure Square Feet
	Cost /SqFt \$1.30	
	% Included 100.00%	Total Cost/Study \$4,260
Summary	Replacement Year 2025/2026	Future Cost \$4,820

This is to prepare and paint all building interior spaces. Includes main room, storage, closet, office, and restrooms. Includes coating the restroom floors.



104 - Building	Useful Life 10	Remaining Life 5
6,287 sf Maintenance Building	Quantity 6,287	Unit of Measure Square Feet
	Cost /SqFt \$1.30	
	% Included 100.00%	Total Cost/Study \$8,173
Summary	Replacement Year 2025/2026	Future Cost \$9,247

This is to prepare and paint all building interior spaces. Includes break room, hall, restrooms, office, main bay, and tool room.



105 - Building	Useful Life 10	Remaining Life 10
1,800 sf Nest Building	Quantity 1,800	Unit of Measure Square Feet
	Cost /SqFt \$1.30	
	% Included 100.00%	Total Cost/Study \$2,340
Summary	Replacement Year 2030/2031	Future Cost \$2,995

This is to prepare and paint Nest building interior spaces.

04000 - Structural Repairs

200 - Wood: Siding & Trim	Useful Life 5	Remaining Life 1	
3,720 sf Maintenance Building & Shed (10%)	Quantity 3,720	Unit of Measure Square Feet	
	Cost /SqFt \$10.00	Qty * \$/SqFt \$37,200	
	% Included 10.00%	Total Cost/Study \$3,720	
Summary	Replacement Year 2021/2022	Future Cost \$3,813	

This is to replace siding and wood trim. The actual scope of the work will depend on what is found after the existing siding is removed. Includes primer and paint on all new wood surfaces.

Maintenance Building- 2,820 sf
 Maintenance Shed- 900 sf



204 - Siding	Useful Life 30	Remaining Life 15	
1,640 sf Cart Barn Siding	Quantity 1,640	Unit of Measure Square Feet	
	Cost /SqFt \$15.00		
	% Included 100.00%	Total Cost/Study \$24,600	
Summary	Replacement Year 2035/2036	Future Cost \$35,628	

This is to replace siding.



04000 - Structural Repairs

208 - Wood: Siding & Trim 2,000 sf The Nest (10%)	Useful Life 5 Remaining Life 5 Quantity 2,000 Cost /SqFt \$10.00 % Included 10.00%	Unit of Measure Square Feet Qty * \$/SqFt \$20,000 Total Cost/Study \$2,000 Replacement Year 2025/2026 Future Cost \$2,263
Summary		

This is to replace siding and wood trim. The actual scope of the work will depend on what is found after the existing siding is removed. Includes primer and paint on all new wood surfaces.

2020/2021- The Nest is currently being remodeled. This and other components may be adjusted to reflect actual conditions and materials once remodel is complete.



212 - Siding 1,620 sf Pro Shop (10%)	Useful Life 5 Remaining Life 1 Quantity 1,620 Cost /SqFt \$10.00 % Included 10.00%	Unit of Measure Square Feet Qty * \$/SqFt \$16,200 Total Cost/Study \$1,620 Replacement Year 2021/2022 Future Cost \$1,661
Summary		

This is to repair and replace stucco siding in conjunction with the painting cycle.



04000 - Structural Repairs

290 - Ceilings 880 sf Maintenance Building	Useful Life 30 Quantity 880 Cost /SqFt \$1.40 % Included 100.00%	Remaining Life 15 Unit of Measure Square Feet Total Cost/Study \$1,232 Future Cost \$1,784
Summary	Replacement Year 2035/2036	

This is to replace the ceiling.

Break Room- 608 sf
Office- 272 sf



295 - Ceilings 2,000 sf Nest Building	Useful Life 30 Quantity 2,000 Cost /SqFt \$1.40 % Included 100.00%	Remaining Life 30 Unit of Measure Square Feet Total Cost/Study \$2,800 Future Cost \$5,873
Summary	Replacement Year 2050/2051	

This is to replace the ceiling.

300 - Trellis 540 sf [3] Pro Shop Trellises	Useful Life 20 Quantity 540 Cost /SqFt \$15.00 % Included 100.00%	Remaining Life 10 Unit of Measure Square Feet Total Cost/Study \$8,100 Future Cost \$10,369
Summary	Replacement Year 2030/2031	

This is to repair, replace and maintain the trellises.



04000 - Structural Repairs

305 - Trellis	Useful Life 20	Remaining Life 20	
Nest Trellis	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,000		
	% Included 100.00%	Total Cost/Study	\$5,000
Summary	Replacement Year 2040/2041	Future Cost	\$8,193

This is to repair, replace and maintain the trellis.

912 - Doors	Useful Life 10	Remaining Life 5	
9 Pro Shop (50%)	Quantity 9	Unit of Measure	Items
	Cost /Itm \$1,200	Qty * \$/Itm	\$10,800
	% Included 50.00%	Total Cost/Study	\$5,400
Summary	Replacement Year 2025/2026	Future Cost	\$6,110

This is to repair, replace and maintain the doors.

5- exterior
4- interior

916 - Doors	Useful Life 10	Remaining Life 5	
10 Maintenance Building & Shed (50%)	Quantity 10	Unit of Measure	Items
	Cost /Itm \$1,200	Qty * \$/Itm	\$12,000
	% Included 50.00%	Total Cost/Study	\$6,000
Summary	Replacement Year 2025/2026	Future Cost	\$6,788

This is to repair, replace and maintain the doors.

5- exterior
5- interior



918 - Doors	Useful Life 20	Remaining Life 20	
5 Nest Building Doors	Quantity 5	Unit of Measure	Items
	Cost /Itm \$2,000		
	% Included 100.00%	Total Cost/Study	\$10,000
Summary	Replacement Year 2040/2041	Future Cost	\$16,386

This is to repair, replace and maintain the steel doors with glass lights.

05000 - Roofing

200 - Low Slope: BUR	Useful Life 20	Remaining Life 20	
43 Squares- Maintenance Building & Shed	Quantity 43	Unit of Measure Squares	
	Cost /Sqrs \$300		
	% Included 100.00%	Total Cost/Study \$12,900	
Summary	Replacement Year 2040/2041	Future Cost \$21,138	

This is to replace the built-up roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

Maintenance Building- 38 squares
 Maintenance Shed- 5 squares

2021- \$13,000 expended to reroof both buildings.



440 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 10	
20 Squares- Pro Shop	Quantity 20	Unit of Measure Squares	
	Cost /Sqrs \$500		
	% Included 100.00%	Total Cost/Study \$10,000	
Summary	Replacement Year 2030/2031	Future Cost \$12,801	

This is to reroof with a dimensional composition roofing product. Composition roofs should be regularly inspected and repaired as indicated to ensure maximum life.



05000 - Roofing

680 - Pitched: Metal 19 Squares- Cart Barn	Useful Life 30 Quantity 19 Cost /Sqrs \$500 % Included 100.00%	Remaining Life 15 Unit of Measure Squares Total Cost/Study \$9,500 Replacement Year 2035/2036
Summary		Future Cost \$13,759

This is to replace the metal roofing system. With proper maintenance, this component's life may be extended.



690 - Pitched: TBA 25 Squares- The Nest	Useful Life 25 Quantity 25 Cost /Sqrs \$500 % Included 100.00%	Remaining Life 25 Unit of Measure Squares Total Cost/Study \$12,500 Replacement Year 2045/2046
Summary		Future Cost \$23,174

This is to replace the roofing with an undetermined roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2020/2021- The Nest is currently being remodeled. This and other components may be adjusted to reflect actual conditions and materials once remodel is complete.

05000 - Roofing

700 - Gutters / Downspouts	Useful Life 20	Remaining Life 5
195 lf Maintenance Building & Shed	Quantity 195	Unit of Measure Linear Feet
	Cost /l.f. \$8.00	
	% Included 100.00%	Total Cost/Study \$1,560
Summary	Replacement Year 2025/2026	Future Cost \$1,765

This is to replace the gutters and downspouts.

Maintenance Building- 165 lf
 Maintenance Shed- 30 lf

2021- \$13,000 expended to reroof both buildings. Remaining life per client.



704 - Gutters / Downspouts	Useful Life 25	Remaining Life 10
130 lf Pro Shop	Quantity 130	Unit of Measure Linear Feet
	Cost /l.f. \$8.00	
	% Included 100.00%	Total Cost/Study \$1,040
Summary	Replacement Year 2030/2031	Future Cost \$1,331

This is to replace the gutters and downspouts.

708 - Gutters / Downspouts	Useful Life 30	Remaining Life 30
200 lf Nest Building	Quantity 200	Unit of Measure Linear Feet
	Cost /l.f. \$8.00	
	% Included 100.00%	Total Cost/Study \$1,600
Summary	Replacement Year 2050/2051	Future Cost \$3,356

This is to replace the gutters and downspouts.

05000 - Roofing

860 - Skylights	Useful Life 20	Remaining Life 20	
7 Maintenance Building	Quantity 7	Unit of Measure	Items
	Cost /Itm \$400		
	% Included 100.00%	Total Cost/Study	\$2,800
Summary	Replacement Year 2040/2041	Future Cost	\$4,588

This is to replace the skylights.

