RAY ENGINEERING, INC.
CONSULTING ENGINEERS

PROJECT NAME	MARTINS LANDING	
INFLATION RATE	3.50%	
YIELD ON RESERVE FUNDS	1.29%	
BEGINNING YEAR OF FUNDING	2026	
PLANNING HORIZON	30	yrs
NUMBER OF UNITS/HOMES	1965	
AGE OF PROPERTY (YEAR CONSTRUCTED)	1970	
EXISTING RESERVE AMOUNT	$1,686,827.18	
EXISTING ANNUAL RESERVE CONTRIBUTION	$174,250.20	

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RAY ENGINEERING, INC.
Consulting Engineers

9/28/2026

COMPONENT ITEMS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	ALLOCATION PERCENTAGE COMMON	NOTES
	NORTH POND								
1.01	**ASPHALT**							0.00%	
1.02	NORTH POND LOT (D) - SEALCOAT/PATCH/REPAIR	S.Y.	1150	$3.50	$4,025.00	6	1	0.06%	
1.03	NORTH POND LOT (D) - MILL/OVERLAY	S.Y.	1150	$36.50	$41,975.00	20	14	0.63%	
1.04	NORTH POND PATH - SEALCOAT/PATCH/REPAIR	S.Y.	800	$5.00	$4,000.00	6	1	0.06%	
1.05	NORTH POND PATH - REPLACE	S.Y.	800	$60.00	$48,000.00	20	14	0.72%	
1.06	NORTH POND SHED DRIVE - SEALCOAT/PATCH/REPAIR	S.Y.	300	$5.00	$1,500.00	6	1	0.02%	
1.07	NORTH POND SHED DRIVE - REPLACE	S.Y.	300	$60.00	$18,000.00	20	14	0.27%	
1.08	**CONCRETE**							0.00%	
1.09	PAVILION DECK - REPAIR/SEAL/PARTIAL REPLACE	ALLOW.	1	$8,000.00	$8,000.00	30	24	0.12%	
1.10	PAVILION WALKWAY - REPAIR/SEAL/PARTIAL REPLACE	ALLOW.	1	$4,000.00	$4,000.00	15	9	0.06%	
1.11	**BRIDGES/BOARDWALKS/DOCKS**							0.00%	
1.12	NORTH POND BRIDGE #22 - REPLACE	L.S.	1	$10,000.00	$10,000.00	25	16	0.15%	
1.13	NORTH POND BRIDGE #23 - REPLACE	L.S.	1	$9,525.00	$9,525.00	25	25	0.14%	
1.14	NP DOCK - REPLACE	L.S.	1	$30,000.00	$30,000.00	25	16	0.45%	
1.15	**FENCES - WOOD**							0.00%	
1.16	NP RANCH STYLE (SPLIT-RAIL) FENCE - REPLACE	L.F.	650	$40.00	$26,000.00	20	4	0.39%	
1.17	NP SHED 6' FENCE - REPLACE	L.F.	40	$46.50	$1,860.00	20	1	0.03%	
1.18	**PLAYGROUND**							0.00%	
1.19	NP PLAYGROUND EQUIPMENT - REPLACE	ALLOW.	1	$65,000.00	$65,000.00	20	6	0.97%	
1.20	**POND**							0.00%	
1.21	NP POND GENERAL MAINTENACE - AUXILLARY	ALLOW.	1	$5,000.00	$5,000.00	5	5	0.07%	
1.22	NP POND - SEDIMENT REMOVAL/CLEAR	ALLOW.	1	$200,000.00	$200,000.00	15	2	2.98%	
1.23	**PICKLE BALL COURTS**							0.00%	
1.24	NP PICKLE BALL COURTS - RESURFACE	S.F.	12600	$2.50	$31,500.00	6	4	0.47%	
1.25	NP PICKLE BALL COURTS/FENCE - REPLACE	S.F.	12600	$15.00	$189,000.00	30	14	2.82%	
1.26	NP PICKLE BALL COURTS FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	450	$20.00	$9,000.00	15	4	0.13%	
1.27	NP PICKLE BALL COURT EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$3,000.00	$3,000.00	5	2	0.04%	
1.28	NP PICKLE BALL LIGHT POLES - REPAIR/PAINT	EA.	8	$500.00	$4,000.00	10	2	0.06%	
1.29	**SWIMMING POOL**							0.00%	
1.30	NP SWIMMING POOL SURFACE - RESURFACE	S.F.	3000	$20.00	$60,000.00	10	4	0.89%	
1.31	NP SWIMMING POOL WATERLINE TILE - REPLACE	L.F.	230	$60.25	$13,857.50	30	4	0.21%	
1.32	NP SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	S.F.	3000	$3.00	$9,000.00	12	6	0.13%	
1.33	NP POOL CHAIN-LINK FENCE - REPLACE	L.F.	400	$45.00	$18,000.00	30	4	0.27%	
1.34	NP POOL FURNITURE - PARTIAL REPLACE	ALLOW.	1	$22,000.00	$22,000.00	12	4	0.33%	
1.35	NP POOL DECK TURF - REPLACE	S.F.	3300	$20.00	$66,000.00	15	9	0.98%	
1.36	NP POOL COVER - REPLACE	S.F.	3000	$8.00	$24,000.00	10	4	0.36%	
1.37	NP POOL FILTERS - REPLACE	EA.	2	$3,450.00	$6,900.00	20	20	0.10%	
1.38	NP POOL FILTERS - REPLACE	EA.	1	$3,450.00	$3,450.00	20	15	0.05%	
1.39	NP POOL FILTER SAND REPLACEMENT	EA.	2	$875.00	$1,750.00	4	4	0.03%	
1.40	NP POOL FILTER SAND REPLACEMENT	EA.	1	$875.00	$875.00	4	0	0.01%	
1.41	NP POOL DRAIN COVERS - REPLACE	ALLOW.	1	$1,250.00	$1,250.00	7	7	0.02%	
1.42	NP POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	10	4	0.15%	
1.43	**PAVILION/POOL PUMP HOUSE**							0.00%	
1.44	NP PAVILION/PUMP HOUSE ROOF - REPLACE SHINGLES	Sq.	16	$625.00	$10,000.00	25	22	0.15%	
1.45	NP PAVILION/PUMP HOUSE GUTTERS & DOWNSPOUTS - REPLACE	L.F.	150	$20.00	$3,000.00	25	22	0.04%	
1.46	NP PAVILION/PUMP HOUSE EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$6,000.00	$6,000.00	8	5	0.09%	
1.47	NP PAVILION/PUMP HOUSE DOORS - REPLACE AS NEEDED	ALLOW.	1	$2,500.00	$2,500.00	20	17	0.04%	
1.48	NP PAVILION/PUMP HOUSE WINDOWS - REPLACE	ALLOW.	1	$3,500.00	$3,500.00	20	17	0.05%	
1.49	NP PAVILION LIFEGUARD ROOM - REPLACE FLOOR	ALLOW.	1	$15,000.00	$15,000.00	30	2	0.22%	
1.50	NP PAVILION BATHROOMS - RENOVATE	ALLOW.	1	$18,000.00	$18,000.00	20	10	0.27%	

COMPONENT ITEMS

						ESTIMATED	ESTIMATED	ALLOCATION	
	COMPONENT DESCRIPTION/INVENTORY		UNIT	UNIT	TOTAL	USEFUL	REMAINING	PERCENTAGE	
		UNITS	QUANTITY	COST	COST	LIFE	LIFE	COMMON	NOTES
1.51	NP PAVILION HVAC (SPLIT-SYSTEM) - REPLACE	L.S.	1	$6,500.00	$6,500.00	15	12	0.10%	
1.52	**SHED**							0.00%	
1.53	NP SHED ROOF - REPLACE SHINGLES	Sq.	7	$625.00	$4,062.50	25	22	0.06%	
1.54	NP SHED GUTTERS & DOWNSPOUTS - REPLACE	L.F.	75	$20.00	$1,500.00	25	22	0.02%	
1.55	NP SHED EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$3,500.00	$3,500.00	8	5	0.05%	
1.56	NP SHED DOORS - REPLACE	ALLOW.	1	$2,500.00	$2,500.00	20	17	0.04%	
1.57	NP SHED WINDOWS - REPLACE	ALLOW.	1	$4,000.00	$4,000.00	20	17	0.06%	

COMPONENT ITEMS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	ALLOCATION PERCENTAGE COMMON	NOTES
	RIVER								
2.01	**ASPHALT**							0.00%	
2.02	RIVER CLUB DRIVE/PARKING LOT - SEALCOAT/PATCH/REPAIR	S.Y.	2800	$4.50	$12,600.00	6	8	0.19%	
2.03	RIVER CLUB DRIVE/PARKING LOT - MILL/OVERLAY	S.Y.	2800	$38.00	$106,400.00	20	0	1.59%	
2.04	**CONCRETE**							0.00%	
2.05	RIVER LODGE CONCRETE TURN - REPAIR/SEAL/PARTIAL REPLACE	ALLOW.	1	$10,000.00	$10,000.00	15	15	0.15%	
2.06	RIVER LODGE CONCRETE TURN - REPLACE	ALLOW.	1	$173,000.00	$173,000.00	50	0	2.58%	
2.07	RIVER LODGE CONCRETE WALKWAYS - REPAIR/PARTIAL REPLACE	ALLOW.	1	$4,000.00	$4,000.00	15	9	0.06%	
2.08	**FENCES - WOOD**							0.00%	
2.09	RIVERSIDE ROAD (SPLIT-RAIL) FENCE - REPLACE	L.F.	350	$40.00	$14,000.00	20	5	0.21%	
2.10	RIVER DUMPSTER SURROUNDS - REPLACE	ALLOW.	1	$3,500.00	$3,500.00	20	18	0.05%	
2.11	RIVER POOL (PUMP SURROUND) FENCE - REPLACE	ALLOW.	1	$4,500.00	$4,500.00	15	2	0.07%	
2.12	**PLAYGROUND**							0.00%	
2.13	RIVER CLUB PLAYGROUND EQUIPMENT - REPLACE	ALLOW.	1	$45,000.00	$45,000.00	20	19	0.67%	
2.14	**SEPTIC SYSTEM**							0.00%	
2.15	RIVER LODGE SEPTIC SYSTEM - REPLACE	ALLOW.	1	$25,000.00	$25,000.00	30	2	0.37%	
2.16	TENNIS HUT SEPTIC SYSTEM - REPLACE	ALLOW.	1	$25,000.00	$25,000.00	30	2	0.37%	
2.17	**ENTRY MONUMENTS/SIGNAGE**							0.00%	
2.18	RIVER ENTRANCE MONUMENT/SIGNS - REPLACE	EA.	2	$18,000.00	$36,000.00	50	48	0.54%	
2.19	**TENNIS COURTS**							0.00%	
2.20	RC TENNIS COURTS (1,2,5,6) - RESURFACE	S.F.	25200	$1.00	$25,200.00	6	5	0.38%	
2.21	RC TENNIS COURTS (7,8,9) - RESURFACE	S.F.	18000	$1.00	$18,000.00	6	4	0.27%	
2.22	RC TENNIS COURTS/FENCE (1,2,5,6) - REPLACE	S.F.	25200	$12.00	$302,400.00	30	24	4.51%	
2.23	RC TENNIS COURTS/FENCE (7,8,9) - REPLACE	S.F.	18000	$12.00	$216,000.00	30	27	3.22%	
2.24	RC TENNIS COURTS (1,2,5,6) FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	700	$20.00	$14,000.00	15	9	0.21%	
2.25	RC TENNIS COURTS (7,8,9) FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	550	$20.00	$11,000.00	15	12	0.16%	
2.26	RC TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$5,000.00	$5,000.00	5	5	0.07%	
2.27	RC TENNIS COURT (1,2,5,6) LIGHT POLES - REPAIR/PAINT	EA.	10	$500.00	$5,000.00	10	4	0.07%	
2.28	RC TENNIS COURT (7,8,9) LIGHT POLES - REPAIR/PAINT	EA.	6	$500.00	$3,000.00	10	7	0.04%	
2.29	RC TENNIS COURT LIGHT FIXTURES - REPLACE W/ LED	EA.	16	$7,187.50	$115,000.00	40	2	1.71%	
2.30	RC CLAY COURTS - SURFACE REPLACEMENT	S.F.	14500	$15.00	$217,500.00	35	10	3.24%	
2.31	RC CLAY COURTS - FENCE REPLACEMENT	L.F.	500	$55.00	$27,500.00	25	1	0.41%	
2.32	RC CLAY COURTS LIGHT POLES - REPAIR/PAINT	EA.	4	$500.00	$2,000.00	10	4	0.03%	
2.33	RIVER COURTS ASPHALT VIEWING AREA - RESURFACE	ALLOW.	1	$15,000.00	$15,000.00	6	2	0.22%	
2.34	**TENNIS HUT**							0.00%	
2.35	TH METAL SEAM ROOF - REPAIR/SEAL/REFINISH	ALLOW.	1	$7,000.00	$7,000.00	15	13	0.10%	
2.36	TH METAL SEAM ROOF - REPLACE	Sq.	10	$2,000.00	$20,000.00	40	35	0.30%	
2.37	TH GUTTERS & DOWNSPOUTS - REPLACE	L.F.	150	$50.00	$7,500.00	30	28	0.11%	
2.38	TH EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$4,500.00	$4,500.00	8	6	0.07%	
2.39	TH WINDOWS - REPLACE	ALLOW.	1	$12,000.00	$12,000.00	30	28	0.18%	
2.40	TH DOORS - REPLACE AS NEEDED	ALLOW.	1	$5,000.00	$5,000.00	30	28	0.07%	
2.41	TH INTERIOR FINISHES (PAINT/FLOORING/FURNITURE) - RENOVATE	ALLOW.	1	$20,000.00	$20,000.00	20	14	0.30%	
2.42	TH BATHROOMS - UPGRADE/RENOVATE	ALLOW.	1	$15,000.00	$15,000.00	20	14	0.22%	
2.43	TH DRINKING FOUNTAINS - REPLACE	ALLOW.	1	$2,500.00	$2,500.00	15	12	0.04%	
2.44	TH ICE MACHINE - REPLACE	ALLOW.	1	$8,500.00	$8,500.00	10	9	0.13%	
2.45	TH HVAC UNIT - REPLACE	EA.	1	$12,000.00	$12,000.00	15	12	0.18%	
2.46	**TENNIS VIEWING STANDS**							0.00%	
2.47	TVS METAL SEAM ROOF(S) - REPAIR/SEAL/REFINISH	ALLOW.	1	$7,000.00	$7,000.00	15	13	0.10%	
2.48	TVS METAL SEAM ROOF(S) - REPLACE	Sq.	8	$2,000.00	$16,000.00	40	35	0.24%	
2.49	TVS EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$4,500.00	$4,500.00	8	6	0.07%	
2.50	TVS CEILING FANS - REPLACE	EA.	5	$750.00	$3,750.00	10	8	0.06%	

COMPONENT ITEMS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	ALLOCATION PERCENTAGE COMMON	NOTES
2.51	TVS PICNIC TABLES - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	15	2	0.15%	
2.52	**RIVER LODGE**							0.00%	
2.53	RL ROOF (SHINGLES) - REPLACE	Sq.	40	$625.00	$25,000.00	25	11	0.37%	
2.54	RL GUTTERS & DOWNSPOUTS - REPLACE	L.F.	250	$20.00	$5,000.00	25	18	0.07%	
2.55	RL EXTERIOR SURFACES - REPAIR/PAINT	ALLOW.	1	$10,000.00	$10,000.00	8	7	0.15%	
2.56	RL WINDOWS - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	20	6	0.15%	
2.57	RL INTERIOR FINISHES (WALLS/FLOORS) - RENOVATE	ALLOW.	1	$130,000.00	$130,000.00	25	24	1.94%	
2.58	RL BATHROOMS (FLOORS/EQUIPMENT) - RENOVATE	ALLOW.	1	$40,000.00	$40,000.00	20	6	0.60%	
2.59	RL BACK DECK - REPLACE (STRUCTURE)	ALLOW.	1	$40,000.00	$40,000.00	20	19	0.60%	
2.60	RL FURNITURE/PATIO FURNITURE - REPLACE AS NEEDED	ALLOW.	1	$25,000.00	$25,000.00	15	1	0.37%	
2.61	RL HVAC UNITS - REPLACE	EA.	3	$12,000.00	$36,000.00	15	2	0.54%	
2.62	**RIVER POOL**							0.00%	
2.63	RL SWIMMING POOL SURFACE - RESURFACE	S.F.	6400	$20.00	$128,000.00	10	9	1.91%	
2.64	RL SWIMMING POOL WATERLINE TILE - REPLACE	L.F.	350	$60.25	$21,087.50	30	29	0.31%	
2.65	RL SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	S.F.	6600	$3.00	$19,800.00	12	12	0.30%	
2.66	RL POOL ALUMINUM PICKET FENCE - REPLACE	L.F.	400	$45.00	$18,000.00	30	0	0.27%	
2.67	RL POOL FURNITURE - PARTIAL REPLACE	ALLOW.	1	$30,000.00	$30,000.00	12	11	0.45%	
2.68	RL POOL COVER - REPLACE	S.F.	6400	$8.00	$51,200.00	10	8	0.76%	
2.69	RL POOL FILTERS - REPLACE	EA.	6	$3,450.00	$20,700.00	20	20	0.31%	
2.70	RL POOL FILTER SAND REPLACEMENT	EA.	6	$875.00	$5,250.00	4	4	0.08%	
2.71	RL POOL DRAIN COVERS - REPLACE	ALLOW.	1	$1,250.00	$1,250.00	7	6	0.02%	
2.72	RL POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$12,000.00	$12,000.00	10	4	0.18%	
2.73	RL POOL RESTROOMS - RENOVATE	ALLOW.	1	$20,000.00	$20,000.00	20	19	0.30%	
2.74	RL POOL RESTROOMS TILE FLOOR - REPLACE	ALLOW.	1	$15,000.00	$15,000.00	30	16	0.22%	
2.75	**RIVER SHED**							0.00%	
2.76	RS ROOF (SHINGLES) - REPLACE	Sq.	4	$825.00	$2,887.50	25	11	0.04%	
2.77	RS GUTTERS & DOWNSPOUTS - REPLACE	L.F.	60	$30.00	$1,800.00	25	10	0.03%	
2.78	RS EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$6,000.00	$6,000.00	8	6	0.09%	
2.79	**RIVER GAZEBO**							0.00%	
2.80	RS GAZEBO ROOF (SHINGLES) - REPLACE	ALLOW.	1	$9,000.00	$9,000.00	25	22	0.13%	
2.81	RS GAZEBO EXTERIOR FINISHES - REPAIR/STAIN	ALLOW.	1	$3,000.00	$3,000.00	8	6	0.04%	
2.82	RIVER CLUB GAZEBO DECK - REPLACE	ALLOW.	1	$30,000.00	$30,000.00	20	14	0.45%	