Maintenance Building- 7
 Maintenance Shed- 0

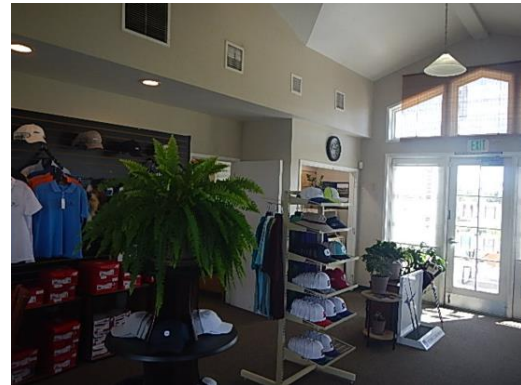
2021- \$13,000 expended to reroof both buildings.



08000 - Rehab

100 - General	Useful Life 20	Remaining Life 5	
Pro Shop	Quantity 1	Unit of Measure	Building
	Cost /Bldg \$20,000		
	% Included 100.00%	Total Cost/Study	\$20,000
Summary	Replacement Year 2025/2026	Future Cost	\$22,628

This is for a general rehab of the pro shop interiors. Restroom rehab is provided for in another component.



08000 - Rehab

104 - General	Useful Life 20	Remaining Life 5
Maintenance Building	Quantity 1	Unit of Measure Building
	Cost /Bldg \$10,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2025/2026	Future Cost \$11,314

This is for a general rehab of the maintenance building interiors. Restroom rehab is provided for in another component.



108 - General	Useful Life 20	Remaining Life 20
The Nest	Quantity 1	Unit of Measure Building
	Cost /Bldg \$40,000	
	% Included 100.00%	Total Cost/Study \$40,000
Summary	Replacement Year 2040/2041	Future Cost \$65,545

This is for a general rehab of the interiors.

2020/2021- The Nest is currently being remodeled. This and other components may be adjusted to reflect actual conditions and materials once remodel is complete.



08000 - Rehab

226 - Restrooms	Useful Life 20	Remaining Life 5
2 Pro Shop Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$5,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2025/2026	Future Cost \$11,314

This is to rehab the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.



230 - Restrooms	Useful Life 20	Remaining Life 5
2 Maintenance Building Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$5,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2025/2026	Future Cost \$11,314

This is to rehab the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.



231 - Restrooms	Useful Life 20	Remaining Life 8
2 Nest Building Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$5,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2028/2029	Future Cost \$12,184

This is to rehab the restrooms including items such as partitions, fixtures, lighting, tile, etc. Client input will further define this component.

08000 - Rehab

350 - Cabinets	Useful Life 10	Remaining Life 11
2 Glass Display Units- Golf Shop	Quantity 2	Unit of Measure Items
	Cost /Itm \$2,000	
	% Included 100.00%	Total Cost/Study \$4,000
Summary	Replacement Year 2031/2032	Future Cost \$5,248

This is for replacing the glass display units.

360 - Countertops	Useful Life 20	Remaining Life 6
2 Glass Display Units- Golf Shop	Quantity 2	Unit of Measure Items
	Cost /Itm \$5,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2026/2027	Future Cost \$11,597

This is for replacing the display counters.

15000 - Grounds Maintenance

100 - Greens Management	Useful Life 10	Remaining Life 5
9 Course Greens	Quantity 9	Unit of Measure Items
	Cost /Itm \$750	
	% Included 100.00%	Total Cost/Study \$6,750
Summary	Replacement Year 2025/2026	Future Cost \$7,637

This is to maintain and manage the greens.



15000 - Grounds Maintenance

110 - Tee Box Renovation	Useful Life 20	Remaining Life 5
39,000 sf [30] Course Tee Boxes	Quantity 39,000	Unit of Measure Square Feet
	Cost /SqFt \$1.50	
	% Included 100.00%	Total Cost/Study \$58,500
Summary	Replacement Year 2025/2026	Future Cost \$66,187

This is to restructure the Tee areas.



120 - Fairway Renovation	Useful Life 20	Remaining Life 5
1,091,000 sf [9] Course Fairways	Quantity 1,091,000	Unit of Measure Square Feet
	Cost /SqFt \$0.100	
	% Included 100.00%	Total Cost/Study \$109,100
Summary	Replacement Year 2025/2026	Future Cost \$123,437

This is to renovate the fairways.



130 - Greens Renovation	Useful Life 30	Remaining Life 15
50,300 [9] Course Greens	Quantity 50,300	Unit of Measure Items
	Cost /Itm \$4.00	
	% Included 100.00%	Total Cost/Study \$201,200
Summary	Replacement Year 2035/2036	Future Cost \$291,398

This is to renovate the greens and related areas.

15000 - Grounds Maintenance

140 - Bunker Repair-Rebuild	Useful Life 5	Remaining Life 3
29,625 sf [26] Course Sand Bunkers (10%)	Quantity 29,625	Unit of Measure Square Feet
	Cost /SqFt \$9.00	Qty * \$/SqFt \$266,625
	% Included 10.00%	Total Cost/Study \$26,663
Summary	Replacement Year 2023/2024	Future Cost \$28,713

This is for repairing/rebuilding the bunkers.



150 - Ball Washers	Useful Life 10	Remaining Life 5
9 Course Ball Washers	Quantity 9	Unit of Measure Items
	Cost /Itm \$400	
	% Included 100.00%	Total Cost/Study \$3,600
Summary	Replacement Year 2025/2026	Future Cost \$4,073

This is to replace the ball washers.



160 - Drinking Fountain	Useful Life 7	Remaining Life 8
2 Course Water Stations	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,000	
	% Included 100.00%	Total Cost/Study \$6,000
Summary	Replacement Year 2028/2029	Future Cost \$7,310

This is to replace the water stations.

15000 - Grounds Maintenance

200 - Cultivation	Useful Life 26	Remaining Life 10
Toro Greens Procore 648	Quantity 1	Unit of Measure Items
	Cost /Itm \$50,000	
	% Included 100.00%	Total Cost/Study \$50,000
Summary	Replacement Year 2030/2031	Future Cost \$64,004

This is to repair and replace the Toro Greens Procore 648 aerator for the greens.

Placed in service- 2004
 Equipment number- 11

2020/2021- Information per client provided Windwings Golf Course Maintenance Yard Inventory, September 2020.



204 - Cultivation	Useful Life 20	Remaining Life 19
Ryan Jr Sod Cutter	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,500	
	% Included 100.00%	Total Cost/Study \$7,500
Summary	Replacement Year 2039/2040	Future Cost \$11,990

This is to replace the Ryan Jr Sod Cutter.

Placed in service- 2019
 Equipment number- 13

2020/2021- Information per client provided Windwings Golf Course Maintenance Yard Inventory, September 2020.



15000 - Grounds Maintenance

750 - Mower	Useful Life 21	Remaining Life 2	
Toro Greensmaster 3150 Mowers	Quantity 1	Unit of Measure	Items
	Cost /Itm \$25,000		
	% Included 100.00%	Total Cost/Study	\$25,000
Summary	Replacement Year 2022/2023	Future Cost	\$26,266

This is to repair and replace the Toro Greensmaster 3150's: putting green and tee mowers.

Placed in service- 2004
 Equipment number- 9- putting green mower
 Equipment number- 10- tee mower

2021/2022- quantity and remaining life per client.
 2020/2021- Information per client provided Windwings Golf Course Maintenance Yard Inventory, September 2020.



15000 - Grounds Maintenance

760 - Mower	Useful Life 22	Remaining Life 11	
Toro Reelmaster 5410-D	Quantity 1	Unit of Measure	Items
	Cost /Itm \$45,000		
	% Included 100.00%	Total Cost/Study	\$45,000
Summary	Replacement Year 2031/2032	Future Cost	\$59,044

This is to repair and replace the Toro Reelmaster 5410-D fairway mower.

Placed in service- 2021
 Equipment number- 14

2021/2022- Description, placed in service date and remaining life per client.
 2020/2021- Information per client provided Windwings Golf Course Maintenance Yard Inventory, September 2020.



770 - Mower	Useful Life 18	Remaining Life 6	
Toro Sidewinder 3500-D	Quantity 1	Unit of Measure	Items
	Cost /Itm \$68,000		
	% Included 100.00%	Total Cost/Study	\$68,000
Summary	Replacement Year 2026/2027	Future Cost	\$78,859

This is to repair and replace the Toro Sidewinder 3500-D rough mower.

Placed in service- 2004
 Equipment number- 15

2020/2021- Information per client provided Windwings Golf Course Maintenance Yard Inventory, September 2020.



15000 - Grounds Maintenance

780 - Mower	Useful Life 24	Remaining Life 9
Toro Groundsmaster 4500-D	Quantity 1	Unit of Measure Items
	Cost /Itm \$70,000	
	% Included 100.00%	Total Cost/Study \$70,000
Summary	Replacement Year 2029/2030	Future Cost \$87,420

This is to repair and replace the Toro Groundsmaster 4500-D 4-wheel drive rough mower.

Placed in service- 2021
 Equipment number- 16

2020/2021- Information per client provided Windwings Golf Course Maintenance Yard Inventory, September 2020.

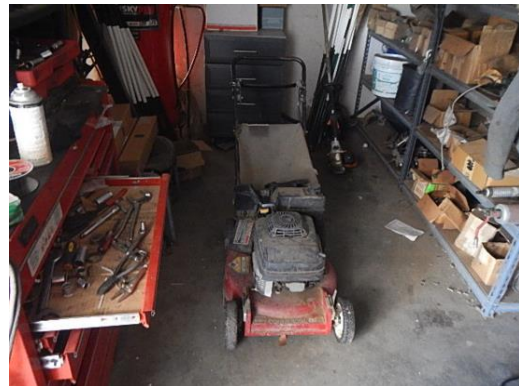


790 - Mower	Useful Life 46	Remaining Life 30
2 Toro 1000 Walking Greens Mowers	Quantity 2	Unit of Measure Items
	Cost /Itm \$8,000	
	% Included 100.00%	Total Cost/Study \$16,000
Summary	Replacement Year 2050/2051	Future Cost \$33,561

This is to repair and replace the Toro 1000 walking greens mowers.

Placed in service- 2004
 Equipment numbers- 17, 18

2020/2021- Information per client provided Windwings Golf Course Maintenance Yard Inventory, September 2020.



15000 - Grounds Maintenance

800 - Applicators, Spreaders, Sprayers Smithco Spraystar 1,000	Useful Life 26 Quantity 1 Cost /Itm \$8,000 % Included 100.00%	Remaining Life 2 Unit of Measure Items Total Cost/Study \$8,000 Replacement Year 2022/2023 Future Cost \$8,405
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Summary

This is to replace the Smithco Spraystar 1,000, 100-gallon tank sprayer.

Placed in service- 1999
 Equipment number- 8

2020/2021- Information per client provided Windwings Golf Course Maintenance Yard Inventory, September 2020.



804 - Applicators, Spreaders, Sprayers Turfco Sandspreader	Useful Life 26 Quantity 1 Cost /Itm \$7,500 % Included 100.00%	Remaining Life 10 Unit of Measure Items Total Cost/Study \$7,500 Replacement Year 2030/2031 Future Cost \$9,601
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Summary

This is to replace the Turfco Sandspreader Meter Matic III Model F12D with conveyer belt.

Placed in service- 2004
 Equipment number- 12

2020/2021- Information per client provided Windwings Golf Course Maintenance Yard Inventory, September 2020.



15000 - Grounds Maintenance

820 - Tractor	Useful Life 20	Remaining Life 19
John Deere Tractor & Backhoe	Quantity 1	Unit of Measure Items
	Cost /Itm \$31,300	
	% Included 100.00%	Total Cost/Study \$31,300
Summary	Replacement Year 2039/2040	Future Cost \$50,038

This is to repair and replace the John Deere 300 E utility tractor and the 370 B backhoe attachment.

Placed in service- December 2019
 Equipment number- 4
 Cost- \$31,300 (\$24,000- tractor, \$7,300- backhoe)

2020/2021- Information per client provided Windwings Golf Course Maintenance Yard Inventory, September 2020.



850 - Vehicles	Useful Life 10	Remaining Life 9
3 John Deere Gators	Quantity 3	Unit of Measure Items
	Cost /Itm \$9,000	
	% Included 100.00%	Total Cost/Study \$27,000
Summary	Replacement Year 2029/2030	Future Cost \$33,719

This is to replace the John Deere Gator light duty utility vehicles.

Placed in service- December 2019
 Equipment numbers- 1, 2, 3

2020/2021- Information per client provided Windwings Golf Course Maintenance Yard Inventory, September 2020.



15000 - Grounds Maintenance

858 - Vehicles	Useful Life 26	Remaining Life 2
Toro 3200 Workman	Quantity 1	Unit of Measure Items
	Cost /Itm \$20,000	
	% Included 100.00%	Total Cost/Study \$20,000
Summary	Replacement Year 2022/2023	Future Cost \$21,013

This is to replace the Toro 3200 Workman heavy duty utility vehicle.

Placed in service- 2004
 Equipment number- 6

2020/2021- Information per client provided Windwings Golf Course Maintenance Yard Inventory, September 2020. No cost listed, estimated by BRG.



862 - Vehicles	Useful Life 29	Remaining Life 10
Cushman- Turf Truckster	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,000	
	% Included 100.00%	Total Cost/Study \$8,000
Summary	Replacement Year 2030/2031	Future Cost \$10,241

This is to replace the Cushman- Turf Truckster vehicle used to move sand, gravel, rock and large trees.

Placed in service- 2001
 Equipment number- 7

2020/2021- Information per client provided Windwings Golf Course Maintenance Yard Inventory, September 2020.



15000 - Grounds Maintenance

880 - Accessory	Useful Life 34	Remaining Life 10
PTO Core Harvester	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,000	
	% Included 100.00%	Total Cost/Study \$8,000
Summary	Replacement Year 2030/2031	Future Cost \$10,241

This is to replace the PTO core harvester. This attachment works on Equipment number 7 and is used to pick up aeration plugs.

Placed in service- 1996
 Equipment number- 7a

2020/2021- Information per client provided Windwings Golf Course Maintenance Yard Inventory, September 2020.



884 - Accessory	Useful Life 9	Remaining Life 5
Stihl BR450C Leaf Blower	Quantity 1	Unit of Measure Items
	Cost /Itm \$800	
	% Included 100.00%	Total Cost/Study \$800
Summary	Replacement Year 2025/2026	Future Cost \$905

This is to replace the Stihl BR450C general purpose leaf blower.

Placed in service- 2016
 Equipment number- 19

2020/2021- Information per client provided Windwings Golf Course Maintenance Yard Inventory, September 2020.

900 - Miscellaneous	Useful Life 40	Remaining Life 30
Atterton & Ellis Bedknife Relief Grinder	Quantity 1	Unit of Measure Items
	Cost /Itm \$25,000	
	% Included 100.00%	Total Cost/Study \$25,000
Summary	Replacement Year 2050/2051	Future Cost \$52,439

This is to replace the Atterton & Ellis Limited Ironworks England Bedknife Relief Grinder.

Placed in service- unknown (very old per client)
 Equipment number- 20

2020/2021- Information per client provided Windwings Golf Course Maintenance Yard Inventory, September 2020.

15000 - Grounds Maintenance

904 - Miscellaneous	Useful Life 40	Remaining Life 30
Anglemaster II Reel Grinder	Quantity 1	Unit of Measure Items
	Cost /Itm \$40,000	
	% Included 100.00%	Total Cost/Study \$40,000
Summary	Replacement Year 2050/2051	Future Cost \$83,903

This is to replace the Anglemaster II Reel Grinder.

Placed in service- unknown (very old per client)
 Equipment number- 21

2020/2021- Information per client provided Windwings Golf Course Maintenance Yard Inventory, September 2020.



908 - Miscellaneous	Useful Life 26	Remaining Life 10
Equipment Lift	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,000	
	% Included 100.00%	Total Cost/Study \$7,000
Summary	Replacement Year 2030/2031	Future Cost \$8,961

This is to replace the equipment table lift.

Placed in service- 2004
 Equipment number- 22

2020/2021- Information per client provided Windwings Golf Course Maintenance Yard Inventory, September 2020.



18000 - Landscaping

100 - Irrigation: Misc.	Useful Life 10	Remaining Life 5
Golf Irrigation Computer	Quantity 1	Unit of Measure System
	Cost /Sys \$20,000	
	% Included 100.00%	Total Cost/Study \$20,000
Summary	Replacement Year 2025/2026	Future Cost \$22,628

This is to replace the golf irrigation computer.



104 - Irrigation: Misc.	Useful Life 3	Remaining Life 2
Course Irrigation	Quantity 1	Unit of Measure System
	Cost /Sys \$7,500	
	% Included 100.00%	Total Cost/Study \$7,500
Summary	Replacement Year 2022/2023	Future Cost \$7,880

This is for major irrigation system repair in excess of the operating budget.



105 - Irrigation: Misc.	Useful Life 15	Remaining Life 2
Roof Mounted Antenna	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,000	
	% Included 100.00%	Total Cost/Study \$5,000
Summary	Replacement Year 2022/2023	Future Cost \$5,253

This is to replace the roof mounted antenna that communicates between the weather station, the irrigation controllers, and the office computer system.

18000 - Landscaping

108 - Irrigation: Misc.	Useful Life 15	Remaining Life 1	
Weather Station	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$15,000	
	% Included	100.00%	Total Cost/Study \$15,000
Summary	Replacement Year	2021/2022	Future Cost \$15,375

This is to replace the weather station which sends information that controls the amount of irrigation given to the golf course grounds.

110 - General Repairs/Upgrades	Useful Life 4	Remaining Life 2	
Parking Lot & Golf Shop Landscaping	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,000	
	% Included	100.00%	Total Cost/Study \$3,000
Summary	Replacement Year	2022/2023	Future Cost \$3,152

This is to have funds in excess of the operating budget for parking lot and golf shop landscaping.

200 - Irrigation: Controllars	Useful Life 15	Remaining Life 1	
21 Irrigation Station Controllars	Quantity 21	Unit of Measure	Items
	Cost /Itm	\$5,000	
	% Included	100.00%	Total Cost/Study \$105,000
Summary	Replacement Year	2021/2022	Future Cost \$107,625

This is to replace the Rainbird irrigation station controllars located along the course. Includes enclosure, mother boards and breakers.

18500 - Lakes / Ponds

990 - Miscellaneous	Useful Life 5	Remaining Life 2	
15 Course Ponds	Quantity 15	Unit of Measure	Items
	Cost /Itm	\$1,000	
	% Included	100.00%	Total Cost/Study \$15,000
Summary	Replacement Year	2022/2023	Future Cost \$15,759

This is for miscellaneous pond expenses for maintenance and upkeep.



19000 - Fencing

360 - Wood: Split Rail	Useful Life 5	Remaining Life 3
615 lf South Perimeter/Hwy 16 (33%)	Quantity 615	Unit of Measure Linear Feet
	Cost /l.f. \$25.00	Qty * \$/l.f. \$15,375
	% Included 33.33%	Total Cost/Study \$5,125
Summary	Replacement Year 2023/2024	Future Cost \$5,519

This is to periodically repair and replace portions of the split rail fencing.