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	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	ALLOCATION PERCENTAGE COMMON	NOTES
	LAKE								
3.01	**ASPHALT**							0.00%	
3.02	LAKE PAVILION LOT (A) - SEALCOAT/PATCH/REPAIR	S.Y.	1700	$4.50	$7,650.00	6	7	0.11%	
3.03	LAKE PAVILION LOT (A) - MILL/OVERLAY	S.Y.	1700	$36.50	$62,050.00	20	1	0.92%	
3.04	LAKE COURTS PATH - PATCH/REPAIR/SEAL	S.Y.	367	$6.00	$2,202.00	6	1	0.03%	
3.05	LAKE COURTS PATH - REPLACE	S.Y.	367	$60.00	$22,020.00	20	10	0.33%	
3.06	**CONCRETE**							0.00%	
3.07	LAKE PATH & OFFICE (CONCRETE) - REPAIR/PARTIAL REPLACE	ALLOW.	1	$30,000.00	$30,000.00	65	4	0.45%	
3.08	**BRIDGES/BOARDWALKS/DOCKS**							0.00%	
3.09	LAKE PATH & RETAINING WALLS (WOOD BRIDGES) - REPLACE	ALLOW.	1	$91,500.00	$91,500.00	25	19	1.36%	
3.10	LAKE PATH (METAL BRIDGES) - REPLACE	ALLOW.	1	$200,000.00	$200,000.00	30	29	2.98%	
3.11	CREEK PATH (WOOD BRIDGES) - REPLACE	ALLOW.	1	$160,000.00	$160,000.00	25	22	2.38%	
3.12	CREEK PATH BOARDWALK (7 BRIDGES TRAIL) - REPLACE	ALLOW.	1	$30,000.00	$30,000.00	25	8	0.45%	
3.13	LAKE PATH DOCK 1 - REPLACE	ALLOW.	1	$20,000.00	$20,000.00	20	18	0.30%	
3.14	LAKE PATH DOCK 2 - REPLACE	ALLOW.	1	$30,000.00	$30,000.00	20	11	0.45%	
3.15	LAKE PATH DOCK 3 - REPLACE	ALLOW.	1	$30,000.00	$30,000.00	20	12	0.45%	
3.16	LAKE PATCH PICNIC TABLES/BENCHES - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	20	10	0.15%	
3.17	**FENCES - WOOD**							0.00%	
3.18	LAKE PAVILION SPLIT-RAIL FENCE (WOOD) - REPLACE	L.F.	500	$47.50	$23,750.00	20	7	0.35%	
3.19	**IRRIGATION SYSTEM**							0.00%	
3.20	IRRIGATION SYSTEM - PHASED UPGRADES	ALLOW.	1	$40,000.00	$40,000.00	15	6	0.60%	
3.21	**LAKE MAINTENANCE**							0.00%	
3.22	LAKE - DREDGING/SEDIMENT REMOVAL	ALLOW.	1	$750,000.00	$750,000.00	10	1	11.18%	
3.23	LAKE DAM - MAINTAIN	ALLOW.	1	$20,000.00	$20,000.00	30	15	0.30%	
3.24	LAKE SEAWALLS - INSPECTIONS/CAPITAL REPAIRS/RIPRAP	L.F.	4800	$40.00	$192,000.00	15	3	2.86%	
3.25	**SPILLWAYS**							0.00%	
3.26	LAKE MAIN SPILLWAY (CONCRETE) - INSPECTIONS/CAPITAL REPAIRS	ALLOW.	1	$130,000.00	$130,000.00	15	4	1.94%	
3.27	LAKE ANCILLARY SPILLWAY (CONCRETE) - INSPECTIONS/CAPITAL REPAIRS	ALLOW.	1	$85,000.00	$85,000.00	15	8	1.27%	
3.28	LAKE SPILLWAY GATE VALVES (MAIN) - REPLACE	EA.	1	$80,000.00	$80,000.00	25	11	1.19%	
3.29	LAKE SPILLWAY GATE VALVES (SLUICE WAY) - REPLACE	EA.	1	$80,000.00	$80,000.00	25	11	1.19%	
3.30	**LAKE POOL**							0.00%	
3.31	LAKE SWIMMING POOL SURFACE - RESURFACE	S.F.	3600	$14.00	$50,400.00	10	10	0.75%	
3.32	LAKE SWIMMING POOL WATERLINE TILE - REPLACE	L.F.	255	$45.00	$11,475.00	30	30	0.17%	
3.33	LAKE SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	S.F.	5200	$3.00	$15,600.00	12	10	0.23%	
3.34	LAKE POOL CHAINLINK FENCE - REPLACE	L.F.	400	$45.00	$18,000.00	30	3	0.27%	
3.35	LAKE POOL FURNITURE - PARTIAL REPLACE	ALLOW.	1	$30,000.00	$30,000.00	12	3	0.45%	
3.36	LAKE POOL COVER - REPLACE	S.F.	3600	$8.00	$28,800.00	10	6	0.43%	
3.37	LP POOL FILTERS - REPLACE	EA.	5	$3,450.00	$17,250.00	20	2	0.26%	
3.38	LP POOL FILTER SAND REPLACEMENT	EA.	5	$875.00	$4,375.00	4	2	0.07%	
3.39	LP POOL DRAIN COVERS - REPLACE	ALLOW.	1	$1,250.00	$1,250.00	7	7	0.02%	
3.40	LAKE POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$15,000.00	$15,000.00	10	2	0.22%	
3.41	**TENNIS COURTS**							0.00%	
3.42	LP TENNIS COURTS (1 & 2) - RESURFACE	S.F.	12600	$0.61	$7,698.60	6	5	0.11%	
3.43	LP TENNIS COURTS (3 & 4) - RESURFACE	S.F.	12600	$0.61	$7,698.60	6	6	0.11%	
3.44	LP TENNIS COURTS/FENCE (1 & 2) - REPLACE	S.F.	12600	$6.00	$75,600.00	30	21	1.13%	
3.45	LP TENNIS COURTS/FENCE (3 & 4) - REPLACE	S.F.	12600	$6.00	$75,600.00	30	28	1.13%	
3.46	LP TENNIS COURTS (1 & 2) FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	450	$20.00	$9,000.00	15	6	0.13%	
3.47	LP TENNIS COURTS (3 & 4) FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	450	$20.00	$9,000.00	15	13	0.13%	
3.48	LP TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$5,000.00	$5,000.00	5	4	0.07%	
3.49	LP TENNIS COURT (1 & 2) LIGHT POLES - REPAIR/PAINT	EA.	4	$500.00	$2,000.00	10	1	0.03%	
3.50	LP TENNIS COURT (3 & 4) LIGHT POLES - REPAIR/PAINT	EA.	4	$500.00	$2,000.00	10	8	0.03%	

COMPONENT ITEMS

						ESTIMATED	ESTIMATED	ALLOCATION	
	COMPONENT DESCRIPTION/INVENTORY		UNIT	UNIT	TOTAL	USEFUL	REMAINING	PERCENTAGE	
		UNITS	QUANTITY	COST	COST	LIFE	LIFE	COMMON	NOTES
3.51	LP TENNIS COURT LIGHT FIXTURES - REPLACE W/ LED	EA.	8	$3,125.00	$25,000.00	40	2	0.37%	
3.52	**LAKE PAVILION/OFFICE**							0.00%	
3.53	LP/OFFICE METAL SEAM ROOF - REPAIR/SEAL/REFINISH	ALLOW.	1	$10,000.00	$10,000.00	15	12	0.15%	
3.54	LP/OFFICE METAL SEAM ROOF - REPLACE	Sq.	40	$2,000.00	$80,000.00	40	20	1.19%	
3.55	LP/OFFICE GUTTERS & DOWNSPOUTS - REPLACE	L.F.	400	$35.00	$14,000.00	30	10	0.21%	
3.56	LP/OFFICE EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$18,700.00	$18,700.00	8	5	0.28%	
3.57	LP/OFFICE WINDOWS - REPLACE	ALLOW.	1	$24,000.00	$24,000.00	30	27	0.36%	
3.58	LP/OFFICE DOORS - REPLACE AS NEEDED	ALLOW.	1	$4,000.00	$4,000.00	20	17	0.06%	
3.59	LP/OFFICE INTERIOR FINISHES (FLOORS/WALLS/FURNITURE) - RENOVATE	ALLOW.	1	$80,000.00	$80,000.00	20	15	1.19%	
3.60	LP/OFFICE POOL RESTROOMS - RENOVATE	ALLOW.	1	$35,500.00	$35,500.00	20	14	0.53%	
3.61	LP/OFFICE HVAC (UPPER UNIT) - REPLACE	EA.	1	$12,000.00	$12,000.00	15	13	0.18%	
3.62	LP/OFFICE HVAC (LOWER UNIT) - REPLACE	EA.	1	$12,000.00	$12,000.00	15	8	0.18%	
3.63	LP/OFFICE WATER HEATER - REPLACE	EA.	1	$3,000.00	$3,000.00	12	4	0.04%	
3.64	LP/OFFICE DRINKING FOUNTAIN (BOTTLE FILLER) - REPLACE	EA.	1	$3,000.00	$3,000.00	15	12	0.04%	
3.65	LP/OFFICE DRINKING FOUNTAIN (INSIDE POOL) - REPLACE	EA.	1	$500.00	$500.00	15	15	0.01%	
3.66	LP/OFFICE DECK - REPLACE (STRUCTURE)	ALLOW.	1	$30,000.00	$30,000.00	20	12	0.45%	
3.67	LP/OFFICE PICNIC TABLES - REPLACE AS NEEDED	ALLOW.	1	$5,000.00	$5,000.00	10	9	0.07%	
3.68	LP/OFFICE TRELLIS - REPLACE	ALLOW.	1	$10,000.00	$10,000.00	20	10	0.15%	

COMPONENT ITEMS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	ALLOCATION PERCENTAGE COMMON	NOTES
	FRONT ENTRANCE/MISC.								
4.01	**ASPHALT**							0.00%	
4.02	FRONT PLAYGROUND LOT (B) - SEALCOAT/PATCH/REPAIR	S.Y.	650	$4.50	$2,925.00	6	7	0.04%	
4.03	FRONT PLAYGROUND LOT (B) - MILL/OVERLAY	S.Y.	650	$36.50	$23,725.00	20	1	0.35%	
4.04	**CONCRETE**							0.00%	
4.05	PARKING LOT (C) CONCRETE - REPAIR/PARTIAL REPLACE	S.F.	890	$20.00	$17,800.00	15	1	0.27%	
4.06	**IRRIGATION**							0.00%	
4.07	FRONT ENTRANCE (B) IRRIGATION - PHASED UPGRADES	ALLOW.	1	$40,000.00	$40,000.00	15	13	0.60%	
4.08	**ENTRY MONUMENTS/SIGNAGE**							0.00%	
4.09	FRONT ENTRANCE MONUMENT/SIGNS - REPLACE	EA.	2	$18,000.00	$36,000.00	50	10	0.54%	
4.10	**FENCES - WOOD**							0.00%	
4.11	FRONT ENTRANCE RANCH-RAIL FENCE (WOOD) - REPLACE	L.F.	550	$40.00	$22,000.00	20	12	0.33%	
4.12	**BENCHES/TRASH RECEPTACLES**							0.00%	
4.13	ENTRANCE BENCHES/TRASH RECEPTACLES - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	15	3	0.15%	
4.14	**PLAYGROUND**							0.00%	
4.15	UPPER ENTRANCE PLAYGROUND EQUIPMENT - REPLACE	EA.	1	$80,000.00	$80,000.00	20	5	1.19%	
4.16	LOWER ENTRANCE PLAYGROUND EQUIPMENT - REPLACE	EA.	1	$120,000.00	$120,000.00	20	8	1.79%	
4.17	**LANDSCAPING**							0.00%	
4.18	LANDSCAPING - UPGRADE/PARTIAL REPLACE	ALLOW.	1	$30,000.00	$30,000.00	2	2	0.45%	
4.19	LANDSCAPING - TREE CANOPY MANAGEMENT	ALLOW.	1	$15,000.00	$15,000.00	2	1	0.22%	
4.20	**LIGHTING**							0.00%	
4.21	ACCENT LIGHTING FIXTURES - REPAIR/UPGRADE/MAINTENANCE	ALLOW.	1	$15,000.00	$15,000.00	5	4	0.22%	
4.22	**ACCESS/CAMERAS**							0.00%	
4.23	BRIVO ACCESS SYSTEM/EAGLE EYE CAMERAS - UPGRADE	ALLOW.	1	$112,800.00	$112,800.00	10	7	1.68%	
	GRAND TOTAL				**$6,711,224.20**			**100.00%**	

RAY ENGINEERING, INC.
Consulting Engineers

30-YEAR COST PROJECTIONS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	NOTES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	NORTH POND ITEMS																	
1.01	**ASPHALT**	0	0	$0.00		0	0	0										
1.02	NORTH POND LOT (D) - SEALCOAT/PATCH/REPAIR	S.Y.	1150	$3.50	$4,025.00	6	1	0		$4,165.9						$5,120.9		
1.03	NORTH POND LOT (D) - MILL/OVERLAY	S.Y.	1150	$36.50	$41,975.00	20	14	0										
1.04	NORTH POND PATH - SEALCOAT/PATCH/REPAIR	S.Y.	800	$5.00	$4,000.00	6	1	0		$4,140.0						$5,089.1		
1.05	NORTH POND PATH - REPLACE	S.Y.	800	$60.00	$48,000.00	20	14	0										
1.06	NORTH POND SHED DRIVE - SEALCOAT/PATCH/REPAIR	S.Y.	300	$5.00	$1,500.00	6	1	0		$1,552.5						$1,908.4		
1.07	NORTH POND SHED DRIVE - REPLACE	S.Y.	300	$60.00	$18,000.00	20	14	0										
1.08	**CONCRETE**	0	0	$0.00		0	0	0										
1.09	PAVILION DECK - REPAIR/SEAL/PARTIAL REPLACE	ALLOW.	1	$8,000.00	$8,000.00	30	24	0										
1.10	PAVILION WALKWAY - REPAIR/SEAL/PARTIAL REPLACE	ALLOW.	1	$4,000.00	$4,000.00	15	9	0										$5,451.6
1.11	**BRIDGES/BOARDWALKS/DOCKS**	0	0	$0.00		0	0	0										
1.12	NORTH POND BRIDGE #22 - REPLACE	L.S.	1	$10,000.00	$10,000.00	25	16	0										
1.13	NORTH POND BRIDGE #23 - REPLACE	L.S.	1	$9,525.00	$9,525.00	25	25	0										
1.14	NP DOCK - REPLACE	L.S.	1	$30,000.00	$30,000.00	25	16	0										
1.15	**FENCES - WOOD**	0	0	$0.00		0	0	0										
1.16	NP RANCH STYLE (SPLIT-RAIL) FENCE - REPLACE	L.F.	650	$40.00	$26,000.00	20	4	0					$29,835.6					
1.17	NP SHED 6' FENCE - REPLACE	L.F.	40	$46.50	$1,860.00	20	1	0		$1,925.1								
1.18	**PLAYGROUND**	0	0	$0.00		0	0	0										
1.19	NP PLAYGROUND EQUIPMENT - REPLACE	ALLOW.	1	$65,000.00	$65,000.00	20	6	0							$79,901.6			
1.20	**POND**	0	0	$0.00		0	0	0										
1.21	NP POND GENERAL MAINTENACE - AUXILLARY	ALLOW.	1	$5,000.00	$5,000.00	5	5	0						$5,938.4				
1.22	NP POND - SEDIMENT REMOVAL/CLEAR	ALLOW.	1	$200,000.00	$200,000.00	15	2	0			$214,245.0							
1.23	PICKLE BALL COURTS	0	0	$0.00		0	0	0										
1.24	NP PICKLE BALL COURTS - RESURFACE	S.F.	12600	$2.50	$31,500.00	6	4	0					$36,147.0					
1.25	NP PICKLE BALL COURTS/FENCE - REPLACE	S.F.	12600	$15.00	$189,000.00	30	14	0										
1.26	NP PICKLE BALL COURTS FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	450	$20.00	$9,000.00	15	4	0					$10,327.7					
1.27	NP PICKLE BALL COURT EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$3,000.00	$3,000.00	5	2	0			$3,213.7					$3,816.8		
1.28	NP PICKLE BALL LIGHT POLES - REPAIR/PAINT	EA.	8	$500.00	$4,000.00	10	2	0			$4,284.9							
1.29	**SWIMMING POOL**	0	0	$0.00		0	0	0										
1.30	NP SWIMMING POOL SURFACE - RESURFACE	S.F.	3000	$20.00	$60,000.00	10	4	0					$68,851.4					
1.31	NP SWIMMING POOL WATERLINE TILE - REPLACE	L.F.	230	$60.25	$13,857.50	30	4	0					$15,901.8					
1.32	NP SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	S.F.	3000	$3.00	$9,000.00	12	6	0							$11,063.3			
1.33	NP POOL CHAIN-LINK FENCE - REPLACE	L.F.	400	$45.00	$18,000.00	30	4	0					$20,655.4					
1.34	NP POOL FURNITURE - PARTIAL REPLACE	ALLOW.	1	$22,000.00	$22,000.00	12	4	0					$25,245.5					
1.35	NP POOL DECK TURF - REPLACE	S.F.	3300	$20.00	$66,000.00	15	9	0										$89,951.2
1.36	NP POOL COVER - REPLACE	S.F.	3000	$8.00	$24,000.00	10	4	0					$27,540.6					
1.37	NP POOL FILTERS - REPLACE	EA.	2	$3,450.00	$6,900.00	20	20	0										
1.38	NP POOL FILTERS - REPLACE	EA.	1	$3,450.00	$3,450.00	20	15	0										
1.39	NP POOL FILTER SAND REPLACEMENT	EA.	2	$875.00	$1,750.00	4	4	0					$2,008.2				$2,304.4	
1.40	NP POOL FILTER SAND REPLACEMENT	EA.	1	$875.00	$875.00	4	0	0	$875.0				$1,004.1				$1,152.2	
1.41	NP POOL DRAIN COVERS - REPLACE	ALLOW.	1	$1,250.00	$1,250.00	7	7	0								$1,590.3		
1.42	NP POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	10	4	0					$11,475.2					
1.43	**PAVILION/POOL PUMP HOUSE**	0	0	$0.00		0	0	0										
1.44	NP PAVILION/PUMP HOUSE ROOF - REPLACE SHINGLES	Sq.	16	$625.00	$10,000.00	25	22	0										
1.45	NP PAVILION/PUMP HOUSE GUTTERS & DOWNSPOUTS - REPLACE	L.F.	150	$20.00	$3,000.00	25	22	0										
1.46	NP PAVILION/PUMP HOUSE EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$6,000.00	$6,000.00	8	5	0						$7,126.1				
1.47	NP PAVILION/PUMP HOUSE DOORS - REPLACE AS NEEDED	ALLOW.	1	$2,500.00	$2,500.00	20	17	0										
1.48	NP PAVILION/PUMP HOUSE WINDOWS - REPLACE	ALLOW.	1	$3,500.00	$3,500.00	20	17	0										
1.49	NP PAVILION LIFEGUARD ROOM - REPLACE FLOOR	ALLOW.	1	$15,000.00	$15,000.00	30	2	0			$16,068.4							
1.50	NP PAVILION BATHROOMS - RENOVATE	ALLOW.	1	$18,000.00	$18,000.00	20	10	0										
1.51	NP PAVILION HVAC (SPLIT-SYSTEM) - REPLACE	L.S.	1	$6,500.00	$6,500.00	15	12	0										
1.52	**SHED**	0	0	$0.00		0	0	0										
1.53	NP SHED ROOF - REPLACE SHINGLES	Sq.	7	$625.00	$4,062.50	25	22	0										
1.54	NP SHED GUTTERS & DOWNSPOUTS - REPLACE	L.F.	75	$20.00	$1,500.00	25	22	0										
1.55	NP SHED EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$3,500.00	$3,500.00	8	5	0						$4,156.9				
1.56	NP SHED DOORS - REPLACE	ALLOW.	1	$2,500.00	$2,500.00	20	17	0										
1.57	NP SHED WINDOWS - REPLACE	ALLOW.	1	$4,000.00	$4,000.00	20	17	0										
	TOTAL NORTH POND COMPONENTS								**$875**	**$11,783**	**$237,812**	**$0**	**$248,992**	**$17,221**	**$90,965**	**$17,526**	**$3,457**	**$95,403**