510 - Post & Cable	Useful Life 10	Remaining Life 3
6,000 lf Perimeter Post & Wire Fencing (16.7%)	Quantity 6,000	Unit of Measure Linear Feet
	Cost /l.f. \$10.00	Qty * \$/l.f. \$60,000
	% Included 16.67%	Total Cost/Study \$10,000
Summary	Replacement Year 2023/2024	Future Cost \$10,769

This is to repair and replace the post and wire fence. Component assumes shared responsibility with neighbors west and south of golf course.

4,150 lf- west perimeter, west of holes 3 & 4
 1,850 lf- south perimeter, south of hole 8



20000 - Lighting

260 - Bollard Lights	Useful Life 20	Remaining Life 5	
9 Walkway Lights	Quantity 9	Unit of Measure	Items
	Cost /Itm \$900		
	% Included 100.00%	Total Cost/Study	\$8,100
Summary	Replacement Year 2025/2026	Future Cost	\$9,164

This is to replace the bollard lights reusing the existing wiring and conduits.



540 - Parking Lot	Useful Life 40	Remaining Life 25	
17 Parking Lot Lights	Quantity 17	Unit of Measure	Items
	Cost /Itm \$2,200		
	% Included 100.00%	Total Cost/Study	\$37,400
Summary	Replacement Year 2045/2046	Future Cost	\$69,338

This is to replace the parking lot lights.

- 14- single head
- 3- double head



23000 - Mechanical Equipment

200 - HVAC	Useful Life 15	Remaining Life 5
Pro Shop	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,500	
	% Included 100.00%	Total Cost/Study \$6,500
Summary	Replacement Year 2025/2026	Future Cost \$7,354

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.



201 - HVAC	Useful Life 15	Remaining Life 5
Maintenance Building	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,500	
	% Included 100.00%	Total Cost/Study \$6,500
Summary	Replacement Year 2025/2026	Future Cost \$7,354

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.



202 - HVAC	Useful Life 15	Remaining Life 3
Nest Building	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,000	
	% Included 100.00%	Total Cost/Study \$8,000
Summary	Replacement Year 2023/2024	Future Cost \$8,615

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

23000 - Mechanical Equipment

203 - HVAC	Useful Life 15	Remaining Life 6
Nest Building	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,000	
	% Included 100.00%	Total Cost/Study \$8,000
Summary	Replacement Year 2026/2027	Future Cost \$9,278

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

330 - Fuel Tank	Useful Life 30	Remaining Life 15
2 Gas Tanks	Quantity 2	Unit of Measure Items
	Cost /Itm \$5,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2035/2036	Future Cost \$14,483

This is to maintain the fuel tanks. The life of the tank should exceed the scope of this study.



600 - Water Heater	Useful Life 10	Remaining Life 11
Nest Building- Tankless Water Heater	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,000	
	% Included 100.00%	Total Cost/Study \$7,000
Summary	Replacement Year 2031/2032	Future Cost \$9,185

This is to replace the tankless water heater including discarded unit disposal.

24000 - Furnishings

200 - Chairs	Useful Life 15	Remaining Life 4
80 Nest Building	Quantity 80	Unit of Measure Items
	Cost /Itm \$100	
	% Included 100.00%	Total Cost/Study \$8,000
Summary	Replacement Year 2024/2025	Future Cost \$8,831

This is to replace the chairs.

24000 - Furnishings

330 - Tables	Useful Life 15	Remaining Life 4	
20 Nest Building	Quantity 20	Unit of Measure Items	
	Cost /Itm \$200		
	% Included 100.00%	Total Cost/Study \$4,000	
Summary	Replacement Year 2024/2025	Future Cost \$4,415	

This is to replace miscellaneous tables.

25000 - Flooring

200 - Carpeting	Useful Life 10	Remaining Life 5	
93 Sq. Yds. Pro Shop	Quantity 93	Unit of Measure Square Yard	
	Cost /SqYd \$32.00		
	% Included 100.00%	Total Cost/Study \$2,976	
Summary	Replacement Year 2025/2026	Future Cost \$3,367	

This is to replace the carpeting.

Main Room- 73 square yards
 Office- 19 square yards
 Closet- 1 square yard



300 - Vinyl	Useful Life 20	Remaining Life 20	
Nest Building- Vinyl Plank Flooring	Quantity 1	Unit of Measure Building	
	Cost /Bldg \$11,000		
	% Included 100.00%	Total Cost/Study \$11,000	
Summary	Replacement Year 2040/2041	Future Cost \$18,025	

This is to replace the vinyl plank flooring for the Nest.

305 - Vinyl	Useful Life 20	Remaining Life 20	
3 Nest Building, Kitchen & Restrooms- Sheet Vinyl	Quantity 3	Unit of Measure Room	
	Cost /Rm \$1,333		
	% Included 100.00%	Total Cost/Study \$4,000	
Summary	Replacement Year 2040/2041	Future Cost \$6,554	

This is to replace the sheet vinyl flooring for the Nest kitchen and restrooms.

25000 - Flooring

600 - Vinyl	Useful Life 20	Remaining Life 5	
46 Sq. Yds. Maintenance Building	Quantity 46	Unit of Measure	Square Yard
	Cost /SqYd \$26.00		
	% Included 100.00%	Total Cost/Study	\$1,196
Summary	Replacement Year 2025/2026	Future Cost	\$1,353

This is to replace the vinyl flooring.

Restrooms- 16 square yards
 Office- 30 square yards



25500 - Wallcoverings

300 - FRP	Useful Life 20	Remaining Life 5	
504 sf Pro Shop Restrooms	Quantity 504	Unit of Measure	Square Feet
	Cost /SqFt \$4.50		
	% Included 100.00%	Total Cost/Study	\$2,268
Summary	Replacement Year 2025/2026	Future Cost	\$2,566

This is to replace the wall fiberglass reinforced panels (FRP).



25500 - Wallcoverings

304 - FRP	Useful Life 20	Remaining Life 5
340 sf Maintenance Building Restrooms	Quantity 340	Unit of Measure Square Feet
	Cost /SqFt \$4.50	
	% Included 100.00%	Total Cost/Study \$1,530
Summary	Replacement Year 2025/2026	Future Cost \$1,731

This is to replace the wall fiberglass reinforced panels (FRP).



306 - FRP	Useful Life 20	Remaining Life 20
500 sf Nest Restrooms	Quantity 500	Unit of Measure Square Feet
	Cost /SqFt \$4.50	
	% Included 100.00%	Total Cost/Study \$2,250
Summary	Replacement Year 2040/2041	Future Cost \$3,687

This is to replace the wall fiberglass reinforced panels (FRP).

308 - FRP	Useful Life 20	Remaining Life 20
300 sf Nest Kitchen	Quantity 300	Unit of Measure Square Feet
	Cost /SqFt \$4.50	
	% Included 100.00%	Total Cost/Study \$1,350
Summary	Replacement Year 2040/2041	Future Cost \$2,212

This is to replace the wall fiberglass reinforced panels (FRP).

26000 - Outdoor Equipment

306 - Benches	Useful Life 12	Remaining Life 6	
9 Course Benches	Quantity 9	Unit of Measure Items	
	Cost /Itm \$1,200		
	% Included 100.00%	Total Cost/Study \$10,800	
Summary	Replacement Year 2026/2027	Future Cost \$12,525	

This is to replace the benches. This can include demo, disposal, installation, shipping, tax, etc.



310 - Furniture	Useful Life 10	Remaining Life 4	
4 Table & Chair Sets- Golf Shop	Quantity 4	Unit of Measure Set	
	Cost /Set \$1,250		
	% Included 100.00%	Total Cost/Study \$5,000	
Summary	Replacement Year 2024/2025	Future Cost \$5,519	

This is to replace the outdoor furniture.

320 - Barbecue	Useful Life 8	Remaining Life 2	
Gas Barbecue- Nest Building	Quantity 1	Unit of Measure Items	
	Cost /Itm \$2,000		
	% Included 100.00%	Total Cost/Study \$2,000	
Summary	Replacement Year 2022/2023	Future Cost \$2,101	

This is to replace the barbecue.

27000 - Appliances

150 - Counters: Stainless Steel	Useful Life 10	Remaining Life 11	
2 Nest Building	Quantity 2	Unit of Measure Items	
	Cost /Itm \$1,000		
	% Included 100.00%	Total Cost/Study \$2,000	
Summary	Replacement Year 2031/2032	Future Cost \$2,624	

This is for the restaurant grade stainless counters.

27000 - Appliances

154 - Counters: Stainless Steel	Useful Life 10	Remaining Life 1
3 Nest Building	Quantity 3	Unit of Measure Items
	Cost /Itm \$1,000	
	% Included 100.00%	Total Cost/Study \$3,000
Summary	Replacement Year 2021/2022	Future Cost \$3,075

This is for the restaurant grade stainless counters.

200 - Refrigerator	Useful Life 7	Remaining Life 8
2 Nest Building Refrigerator & Freezer	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,000	
	% Included 100.00%	Total Cost/Study \$6,000
Summary	Replacement Year 2028/2029	Future Cost \$7,310

This is to replace the refrigerator and freezer.

204 - Refrigerator	Useful Life 7	Remaining Life 2
Beverage Display Refrigerator- Golf Shop	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,000	
	% Included 100.00%	Total Cost/Study \$4,000
Summary	Replacement Year 2022/2023	Future Cost \$4,203

This is to replace the refrigerator.

220 - Refrigerator: Commercial: Large	Useful Life 12	Remaining Life 2
Golf Shop	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,000	
	% Included 100.00%	Total Cost/Study \$3,000
Summary	Replacement Year 2022/2023	Future Cost \$3,152

This is to replace the large commercial type refrigerator.

248 - Ice Machine	Useful Life 10	Remaining Life 5
Maintenance Building Break Room	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,000	
	% Included 100.00%	Total Cost/Study \$2,000
Summary	Replacement Year 2025/2026	Future Cost \$2,263

This is to replace the commercial ice machine.



27000 - Appliances

250 - Ice Machine Cart Barn	Useful Life 10 Quantity 1 Cost /Itm \$3,000 % Included 100.00%	Remaining Life 1 Unit of Measure Items Total Cost/Study \$3,000
Summary	Replacement Year 2021/2022	Future Cost \$3,075
This is to replace the commercial ice machine.		

274 - Oven Nest Building	Useful Life 8 Quantity 1 Cost /Itm \$4,500 % Included 100.00%	Remaining Life 3 Unit of Measure Items Total Cost/Study \$4,500
Summary	Replacement Year 2023/2024	Future Cost \$4,846
This is to replace the oven.		

30000 - Miscellaneous

270 - Garage Door 3 Maintenance Building Bay Doors	Useful Life 30 Quantity 3 Cost /Itm \$7,500 % Included 100.00%	Remaining Life 15 Unit of Measure Items Total Cost/Study \$22,500
Summary	Replacement Year 2035/2036	Future Cost \$32,587
This is to replace the garage doors.		



32000 - Undesignated

100 - Miscellaneous Miscellaneous Reserve Items	Useful Life 1 Quantity 1 Cost /LS \$2,500 % Included 100.00%	Remaining Life 1 Unit of Measure Lump Sum Total Cost/Study \$2,500
Summary	Replacement Year 2021/2022	Future Cost \$2,563
This is for major unanticipated reserve component repairs.		

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
01000 - Paving							
100 - Asphalt: Sealing	\$12,210	5	3	74,000	\$.17/SqFt		Parking Lot & Maintenance Yard
200 - Asphalt: Ongoing Repairs	\$5,180	5	3	74,000	\$3.50/SqFt (2%)		Parking Lot & Maintenance Yard
300 - Asphalt: Overlay w/ Interlayer	\$155,400	25	10	74,000	\$2.10/SqFt		Parking Lot & Maintenance Yard
800 - Striping	\$2,500	5	3	1	\$2,500/LS		Parking Lot & Maintenance Yard
02000 - Concrete							
220 - Walkways	\$13,376	5	3	83,600	\$16.00/SqFt (1%)		Cart Paths, Walkways, Patios
03000 - Painting: Exterior							
120 - Surface Restoration	\$5,208	5	1	3,720	\$1.40/SqFt		Maintenance Building & Shed
124 - Surface Restoration	\$2,800	5	5	2,000	\$1.40/SqFt		The Nest
128 - Surface Restoration	\$2,268	5	1	1,620	\$1.40/SqFt		Pro Shop
03500 - Painting: Interior							
100 - Building	\$4,260	10	5	3,277	\$1.30/SqFt		Pro Shop
104 - Building	\$8,173	10	5	6,287	\$1.30/SqFt		Maintenance Building
105 - Building	\$2,340	10	10	1,800	\$1.30/SqFt		Nest Building
04000 - Structural Repairs							
200 - Wood: Siding & Trim	\$3,720	5	1	3,720	\$10.00/SqFt (10%)		Maintenance Building & Shed
204 - Siding	\$24,600	30	15	1,640	\$15.00/SqFt		Cart Barn Siding
208 - Wood: Siding & Trim	\$2,000	5	5	2,000	\$10.00/SqFt (10%)		The Nest
212 - Siding	\$1,620	5	1	1,620	\$10.00/SqFt (10%)		Pro Shop
290 - Ceilings	\$1,232	30	15	880	\$1.40/SqFt		Maintenance Building
295 - Ceilings	\$2,800	30	30	2,000	\$1.40/SqFt		Nest Building
300 - Trellis	\$8,100	20	10	540	\$15.00/SqFt		[3] Pro Shop Trellises
305 - Trellis	\$5,000	20	20	1	\$5,000/Itm		Nest Trellis
912 - Doors	\$5,400	10	5	9	\$1,200/Itm (50%)		Pro Shop
916 - Doors	\$6,000	10	5	10	\$1,200/Itm (50%)		Maintenance Building & Shed
918 - Doors	\$10,000	20	20	5	\$2,000/Itm		Nest Building Doors

Included Components

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
05000 - Roofing							
200 - Low Slope: BUR	\$12,900	20	20	43	\$300/Sqrs		Maintenance Building & Shed
440 - Pitched: Dimensional Composition	\$10,000	25	10	20	\$500/Sqrs		Pro Shop
680 - Pitched: Metal	\$9,500	30	15	19	\$500/Sqrs		Cart Barn
690 - Pitched: TBA	\$12,500	25	25	25	\$500/Sqrs		The Nest
700 - Gutters / Downspouts	\$1,560	20	5	195	\$8.00/l.f.		Maintenance Building & Shed
704 - Gutters / Downspouts	\$1,040	25	10	130	\$8.00/l.f.		Pro Shop
708 - Gutters / Downspouts	\$1,600	30	30	200	\$8.00/l.f.		Nest Building
860 - Skylights	\$2,800	20	20	7	\$400/Itm		Maintenance Building
08000 - Rehab							
100 - General	\$20,000	20	5	1	\$20,000/Bldg		Pro Shop
104 - General	\$10,000	20	5	1	\$10,000/Bldg		Maintenance Building
108 - General	\$40,000	20	20	1	\$40,000/Bldg		The Nest
226 - Restrooms	\$10,000	20	5	2	\$5,000/Rm		Pro Shop Restrooms
230 - Restrooms	\$10,000	20	5	2	\$5,000/Rm		Maintenance Building Restrooms
231 - Restrooms	\$10,000	20	8	2	\$5,000/Rm		Nest Building Restrooms
350 - Cabinets	\$4,000	10	11	2	\$2,000/Itm		Glass Display Units- Golf Shop
360 - Countertops	\$10,000	20	6	2	\$5,000/Itm		Glass Display Units- Golf Shop
15000 - Grounds Maintenance							
100 - Greens Management	\$6,750	10	5	9	\$750/Itm		Course Greens
110 - Tee Box Renovation	\$58,500	20	5	39,000	\$1.50/SqFt		[30] Course Tee Boxes
120 - Fairway Renovation	\$109,100	20	5	1,091,000	\$.10/SqFt		[9] Course Fairways
130 - Greens Renovation	\$201,200	30	15	50,300	\$4.00/Itm		[9] Course Greens
140 - Bunker Repair-Rebuild	\$26,663	5	3	29,625	\$9.00/SqFt (10%)		[26] Course Sand Bunkers
150 - Ball Washers	\$3,600	10	5	9	\$400/Itm		Course Ball Washers
160 - Drinking Fountain	\$6,000	7	8	2	\$3,000/Itm		Course Water Stations
200 - Cultivation	\$50,000	26	10	1	\$50,000/Itm		Toro Greens Procore 648
204 - Cultivation	\$7,500	20	19	1	\$7,500/Itm		Ryan Jr Sod Cutter
750 - Mower	\$25,000	21	2	1	\$25,000/Itm		Toro Greensmaster 3150 Mowers
760 - Mower	\$45,000	22	11	1	\$45,000/Itm		Toro Reelmaster 5410-D
770 - Mower	\$68,000	18	6	1	\$68,000/Itm		Toro Sidewinder 3500-D
780 - Mower	\$70,000	24	9	1	\$70,000/Itm		Toro Groundsmaster 4500-D
790 - Mower	\$16,000	46	30	2	\$8,000/Itm		Toro 1000 Walking Greens Mowers
800 - Applicators, Spreaders, Sprayers	\$8,000	26	2	1	\$8,000/Itm		Smithco Spraystar 1,000