RAY ENGINEERING, INC.
Consulting Engineers

30-YEAR COST PROJECTIONS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	NOTES	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
	NORTH POND ITEMS																		
1.01	**ASPHALT**	0	0	$0.00		0	0	0											
1.02	NORTH POND LOT (D) - SEALCOAT/PATCH/REPAIR	S.Y.	1150	$3.50	$4,025.00	6	1	0				$6,294.9						$7,738.1	
1.03	NORTH POND LOT (D) - MILL/OVERLAY	S.Y.	1150	$36.50	$41,975.00	20	14	0					$67,944.7						
1.04	NORTH POND PATH - SEALCOAT/PATCH/REPAIR	S.Y.	800	$5.00	$4,000.00	6	1	0				$6,255.8						$7,690.0	
1.05	NORTH POND PATH - REPLACE	S.Y.	800	$60.00	$48,000.00	20	14	0					$77,697.3						
1.06	NORTH POND SHED DRIVE - SEALCOAT/PATCH/REPAIR	S.Y.	300	$5.00	$1,500.00	6	1	0				$2,345.9						$2,883.8	
1.07	NORTH POND SHED DRIVE - REPLACE	S.Y.	300	$60.00	$18,000.00	20	14	0					$29,136.5						
1.08	**CONCRETE**	0	0	$0.00		0	0	0											
1.09	PAVILION DECK - REPAIR/SEAL/PARTIAL REPLACE	ALLOW.	1	$8,000.00	$8,000.00	30	24	0											
1.10	PAVILION WALKWAY - REPAIR/SEAL/PARTIAL REPLACE	ALLOW.	1	$4,000.00	$4,000.00	15	9	0											
1.11	**BRIDGES/BOARDWALKS/DOCKS**	0	0	$0.00		0	0	0											
1.12	NORTH POND BRIDGE #22 - REPLACE	L.S.	1	$10,000.00	$10,000.00	25	16	0							$17,339.9				
1.13	NORTH POND BRIDGE #23 - REPLACE	L.S.	1	$9,525.00	$9,525.00	25	25	0											
1.14	NP DOCK - REPLACE	L.S.	1	$30,000.00	$30,000.00	25	16	0							$52,019.6				
1.15	**FENCES - WOOD**	0	0	$0.00		0	0	0											
1.16	NP RANCH STYLE (SPLIT-RAIL) FENCE - REPLACE	L.F.	650	$40.00	$26,000.00	20	4	0											
1.17	NP SHED 6' FENCE - REPLACE	L.F.	40	$46.50	$1,860.00	20	1	0											
1.18	**PLAYGROUND**	0	0	$0.00		0	0	0											
1.19	NP PLAYGROUND EQUIPMENT - REPLACE	ALLOW.	1	$65,000.00	$65,000.00	20	6	0											
1.20	**POND**	0	0	$0.00		0	0	0											
1.21	NP POND GENERAL MAINTENACE - AUXILLARY	ALLOW.	1	$5,000.00	$5,000.00	5	5	0	$7,053.0					$8,376.7					$9,948.9
1.22	NP POND - SEDIMENT REMOVAL/CLEAR	ALLOW.	1	$200,000.00	$200,000.00	15	2	0								$358,935.1			
1.23	PICKLE BALL COURTS	0	0	$0.00		0	0	0											
1.24	NP PICKLE BALL COURTS - RESURFACE	S.F.	12600	$2.50	$31,500.00	6	4	0	$44,433.9						$54,620.6				
1.25	NP PICKLE BALL COURTS/FENCE - REPLACE	S.F.	12600	$15.00	$189,000.00	30	14	0					$305,933.3						
1.26	NP PICKLE BALL COURTS FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	450	$20.00	$9,000.00	15	4	0										$17,302.5	
1.27	NP PICKLE BALL COURT EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$3,000.00	$3,000.00	5	2	0			$4,533.2					$5,384.0			
1.28	NP PICKLE BALL LIGHT POLES - REPAIR/PAINT	EA.	8	$500.00	$4,000.00	10	2	0			$6,044.3								
1.29	**SWIMMING POOL**	0	0	$0.00		0	0	0											
1.30	NP SWIMMING POOL SURFACE - RESURFACE	S.F.	3000	$20.00	$60,000.00	10	4	0					$97,121.7						
1.31	NP SWIMMING POOL WATERLINE TILE - REPLACE	L.F.	230	$60.25	$13,857.50	30	4	0											
1.32	NP SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	S.F.	3000	$3.00	$9,000.00	12	6	0									$16,717.4		
1.33	NP POOL CHAIN-LINK FENCE - REPLACE	L.F.	400	$45.00	$18,000.00	30	4	0											
1.34	NP POOL FURNITURE - PARTIAL REPLACE	ALLOW.	1	$22,000.00	$22,000.00	12	4	0							$38,147.7				
1.35	NP POOL DECK TURF - REPLACE	S.F.	3300	$20.00	$66,000.00	15	9	0											
1.36	NP POOL COVER - REPLACE	S.F.	3000	$8.00	$24,000.00	10	4	0					$38,848.7						
1.37	NP POOL FILTERS - REPLACE	EA.	2	$3,450.00	$6,900.00	20	20	0											$13,729.5
1.38	NP POOL FILTERS - REPLACE	EA.	1	$3,450.00	$3,450.00	20	15	0						$5,780.0					
1.39	NP POOL FILTER SAND REPLACEMENT	EA.	2	$875.00	$1,750.00	4	4	0			$2,644.4				$3,034.5				$3,482.1
1.40	NP POOL FILTER SAND REPLACEMENT	EA.	1	$875.00	$875.00	4	0	0			$1,322.2				$1,517.2				$1,741.1
1.41	NP POOL DRAIN COVERS - REPLACE	ALLOW.	1	$1,250.00	$1,250.00	7	7	0					$2,023.4						
1.42	NP POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	10	4	0					$16,186.9						
1.43	**PAVILION/POOL PUMP HOUSE**	0	0	$0.00		0	0	0											
1.44	NP PAVILION/PUMP HOUSE ROOF - REPLACE SHINGLES	Sq.	16	$625.00	$10,000.00	25	22	0											
1.45	NP PAVILION/PUMP HOUSE GUTTERS & DOWNSPOUTS - REPLACE	L.F.	150	$20.00	$3,000.00	25	22	0											
1.46	NP PAVILION/PUMP HOUSE EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$6,000.00	$6,000.00	8	5	0				$9,383.7							
1.47	NP PAVILION/PUMP HOUSE DOORS - REPLACE AS NEEDED	ALLOW.	1	$2,500.00	$2,500.00	20	17	0								$4,486.7			
1.48	NP PAVILION/PUMP HOUSE WINDOWS - REPLACE	ALLOW.	1	$3,500.00	$3,500.00	20	17	0								$6,281.4			
1.49	NP PAVILION LIFEGUARD ROOM - REPLACE FLOOR	ALLOW.	1	$15,000.00	$15,000.00	30	2	0											
1.50	NP PAVILION BATHROOMS - RENOVATE	ALLOW.	1	$18,000.00	$18,000.00	20	10	0	$25,390.8										
1.51	NP PAVILION HVAC (SPLIT-SYSTEM) - REPLACE	L.S.	1	$6,500.00	$6,500.00	15	12	0			$9,821.9								
1.52	**SHED**	0	0	$0.00		0	0	0											
1.53	NP SHED ROOF - REPLACE SHINGLES	Sq.	7	$625.00	$4,062.50	25	22	0											
1.54	NP SHED GUTTERS & DOWNSPOUTS - REPLACE	L.F.	75	$20.00	$1,500.00	25	22	0											
1.55	NP SHED EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$3,500.00	$3,500.00	8	5	0				$5,473.8							
1.56	NP SHED DOORS - REPLACE	ALLOW.	1	$2,500.00	$2,500.00	20	17	0								$4,486.7			
1.57	NP SHED WINDOWS - REPLACE	ALLOW.	1	$4,000.00	$4,000.00	20	17	0								$7,178.7			
	TOTAL NORTH POND COMPONENTS								**$76,878**	**$0**	**$24,366**	**$29,754**	**$634,892**	**$14,157**	**$166,679**	**$386,753**	**$16,717**	**$35,614**	**$28,902**

RAY ENGINEERING, INC.
Consulting Engineers

30-YEAR COST PROJECTIONS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	NOTES	2047	2048	2049	2050	2051	2052	2053	2054	2055	30 YR TOTAL
	NORTH POND ITEMS																	
1.01	**ASPHALT**	0	0	$0.00		0	0	0										
1.02	NORTH POND LOT (D) - SEALCOAT/PATCH/REPAIR	S.Y.	1150	$3.50	$4,025.00	6	1	0					$9,512.1					**$32,832**
1.03	NORTH POND LOT (D) - MILL/OVERLAY	S.Y.	1150	$36.50	$41,975.00	20	14	0										**$67,945**
1.04	NORTH POND PATH - SEALCOAT/PATCH/REPAIR	S.Y.	800	$5.00	$4,000.00	6	1	0					$9,453.0					**$32,628**
1.05	NORTH POND PATH - REPLACE	S.Y.	800	$60.00	$48,000.00	20	14	0										**$77,697**
1.06	NORTH POND SHED DRIVE - SEALCOAT/PATCH/REPAIR	S.Y.	300	$5.00	$1,500.00	6	1	0					$3,544.9					**$12,235**
1.07	NORTH POND SHED DRIVE - REPLACE	S.Y.	300	$60.00	$18,000.00	20	14	0										**$29,137**
1.08	**CONCRETE**	0	0	$0.00		0	0	0										
1.09	PAVILION DECK - REPAIR/SEAL/PARTIAL REPLACE	ALLOW.	1	$8,000.00	$8,000.00	30	24	0				$18,266.6						**$18,267**
1.10	PAVILION WALKWAY - REPAIR/SEAL/PARTIAL REPLACE	ALLOW.	1	$4,000.00	$4,000.00	15	9	0				$9,133.3						**$14,585**
1.11	**BRIDGES/BOARDWALKS/DOCKS**	0	0	$0.00		0	0	0										
1.12	NORTH POND BRIDGE #22 - REPLACE	L.S.	1	$10,000.00	$10,000.00	25	16	0										**$17,340**
1.13	NORTH POND BRIDGE #23 - REPLACE	L.S.	1	$9,525.00	$9,525.00	25	25	0					$22,509.9					**$22,510**
1.14	NP DOCK - REPLACE	L.S.	1	$30,000.00	$30,000.00	25	16	0										**$52,020**
1.15	**FENCES - WOOD**	0	0	$0.00		0	0	0										
1.16	NP RANCH STYLE (SPLIT-RAIL) FENCE - REPLACE	L.F.	650	$40.00	$26,000.00	20	4	0				$59,366.5						**$89,202**
1.17	NP SHED 6' FENCE - REPLACE	L.F.	40	$46.50	$1,860.00	20	1	0	$3,830.5									**$5,756**
1.18	**PLAYGROUND**	0	0	$0.00		0	0	0										
1.19	NP PLAYGROUND EQUIPMENT - REPLACE	ALLOW.	1	$65,000.00	$65,000.00	20	6	0						$158,987.3				**$238,889**
1.20	**POND**	0	0	$0.00		0	0	0										
1.21	NP POND GENERAL MAINTENACE - AUXILLARY	ALLOW.	1	$5,000.00	$5,000.00	5	5	0					$11,816.2					**$43,133**
1.22	NP POND - SEDIMENT REMOVAL/CLEAR	ALLOW.	1	$200,000.00	$200,000.00	15	2	0										**$573,180**
1.23	PICKLE BALL COURTS	0	0	$0.00		0	0	0										
1.24	NP PICKLE BALL COURTS - RESURFACE	S.F.	12600	$2.50	$31,500.00	6	4	0		$67,142.6						$82,535.4		**$284,879**
1.25	NP PICKLE BALL COURTS/FENCE - REPLACE	S.F.	12600	$15.00	$189,000.00	30	14	0										**$305,933**
1.26	NP PICKLE BALL COURTS FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	450	$20.00	$9,000.00	15	4	0										**$27,630**
1.27	NP PICKLE BALL COURT EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$3,000.00	$3,000.00	5	2	0		$6,394.5					$7,594.7			**$30,937**
1.28	NP PICKLE BALL LIGHT POLES - REPAIR/PAINT	EA.	8	$500.00	$4,000.00	10	2	0		$8,526.0								**$18,855**
1.29	**SWIMMING POOL**	0	0	$0.00		0	0	0										
1.30	NP SWIMMING POOL SURFACE - RESURFACE	S.F.	3000	$20.00	$60,000.00	10	4	0				$136,999.7						**$302,973**
1.31	NP SWIMMING POOL WATERLINE TILE - REPLACE	L.F.	230	$60.25	$13,857.50	30	4	0										**$15,902**
1.32	NP SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	S.F.	3000	$3.00	$9,000.00	12	6	0										**$27,781**
1.33	NP POOL CHAIN-LINK FENCE - REPLACE	L.F.	400	$45.00	$18,000.00	30	4	0										**$20,655**
1.34	NP POOL FURNITURE - PARTIAL REPLACE	ALLOW.	1	$22,000.00	$22,000.00	12	4	0								$57,643.8		**$121,037**
1.35	NP POOL DECK TURF - REPLACE	S.F.	3300	$20.00	$66,000.00	15	9	0				$150,699.7						**$240,651**
1.36	NP POOL COVER - REPLACE	S.F.	3000	$8.00	$24,000.00	10	4	0				$54,799.9						**$121,189**
1.37	NP POOL FILTERS - REPLACE	EA.	2	$3,450.00	$6,900.00	20	20	0										**$13,730**
1.38	NP POOL FILTERS - REPLACE	EA.	1	$3,450.00	$3,450.00	20	15	0										**$5,780**
1.39	NP POOL FILTER SAND REPLACEMENT	EA.	2	$875.00	$1,750.00	4	4	0				$3,995.8				$4,585.3		**$22,055**
1.40	NP POOL FILTER SAND REPLACEMENT	EA.	1	$875.00	$875.00	4	0	0				$1,997.9				$2,292.7		**$11,902**
1.41	NP POOL DRAIN COVERS - REPLACE	ALLOW.	1	$1,250.00	$1,250.00	7	7	0	$2,574.3							$3,275.2		**$9,463**
1.42	NP POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	10	4	0				$22,833.3						**$50,495**
1.43	**PAVILION/POOL PUMP HOUSE**	0	0	$0.00		0	0	0										
1.44	NP PAVILION/PUMP HOUSE ROOF - REPLACE SHINGLES	Sq.	16	$625.00	$10,000.00	25	22	0		$21,315.1								**$21,315**
1.45	NP PAVILION/PUMP HOUSE GUTTERS & DOWNSPOUTS - REPLACE	L.F.	150	$20.00	$3,000.00	25	22	0		$6,394.5								**$6,395**
1.46	NP PAVILION/PUMP HOUSE EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$6,000.00	$6,000.00	8	5	0	$12,356.6								$16,271.3	**$45,138**
1.47	NP PAVILION/PUMP HOUSE DOORS - REPLACE AS NEEDED	ALLOW.	1	$2,500.00	$2,500.00	20	17	0										**$4,487**
1.48	NP PAVILION/PUMP HOUSE WINDOWS - REPLACE	ALLOW.	1	$3,500.00	$3,500.00	20	17	0										**$6,281**
1.49	NP PAVILION LIFEGUARD ROOM - REPLACE FLOOR	ALLOW.	1	$15,000.00	$15,000.00	30	2	0										**$16,068**
1.50	NP PAVILION BATHROOMS - RENOVATE	ALLOW.	1	$18,000.00	$18,000.00	20	10	0										**$25,391**
1.51	NP PAVILION HVAC (SPLIT-SYSTEM) - REPLACE	L.S.	1	$6,500.00	$6,500.00	15	12	0							$16,455.2			**$26,277**
1.52	**SHED**	0	0	$0.00		0	0	0										
1.53	NP SHED ROOF - REPLACE SHINGLES	Sq.	7	$625.00	$4,062.50	25	22	0		$8,659.3								**$8,659**
1.54	NP SHED GUTTERS & DOWNSPOUTS - REPLACE	L.F.	75	$20.00	$1,500.00	25	22	0		$3,197.3								**$3,197**
1.55	NP SHED EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$3,500.00	$3,500.00	8	5	0	$7,208.0								$9,491.6	**$26,330**
1.56	NP SHED DOORS - REPLACE	ALLOW.	1	$2,500.00	$2,500.00	20	17	0										**$4,487**
1.57	NP SHED WINDOWS - REPLACE	ALLOW.	1	$4,000.00	$4,000.00	20	17	0										**$7,179**
	TOTAL NORTH POND COMPONENTS								**$25,969**	**$121,629**	**$0**	**$458,093**	**$56,836**	**$158,987**	**$24,050**	**$150,332**	**$25,763**	**$3,160,407**

30-YEAR COST PROJECTIONS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	NOTES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	RIVER ITEMS																	
2.01	**ASPHALT**	0	0	$0.00		0	0	0										
2.02	RIVER CLUB DRIVE/PARKING LOT - SEALCOAT/PATCH/REPAIR	S.Y.	2800	$4.50	$12,600.00	6	8	0									$16,591.8	
2.03	RIVER CLUB DRIVE/PARKING LOT - MILL/OVERLAY	S.Y.	2800	$38.00	$106,400.00	20	0	0	$106,400.0									
2.04	**CONCRETE**	0	0	$0.00		0	0	0										
2.05	RIVER LODGE CONCRETE TURN - REPAIR/SEAL/PARTIAL REPLACE	ALLOW.	1	$10,000.00	$10,000.00	15	15	0										
2.06	RIVER LODGE CONCRETE TURN - REPLACE	ALLOW.	1	$173,000.00	$173,000.00	50	0	0	$173,000.0									
2.07	RIVER LODGE CONCRETE WALKWAYS - REPAIR/PARTIAL REPLACE	ALLOW.	1	$4,000.00	$4,000.00	15	9	0										$5,451.6
2.08	**FENCES - WOOD**	0	0	$0.00		0	0	0										
2.09	RIVERSIDE ROAD (SPLIT-RAIL) FENCE - REPLACE	L.F.	350	$40.00	$14,000.00	20	5	0						$16,627.6				
2.10	RIVER DUMPSTER SURROUNDS - REPLACE	ALLOW.	1	$3,500.00	$3,500.00	20	18	0										
2.11	RIVER POOL (PUMP SURROUND) FENCE - REPLACE	ALLOW.	1	$4,500.00	$4,500.00	15	2	0			$4,820.5							
2.12	**PLAYGROUND**	0	0	$0.00		0	0	0										
2.13	RIVER CLUB PLAYGROUND EQUIPMENT - REPLACE	ALLOW.	1	$45,000.00	$45,000.00	20	19	0										
2.14	**SEPTIC SYSTEM**	0	0	$0.00		0	0	0										
2.15	RIVER LODGE SEPTIC SYSTEM - REPLACE	ALLOW.	1	$25,000.00	$25,000.00	30	2	0			$26,780.6							
2.16	TENNIS HUT SEPTIC SYSTEM - REPLACE	ALLOW.	1	$25,000.00	$25,000.00	30	2	0			$26,780.6							
2.17	**ENTRY MONUMENTS/SIGNAGE**	0	0	$0.00		0	0	0										
2.18	RIVER ENTRANCE MONUMENT/SIGNS - REPLACE	EA.	2	$18,000.00	$36,000.00	50	48	0										
2.19	**TENNIS COURTS**	0	0	$0.00		0	0	0										
2.20	RC TENNIS COURTS (1,2,5,6) - RESURFACE	S.F.	25200	$1.00	$25,200.00	6	5	0						$29,929.7				
2.21	RC TENNIS COURTS (7,8,9) - RESURFACE	S.F.	18000	$1.00	$18,000.00	6	4	0					$20,655.4					
2.22	RC TENNIS COURTS/FENCE (1,2,5,6) - REPLACE	S.F.	25200	$12.00	$302,400.00	30	24	0										
2.23	RC TENNIS COURTS/FENCE (7,8,9) - REPLACE	S.F.	18000	$12.00	$216,000.00	30	27	0										
2.24	RC TENNIS COURTS (1,2,5,6) FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	700	$20.00	$14,000.00	15	9	0										$19,080.6
2.25	RC TENNIS COURTS (7,8,9) FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	550	$20.00	$11,000.00	15	12	0										
2.26	RC TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$5,000.00	$5,000.00	5	5	0						$5,938.4				
2.27	RC TENNIS COURT (1,2,5,6) LIGHT POLES - REPAIR/PAINT	EA.	10	$500.00	$5,000.00	10	4	0					$5,737.6					
2.28	RC TENNIS COURT (7,8,9) LIGHT POLES - REPAIR/PAINT	EA.	6	$500.00	$3,000.00	10	7	0								$3,816.8		
2.29	RC TENNIS COURT LIGHT FIXTURES - REPLACE W/ LED	EA.	16	$7,187.50	$115,000.00	40	2	0			$123,190.9							
2.30	RC CLAY COURTS - SURFACE REPLACEMENT	S.F.	14500	$15.00	$217,500.00	35	10	0										
2.31	RC CLAY COURTS - FENCE REPLACEMENT	L.F.	500	$55.00	$27,500.00	25	1	0		$28,462.5								
2.32	RC CLAY COURTS LIGHT POLES - REPAIR/PAINT	EA.	4	$500.00	$2,000.00	10	4	0					$2,295.0					
2.33	RIVER COURTS ASPHALT VIEWING AREA - RESURFACE	ALLOW.	1	$15,000.00	$15,000.00	6	2	0			$16,068.4						$19,752.1	
2.34	**TENNIS HUT**	0	0	$0.00		0	0	0										
2.35	TH METAL SEAM ROOF - REPAIR/SEAL/REFINISH	ALLOW.	1	$7,000.00	$7,000.00	15	13	0										
2.36	TH METAL SEAM ROOF - REPLACE	Sq.	10	$2,000.00	$20,000.00	40	35	0										
2.37	TH GUTTERS & DOWNSPOUTS - REPLACE	L.F.	150	$50.00	$7,500.00	30	28	0										
2.38	TH EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$4,500.00	$4,500.00	8	6	0							$5,531.6			
2.39	TH WINDOWS - REPLACE	ALLOW.	1	$12,000.00	$12,000.00	30	28	0										
2.40	TH DOORS - REPLACE AS NEEDED	ALLOW.	1	$5,000.00	$5,000.00	30	28	0										
2.41	TH INTERIOR FINISHES (PAINT/FLOORING/FURNITURE) - RENOVATE	ALLOW.	1	$20,000.00	$20,000.00	20	14	0										
2.42	TH BATHROOMS - UPGRADE/RENOVATE	ALLOW.	1	$15,000.00	$15,000.00	20	14	0										
2.43	TH DRINKING FOUNTAINS - REPLACE	ALLOW.	1	$2,500.00	$2,500.00	15	12	0										
2.44	TH ICE MACHINE - REPLACE	ALLOW.	1	$8,500.00	$8,500.00	10	9	0										$11,584.6
2.45	TH HVAC UNIT - REPLACE	EA.	1	$12,000.00	$12,000.00	15	12	0										
2.46	**TENNIS VIEWING STANDS**	0	0	$0.00		0	0	0										
2.47	TVS METAL SEAM ROOF(S) - REPAIR/SEAL/REFINISH	ALLOW.	1	$7,000.00	$7,000.00	15	13	0										
2.48	TVS METAL SEAM ROOF(S) - REPLACE	Sq.	8	$2,000.00	$16,000.00	40	35	0										
2.49	TVS EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$4,500.00	$4,500.00	8	6	0							$5,531.6			
2.50	TVS CEILING FANS - REPLACE	EA.	5	$750.00	$3,750.00	10	8	0									$4,938.0	
2.51	TVS PICNIC TABLES - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	15	2	0			$10,712.3							

RAY ENGINEERING, INC.
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30-YEAR COST PROJECTIONS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	NOTES	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
	RIVER ITEMS																		
2.01	**ASPHALT**	0	0	$0.00		0	0	0											
2.02	RIVER CLUB DRIVE/PARKING LOT - SEALCOAT/PATCH/REPAIR	S.Y.	2800	$4.50	$12,600.00	6	8	0					$20,395.6						$25,071.3
2.03	RIVER CLUB DRIVE/PARKING LOT - MILL/OVERLAY	S.Y.	2800	$38.00	$106,400.00	20	0	0											$211,713.5
2.04	**CONCRETE**	0	0	$0.00		0	0	0											
2.05	RIVER LODGE CONCRETE TURN - REPAIR/SEAL/PARTIAL REPLACE	ALLOW.	1	$10,000.00	$10,000.00	15	15	0						$16,753.5					
2.06	RIVER LODGE CONCRETE TURN - REPLACE	ALLOW.	1	$173,000.00	$173,000.00	50	0	0											
2.07	RIVER LODGE CONCRETE WALKWAYS - REPAIR/PARTIAL REPLACE	ALLOW.	1	$4,000.00	$4,000.00	15	9	0											
2.08	**FENCES - WOOD**	0	0	$0.00		0	0	0											
2.09	RIVERSIDE ROAD (SPLIT-RAIL) FENCE - REPLACE	L.F.	350	$40.00	$14,000.00	20	5	0											
2.10	RIVER DUMPSTER SURROUNDS - REPLACE	ALLOW.	1	$3,500.00	$3,500.00	20	18	0									$6,501.2		
2.11	RIVER POOL (PUMP SURROUND) FENCE - REPLACE	ALLOW.	1	$4,500.00	$4,500.00	15	2	0								$8,076.0			
2.12	**PLAYGROUND**	0	0	$0.00		0	0	0											
2.13	RIVER CLUB PLAYGROUND EQUIPMENT - REPLACE	ALLOW.	1	$45,000.00	$45,000.00	20	19	0										$86,512.6	
2.14	**SEPTIC SYSTEM**	0	0	$0.00		0	0	0											
2.15	RIVER LODGE SEPTIC SYSTEM - REPLACE	ALLOW.	1	$25,000.00	$25,000.00	30	2	0											
2.16	TENNIS HUT SEPTIC SYSTEM - REPLACE	ALLOW.	1	$25,000.00	$25,000.00	30	2	0											
2.17	**ENTRY MONUMENTS/SIGNAGE**	0	0	$0.00		0	0	0											
2.18	RIVER ENTRANCE MONUMENT/SIGNS - REPLACE	EA.	2	$18,000.00	$36,000.00	50	48	0											
2.19	**TENNIS COURTS**	0	0	$0.00		0	0	0											
2.20	RC TENNIS COURTS (1,2,5,6) - RESURFACE	S.F.	25200	$1.00	$25,200.00	6	5	0		$36,791.2						$45,225.8			
2.21	RC TENNIS COURTS (7,8,9) - RESURFACE	S.F.	18000	$1.00	$18,000.00	6	4	0	$25,390.8						$31,211.7				
2.22	RC TENNIS COURTS/FENCE (1,2,5,6) - REPLACE	S.F.	25200	$12.00	$302,400.00	30	24	0											
2.23	RC TENNIS COURTS/FENCE (7,8,9) - REPLACE	S.F.	18000	$12.00	$216,000.00	30	27	0											
2.24	RC TENNIS COURTS (1,2,5,6) FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	700	$20.00	$14,000.00	15	9	0											
2.25	RC TENNIS COURTS (7,8,9) FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	550	$20.00	$11,000.00	15	12	0			$16,621.8								
2.26	RC TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$5,000.00	$5,000.00	5	5	0	$7,053.0					$8,376.7					$9,948.9
2.27	RC TENNIS COURT (1,2,5,6) LIGHT POLES - REPAIR/PAINT	EA.	10	$500.00	$5,000.00	10	4	0					$8,093.5						
2.28	RC TENNIS COURT (7,8,9) LIGHT POLES - REPAIR/PAINT	EA.	6	$500.00	$3,000.00	10	7	0								$5,384.0			
2.29	RC TENNIS COURT LIGHT FIXTURES - REPLACE W/ LED	EA.	16	$7,187.50	$115,000.00	40	2	0											
2.30	RC CLAY COURTS - SURFACE REPLACEMENT	S.F.	14500	$15.00	$217,500.00	35	10	0	$306,805.2										
2.31	RC CLAY COURTS - FENCE REPLACEMENT	L.F.	500	$55.00	$27,500.00	25	1	0											
2.32	RC CLAY COURTS LIGHT POLES - REPAIR/PAINT	EA.	4	$500.00	$2,000.00	10	4	0					$3,237.4						
2.33	RIVER COURTS ASPHALT VIEWING AREA - RESURFACE	ALLOW.	1	$15,000.00	$15,000.00	6	2	0					$24,280.4						$29,846.8
2.34	**TENNIS HUT**	0	0	$0.00		0	0	0											
2.35	TH METAL SEAM ROOF - REPAIR/SEAL/REFINISH	ALLOW.	1	$7,000.00	$7,000.00	15	13	0				$10,947.7							
2.36	TH METAL SEAM ROOF - REPLACE	Sq.	10	$2,000.00	$20,000.00	40	35	0											
2.37	TH GUTTERS & DOWNSPOUTS - REPLACE	L.F.	150	$50.00	$7,500.00	30	28	0											
2.38	TH EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$4,500.00	$4,500.00	8	6	0					$7,284.1						
2.39	TH WINDOWS - REPLACE	ALLOW.	1	$12,000.00	$12,000.00	30	28	0											
2.40	TH DOORS - REPLACE AS NEEDED	ALLOW.	1	$5,000.00	$5,000.00	30	28	0											
2.41	TH INTERIOR FINISHES (PAINT/FLOORING/FURNITURE) - RENOVATE	ALLOW.	1	$20,000.00	$20,000.00	20	14	0					$32,373.9						
2.42	TH BATHROOMS - UPGRADE/RENOVATE	ALLOW.	1	$15,000.00	$15,000.00	20	14	0					$24,280.4						
2.43	TH DRINKING FOUNTAINS - REPLACE	ALLOW.	1	$2,500.00	$2,500.00	15	12	0			$3,777.7								
2.44	TH ICE MACHINE - REPLACE	ALLOW.	1	$8,500.00	$8,500.00	10	9	0										$16,341.3	
2.45	TH HVAC UNIT - REPLACE	EA.	1	$12,000.00	$12,000.00	15	12	0			$18,132.8								
2.46	**TENNIS VIEWING STANDS**	0	0	$0.00		0	0	0											
2.47	TVS METAL SEAM ROOF(S) - REPAIR/SEAL/REFINISH	ALLOW.	1	$7,000.00	$7,000.00	15	13	0				$10,947.7							
2.48	TVS METAL SEAM ROOF(S) - REPLACE	Sq.	8	$2,000.00	$16,000.00	40	35	0											
2.49	TVS EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$4,500.00	$4,500.00	8	6	0					$7,284.1						
2.50	TVS CEILING FANS - REPLACE	EA.	5	$750.00	$3,750.00	10	8	0									$6,965.6		
2.51	TVS PICNIC TABLES - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	15	2	0								$17,946.8			