Included Components

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
15000 - Grounds Maintenance							
804 - Applicators, Spreaders, Sprayers	\$7,500	26	10	1	\$7,500/Itm		Turfco Sandspreader
820 - Tractor	\$31,300	20	19	1	\$31,300/Itm		John Deere Tractor & Backhoe
850 - Vehicles	\$27,000	10	9	3	\$9,000/Itm		John Deere Gators
858 - Vehicles	\$20,000	26	2	1	\$20,000/Itm		Toro 3200 Workman
862 - Vehicles	\$8,000	29	10	1	\$8,000/Itm		Cushman- Turf Truckster
880 - Accessory	\$8,000	34	10	1	\$8,000/Itm		PTO Core Harvester
884 - Accessory	\$800	9	5	1	\$800/Itm		Stihl BR450C Leaf Blower
900 - Miscellaneous	\$25,000	40	30	1	\$25,000/Itm		Atterton & Ellis Bedknife Relief Grinder
904 - Miscellaneous	\$40,000	40	30	1	\$40,000/Itm		Anglemaster II Reel Grinder
908 - Miscellaneous	\$7,000	26	10	1	\$7,000/Itm		Equipment Lift
18000 - Landscaping							
100 - Irrigation: Misc.	\$20,000	10	5	1	\$20,000/Sys		Golf Irrigation Computer
104 - Irrigation: Misc.	\$7,500	3	2	1	\$7,500/Sys		Course Irrigation
105 - Irrigation: Misc.	\$5,000	15	2	1	\$5,000/Itm		Roof Mounted Antenna
108 - Irrigation: Misc.	\$15,000	15	1	1	\$15,000/Itm		Weather Station
110 - General Repairs/Upgrades	\$3,000	4	2	1	\$3,000/LS		Parking Lot & Golf Shop Landscaping
200 - Irrigation: Controllers	\$105,000	15	1	21	\$5,000/Itm		Irrigation Station Controllers
18500 - Lakes / Ponds							
990 - Miscellaneous	\$15,000	5	2	15	\$1,000/Itm		Course Ponds
19000 - Fencing							
360 - Wood: Split Rail	\$5,125	5	3	615	\$25.00/l.f. (33%)		South Perimeter/Hwy 16
510 - Post & Cable	\$10,000	10	3	6,000	\$10.00/l.f. (16.7%)		Perimeter Post & Wire Fencing
20000 - Lighting							
260 - Bollard Lights	\$8,100	20	5	9	\$900/Itm		Walkway Lights
540 - Parking Lot	\$37,400	40	25	17	\$2,200/Itm		Parking Lot Lights
23000 - Mechanical Equipment							
200 - HVAC	\$6,500	15	5	1	\$6,500/Itm		Pro Shop
201 - HVAC	\$6,500	15	5	1	\$6,500/Itm		Maintenance Building
202 - HVAC	\$8,000	15	3	1	\$8,000/Itm		Nest Building
203 - HVAC	\$8,000	15	6	1	\$8,000/Itm		Nest Building
330 - Fuel Tank	\$10,000	30	15	2	\$5,000/Itm		Gas Tanks
600 - Water Heater	\$7,000	10	11	1	\$7,000/Itm		Nest Building- Tankless Water Heater

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
24000 - Furnishings							
200 - Chairs	\$8,000	15	4	80	\$100/Itm		Nest Building
330 - Tables	\$4,000	15	4	20	\$200/Itm		Nest Building
25000 - Flooring							
200 - Carpeting	\$2,976	10	5	93	\$32.00/SqYd		Pro Shop
300 - Vinyl	\$11,000	20	20	1	\$11,000/Bldg		Nest Building- Vinyl Plank Flooring
305 - Vinyl	\$4,000	20	20	3	\$1,333/Rm		Nest Building, Kitchen & Restrooms- Sheet Vinyl
600 - Vinyl	\$1,196	20	5	46	\$26.00/SqYd		Maintenance Building
25500 - Wallcoverings							
300 - FRP	\$2,268	20	5	504	\$4.50/SqFt		Pro Shop Restrooms
304 - FRP	\$1,530	20	5	340	\$4.50/SqFt		Maintenance Building Restrooms
306 - FRP	\$2,250	20	20	500	\$4.50/SqFt		Nest Restrooms
308 - FRP	\$1,350	20	20	300	\$4.50/SqFt		Nest Kitchen
26000 - Outdoor Equipment							
306 - Benches	\$10,800	12	6	9	\$1,200/Itm		Course Benches
310 - Furniture	\$5,000	10	4	4	\$1,250/Set		Table & Chair Sets- Golf Shop
320 - Barbecue	\$2,000	8	2	1	\$2,000/Itm		Gas Barbecue- Nest Building
27000 - Appliances							
150 - Counters: Stainless Steel	\$2,000	10	11	2	\$1,000/Itm		Nest Building
154 - Counters: Stainless Steel	\$3,000	10	1	3	\$1,000/Itm		Nest Building
200 - Refrigerator	\$6,000	7	8	2	\$3,000/Itm		Nest Building Refrigerator & Freezer
204 - Refrigerator	\$4,000	7	2	1	\$4,000/Itm		Beverage Display Refrigerator- Golf Shop
220 - Refrigerator: Commercial: Large	\$3,000	12	2	1	\$3,000/Itm		Golf Shop
248 - Ice Machine	\$2,000	10	5	1	\$2,000/Itm		Maintenance Building Break Room
250 - Ice Machine	\$3,000	10	1	1	\$3,000/Itm		Cart Barn
274 - Oven	\$4,500	8	3	1	\$4,500/Itm		Nest Building
30000 - Miscellaneous							
270 - Garage Door	\$22,500	30	15	3	\$7,500/Itm		Maintenance Building Bay Doors
32000 - Undesignated							
100 - Miscellaneous	\$2,500	1	1	1	\$2,500/LS		Miscellaneous Reserve Items

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2021/22			
03000 - Painting: Exterior			
120 - Surface Restoration 3,720 sf Maintenance Building & Shed	5	5,208	5,338
128 - Surface Restoration 1,620 sf Pro Shop	5	2,268	2,325
Total 03000 - Painting: Exterior:		7,476	7,663
04000 - Structural Repairs			
200 - Wood: Siding & Trim 3,720 sf Maintenance Building & Shed (10%)	5	3,720	3,813
212 - Siding 1,620 sf Pro Shop (10%)	5	1,620	1,661
Total 04000 - Structural Repairs:		5,340	5,474
18000 - Landscaping			
108 - Irrigation: Misc. Weather Station	15	15,000	15,375
200 - Irrigation: Controllers 21 Irrigation Station Controllers	15	105,000	107,625
Total 18000 - Landscaping:		120,000	123,000
27000 - Appliances			
154 - Counters: Stainless Steel 3 Nest Building	10	3,000	3,075
250 - Ice Machine Cart Barn	10	3,000	3,075
Total 27000 - Appliances:		6,000	6,150
32000 - Undesignated			
100 - Miscellaneous Miscellaneous Reserve Items	1	2,500	2,563
Total 2021/22:		141,316	144,850
2022/23			
15000 - Grounds Maintenance			
750 - Mower Toro Greensmaster 3150 Mowers	21	25,000	26,266
800 - Applicators, Spreaders, Sprayers Smithco Spraystar 1,000	26	8,000	8,405
858 - Vehicles Toro 3200 Workman	26	20,000	21,013
Total 15000 - Grounds Maintenance:		53,000	55,684
18000 - Landscaping			
104 - Irrigation: Misc. Course Irrigation	3	7,500	7,880
105 - Irrigation: Misc. Roof Mounted Antenna	15	5,000	5,253

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2022/23			
18000 - Landscaping			
110 - General Repairs/Upgrades Parking Lot & Golf Shop Landscaping	4	3,000	3,152
Total 18000 - Landscaping:		15,500	16,285
18500 - Lakes / Ponds			
990 - Miscellaneous 15 Course Ponds	5	15,000	15,759
26000 - Outdoor Equipment			
320 - Barbecue Gas Barbecue- Nest Building	8	2,000	2,101
27000 - Appliances			
204 - Refrigerator Beverage Display Refrigerator- Golf Shop	7	4,000	4,203
220 - Refrigerator: Commercial: Large Golf Shop	12	3,000	3,152
Total 27000 - Appliances:		7,000	7,355
32000 - Undesignated			
100 - Miscellaneous Miscellaneous Reserve Items	1	2,500	2,627
Total 2022/23:		95,000	99,811
2023/24			
01000 - Paving			
100 - Asphalt: Sealing 74,000 sf Parking Lot & Maintenance Yard	5	12,210	13,149
200 - Asphalt: Ongoing Repairs 74,000 sf Parking Lot & Maintenance Yard (2%)	5	5,180	5,578
800 - Striping Parking Lot & Maintenance Yard	5	2,500	2,692
Total 01000 - Paving:		19,890	21,419
02000 - Concrete			
220 - Walkways 83,600 sf Cart Paths, Walkways, Patios (1%)	5	13,376	14,404
15000 - Grounds Maintenance			
140 - Bunker Repair-Rebuild 29,625 sf [26] Course Sand Bunkers (10%)	5	26,663	28,713
19000 - Fencing			
360 - Wood: Split Rail 615 lf South Perimeter/Hwy 16 (33%)	5	5,125	5,519
510 - Post & Cable 6,000 lf Perimeter Post & Wire Fencing (16.7%)	10	10,000	10,769
Total 19000 - Fencing:		15,125	16,288
23000 - Mechanical Equipment			
202 - HVAC Nest Building	15	8,000	8,615
27000 - Appliances			
274 - Oven Nest Building	8	4,500	4,846

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2023/24			
32000 - Undesignated			
100 - Miscellaneous Miscellaneous Reserve Items	1	2,500	2,692
Total 2023/24:		90,054	96,977
2024/25			
24000 - Furnishings			
200 - Chairs 80 Nest Building	15	8,000	8,831
330 - Tables 20 Nest Building	15	4,000	4,415
Total 24000 - Furnishings:		12,000	13,246
26000 - Outdoor Equipment			
310 - Furniture 4 Table & Chair Sets- Golf Shop	10	5,000	5,519
32000 - Undesignated			
100 - Miscellaneous Miscellaneous Reserve Items	1	2,500	2,760
Total 2024/25:		19,500	21,525

This report is intended to assist the auditor while preparing the audit, review or compilation of Wildwings CSA Golf Course's (the "Association") financial documents.

Browning Reserve Group ("BRG") prepared a reserve study for the Association during the 2020/2021 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2021/2022) and future fiscal years. In addition, BRG prepared the proper statutory disclosures for distribution to the Association members.

This Reserve Study is a Full Study. A **Full Study** includes an on-site review upon where the following tasks are performed:

- development of a reserve component inventory;
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan. Please note, in order to complete these study tasks, one or more visits were conducted by BRG to Wildwings CSA Golf Course.

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2020/2021 and is the Association's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, June 30, 2020. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$0 is being used which ties to the last completed audit or review of the Association's financial statements. BRG then re-builds the first year of the study, in this case 2020/2021, and estimates an ending reserve fund balance. Again, see Section III and the 2020/2021 ending reserve balance estimate of \$0.