RAY ENGINEERING, INC.
Consulting Engineers

30-YEAR COST PROJECTIONS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	NOTES	2047	2048	2049	2050	2051	2052	2053	2054	2055	30 YR TOTAL
	RIVER ITEMS																	
2.01	**ASPHALT**	0	0	$0.00		0	0	0										
2.02	RIVER CLUB DRIVE/PARKING LOT - SEALCOAT/PATCH/REPAIR	S.Y.	2800	$4.50	$12,600.00	6	8	0						$30,819.1				**$92,878**
2.03	RIVER CLUB DRIVE/PARKING LOT - MILL/OVERLAY	S.Y.	2800	$38.00	$106,400.00	20	0	0										**$318,114**
2.04	**CONCRETE**	0	0	$0.00		0	0	0										
2.05	RIVER LODGE CONCRETE TURN - REPAIR/SEAL/PARTIAL REPLACE	ALLOW.	1	$10,000.00	$10,000.00	15	15	0										**$16,753**
2.06	RIVER LODGE CONCRETE TURN - REPLACE	ALLOW.	1	$173,000.00	$173,000.00	50	0	0										**$173,000**
2.07	RIVER LODGE CONCRETE WALKWAYS - REPAIR/PARTIAL REPLACE	ALLOW.	1	$4,000.00	$4,000.00	15	9	0				$9,133.3						**$14,585**
2.08	**FENCES - WOOD**	0	0	$0.00		0	0	0										
2.09	RIVERSIDE ROAD (SPLIT-RAIL) FENCE - REPLACE	L.F.	350	$40.00	$14,000.00	20	5	0					$33,085.4					**$49,713**
2.10	RIVER DUMPSTER SURROUNDS - REPLACE	ALLOW.	1	$3,500.00	$3,500.00	20	18	0										**$6,501**
2.11	RIVER POOL (PUMP SURROUND) FENCE - REPLACE	ALLOW.	1	$4,500.00	$4,500.00	15	2	0										**$12,897**
2.12	**PLAYGROUND**	0	0	$0.00		0	0	0										
2.13	RIVER CLUB PLAYGROUND EQUIPMENT - REPLACE	ALLOW.	1	$45,000.00	$45,000.00	20	19	0										**$86,513**
2.14	**SEPTIC SYSTEM**	0	0	$0.00		0	0	0										
2.15	RIVER LODGE SEPTIC SYSTEM - REPLACE	ALLOW.	1	$25,000.00	$25,000.00	30	2	0										**$26,781**
2.16	TENNIS HUT SEPTIC SYSTEM - REPLACE	ALLOW.	1	$25,000.00	$25,000.00	30	2	0										**$26,781**
2.17	**ENTRY MONUMENTS/SIGNAGE**	0	0	$0.00		0	0	0										
2.18	RIVER ENTRANCE MONUMENT/SIGNS - REPLACE	EA.	2	$18,000.00	$36,000.00	50	48	0										
2.19	**TENNIS COURTS**	0	0	$0.00		0	0	0										
2.20	RC TENNIS COURTS (1,2,5,6) - RESURFACE	S.F.	25200	$1.00	$25,200.00	6	5	0			$55,594.1						$68,339.3	**$235,880**
2.21	RC TENNIS COURTS (7,8,9) - RESURFACE	S.F.	18000	$1.00	$18,000.00	6	4	0		$38,367.2						$47,163.1		**$162,788**
2.22	RC TENNIS COURTS/FENCE (1,2,5,6) - REPLACE	S.F.	25200	$12.00	$302,400.00	30	24	0				$690,478.5						**$690,479**
2.23	RC TENNIS COURTS/FENCE (7,8,9) - REPLACE	S.F.	18000	$12.00	$216,000.00	30	27	0							$546,818.5			**$546,818**
2.24	RC TENNIS COURTS (1,2,5,6) FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	700	$20.00	$14,000.00	15	9	0				$31,966.6						**$51,047**
2.25	RC TENNIS COURTS (7,8,9) FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	550	$20.00	$11,000.00	15	12	0							$27,847.2			**$44,469**
2.26	RC TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$5,000.00	$5,000.00	5	5	0					$11,816.2					**$43,133**
2.27	RC TENNIS COURT (1,2,5,6) LIGHT POLES - REPAIR/PAINT	EA.	10	$500.00	$5,000.00	10	4	0				$11,416.6						**$25,248**
2.28	RC TENNIS COURT (7,8,9) LIGHT POLES - REPAIR/PAINT	EA.	6	$500.00	$3,000.00	10	7	0							$7,594.7			**$16,796**
2.29	RC TENNIS COURT LIGHT FIXTURES - REPLACE W/ LED	EA.	16	$7,187.50	$115,000.00	40	2	0										**$123,191**
2.30	RC CLAY COURTS - SURFACE REPLACEMENT	S.F.	14500	$15.00	$217,500.00	35	10	0										**$306,805**
2.31	RC CLAY COURTS - FENCE REPLACEMENT	L.F.	500	$55.00	$27,500.00	25	1	0						$67,263.9				**$95,726**
2.32	RC CLAY COURTS LIGHT POLES - REPAIR/PAINT	EA.	4	$500.00	$2,000.00	10	4	0				$4,566.7						**$10,099**
2.33	RIVER COURTS ASPHALT VIEWING AREA - RESURFACE	ALLOW.	1	$15,000.00	$15,000.00	6	2	0						$36,689.4				**$126,637**
2.34	**TENNIS HUT**	0	0	$0.00		0	0	0										
2.35	TH METAL SEAM ROOF - REPAIR/SEAL/REFINISH	ALLOW.	1	$7,000.00	$7,000.00	15	13	0								$18,341.2		**$29,289**
2.36	TH METAL SEAM ROOF - REPLACE	Sq.	10	$2,000.00	$20,000.00	40	35	0										
2.37	TH GUTTERS & DOWNSPOUTS - REPLACE	L.F.	150	$50.00	$7,500.00	30	28	0								$19,651.3		**$19,651**
2.38	TH EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$4,500.00	$4,500.00	8	6	0		$9,591.8								**$22,408**
2.39	TH WINDOWS - REPLACE	ALLOW.	1	$12,000.00	$12,000.00	30	28	0								$31,442.1		**$31,442**
2.40	TH DOORS - REPLACE AS NEEDED	ALLOW.	1	$5,000.00	$5,000.00	30	28	0								$13,100.9		**$13,101**
2.41	TH INTERIOR FINISHES (PAINT/FLOORING/FURNITURE) - RENOVATE	ALLOW.	1	$20,000.00	$20,000.00	20	14	0										**$32,374**
2.42	TH BATHROOMS - UPGRADE/RENOVATE	ALLOW.	1	$15,000.00	$15,000.00	20	14	0										**$24,280**
2.43	TH DRINKING FOUNTAINS - REPLACE	ALLOW.	1	$2,500.00	$2,500.00	15	12	0							$6,328.9			**$10,107**
2.44	TH ICE MACHINE - REPLACE	ALLOW.	1	$8,500.00	$8,500.00	10	9	0									$23,051.0	**$50,977**
2.45	TH HVAC UNIT - REPLACE	EA.	1	$12,000.00	$12,000.00	15	12	0							$30,378.8			**$48,512**
2.46	**TENNIS VIEWING STANDS**	0	0	$0.00		0	0	0										
2.47	TVS METAL SEAM ROOF(S) - REPAIR/SEAL/REFINISH	ALLOW.	1	$7,000.00	$7,000.00	15	13	0								$18,341.2		**$29,289**
2.48	TVS METAL SEAM ROOF(S) - REPLACE	Sq.	8	$2,000.00	$16,000.00	40	35	0										
2.49	TVS EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$4,500.00	$4,500.00	8	6	0		$9,591.8								**$22,408**
2.50	TVS CEILING FANS - REPLACE	EA.	5	$750.00	$3,750.00	10	8	0								$9,825.6		**$21,729**
2.51	TVS PICNIC TABLES - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	15	2	0										**$28,659**

RAY ENGINEERING, INC.
Consulting Engineers

30-YEAR COST PROJECTIONS

	COMPONENT DESCRIPTION/INVENTORY					ESTIMATED	ESTIMATED		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
			UNIT	UNIT	TOTAL	USEFUL	REMAINING											
		UNITS	QUANTITY	COST	COST	LIFE	LIFE	NOTES										
2.52	**RIVER LODGE**	0	0	$0.00		0	0	0										
2.53	RL ROOF (SHINGLES) - REPLACE	Sq.	40	$625.00	$25,000.00	25	11	0										
2.54	RL GUTTERS & DOWNSPOUTS - REPLACE	L.F.	250	$20.00	$5,000.00	25	18	0										
2.55	RL EXTERIOR SURFACES - REPAIR/PAINT	ALLOW.	1	$10,000.00	$10,000.00	8	7	0								$12,722.8		
2.56	RL WINDOWS - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	20	6	0							$12,292.6			
2.57	RL INTERIOR FINISHES (WALLS/FLOORS) - RENOVATE	ALLOW.	1	$130,000.00	$130,000.00	25	24	0										
2.58	RL BATHROOMS (FLOORS/EQUIPMENT) - RENOVATE	ALLOW.	1	$40,000.00	$40,000.00	20	6	0							$49,170.2			
2.59	RL BACK DECK - REPLACE (STRUCTURE)	ALLOW.	1	$40,000.00	$40,000.00	20	19	0										
2.60	RL FURNITURE/PATIO FURNITURE - REPLACE AS NEEDED	ALLOW.	1	$25,000.00	$25,000.00	15	1	0		$25,875.0								
2.61	RL HVAC UNITS - REPLACE	EA.	3	$12,000.00	$36,000.00	15	2	0			$38,564.1							
2.62	**RIVER POOL**	0	0	$0.00		0	0	0										
2.63	RL SWIMMING POOL SURFACE - RESURFACE	S.F.	6400	$20.00	$128,000.00	10	9	0										$174,450.9
2.64	RL SWIMMING POOL WATERLINE TILE - REPLACE	L.F.	350	$60.25	$21,087.50	30	29	0										
2.65	RL SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	S.F.	6600	$3.00	$19,800.00	12	12	0										
2.66	RL POOL ALUMINUM PICKET FENCE - REPLACE	L.F.	400	$45.00	$18,000.00	30	0	0	$18,000.0									
2.67	RL POOL FURNITURE - PARTIAL REPLACE	ALLOW.	1	$30,000.00	$30,000.00	12	11	0										
2.68	RL POOL COVER - REPLACE	S.F.	6400	$8.00	$51,200.00	10	8	0									$67,420.6	
2.69	RL POOL FILTERS - REPLACE	EA.	6	$3,450.00	$20,700.00	20	20	0										
2.70	RL POOL FILTER SAND REPLACEMENT	EA.	6	$875.00	$5,250.00	4	4	0					$6,024.5				$6,913.2	
2.71	RL POOL DRAIN COVERS - REPLACE	ALLOW.	1	$1,250.00	$1,250.00	7	6	0							$1,536.6			
2.72	RL POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$12,000.00	$12,000.00	10	4	0					$13,770.3					
2.73	RL POOL RESTROOMS - RENOVATE	ALLOW.	1	$20,000.00	$20,000.00	20	19	0										
2.74	RL POOL RESTROOMS TILE FLOOR - REPLACE	ALLOW.	1	$15,000.00	$15,000.00	30	16	0										
2.75	**RIVER SHED**	0	0	$0.00		0	0	0										
2.76	RS ROOF (SHINGLES) - REPLACE	Sq.	4	$825.00	$2,887.50	25	11	0										
2.77	RS GUTTERS & DOWNSPOUTS - REPLACE	L.F.	60	$30.00	$1,800.00	25	10	0										
2.78	RS EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$6,000.00	$6,000.00	8	6	0							$7,375.5			
2.79	**RIVER GAZEBO**	0	0	$0.00		0	0	0										
2.80	RS GAZEBO ROOF (SHINGLES) - REPLACE	ALLOW.	1	$9,000.00	$9,000.00	25	22	0										
2.81	RS GAZEBO EXTERIOR FINISHES - REPAIR/STAIN	ALLOW.	1	$3,000.00	$3,000.00	8	6	0							$3,687.8			
2.82	RIVER CLUB GAZEBO DECK - REPLACE	ALLOW.	1	$30,000.00	$30,000.00	20	14	0										
	TOTAL RIVER ITEMS								**$297,400**	**$54,338**	**$246,917**	**$0**	**$48,483**	**$52,496**	**$85,126**	**$16,540**	**$115,616**	**$210,568**

RAY ENGINEERING, INC.
Consulting Engineers

30-YEAR COST PROJECTIONS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	NOTES	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
2.52	**RIVER LODGE**	0	0	$0.00		0	0	0											
2.53	RL ROOF (SHINGLES) - REPLACE	Sq.	40	$625.00	$25,000.00	25	11	0		$36,499.2									
2.54	RL GUTTERS & DOWNSPOUTS - REPLACE	L.F.	250	$20.00	$5,000.00	25	18	0									$9,287.4		
2.55	RL EXTERIOR SURFACES - REPAIR/PAINT	ALLOW.	1	$10,000.00	$10,000.00	8	7	0						$16,753.5					
2.56	RL WINDOWS - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	20	6	0											
2.57	RL INTERIOR FINISHES (WALLS/FLOORS) - RENOVATE	ALLOW.	1	$130,000.00	$130,000.00	25	24	0											
2.58	RL BATHROOMS (FLOORS/EQUIPMENT) - RENOVATE	ALLOW.	1	$40,000.00	$40,000.00	20	6	0											
2.59	RL BACK DECK - REPLACE (STRUCTURE)	ALLOW.	1	$40,000.00	$40,000.00	20	19	0										$76,900.1	
2.60	RL FURNITURE/PATIO FURNITURE - REPLACE AS NEEDED	ALLOW.	1	$25,000.00	$25,000.00	15	1	0							$43,349.7				
2.61	RL HVAC UNITS - REPLACE	EA.	3	$12,000.00	$36,000.00	15	2	0								$64,608.3			
2.62	**RIVER POOL**	0	0	$0.00		0	0	0											
2.63	RL SWIMMING POOL SURFACE - RESURFACE	S.F.	6400	$20.00	$128,000.00	10	9	0										$246,080.2	
2.64	RL SWIMMING POOL WATERLINE TILE - REPLACE	L.F.	350	$60.25	$21,087.50	30	29	0											
2.65	RL SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	S.F.	6600	$3.00	$19,800.00	12	12	0			$29,919.2								
2.66	RL POOL ALUMINUM PICKET FENCE - REPLACE	L.F.	400	$45.00	$18,000.00	30	0	0											
2.67	RL POOL FURNITURE - PARTIAL REPLACE	ALLOW.	1	$30,000.00	$30,000.00	12	11	0		$43,799.1									
2.68	RL POOL COVER - REPLACE	S.F.	6400	$8.00	$51,200.00	10	8	0									$95,103.4		
2.69	RL POOL FILTERS - REPLACE	EA.	6	$3,450.00	$20,700.00	20	20	0											$41,188.6
2.70	RL POOL FILTER SAND REPLACEMENT	EA.	6	$875.00	$5,250.00	4	4	0			$7,933.1				$9,103.4				$10,446.4
2.71	RL POOL DRAIN COVERS - REPLACE	ALLOW.	1	$1,250.00	$1,250.00	7	6	0				$1,954.9							$2,487.2
2.72	RL POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$12,000.00	$12,000.00	10	4	0					$19,424.3						
2.73	RL POOL RESTROOMS - RENOVATE	ALLOW.	1	$20,000.00	$20,000.00	20	19	0										$38,450.0	
2.74	RL POOL RESTROOMS TILE FLOOR - REPLACE	ALLOW.	1	$15,000.00	$15,000.00	30	16	0							$26,009.8				
2.75	**RIVER SHED**	0	0	$0.00		0	0	0											
2.76	RS ROOF (SHINGLES) - REPLACE	Sq.	4	$825.00	$2,887.50	25	11	0		$4,215.7									
2.77	RS GUTTERS & DOWNSPOUTS - REPLACE	L.F.	60	$30.00	$1,800.00	25	10	0	$2,539.1										
2.78	RS EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$6,000.00	$6,000.00	8	6	0					$9,712.2						
2.79	**RIVER GAZEBO**	0	0	$0.00		0	0	0											
2.80	RS GAZEBO ROOF (SHINGLES) - REPLACE	ALLOW.	1	$9,000.00	$9,000.00	25	22	0											
2.81	RS GAZEBO EXTERIOR FINISHES - REPAIR/STAIN	ALLOW.	1	$3,000.00	$3,000.00	8	6	0					$4,856.1						
2.82	RIVER CLUB GAZEBO DECK - REPLACE	ALLOW.	1	$30,000.00	$30,000.00	20	14	0					$48,560.8						
	TOTAL RIVER ITEMS								**$341,788**	**$121,305**	**$76,385**	**$23,850**	**$209,783**	**$41,884**	**$109,675**	**$141,241**	**$117,858**	**$464,284**	**$330,703**

RAY ENGINEERING, INC.
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30-YEAR COST PROJECTIONS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	NOTES	2047	2048	2049	2050	2051	2052	2053	2054	2055	30 YR TOTAL
2.52	**RIVER LODGE**	0	0	$0.00		0	0	0										
2.53	RL ROOF (SHINGLES) - REPLACE	Sq.	40	$625.00	$25,000.00	25	11	0										**$36,499**
2.54	RL GUTTERS & DOWNSPOUTS - REPLACE	L.F.	250	$20.00	$5,000.00	25	18	0										**$9,287**
2.55	RL EXTERIOR SURFACES - REPAIR/PAINT	ALLOW.	1	$10,000.00	$10,000.00	8	7	0			$22,061.1							**$51,537**
2.56	RL WINDOWS - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	20	6	0						$24,459.6				**$36,752**
2.57	RL INTERIOR FINISHES (WALLS/FLOORS) - RENOVATE	ALLOW.	1	$130,000.00	$130,000.00	25	24	0				$296,832.7						**$296,833**
2.58	RL BATHROOMS (FLOORS/EQUIPMENT) - RENOVATE	ALLOW.	1	$40,000.00	$40,000.00	20	6	0						$97,838.3				**$147,009**
2.59	RL BACK DECK - REPLACE (STRUCTURE)	ALLOW.	1	$40,000.00	$40,000.00	20	19	0										**$76,900**
2.60	RL FURNITURE/PATIO FURNITURE - REPLACE AS NEEDED	ALLOW.	1	$25,000.00	$25,000.00	15	1	0										**$69,225**
2.61	RL HVAC UNITS - REPLACE	EA.	3	$12,000.00	$36,000.00	15	2	0										**$103,172**
2.62	**RIVER POOL**	0	0	$0.00		0	0	0										
2.63	RL SWIMMING POOL SURFACE - RESURFACE	S.F.	6400	$20.00	$128,000.00	10	9	0									$347,120.4	**$767,651**
2.64	RL SWIMMING POOL WATERLINE TILE - REPLACE	L.F.	350	$60.25	$21,087.50	30	29	0									$57,186.7	**$57,187**
2.65	RL SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	S.F.	6600	$3.00	$19,800.00	12	12	0				$45,209.9						**$75,129**
2.66	RL POOL ALUMINUM PICKET FENCE - REPLACE	L.F.	400	$45.00	$18,000.00	30	0	0										**$18,000**
2.67	RL POOL FURNITURE - PARTIAL REPLACE	ALLOW.	1	$30,000.00	$30,000.00	12	11	0			$66,183.4							**$109,983**
2.68	RL POOL COVER - REPLACE	S.F.	6400	$8.00	$51,200.00	10	8	0								$134,152.8		**$296,677**
2.69	RL POOL FILTERS - REPLACE	EA.	6	$3,450.00	$20,700.00	20	20	0										**$41,189**
2.70	RL POOL FILTER SAND REPLACEMENT	EA.	6	$875.00	$5,250.00	4	4	0				$11,987.5				$13,755.9		**$66,164**
2.71	RL POOL DRAIN COVERS - REPLACE	ALLOW.	1	$1,250.00	$1,250.00	7	6	0							$3,164.5			**$9,143**
2.72	RL POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$12,000.00	$12,000.00	10	4	0				$27,399.9						**$60,595**
2.73	RL POOL RESTROOMS - RENOVATE	ALLOW.	1	$20,000.00	$20,000.00	20	19	0										**$38,450**
2.74	RL POOL RESTROOMS TILE FLOOR - REPLACE	ALLOW.	1	$15,000.00	$15,000.00	30	16	0										**$26,010**
2.75	**RIVER SHED**	0	0	$0.00		0	0	0										
2.76	RS ROOF (SHINGLES) - REPLACE	Sq.	4	$825.00	$2,887.50	25	11	0										**$4,216**
2.77	RS GUTTERS & DOWNSPOUTS - REPLACE	L.F.	60	$30.00	$1,800.00	25	10	0										**$2,539**
2.78	RS EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$6,000.00	$6,000.00	8	6	0		$12,789.1								**$29,877**
2.79	**RIVER GAZEBO**	0	0	$0.00		0	0	0										
2.80	RS GAZEBO ROOF (SHINGLES) - REPLACE	ALLOW.	1	$9,000.00	$9,000.00	25	22	0		$19,183.6								**$19,184**
2.81	RS GAZEBO EXTERIOR FINISHES - REPAIR/STAIN	ALLOW.	1	$3,000.00	$3,000.00	8	6	0		$6,394.5								**$14,938**
2.82	RIVER CLUB GAZEBO DECK - REPLACE	ALLOW.	1	$30,000.00	$30,000.00	20	14	0										**$48,561**
	TOTAL RIVER ITEMS								**$0**	**$95,918**	**$143,839**	**$1,128,992**	**$44,902**	**$257,070**	**$622,133**	**$305,774**	**$495,697**	**$6,200,562**

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30-YEAR COST PROJECTIONS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	NOTES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	LAKE ITEMS																	
3.01	**ASPHALT**	0	0	$0.00		0	0	0										
3.02	LAKE PAVILION LOT (A) - SEALCOAT/PATCH/REPAIR	S.Y.	1700	$4.50	$7,650.00	6	7	0								$9,732.9		
3.03	LAKE PAVILION LOT (A) - MILL/OVERLAY	S.Y.	1700	$36.50	$62,050.00	20	1	0		$64,221.8								
3.04	LAKE COURTS PATH - PATCH/REPAIR/SEAL	S.Y.	367	$6.00	$2,202.00	6	1	0		$2,279.1						$2,801.6		
3.05	LAKE COURTS PATH - REPLACE	S.Y.	367	$60.00	$22,020.00	20	10	0										
3.06	**CONCRETE**	0	0	$0.00		0	0	0										
3.07	LAKE PATH & OFFICE (CONCRETE) - REPAIR/PARTIAL REPLACE	ALLOW.	1	$30,000.00	$30,000.00	65	4	0					$34,425.7					
3.08	**BRIDGES/BOARDWALKS/DOCKS**	0	0	$0.00		0	0	0										
3.09	LAKE PATH & RETAINING WALLS (WOOD BRIDGES) - REPLACE	ALLOW.	1	$91,500.00	$91,500.00	25	19	0										
3.10	LAKE PATH (METAL BRIDGES) - REPLACE	ALLOW.	1	$200,000.00	$200,000.00	30	29	0										
3.11	CREEK PATH (WOOD BRIDGES) - REPLACE	ALLOW.	1	$160,000.00	$160,000.00	25	22	0										
3.12	CREEK PATH BOARDWALK (7 BRIDGES TRAIL) - REPLACE	ALLOW.	1	$30,000.00	$30,000.00	25	8	0									$39,504.3	
3.13	LAKE PATH DOCK 1 - REPLACE	ALLOW.	1	$20,000.00	$20,000.00	20	18	0										
3.14	LAKE PATH DOCK 2 - REPLACE	ALLOW.	1	$30,000.00	$30,000.00	20	11	0										
3.15	LAKE PATH DOCK 3 - REPLACE	ALLOW.	1	$30,000.00	$30,000.00	20	12	0										
3.16	LAKE PATCH PICNIC TABLES/BENCHES - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	20	10	0										
3.17	**FENCES - WOOD**	0	0	$0.00		0	0	0										
3.18	LAKE PAVILION SPLIT-RAIL FENCE (WOOD) - REPLACE	L.F.	500	$47.50	$23,750.00	20	7	0								$30,216.6		
3.19	**IRRIGATION SYSTEM**	0	0	$0.00		0	0	0										
3.20	IRRIGATION SYSTEM - PHASED UPGRADES	ALLOW.	1	$40,000.00	$40,000.00	15	6	0							$49,170.2			
3.21	**LAKE MAINTENANCE**	0	0	$0.00		0	0	0										
3.22	LAKE - DREDGING/SEDIMENT REMOVAL	ALLOW.	1	$750,000.00	$750,000.00	10	1	0		$776,250.0								
3.23	LAKE DAM - MAINTAIN	ALLOW.	1	$20,000.00	$20,000.00	30	15	0										
3.24	LAKE SEAWALLS - INSPECTIONS/CAPITAL REPAIRS/RIPRAP	L.F.	4800	$40.00	$192,000.00	15	3	0				$212,873.8						
3.25	**SPILLWAYS**	0	0	$0.00		0	0	0										
3.26	LAKE MAIN SPILLWAY (CONCRETE) - INSPECTIONS/CAPITAL REPAIRS	ALLOW.	1	$130,000.00	$130,000.00	15	4	0					$149,178.0					
3.27	LAKE ANCILLARY SPILLWAY (CONCRETE) - INSPECTIONS/CAPITAL REPAIRS	ALLOW.	1	$85,000.00	$85,000.00	15	8	0									$111,928.8	
3.28	LAKE SPILLWAY GATE VALVES (MAIN) - REPLACE	EA.	1	$80,000.00	$80,000.00	25	11	0										
3.29	LAKE SPILLWAY GATE VALVES (SLUICE WAY) - REPLACE	EA.	1	$80,000.00	$80,000.00	25	11	0										
3.30	**LAKE POOL**	0	0	$0.00		0	0	0										
3.31	LAKE SWIMMING POOL SURFACE - RESURFACE	S.F.	3600	$14.00	$50,400.00	10	10	0										
3.32	LAKE SWIMMING POOL WATERLINE TILE - REPLACE	L.F.	255	$45.00	$11,475.00	30	30	0										
3.33	LAKE SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	S.F.	5200	$3.00	$15,600.00	12	10	0										
3.34	LAKE POOL CHAINLINK FENCE - REPLACE	L.F.	400	$45.00	$18,000.00	30	3	0				$19,956.9						
3.35	LAKE POOL FURNITURE - PARTIAL REPLACE	ALLOW.	1	$30,000.00	$30,000.00	12	3	0				$33,261.5						
3.36	LAKE POOL COVER - REPLACE	S.F.	3600	$8.00	$28,800.00	10	6	0							$35,402.6			
3.37	LP POOL FILTERS - REPLACE	EA.	5	$3,450.00	$17,250.00	20	2	0			$18,478.6							
3.38	LP POOL FILTER SAND REPLACEMENT	EA.	5	$875.00	$4,375.00	4	2	0			$4,686.6				$5,378.0			
3.39	LP POOL DRAIN COVERS - REPLACE	ALLOW.	1	$1,250.00	$1,250.00	7	7	0								$1,590.3		
3.40	LAKE POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$15,000.00	$15,000.00	10	2	0			$16,068.4							

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30-YEAR COST PROJECTIONS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	NOTES	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
	LAKE ITEMS																		
3.01	**ASPHALT**	0	0	$0.00		0	0	0											
3.02	LAKE PAVILION LOT (A) - SEALCOAT/PATCH/REPAIR	S.Y.	1700	$4.50	$7,650.00	6	7	0				$11,964.3						$14,707.1	
3.03	LAKE PAVILION LOT (A) - MILL/OVERLAY	S.Y.	1700	$36.50	$62,050.00	20	1	0											
3.04	LAKE COURTS PATH - PATCH/REPAIR/SEAL	S.Y.	367	$6.00	$2,202.00	6	1	0				$3,443.8						$4,233.3	
3.05	LAKE COURTS PATH - REPLACE	S.Y.	367	$60.00	$22,020.00	20	10	0	$31,061.4										
3.06	**CONCRETE**	0	0	$0.00		0	0	0											
3.07	LAKE PATH & OFFICE (CONCRETE) - REPAIR/PARTIAL REPLACE	ALLOW.	1	$30,000.00	$30,000.00	65	4	0											
3.08	**BRIDGES/BOARDWALKS/DOCKS**	0	0	$0.00		0	0	0											
3.09	LAKE PATH & RETAINING WALLS (WOOD BRIDGES) - REPLACE	ALLOW.	1	$91,500.00	$91,500.00	25	19	0										$175,908.9	
3.10	LAKE PATH (METAL BRIDGES) - REPLACE	ALLOW.	1	$200,000.00	$200,000.00	30	29	0											
3.11	CREEK PATH (WOOD BRIDGES) - REPLACE	ALLOW.	1	$160,000.00	$160,000.00	25	22	0											
3.12	CREEK PATH BOARDWALK (7 BRIDGES TRAIL) - REPLACE	ALLOW.	1	$30,000.00	$30,000.00	25	8	0											
3.13	LAKE PATH DOCK 1 - REPLACE	ALLOW.	1	$20,000.00	$20,000.00	20	18	0									$37,149.8		
3.14	LAKE PATH DOCK 2 - REPLACE	ALLOW.	1	$30,000.00	$30,000.00	20	11	0		$43,799.1									
3.15	LAKE PATH DOCK 3 - REPLACE	ALLOW.	1	$30,000.00	$30,000.00	20	12	0			$45,332.1								
3.16	LAKE PATCH PICNIC TABLES/BENCHES - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	20	10	0	$14,106.0										
3.17	**FENCES - WOOD**	0	0	$0.00		0	0	0											
3.18	LAKE PAVILION SPLIT-RAIL FENCE (WOOD) - REPLACE	L.F.	500	$47.50	$23,750.00	20	7	0											
3.19	**IRRIGATION SYSTEM**	0	0	$0.00		0	0	0											
3.20	IRRIGATION SYSTEM - PHASED UPGRADES	ALLOW.	1	$40,000.00	$40,000.00	15	6	0											
3.21	**LAKE MAINTENANCE**	0	0	$0.00		0	0	0											
3.22	LAKE - DREDGING/SEDIMENT REMOVAL	ALLOW.	1	$750,000.00	$750,000.00	10	1	0		$1,094,977.3									
3.23	LAKE DAM - MAINTAIN	ALLOW.	1	$20,000.00	$20,000.00	30	15	0						$33,507.0					
3.24	LAKE SEAWALLS - INSPECTIONS/CAPITAL REPAIRS/RIPRAP	L.F.	4800	$40.00	$192,000.00	15	3	0									$356,637.9		
3.25	**SPILLWAYS**	0	0	$0.00		0	0	0											
3.26	LAKE MAIN SPILLWAY (CONCRETE) - INSPECTIONS/CAPITAL REPAIRS	ALLOW.	1	$130,000.00	$130,000.00	15	4	0										$249,925.2	
3.27	LAKE ANCILLARY SPILLWAY (CONCRETE) - INSPECTIONS/CAPITAL REPAIRS	ALLOW.	1	$85,000.00	$85,000.00	15	8	0											
3.28	LAKE SPILLWAY GATE VALVES (MAIN) - REPLACE	EA.	1	$80,000.00	$80,000.00	25	11	0		$116,797.6									
3.29	LAKE SPILLWAY GATE VALVES (SLUICE WAY) - REPLACE	EA.	1	$80,000.00	$80,000.00	25	11	0		$116,797.6									
3.30	**LAKE POOL**	0	0	$0.00		0	0	0											
3.31	LAKE SWIMMING POOL SURFACE - RESURFACE	S.F.	3600	$14.00	$50,400.00	10	10	0	$71,094.2										$100,285.4
3.32	LAKE SWIMMING POOL WATERLINE TILE - REPLACE	L.F.	255	$45.00	$11,475.00	30	30	0											
3.33	LAKE SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	S.F.	5200	$3.00	$15,600.00	12	10	0	$22,005.3										
3.34	LAKE POOL CHAINLINK FENCE - REPLACE	L.F.	400	$45.00	$18,000.00	30	3	0											
3.35	LAKE POOL FURNITURE - PARTIAL REPLACE	ALLOW.	1	$30,000.00	$30,000.00	12	3	0						$50,260.5					
3.36	LAKE POOL COVER - REPLACE	S.F.	3600	$8.00	$28,800.00	10	6	0							$49,938.8				
3.37	LP POOL FILTERS - REPLACE	EA.	5	$3,450.00	$17,250.00	20	2	0											
3.38	LP POOL FILTER SAND REPLACEMENT	EA.	5	$875.00	$4,375.00	4	2	0	$6,171.4				$7,081.8				$8,126.5		
3.39	LP POOL DRAIN COVERS - REPLACE	ALLOW.	1	$1,250.00	$1,250.00	7	7	0					$2,023.4						
3.40	LAKE POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$15,000.00	$15,000.00	10	2	0			$22,666.0								

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30-YEAR COST PROJECTIONS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	NOTES	2047	2048	2049	2050	2051	2052	2053	2054	2055	30 YR TOTAL
	LAKE ITEMS																	
3.01	**ASPHALT**	0	0	$0.00		0	0	0										
3.02	LAKE PAVILION LOT (A) - SEALCOAT/PATCH/REPAIR	S.Y.	1700	$4.50	$7,650.00	6	7	0					$18,078.8					**$54,483**
3.03	LAKE PAVILION LOT (A) - MILL/OVERLAY	S.Y.	1700	$36.50	$62,050.00	20	1	0	$127,787.7									**$192,009**
3.04	LAKE COURTS PATH - PATCH/REPAIR/SEAL	S.Y.	367	$6.00	$2,202.00	6	1	0					$5,203.9					**$17,962**
3.05	LAKE COURTS PATH - REPLACE	S.Y.	367	$60.00	$22,020.00	20	10	0										**$31,061**
3.06	**CONCRETE**	0	0	$0.00		0	0	0										
3.07	LAKE PATH & OFFICE (CONCRETE) - REPAIR/PARTIAL REPLACE	ALLOW.	1	$30,000.00	$30,000.00	65	4	0										**$34,426**
3.08	**BRIDGES/BOARDWALKS/DOCKS**	0	0	$0.00		0	0	0										
3.09	LAKE PATH & RETAINING WALLS (WOOD BRIDGES) - REPLACE	ALLOW.	1	$91,500.00	$91,500.00	25	19	0										**$175,909**
3.10	LAKE PATH (METAL BRIDGES) - REPLACE	ALLOW.	1	$200,000.00	$200,000.00	30	29	0									$542,375.6	**$542,376**
3.11	CREEK PATH (WOOD BRIDGES) - REPLACE	ALLOW.	1	$160,000.00	$160,000.00	25	22	0		$341,041.9								**$341,042**
3.12	CREEK PATH BOARDWALK (7 BRIDGES TRAIL) - REPLACE	ALLOW.	1	$30,000.00	$30,000.00	25	8	0										**$39,504**
3.13	LAKE PATH DOCK 1 - REPLACE	ALLOW.	1	$20,000.00	$20,000.00	20	18	0										**$37,150**
3.14	LAKE PATH DOCK 2 - REPLACE	ALLOW.	1	$30,000.00	$30,000.00	20	11	0										**$43,799**
3.15	LAKE PATH DOCK 3 - REPLACE	ALLOW.	1	$30,000.00	$30,000.00	20	12	0										**$45,332**
3.16	LAKE PATCH PICNIC TABLES/BENCHES - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	20	10	0										**$14,106**
3.17	**FENCES - WOOD**	0	0	$0.00		0	0	0										
3.18	LAKE PAVILION SPLIT-RAIL FENCE (WOOD) - REPLACE	L.F.	500	$47.50	$23,750.00	20	7	0							$60,124.7			**$90,341**
3.19	**IRRIGATION SYSTEM**	0	0	$0.00		0	0	0										
3.20	IRRIGATION SYSTEM - PHASED UPGRADES	ALLOW.	1	$40,000.00	$40,000.00	15	6	0	$82,377.3									**$131,547**
3.21	**LAKE MAINTENANCE**	0	0	$0.00		0	0	0										
3.22	LAKE - DREDGING/SEDIMENT REMOVAL	ALLOW.	1	$750,000.00	$750,000.00	10	1	0	$1,544,573.6									**$3,415,801**
3.23	LAKE DAM - MAINTAIN	ALLOW.	1	$20,000.00	$20,000.00	30	15	0										**$33,507**
3.24	LAKE SEAWALLS - INSPECTIONS/CAPITAL REPAIRS/RIPRAP	L.F.	4800	$40.00	$192,000.00	15	3	0										**$569,512**
3.25	**SPILLWAYS**	0	0	$0.00		0	0	0										
3.26	LAKE MAIN SPILLWAY (CONCRETE) - INSPECTIONS/CAPITAL REPAIRS	ALLOW.	1	$130,000.00	$130,000.00	15	4	0										**$399,103**
3.27	LAKE ANCILLARY SPILLWAY (CONCRETE) - INSPECTIONS/CAPITAL REPAIRS	ALLOW.	1	$85,000.00	$85,000.00	15	8	0			$187,519.7							**$299,448**
3.28	LAKE SPILLWAY GATE VALVES (MAIN) - REPLACE	EA.	1	$80,000.00	$80,000.00	25	11	0										**$116,798**
3.29	LAKE SPILLWAY GATE VALVES (SLUICE WAY) - REPLACE	EA.	1	$80,000.00	$80,000.00	25	11	0										**$116,798**
3.30	**LAKE POOL**	0	0	$0.00		0	0	0										
3.31	LAKE SWIMMING POOL SURFACE - RESURFACE	S.F.	3600	$14.00	$50,400.00	10	10	0										**$171,380**
3.32	LAKE SWIMMING POOL WATERLINE TILE - REPLACE	L.F.	255	$45.00	$11,475.00	30	30	0										
3.33	LAKE SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	S.F.	5200	$3.00	$15,600.00	12	10	0		$33,251.6								**$55,257**
3.34	LAKE POOL CHAINLINK FENCE - REPLACE	L.F.	400	$45.00	$18,000.00	30	3	0										**$19,957**
3.35	LAKE POOL FURNITURE - PARTIAL REPLACE	ALLOW.	1	$30,000.00	$30,000.00	12	3	0							$75,947.0			**$159,469**
3.36	LAKE POOL COVER - REPLACE	S.F.	3600	$8.00	$28,800.00	10	6	0						$70,443.6				**$155,785**
3.37	LP POOL FILTERS - REPLACE	EA.	5	$3,450.00	$17,250.00	20	2	0		$36,768.6								**$55,247**
3.38	LP POOL FILTER SAND REPLACEMENT	EA.	5	$875.00	$4,375.00	4	2	0		$9,325.4				$10,701.1				**$51,471**
3.39	LP POOL DRAIN COVERS - REPLACE	ALLOW.	1	$1,250.00	$1,250.00	7	7	0	$2,574.3							$3,275.2		**$9,463**
3.40	LAKE POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$15,000.00	$15,000.00	10	2	0		$31,972.7								**$70,707**