"Re-building" the first year of the study as mentioned above simply means using the 2020/2021 adopted budget for the 2020/2021 reserve contribution. Finally, the 2020/2021 reserve expenses both actual and projected are estimated.

We find by using the above method a more accurate reserve study is possible because the beginning reserve fund balance ties directly to the Association's audited financial statement or, in the absence of an audit or review, the year end balance sheet. There is no need to rely on others for determining mid year reserve balances or estimating current year ending reserve balances. This approach forces all involved, to look at the current year's reserve fund activities so a more accurate ending reserve fund balance can be estimated.

With respect to the reserve component Percent Funded values on the next page(s), here are the calculations:

$$\text{FFB} = \text{Year Cost} \times \text{Year Effective Age} / \text{Useful Life}$$
$$\% \text{ Funded} = \text{Year Estimated Ending Reserve Balance} / \text{Year FFB}$$

Please see Section V - Reserve Fund Balance Forecast.

Browning Reserve Group

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020/2021 Fully Funded Balance	2021/2022 Fully Funded Balance	2021/2022 Line Item Contribution based on Cash Flow Method
01000 - Paving						
100 - Asphalt: Sealing 74,000 sf Parking Lot & Maintenance Yard	12,210	5	3	4,884	7,509	3,789
200 - Asphalt: Ongoing Repairs 74,000 sf Parking Lot & Maintenance Yard (2%)	5,180	5	3	2,072	3,186	1,607
300 - Asphalt: Overlay w/ Interlayer 74,000 sf Parking Lot & Maintenance Yard	155,400	25	10	93,240	101,942	11,463
800 - Striping Parking Lot & Maintenance Yard	2,500	5	3	1,000	1,538	776
02000 - Concrete						
220 - Walkways 83,600 sf Cart Paths, Walkways, Patios (1%)	13,376	5	3	5,350	8,226	4,150
03000 - Painting: Exterior						
120 - Surface Restoration 3,720 sf Maintenance Building & Shed	5,208	5	1	4,166	5,338	1,538
124 - Surface Restoration 2,000 sf The Nest	2,800	5	5	467	574	761
128 - Surface Restoration 1,620 sf Pro Shop	2,268	5	1	1,814	2,325	670
03500 - Painting: Interior						
100 - Building 3,277 sf Pro Shop	4,260	10	5	2,130	2,620	694
104 - Building 6,287 sf Maintenance Building	8,173	10	5	4,087	5,026	1,332
105 - Building 1,800 sf Nest Building	2,340	10	10	213	240	392
04000 - Structural Repairs						
200 - Wood: Siding & Trim 3,720 sf Maintenance Building & Shed (10%)	3,720	5	1	2,976	3,813	1,099
204 - Siding 1,640 sf Cart Barn Siding	24,600	30	15	12,300	13,448	1,711
208 - Wood: Siding & Trim 2,000 sf The Nest (10%)	2,000	5	5	333	410	543
212 - Siding 1,620 sf Pro Shop (10%)	1,620	5	1	1,296	1,661	478
290 - Ceilings 880 sf Maintenance Building	1,232	30	15	616	673	86
295 - Ceilings 2,000 sf Nest Building	2,800	30	30	90	96	0
300 - Trellis 540 sf [3] Pro Shop Trellises	8,100	20	10	4,050	4,566	747
305 - Trellis Nest Trellis	5,000	20	20	238	256	562
912 - Doors 9 Pro Shop (50%)	5,400	10	5	2,700	3,321	880
916 - Doors 10 Maintenance Building & Shed (50%)	6,000	10	5	3,000	3,690	978
918 - Doors 5 Nest Building Doors	10,000	20	20	476	513	1,124
05000 - Roofing						
200 - Low Slope: BUR 43 Squares- Maintenance Building & Shed	12,900	20	20	614	661	1,450
440 - Pitched: Dimensional Composition 20 Squares- Pro Shop	10,000	25	10	6,000	6,560	738

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020/2021 Fully Funded Balance	2021/2022 Fully Funded Balance	2021/2022 Line Item Contribution based on Cash Flow Method
05000 - Roofing						
680 - Pitched: Metal 19 Squares- Cart Barn	9,500	30	15	4,750	5,193	661
690 - Pitched: TBA 25 Squares- The Nest	12,500	25	25	481	513	1,284
700 - Gutters / Downspouts 195 lf Maintenance Building & Shed	1,560	20	5	1,170	1,279	127
704 - Gutters / Downspouts 130 lf Pro Shop	1,040	25	10	624	682	77
708 - Gutters / Downspouts 200 lf Nest Building	1,600	30	30	52	55	0
860 - Skylights 7 Maintenance Building	2,800	20	20	133	144	315
08000 - Rehab						
100 - General Pro Shop	20,000	20	5	15,000	16,400	1,630
104 - General Maintenance Building	10,000	20	5	7,500	8,200	815
108 - General The Nest	40,000	20	20	1,905	2,050	4,497
226 - Restrooms 2 Pro Shop Restrooms	10,000	20	5	7,500	8,200	815
230 - Restrooms 2 Maintenance Building Restrooms	10,000	20	5	7,500	8,200	815
231 - Restrooms 2 Nest Building Restrooms	10,000	20	8	6,000	6,663	878
350 - Cabinets 2 Glass Display Units- Golf Shop	4,000	10	11	333	373	630
360 - Countertops 2 Glass Display Units- Golf Shop	10,000	20	6	7,000	7,688	835
15000 - Grounds Maintenance						
100 - Greens Management 9 Course Greens	6,750	10	5	3,375	4,151	1,100
110 - Tee Box Renovation 39,000 sf [30] Course Tee Boxes	58,500	20	5	43,875	47,970	4,768
120 - Fairway Renovation 1,091,000 sf [9] Course Fairways	109,100	20	5	81,825	89,462	8,892
130 - Greens Renovation 50,300 [9] Course Greens	201,200	30	15	100,600	109,989	13,994
140 - Bunker Repair-Rebuild 29,625 sf [26] Course Sand Bunkers (10%)	26,663	5	3	10,665	16,397	8,273
150 - Ball Washers 9 Course Ball Washers	3,600	10	5	1,800	2,214	587
160 - Drinking Fountain 2 Course Water Stations	6,000	7	8	667	769	1,170
200 - Cultivation Toro Greens Procore 648	50,000	26	10	30,769	33,510	3,547
204 - Cultivation Ryan Jr Sod Cutter	7,500	20	19	375	769	864
750 - Mower Toro Greensmaster 3150 Mowers	25,000	21	2	22,619	24,405	1,802
760 - Mower Toro Reelmaster 5410-D	45,000	22	11	22,500	25,159	3,866
770 - Mower Toro Sidewinder 3500-D	68,000	18	6	45,333	50,339	6,312
780 - Mower Toro Groundsmaster 4500-D	70,000	24	9	43,750	47,833	5,248
790 - Mower 2 Toro 1000 Walking Greens Mowers	16,000	46	30	5,565	6,061	0
800 - Applicators, Spreaders, Sprayers Smithco Spraystar 1,000	8,000	26	2	7,385	7,885	466
804 - Applicators, Spreaders, Sprayers Turfco Sandspreader	7,500	26	10	4,615	5,026	532

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020/2021 Fully Funded Balance	2021/2022 Fully Funded Balance	2021/2022 Line Item Contribution based on Cash Flow Method
15000 - Grounds Maintenance						
820 - Tractor John Deere Tractor & Backhoe	31,300	20	19	1,565	3,208	3,604
850 - Vehicles 3 John Deere Gators	27,000	10	9	2,700	5,535	4,858
858 - Vehicles Toro 3200 Workman	20,000	26	2	18,462	19,712	1,164
862 - Vehicles Cushman- Turf Truckster	8,000	29	10	5,241	5,655	509
880 - Accessory PTO Core Harvester	8,000	34	10	5,647	6,029	434
884 - Accessory Stihl BR450C Leaf Blower	800	9	5	356	456	145
900 - Miscellaneous Atterton & Ellis Bedknife Relief Grinder	25,000	40	30	6,250	7,047	0
904 - Miscellaneous Anglemaster II Reel Grinder	40,000	40	30	10,000	11,275	0
908 - Miscellaneous Equipment Lift	7,000	26	10	4,308	4,691	497
18000 - Landscaping						
100 - Irrigation: Misc. Golf Irrigation Computer	20,000	10	5	10,000	12,300	3,260
104 - Irrigation: Misc. Course Irrigation	7,500	3	2	2,500	5,125	3,784
105 - Irrigation: Misc. Roof Mounted Antenna	5,000	15	2	4,333	4,783	505
108 - Irrigation: Misc. Weather Station	15,000	15	1	14,000	15,375	1,477
110 - General Repairs/Upgrades Parking Lot & Golf Shop Landscaping	3,000	4	2	1,500	2,306	1,135
200 - Irrigation: Controllers 21 Irrigation Station Controllers	105,000	15	1	98,000	107,625	10,337
18500 - Lakes / Ponds						
990 - Miscellaneous 15 Course Ponds	15,000	5	2	9,000	12,300	4,541
19000 - Fencing						
360 - Wood: Split Rail 615 lf South Perimeter/Hwy 16 (33%)	5,125	5	3	2,050	3,152	1,590
510 - Post & Cable 6,000 lf Perimeter Post & Wire Fencing (16.7%)	10,000	10	3	7,000	8,200	1,551
20000 - Lighting						
260 - Bollard Lights 9 Walkway Lights	8,100	20	5	6,075	6,642	660
540 - Parking Lot 17 Parking Lot Lights	37,400	40	25	14,025	15,334	2,497
23000 - Mechanical Equipment						
200 - HVAC Pro Shop	6,500	15	5	4,333	4,886	706
201 - HVAC Maintenance Building	6,500	15	5	4,333	4,886	706
202 - HVAC Nest Building	8,000	15	3	6,400	7,107	827
203 - HVAC Nest Building	8,000	15	6	4,800	5,467	891
330 - Fuel Tank 2 Gas Tanks	10,000	30	15	5,000	5,467	696
600 - Water Heater Nest Building- Tankless Water Heater	7,000	10	11	583	652	1,103
24000 - Furnishings						
200 - Chairs 80 Nest Building	8,000	15	4	5,867	6,560	848
330 - Tables 20 Nest Building	4,000	15	4	2,933	3,280	424