RAY ENGINEERING, INC.
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30-YEAR COST PROJECTIONS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	NOTES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
3.41	**TENNIS COURTS**	0	0	$0.00		0	0	0										
3.42	LP TENNIS COURTS (1 & 2) - RESURFACE	S.F.	12600	$0.61	$7,698.60	6	5	0						$9,143.5				
3.43	LP TENNIS COURTS (3 & 4) - RESURFACE	S.F.	12600	$0.61	$7,698.60	6	6	0							$9,463.5			
3.44	LP TENNIS COURTS/FENCE (1 & 2) - REPLACE	S.F.	12600	$6.00	$75,600.00	30	21	0										
3.45	LP TENNIS COURTS/FENCE (3 & 4) - REPLACE	S.F.	12600	$6.00	$75,600.00	30	28	0										
3.46	LP TENNIS COURTS (1 & 2) FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	450	$20.00	$9,000.00	15	6	0							$11,063.3			
3.47	LP TENNIS COURTS (3 & 4) FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	450	$20.00	$9,000.00	15	13	0										
3.48	LP TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$5,000.00	$5,000.00	5	4	0					$5,737.6					$6,814.5
3.49	LP TENNIS COURT (1 & 2) LIGHT POLES - REPAIR/PAINT	EA.	4	$500.00	$2,000.00	10	1	0		$2,070.0								
3.50	LP TENNIS COURT (3 & 4) LIGHT POLES - REPAIR/PAINT	EA.	4	$500.00	$2,000.00	10	8	0									$2,633.6	
3.51	LP TENNIS COURT LIGHT FIXTURES - REPLACE W/ LED	EA.	8	$3,125.00	$25,000.00	40	2	0			$26,780.6							
3.52	**LAKE PAVILION/OFFICE**	0	0	$0.00		0	0	0										
3.53	LP/OFFICE METAL SEAM ROOF - REPAIR/SEAL/REFINISH	ALLOW.	1	$10,000.00	$10,000.00	15	12	0										
3.54	LP/OFFICE METAL SEAM ROOF - REPLACE	Sq.	40	$2,000.00	$80,000.00	40	20	0										
3.55	LP/OFFICE GUTTERS & DOWNSPOUTS - REPLACE	L.F.	400	$35.00	$14,000.00	30	10	0										
3.56	LP/OFFICE EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$18,700.00	$18,700.00	8	5	0						$22,209.7				
3.57	LP/OFFICE WINDOWS - REPLACE	ALLOW.	1	$24,000.00	$24,000.00	30	27	0										
3.58	LP/OFFICE DOORS - REPLACE AS NEEDED	ALLOW.	1	$4,000.00	$4,000.00	20	17	0										
3.59	LP/OFFICE INTERIOR FINISHES (FLOORS/WALLS/FURNITURE) - RENOVATE	ALLOW.	1	$80,000.00	$80,000.00	20	15	0										
3.60	LP/OFFICE POOL RESTROOMS - RENOVATE	ALLOW.	1	$35,500.00	$35,500.00	20	14	0										
3.61	LP/OFFICE HVAC (UPPER UNIT) - REPLACE	EA.	1	$12,000.00	$12,000.00	15	13	0										
3.62	LP/OFFICE HVAC (LOWER UNIT) - REPLACE	EA.	1	$12,000.00	$12,000.00	15	8	0									$15,801.7	
3.63	LP/OFFICE WATER HEATER - REPLACE	EA.	1	$3,000.00	$3,000.00	12	4	0					$3,442.6					
3.64	LP/OFFICE DRINKING FOUNTAIN (BOTTLE FILLER) - REPLACE	EA.	1	$3,000.00	$3,000.00	15	12	0										
3.65	LP/OFFICE DRINKING FOUNTAIN (INSIDE POOL) - REPLACE	EA.	1	$500.00	$500.00	15	15	0										
3.66	LP/OFFICE DECK - REPLACE (STRUCTURE)	ALLOW.	1	$30,000.00	$30,000.00	20	12	0										
3.67	LP/OFFICE PICNIC TABLES - REPLACE AS NEEDED	ALLOW.	1	$5,000.00	$5,000.00	10	9	0										$6,814.5
3.68	LP/OFFICE TRELLIS - REPLACE	ALLOW.	1	$10,000.00	$10,000.00	20	10	0										
	TOTAL LAKE ITEMS								**$0**	**$844,821**	**$66,014**	**$266,092**	**$192,784**	**$31,353**	**$110,478**	**$44,341**	**$169,868**	**$13,629**

RAY ENGINEERING, INC.
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30-YEAR COST PROJECTIONS

	COMPONENT DESCRIPTION/INVENTORY					ESTIMATED	ESTIMATED		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
			UNIT	UNIT	TOTAL	USEFUL	REMAINING												
		UNITS	QUANTITY	COST	COST	LIFE	LIFE	NOTES											
3.41	**TENNIS COURTS**	0	0	$0.00		0	0	0											
3.42	LP TENNIS COURTS (1 & 2) - RESURFACE	S.F.	12600	$0.61	$7,698.60	6	5	0		$11,239.7						$13,816.5			
3.43	LP TENNIS COURTS (3 & 4) - RESURFACE	S.F.	12600	$0.61	$7,698.60	6	6	0			$11,633.1						$14,300.1		
3.44	LP TENNIS COURTS/FENCE (1 & 2) - REPLACE	S.F.	12600	$6.00	$75,600.00	30	21	0											
3.45	LP TENNIS COURTS/FENCE (3 & 4) - REPLACE	S.F.	12600	$6.00	$75,600.00	30	28	0											
3.46	LP TENNIS COURTS (1 & 2) FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	450	$20.00	$9,000.00	15	6	0											
3.47	LP TENNIS COURTS (3 & 4) FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	450	$20.00	$9,000.00	15	13	0				$14,075.6							
3.48	LP TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$5,000.00	$5,000.00	5	4	0					$8,093.5					$9,612.5	
3.49	LP TENNIS COURT (1 & 2) LIGHT POLES - REPAIR/PAINT	EA.	4	$500.00	$2,000.00	10	1	0		$2,919.9									
3.50	LP TENNIS COURT (3 & 4) LIGHT POLES - REPAIR/PAINT	EA.	4	$500.00	$2,000.00	10	8	0									$3,715.0		
3.51	LP TENNIS COURT LIGHT FIXTURES - REPLACE W/ LED	EA.	8	$3,125.00	$25,000.00	40	2	0											
3.52	**LAKE PAVILION/OFFICE**	0	0	$0.00		0	0	0											
3.53	LP/OFFICE METAL SEAM ROOF - REPAIR/SEAL/REFINISH	ALLOW.	1	$10,000.00	$10,000.00	15	12	0			$15,110.7								
3.54	LP/OFFICE METAL SEAM ROOF - REPLACE	Sq.	40	$2,000.00	$80,000.00	40	20	0											$159,183.1
3.55	LP/OFFICE GUTTERS & DOWNSPOUTS - REPLACE	L.F.	400	$35.00	$14,000.00	30	10	0	$19,748.4										
3.56	LP/OFFICE EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$18,700.00	$18,700.00	8	5	0				$29,246.0							
3.57	LP/OFFICE WINDOWS - REPLACE	ALLOW.	1	$24,000.00	$24,000.00	30	27	0											
3.58	LP/OFFICE DOORS - REPLACE AS NEEDED	ALLOW.	1	$4,000.00	$4,000.00	20	17	0								$7,178.7			
3.59	LP/OFFICE INTERIOR FINISHES (FLOORS/WALLS/FURNITURE) - RENOVATE	ALLOW.	1	$80,000.00	$80,000.00	20	15	0						$134,027.9					
3.60	LP/OFFICE POOL RESTROOMS - RENOVATE	ALLOW.	1	$35,500.00	$35,500.00	20	14	0					$57,463.7						
3.61	LP/OFFICE HVAC (UPPER UNIT) - REPLACE	EA.	1	$12,000.00	$12,000.00	15	13	0				$18,767.5							
3.62	LP/OFFICE HVAC (LOWER UNIT) - REPLACE	EA.	1	$12,000.00	$12,000.00	15	8	0											
3.63	LP/OFFICE WATER HEATER - REPLACE	EA.	1	$3,000.00	$3,000.00	12	4	0							$5,202.0				
3.64	LP/OFFICE DRINKING FOUNTAIN (BOTTLE FILLER) - REPLACE	EA.	1	$3,000.00	$3,000.00	15	12	0			$4,533.2								
3.65	LP/OFFICE DRINKING FOUNTAIN (INSIDE POOL) - REPLACE	EA.	1	$500.00	$500.00	15	15	0						$837.7					
3.66	LP/OFFICE DECK - REPLACE (STRUCTURE)	ALLOW.	1	$30,000.00	$30,000.00	20	12	0			$45,332.1								
3.67	LP/OFFICE PICNIC TABLES - REPLACE AS NEEDED	ALLOW.	1	$5,000.00	$5,000.00	10	9	0										$9,612.5	
3.68	LP/OFFICE TRELLIS - REPLACE	ALLOW.	1	$10,000.00	$10,000.00	20	10	0	$14,106.0										
	TOTAL LAKE ITEMS								**$178,293**	**$1,386,531**	**$144,607**	**$77,497**	**$74,662**	**$218,633**	**$55,141**	**$20,995**	**$419,929**	**$464,000**	**$259,468**

RAY ENGINEERING, INC.
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30-YEAR COST PROJECTIONS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	NOTES	2047	2048	2049	2050	2051	2052	2053	2054	2055	30 YR TOTAL
3.41	**TENNIS COURTS**	0	0	$0.00		0	0	0										
3.42	LP TENNIS COURTS (1 & 2) - RESURFACE	S.F.	12600	$0.61	$7,698.60	6	5	0			$16,984.0						$20,877.7	**$72,061**
3.43	LP TENNIS COURTS (3 & 4) - RESURFACE	S.F.	12600	$0.61	$7,698.60	6	6	0				$17,578.4						**$52,975**
3.44	LP TENNIS COURTS/FENCE (1 & 2) - REPLACE	S.F.	12600	$6.00	$75,600.00	30	21	0	$155,693.0									**$155,693**
3.45	LP TENNIS COURTS/FENCE (3 & 4) - REPLACE	S.F.	12600	$6.00	$75,600.00	30	28	0								$198,085.0		**$198,085**
3.46	LP TENNIS COURTS (1 & 2) FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	450	$20.00	$9,000.00	15	6	0	$18,534.9									**$29,598**
3.47	LP TENNIS COURTS (3 & 4) FENCE - REPAIR/PAINT/PARTIAL REPLACE	L.F.	450	$20.00	$9,000.00	15	13	0								$23,581.5		**$37,657**
3.48	LP TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	ALLOW.	1	$5,000.00	$5,000.00	5	4	0				$11,416.6					$13,559.4	**$55,234**
3.49	LP TENNIS COURT (1 & 2) LIGHT POLES - REPAIR/PAINT	EA.	4	$500.00	$2,000.00	10	1	0	$4,118.9									**$9,109**
3.50	LP TENNIS COURT (3 & 4) LIGHT POLES - REPAIR/PAINT	EA.	4	$500.00	$2,000.00	10	8	0								$5,240.3		**$11,589**
3.51	LP TENNIS COURT LIGHT FIXTURES - REPLACE W/ LED	EA.	8	$3,125.00	$25,000.00	40	2	0										**$26,781**
3.52	**LAKE PAVILION/OFFICE**	0	0	$0.00		0	0	0										
3.53	LP/OFFICE METAL SEAM ROOF - REPAIR/SEAL/REFINISH	ALLOW.	1	$10,000.00	$10,000.00	15	12	0							$25,315.7			**$40,426**
3.54	LP/OFFICE METAL SEAM ROOF - REPLACE	Sq.	40	$2,000.00	$80,000.00	40	20	0										**$159,183**
3.55	LP/OFFICE GUTTERS & DOWNSPOUTS - REPLACE	L.F.	400	$35.00	$14,000.00	30	10	0										**$19,748**
3.56	LP/OFFICE EXTERIOR FINISHES - REPAIR/PAINT	ALLOW.	1	$18,700.00	$18,700.00	8	5	0	$38,511.4								$50,712.1	**$140,679**
3.57	LP/OFFICE WINDOWS - REPLACE	ALLOW.	1	$24,000.00	$24,000.00	30	27	0							$60,757.6			**$60,758**
3.58	LP/OFFICE DOORS - REPLACE AS NEEDED	ALLOW.	1	$4,000.00	$4,000.00	20	17	0										**$7,179**
3.59	LP/OFFICE INTERIOR FINISHES (FLOORS/WALLS/FURNITURE) - RENOVATE	ALLOW.	1	$80,000.00	$80,000.00	20	15	0										**$134,028**
3.60	LP/OFFICE POOL RESTROOMS - RENOVATE	ALLOW.	1	$35,500.00	$35,500.00	20	14	0										**$57,464**
3.61	LP/OFFICE HVAC (UPPER UNIT) - REPLACE	EA.	1	$12,000.00	$12,000.00	15	13	0								$31,442.1		**$50,210**
3.62	LP/OFFICE HVAC (LOWER UNIT) - REPLACE	EA.	1	$12,000.00	$12,000.00	15	8	0			$26,473.4							**$42,275**
3.63	LP/OFFICE WATER HEATER - REPLACE	EA.	1	$3,000.00	$3,000.00	12	4	0								$7,860.5		**$16,505**
3.64	LP/OFFICE DRINKING FOUNTAIN (BOTTLE FILLER) - REPLACE	EA.	1	$3,000.00	$3,000.00	15	12	0							$7,594.7			**$12,128**
3.65	LP/OFFICE DRINKING FOUNTAIN (INSIDE POOL) - REPLACE	EA.	1	$500.00	$500.00	15	15	0										**$838**
3.66	LP/OFFICE DECK - REPLACE (STRUCTURE)	ALLOW.	1	$30,000.00	$30,000.00	20	12	0										**$45,332**
3.67	LP/OFFICE PICNIC TABLES - REPLACE AS NEEDED	ALLOW.	1	$5,000.00	$5,000.00	10	9	0									$13,559.4	**$29,986**
3.68	LP/OFFICE TRELLIS - REPLACE	ALLOW.	1	$10,000.00	$10,000.00	20	10	0										**$14,106**
	TOTAL LAKE ITEMS								**$1,974,171**	**$452,360**	**$230,977**	**$28,995**	**$23,283**	**$81,145**	**$229,740**	**$269,485**	**$641,084**	**$8,970,377**

RAY ENGINEERING, INC.
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30-YEAR COST PROJECTIONS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	NOTES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	FRONT ENTRANCE ITEMS																	
4.01	**ASPHALT**	0	0	$0.00		0	0	0										
4.02	FRONT PLAYGROUND LOT (B) - SEALCOAT/PATCH/REPAIR	S.Y.	650	$4.50	$2,925.00	6	7	0								$3,721.4		
4.03	FRONT PLAYGROUND LOT (B) - MILL/OVERLAY	S.Y.	650	$36.50	$23,725.00	20	1	0		$24,555.4								
4.04	**CONCRETE**	0	0	$0.00		0	0	0										
4.05	PARKING LOT (C) CONCRETE - REPAIR/PARTIAL REPLACE	S.F.	890	$20.00	$17,800.00	15	1	0		$18,423.0								
4.06	**IRRIGATION**	0	0	$0.00		0	0	0										
4.07	FRONT ENTRANCE (B) IRRIGATION - PHASED UPGRADES	ALLOW.	1	$40,000.00	$40,000.00	15	13	0										
4.08	**ENTRY MONUMENTS/SIGNAGE**	0	0	$0.00		0	0	0										
4.09	FRONT ENTRANCE MONUMENT/SIGNS - REPLACE	EA.	2	$18,000.00	$36,000.00	50	10	0										
4.10	**FENCES - WOOD**	0	0	$0.00		0	0	0										
4.11	FRONT ENTRANCE RANCH-RAIL FENCE (WOOD) - REPLACE	L.F.	550	$40.00	$22,000.00	20	12	0										
4.12	**BENCHES/TRASH RECEPTACLES**	0	0	$0.00		0	0	0										
4.13	ENTRANCE BENCHES/TRASH RECEPTACLES - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	15	3	0				$11,087.2						
4.14	**PLAYGROUND**	0	0	$0.00		0	0	0										
4.15	UPPER ENTRANCE PLAYGROUND EQUIPMENT - REPLACE	EA.	1	$80,000.00	$80,000.00	20	5	0						$95,014.9				
4.16	LOWER ENTRANCE PLAYGROUND EQUIPMENT - REPLACE	EA.	1	$120,000.00	$120,000.00	20	8	0									$158,017.1	
4.17	**LANDSCAPING**	0	0	$0.00		0	0	0										
4.18	LANDSCAPING - UPGRADE/PARTIAL REPLACE	ALLOW.	1	$30,000.00	$30,000.00	2	2	0			$32,136.8		$34,425.7		$36,877.7		$39,504.3	
4.19	LANDSCAPING - TREE CANOPY MANAGEMENT	ALLOW.	1	$15,000.00	$15,000.00	2	1	0		$15,525.0		$16,630.8		$17,815.3		$19,084.2		$20,443.5
4.20	**LIGHTING**	0	0	$0.00		0	0	0										
4.21	ACCENT LIGHTING FIXTURES - REPAIR/UPGRADE/MAINTENANCE	ALLOW.	1	$15,000.00	$15,000.00	5	4	0					$17,212.8					$20,443.5
4.22	**ACCESS/CAMERAS**	0	0	$0.00		0	0	0										
4.23	BRIVO ACCESS SYSTEM/EAGLE EYE CAMERAS - UPGRADE	ALLOW.	1	$112,800.00	$112,800.00	10	7	0								$143,513.1		
	TOTAL FRONT ENTRANCE ITEMS								**$0**	**$58,503**	**$32,137**	**$27,718**	**$51,639**	**$112,830**	**$36,878**	**$166,319**	**$197,521**	**$40,887**

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30-YEAR COST PROJECTIONS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	NOTES	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
	FRONT ENTRANCE ITEMS																		
4.01	**ASPHALT**	0	0	$0.00		0	0	0											
4.02	FRONT PLAYGROUND LOT (B) - SEALCOAT/PATCH/REPAIR	S.Y.	650	$4.50	$2,925.00	6	7	0				$4,574.6						$5,623.3	
4.03	FRONT PLAYGROUND LOT (B) - MILL/OVERLAY	S.Y.	650	$36.50	$23,725.00	20	1	0											
4.04	**CONCRETE**	0	0	$0.00		0	0	0											
4.05	PARKING LOT (C) CONCRETE - REPAIR/PARTIAL REPLACE	S.F.	890	$20.00	$17,800.00	15	1	0							$30,865.0				
4.06	**IRRIGATION**	0	0	$0.00		0	0	0											
4.07	FRONT ENTRANCE (B) IRRIGATION - PHASED UPGRADES	ALLOW.	1	$40,000.00	$40,000.00	15	13	0				$62,558.2							
4.08	**ENTRY MONUMENTS/SIGNAGE**	0	0	$0.00		0	0	0											
4.09	FRONT ENTRANCE MONUMENT/SIGNS - REPLACE	EA.	2	$18,000.00	$36,000.00	50	10	0	$50,781.6										
4.10	**FENCES - WOOD**	0	0	$0.00		0	0	0											
4.11	FRONT ENTRANCE RANCH-RAIL FENCE (WOOD) - REPLACE	L.F.	550	$40.00	$22,000.00	20	12	0			$33,243.5								
4.12	**BENCHES/TRASH RECEPTACLES**	0	0	$0.00		0	0	0											
4.13	ENTRANCE BENCHES/TRASH RECEPTACLES - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	15	3	0									$18,574.9		
4.14	**PLAYGROUND**	0	0	$0.00		0	0	0											
4.15	UPPER ENTRANCE PLAYGROUND EQUIPMENT - REPLACE	EA.	1	$80,000.00	$80,000.00	20	5	0											
4.16	LOWER ENTRANCE PLAYGROUND EQUIPMENT - REPLACE	EA.	1	$120,000.00	$120,000.00	20	8	0											
4.17	**LANDSCAPING**	0	0	$0.00		0	0	0											
4.18	LANDSCAPING - UPGRADE/PARTIAL REPLACE	ALLOW.	1	$30,000.00	$30,000.00	2	2	0	$42,318.0		$45,332.1		$48,560.8		$52,019.6		$55,724.7		$59,693.7
4.19	LANDSCAPING - TREE CANOPY MANAGEMENT	ALLOW.	1	$15,000.00	$15,000.00	2	1	0		$21,899.5		$23,459.3		$25,130.2		$26,920.1		$28,837.5	
4.20	**LIGHTING**	0	0	$0.00		0	0	0											
4.21	ACCENT LIGHTING FIXTURES - REPAIR/UPGRADE/MAINTENANCE	ALLOW.	1	$15,000.00	$15,000.00	5	4	0					$24,280.4					$28,837.5	
4.22	**ACCESS/CAMERAS**	0	0	$0.00		0	0	0											
4.23	BRIVO ACCESS SYSTEM/EAGLE EYE CAMERAS - UPGRADE	ALLOW.	1	$112,800.00	$112,800.00	10	7	0								$202,439.4			
	TOTAL FRONT ENTRANCE ITEMS								**$93,100**	**$21,900**	**$78,576**	**$90,592**	**$72,841**	**$25,130**	**$82,885**	**$229,360**	**$74,300**	**$63,298**	**$59,694**