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020/2021 Fully Funded Balance	2021/2022 Fully Funded Balance	2021/2022 Line Item Contribution based on Cash Flow Method
25000 - Flooring						
200 - Carpeting 93 Sq. Yds. Pro Shop	2,976	10	5	1,488	1,830	485
300 - Vinyl Nest Building- Vinyl Plank Flooring	11,000	20	20	524	564	1,237
305 - Vinyl 3 Nest Building, Kitchen & Restrooms- Sheet Vinyl	4,000	20	20	190	205	450
600 - Vinyl 46 Sq. Yds. Maintenance Building	1,196	20	5	897	981	97
25500 - Wallcoverings						
300 - FRP 504 sf Pro Shop Restrooms	2,268	20	5	1,701	1,860	185
304 - FRP 340 sf Maintenance Building Restrooms	1,530	20	5	1,148	1,255	125
306 - FRP 500 sf Nest Restrooms	2,250	20	20	107	115	253
308 - FRP 300 sf Nest Kitchen	1,350	20	20	64	69	152
26000 - Outdoor Equipment						
306 - Benches 9 Course Benches	10,800	12	6	5,400	6,458	1,504
310 - Furniture 4 Table & Chair Sets- Golf Shop	5,000	10	4	3,000	3,588	795
320 - Barbecue Gas Barbecue- Nest Building	2,000	8	2	1,500	1,794	378
27000 - Appliances						
150 - Counters: Stainless Steel 2 Nest Building	2,000	10	11	167	186	315
154 - Counters: Stainless Steel 3 Nest Building	3,000	10	1	2,700	3,075	443
200 - Refrigerator 2 Nest Building Refrigerator & Freezer	6,000	7	8	667	769	1,170
204 - Refrigerator Beverage Display Refrigerator- Golf Shop	4,000	7	2	2,857	3,514	865
220 - Refrigerator: Commercial: Large Golf Shop	3,000	12	2	2,500	2,819	378
248 - Ice Machine Maintenance Building Break Room	2,000	10	5	1,000	1,230	326
250 - Ice Machine Cart Barn	3,000	10	1	2,700	3,075	443
274 - Oven Nest Building	4,500	8	3	2,813	3,459	873
30000 - Miscellaneous						
270 - Garage Door 3 Maintenance Building Bay Doors	22,500	30	15	11,250	12,300	1,565
32000 - Undesignated						
100 - Miscellaneous Miscellaneous Reserve Items	2,500	1	1	1,250	2,563	1,846
Totals	1,711,995			[A] 940,963	[B] 1,062,531	175,000
				[EndBal] [A]	[EndBal] [B]	
Percent Funded				0.00%	2.87%	

Terms & Definitions CAI

CASH FLOW METHOD: A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

COMPONENT INVENTORY: The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate representative(s) of the association or cooperative.

COMPONENT METHOD: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method."

COMPONENT: The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

CONDITION ASSESSMENT: The task of evaluating the current condition of the component based on observed or reported characteristics.

CURRENT REPLACEMENT COST: See "Replacement Cost."

DEFICIT: An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

EFFECTIVE AGE: The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

FULLY FUNDED BALANCE (FFB): Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized, depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

or

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + \\ [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}] - \\ [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate}) ^ \text{Remaining Life}]$$

FULLY FUNDED: 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding.

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

Baseline Funding: Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

Full Funding: Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

Statutory Funding: Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

FUNDING PLAN: An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES:

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

LIFE AND VALUATION ESTIMATES: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

PERCENT FUNDED: The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the *actual (or projected)* Reserve Balance to the *Fully Funded Balance*, expressed as a percentage.

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

REMAINING USEFUL LIFE (RUL): Also referred to as “Remaining Life” (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have “zero” Remaining Useful Life.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts and Cash Reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual that prepares Reserve Studies.

RESERVE STUDY: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis.

RESPONSIBLE CHARGE: A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve study of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;
3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review;
4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

SURPLUS: An actual (or projected) Reserve Balance greater than the Fully Funded Balance. See “Deficit.”

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

The above terms and definitions are from the Community Associations Institute (CAI) national standards.

Terms & Definitions BRG

Browning Reserve Group reserve studies use several terms that are unique to our reports. Our specialized systems have been developed to offer flexibility in many areas of our reporting. Please see below for definitions of abbreviations and symbols used in many of our reserve studies.

NR-1 (LIMITED RECURRENCE, 1 TIME): This signifies a major reserve component recurs for only a fixed number of cycles. Most often used to display a cost in a specific year only, NR-1 signifies the component only occurs one time. An NR-2 means the component will display for two cycles and so on. This makes it easy to enter one-time costs that pop up from time to time, or to display a cost that may be unique at one replacement date only.

SE-2 (SPREAD EVENLY OVER 2 YEARS): This signifies the major component, when replaced is spread evenly over 2 or more years. For example if a component will be replaced in year 8 of the study, and there is a SE-2, then the component will be replaced over 2 years, year 8 and year 9. Although the component is split over 2 or more years, each subsequent year will increase by the study's inflation factor. An SE-3 signifies the component is split over three years and so on.

NSE-2 (SPREAD NON-EVENLY OVER 2 YEARS): Similar to above, but the spread is not equal in each year. The spread is entered at a different amount for each year in the spread. The total of the spread will always equal 100% of the total replacement cost, excluding inflation.

% (PERCENT TO INCLUDE): This signifies that the component is being replaced at less than 100 percent of its replacement cost or quantity. Perhaps a component is replaced partially at each replacement year. Another example would be to do a small portion of the work at each replacement year. Oftentimes wood fencing is replaced over several cycles, and the study will display a percentage of the fence at each replacement cycle.

DELAYED START (REMAINING LIFE GREATER THAN USEFUL): In many instances a component's replacement cycle may not begin immediately, so the replacement cycle start is delayed. Delay is accomplished by setting the remaining life greater than the useful life.

ZERO REMAINING LIFE: Zero remaining life signifies that the component is replaced in the year which the study is prepared. All replacements are reflected in their replacement year, and the year in which the study is prepared is no different than any other year.

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Beginning Balance	0	0	30,490	108,983	193,892	358,820	184,909	240,065	412,286	491,716
Inflated Expenditures @ 2.5%	0	144,849	99,809	96,978	21,524	362,066	133,499	20,802	118,250	129,257
Reserve Contribution	0	175,000	176,750	178,518	180,303	182,106	183,927	185,766	187,624	189,500
<i>Lots/month @ 4</i>	0.00	3,645.83	3,682.29	3,719.13	3,756.31	3,793.88	3,831.81	3,870.13	3,908.83	3,947.92
<i>Percentage Increase</i>		0.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.25%	0	339	1,552	3,369	6,149	6,049	4,728	7,257	10,057	11,741
Ending Balance	0	30,490	108,983	193,892	358,820	184,909	240,065	412,286	491,716	563,700

	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
Beginning Balance	563,700	420,835	504,625	689,617	796,435	984,612	701,254	713,346	890,745	976,289
Inflated Expenditures @ 2.5%	345,213	119,815	23,536	106,908	30,803	503,271	206,815	45,649	142,480	135,566
Reserve Contribution	191,395	193,309	195,242	197,194	199,166	201,158	203,170	205,202	207,254	209,327
<i>Lots/month @ 4</i>	3,987.40	4,027.27	4,067.54	4,108.21	4,149.29	4,190.79	4,232.71	4,275.04	4,317.79	4,360.98
<i>Percentage Increase</i>	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.25%	10,953	10,296	13,286	16,532	19,814	18,755	15,737	17,845	20,770	22,796
Ending Balance	420,835	504,625	689,617	796,435	984,612	701,254	713,346	890,745	976,289	1,072,847

	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
Beginning Balance	1,072,847	1,112,866	1,281,969	1,472,328	1,520,780	1,639,382	1,247,391	1,423,974	1,641,899	1,697,247
Inflated Expenditures @ 2.5%	195,716	71,073	55,951	202,672	136,559	646,309	77,562	42,852	210,737	100,274
Reserve Contribution	211,420	213,534	215,669	217,826	220,004	222,204	224,426	226,670	228,937	231,226
<i>Lots/month @ 4</i>	4,404.58	4,448.63	4,493.10	4,538.04	4,583.42	4,629.25	4,675.54	4,722.29	4,769.52	4,817.21
<i>Percentage Increase</i>	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.25%	24,316	26,642	30,641	33,298	35,156	32,115	29,719	34,107	37,147	39,661
Ending Balance	1,112,866	1,281,969	1,472,328	1,520,780	1,639,382	1,247,391	1,423,974	1,641,899	1,697,247	1,867,860