RAY ENGINEERING, INC.
Consulting Engineers

30-YEAR COST PROJECTIONS

	COMPONENT DESCRIPTION/INVENTORY	UNITS	UNIT QUANTITY	UNIT COST	TOTAL COST	ESTIMATED USEFUL LIFE	ESTIMATED REMAINING LIFE	NOTES	2047	2048	2049	2050	2051	2052	2053	2054	2055	30 YR TOTAL
	FRONT ENTRANCE ITEMS																	
4.01	**ASPHALT**	0	0	$0.00		0	0	0										
4.02	FRONT PLAYGROUND LOT (B) - SEALCOAT/PATCH/REPAIR	S.Y.	650	$4.50	$2,925.00	6	7	0					$6,912.5					**$20,832**
4.03	FRONT PLAYGROUND LOT (B) - MILL/OVERLAY	S.Y.	650	$36.50	$23,725.00	20	1	0	$48,860.0									**$73,415**
4.04	**CONCRETE**	0	0	$0.00		0	0	0										
4.05	PARKING LOT (C) CONCRETE - REPAIR/PARTIAL REPLACE	S.F.	890	$20.00	$17,800.00	15	1	0										**$49,288**
4.06	**IRRIGATION**	0	0	$0.00		0	0	0										
4.07	FRONT ENTRANCE (B) IRRIGATION - PHASED UPGRADES	ALLOW.	1	$40,000.00	$40,000.00	15	13	0								$104,806.9		**$167,365**
4.08	**ENTRY MONUMENTS/SIGNAGE**	0	0	$0.00		0	0	0										
4.09	FRONT ENTRANCE MONUMENT/SIGNS - REPLACE	EA.	2	$18,000.00	$36,000.00	50	10	0										**$50,782**
4.10	**FENCES - WOOD**	0	0	$0.00		0	0	0										
4.11	FRONT ENTRANCE RANCH-RAIL FENCE (WOOD) - REPLACE	L.F.	550	$40.00	$22,000.00	20	12	0										**$33,244**
4.12	**BENCHES/TRASH RECEPTACLES**	0	0	$0.00		0	0	0										
4.13	ENTRANCE BENCHES/TRASH RECEPTACLES - REPLACE AS NEEDED	ALLOW.	1	$10,000.00	$10,000.00	15	3	0										**$29,662**
4.14	**PLAYGROUND**	0	0	$0.00		0	0	0										
4.15	UPPER ENTRANCE PLAYGROUND EQUIPMENT - REPLACE	EA.	1	$80,000.00	$80,000.00	20	5	0					$189,059.6					**$284,075**
4.16	LOWER ENTRANCE PLAYGROUND EQUIPMENT - REPLACE	EA.	1	$120,000.00	$120,000.00	20	8	0								$314,420.6		**$472,438**
4.17	**LANDSCAPING**	0	0	$0.00		0	0	0										
4.18	LANDSCAPING - UPGRADE/PARTIAL REPLACE	ALLOW.	1	$30,000.00	$30,000.00	2	2	0		$63,945.3		$68,499.9		$73,378.8		$78,605.2		**$731,022**
4.19	LANDSCAPING - TREE CANOPY MANAGEMENT	ALLOW.	1	$15,000.00	$15,000.00	2	1	0	$30,891.5		$33,091.7		$35,448.7		$37,973.5		$40,678.2	**$393,829**
4.20	**LIGHTING**	0	0	$0.00		0	0	0										
4.21	ACCENT LIGHTING FIXTURES - REPAIR/UPGRADE/MAINTENANCE	ALLOW.	1	$15,000.00	$15,000.00	5	4	0				$34,249.9					$40,678.2	**$165,702**
4.22	**ACCESS/CAMERAS**	0	0	$0.00		0	0	0										
4.23	BRIVO ACCESS SYSTEM/EAGLE EYE CAMERAS - UPGRADE	ALLOW.	1	$112,800.00	$112,800.00	10	7	0							$285,560.8			**$631,513**
	TOTAL FRONT ENTRANCE ITEMS								**$79,751**	**$63,945**	**$33,092**	**$102,750**	**$231,421**	**$73,379**	**$323,534**	**$497,833**	**$81,356**	**$3,103,167**

FULLY FUNDED BALANCE

	FULLY FUNDED BALANCE NORTH POND ITEMS DESCRIPTION SCHEDULE I	First Replacement			Second Replacement			Third Replacement			Fourth Replacement			Fifth Replacement		
		Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced	Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced	Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced	Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced	Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced
1.01	ASPHALT	2026	0		2026	0		2026	0		2026	0		2026	0	
1.02	NORTH POND LOT (D) - SEALCOAT/PATCH/REPAIR	2027	$4,166	$2,083	2033	$5,121	$853	2039	$6,295	$1,049	2045	$7,738	$1,290	2051	$9,512.06	$1,585
1.03	NORTH POND LOT (D) - MILL/OVERLAY	2040	$67,945	$4,530	2060			2080			2100			2120		
1.04	NORTH POND PATH - SEALCOAT/PATCH/REPAIR	2027	$4,140	$2,070	2033	$5,089	$848	2039	$6,256	$1,043	2045	$7,690	$1,282	2051	$9,452.98	$1,575
1.05	NORTH POND PATH - REPLACE	2040	$77,697	$5,180	2060			2080			2100			2120		
1.06	NORTH POND SHED DRIVE - SEALCOAT/PATCH/REPAIR	2027	$1,553	$776	2033	$1,908	$318	2039	$2,346	$391	2045	$2,884	$481	2051	$3,544.87	$591
1.07	NORTH POND SHED DRIVE - REPLACE	2040	$29,137	$1,942	2060			2080			2100			2120		
1.08	CONCRETE	2026	0		2026	0		2026	0		2026	0		2026	0	
1.09	PAVILION DECK - REPAIR/SEAL/PARTIAL REPLACE	2050	$18,267	$731	2080			2110			2140			2170		
1.10	PAVILION WALKWAY - REPAIR/SEAL/PARTIAL REPLACE	2035	$5,452	$545	2050	$9,133	$609	2065			2080			2095		
1.11	BRIDGES/BOARDWALKS/DOCKS	2026	0		2026	0		2026	0		2026	0		2026	0	
1.12	NORTH POND BRIDGE #22 - REPLACE	2042	$17,340	$1,020	2067			2092			2117			2142		
1.13	NORTH POND BRIDGE #23 - REPLACE	2051	$22,510	$866	2076			2101			2126			2151		
1.14	NP DOCK - REPLACE	2042	$52,020	$3,060	2067			2092			2117			2142		
1.15	FENCES - WOOD	2026	0		2026	0		2026	0		2026	0		2026	0	
1.16	NP RANCH STYLE (SPLIT-RAIL) FENCE - REPLACE	2030	$29,836	$5,967	2050	$59,367	$2,968	2070			2090			2110		
1.17	NP SHED 6' FENCE - REPLACE	2027	$1,925	$963	2047	$3,831	$192	2067			2087			2107		
1.18	PLAYGROUND	2026	0		2026	0		2026	0		2026	0		2026	0	
1.19	NP PLAYGROUND EQUIPMENT - REPLACE	2032	$79,902	$11,415	2052	$158,987	$7,949	2072			2092			2112		
1.20	POND	2026	0		2026	0		2026	0		2026	0		2026	0	
1.21	NP POND GENERAL MAINTENACE - AUXILLARY	2031	$5,938	$990	2036	$7,053	$1,411	2041	$8,377	$1,675	2046	$9,949	$1,990	2051	$11,816.22	$2,363
1.22	NP POND - SEDIMENT REMOVAL/CLEAR	2028	$214,245	$71,415	2043	$358,935	$23,929	2058			2073			2088		
1.23	PICKLE BALL COURTS	2026	0		2026	0		2026	0		2026	0		2026	0	
1.24	NP PICKLE BALL COURTS - RESURFACE	2030	$36,147	$7,229	2036	$44,434	$7,406	2042	$54,621	$9,103	2048	$67,143	$11,190	2054	$82,535.42	$13,756
1.25	NP PICKLE BALL COURTS/FENCE - REPLACE	2040	$305,933	$20,396	2070			2100			2130			2160		
1.26	NP PICKLE BALL COURTS FENCE - REPAIR/PAINT/PARTIAL REPLACE	2030	$10,328	$2,066	2045	$17,303	$1,154	2060			2075			2090		
1.27	NP PICKLE BALL COURT EQUIPMENT - REPLACE AS NEEDED	2028	$3,214	$1,071	2033	$3,817	$763	2038	$4,533	$907	2043	$5,384	$1,077	2048	$6,394.53	$1,279
1.28	NP PICKLE BALL LIGHT POLES - REPAIR/PAINT	2028	$4,285	$1,428	2038	$6,044	$604	2048	$8,526	$853	2058			2068		
1.29	SWIMMING POOL	2026	0		2026	0		2026	0		2026	0		2026	0	
1.30	NP SWIMMING POOL SURFACE - RESURFACE	2030	$68,851	$13,770	2040	$97,122	$9,712	2050	$137,000	$13,700	2060			2070		
1.31	NP SWIMMING POOL WATERLINE TILE - REPLACE	2030	$15,902	$3,180	2060			2090			2120			2150		
1.32	NP SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	2032	$11,063	$1,580	2044	$16,717	$1,393	2056			2068			2080		
1.33	NP POOL CHAIN-LINK FENCE - REPLACE	2030	$20,655	$4,131	2060			2090			2120			2150		
1.34	NP POOL FURNITURE - PARTIAL REPLACE	2030	$25,246	$5,049	2042	$38,148	$3,179	2054	$57,644	$4,804	2066			2078		
1.35	NP POOL DECK TURF - REPLACE	2035	$89,951	$8,995	2050	$150,700	$10,047	2065			2080			2095		
1.36	NP POOL COVER - REPLACE	2030	$27,541	$5,508	2040	$38,849	$3,885	2050	$54,800	$5,480	2060			2070		
1.37	NP POOL FILTERS - REPLACE	2046	$13,730	$654	2066			2086			2106			2126		
1.38	NP POOL FILTERS - REPLACE	2041	$5,780	$361	2061			2081			2101			2121		
1.39	NP POOL FILTER SAND REPLACEMENT	2030	$2,008	$402	2034	$2,304	$576	2038	$2,644	$661	2042	$3,034	$759	2046	$3,482.13	$871
1.40	NP POOL FILTER SAND REPLACEMENT	2026	$875	$875	2030	$1,004	$251	2034	$1,152	$288	2038	$1,322	$331	2042	$1,517.24	$379
1.41	NP POOL DRAIN COVERS - REPLACE	2033	$1,590	$199	2040	$2,023	$289	2047	$2,574	$368	2054	$3,275	$468	2061		
1.42	NP POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	2030	$11,475	$2,295	2040	$16,187	$1,619	2050	$22,833	$2,283	2060			2070		
1.43	PAVILION/POOL PUMP HOUSE	2026	0		2026	0		2026	0		2026	0		2026	0	
1.44	NP PAVILION/PUMP HOUSE ROOF - REPLACE SHINGLES	2048	$21,315	$927	2073			2098			2123			2148		
1.45	NP PAVILION/PUMP HOUSE GUTTERS & DOWNSPOUTS - REPLACE	2048	$6,395	$278	2073			2098			2123			2148		
1.46	NP PAVILION/PUMP HOUSE EXTERIOR FINISHES - REPAIR/PAINT	2031	$7,126	$1,188	2039	$9,384	$1,173	2047	$12,357	$1,545	2055	$16,271	$2,034	2063		
1.47	NP PAVILION/PUMP HOUSE DOORS - REPLACE AS NEEDED	2043	$4,487	$249	2063			2083			2103			2123		
1.48	NP PAVILION/PUMP HOUSE WINDOWS - REPLACE	2043	$6,281	$349	2063			2083			2103			2123		
1.49	NP PAVILION LIFEGUARD ROOM - REPLACE FLOOR	2028	$16,068	$5,356	2058			2088			2118			2148		
1.50	NP PAVILION BATHROOMS - RENOVATE	2036	$25,391	$2,308	2056			2076			2096			2116		
1.51	NP PAVILION HVAC (SPLIT-SYSTEM) - REPLACE	2038	$9,822	$756	2053	$16,455	$1,097	2068			2083			2098		
1.52	SHED	2026	0		2026	0		2026	0		2026	0		2026	0	
1.53	NP SHED ROOF - REPLACE SHINGLES	2048	$8,659	$376	2073			2098			2123			2148		
1.54	NP SHED GUTTERS & DOWNSPOUTS - REPLACE	2048	$3,197	$139	2073			2098			2123			2148		
1.55	NP SHED EXTERIOR FINISHES - REPAIR/PAINT	2031	$4,157	$693	2039	$5,474	$684	2047	$7,208	$901	2055	$9,492	$1,186	2063		
1.56	NP SHED DOORS - REPLACE	2043	$4,487	$249	2063			2083			2103			2123		
1.57	NP SHED WINDOWS - REPLACE	2043	$7,179	$399	2063			2083			2103			2123		

FULLY FUNDED BALANCE

	FULLY FUNDED BALANCE RIVER ITEMS DESCRIPTION SCHEDULE II	First Replacement			Second Replacement			Third Replacement			Fourth Replacement			Fifth Replacement		
		Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced	Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced	Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced	Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced	Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced
2.01	ASPHALT	2026	0		2026	0		2026	0		2026	0		2026	0	
2.02	RIVER CLUB DRIVE/PARKING LOT - SEALCOAT/PATCH/REPAIR	2034	$16,592	$1,844	2040	$20,396	$3,399	2046	$25,071	$4,179	2052	$30,819	$5,137	2058		
2.03	RIVER CLUB DRIVE/PARKING LOT - MILL/OVERLAY	2026	$106,400	$106,400	2046	$211,714	$10,586	2066			2086			2106		
2.04	CONCRETE	2026	0		2026	0		2026	0		2026	0		2026	0	
2.05	RIVER LODGE CONCRETE TURN - REPAIR/SEAL/PARTIAL REPLACE	2041	$16,753	$1,047	2056			2071			2086			2101		
2.06	RIVER LODGE CONCRETE TURN - REPLACE	2026	$173,000	$173,000	2076			2126			2176			2226		
2.07	RIVER LODGE CONCRETE WALKWAYS - REPAIR/PARTIAL REPLACE	2035	$5,452	$545	2050	$9,133	$609	2065			2080			2095		
2.08	FENCES - WOOD	2026	0		2026	0		2026	0		2026	0		2026	0	
2.09	RIVERSIDE ROAD (SPLIT-RAIL) FENCE - REPLACE	2031	$16,628	$2,771	2051	$33,085	$1,654	2071			2091			2111		
2.10	RIVER DUMPSTER SURROUNDS - REPLACE	2044	$6,501	$342	2064			2084			2104			2124		
2.11	RIVER POOL (PUMP SURROUND) FENCE - REPLACE	2028	$4,821	$1,607	2043	$8,076	$538	2058			2073			2088		
2.12	PLAYGROUND	2026	0		2026	0		2026	0		2026	0		2026	0	
2.13	RIVER CLUB PLAYGROUND EQUIPMENT - REPLACE	2045	$86,513	$4,326	2065			2085			2105			2125		
2.14	SEPTIC SYSTEM	2026	0		2026	0		2026	0		2026	0		2026	0	
2.15	RIVER LODGE SEPTIC SYSTEM - REPLACE	2028	$26,781	$8,927	2058			2088			2118			2148		
2.16	TENNIS HUT SEPTIC SYSTEM - REPLACE	2028	$26,781	$8,927	2058			2088			2118			2148		
2.17	ENTRY MONUMENTS/SIGNAGE	2026	0		2026	0		2026	0		2026	0		2026	0	
2.18	RIVER ENTRANCE MONUMENT/SIGNS - REPLACE	2074			2124			2174			2224			2274		
2.19	TENNIS COURTS	2026	0		2026	0		2026	0		2026	0		2026	0	
2.20	RC TENNIS COURTS (1,2,5,6) - RESURFACE	2031	$29,930	$4,988	2037	$36,791	$6,132	2043	$45,226	$7,538	2049	$55,594	$9,266	2055	$68,339	$11,390
2.21	RC TENNIS COURTS (7,8,9) - RESURFACE	2030	$20,655	$4,131	2036	$25,391	$4,232	2042	$31,212	$5,202	2048	$38,367	$6,395	2054	$47,163	$7,861
2.22	RC TENNIS COURTS/FENCE (1,2,5,6) - REPLACE	2050	$690,479	$27,619	2080			2110			2140			2170		
2.23	RC TENNIS COURTS/FENCE (7,8,9) - REPLACE	2053	$546,818	$19,529	2083			2113			2143			2173		
2.24	RC TENNIS COURTS (1,2,5,6) FENCE - REPAIR/PAINT/PARTIAL REPLACE	2035	$19,081	$1,908	2050	$31,967	$2,131	2065			2080			2095		
2.25	RC TENNIS COURTS (7,8,9) FENCE - REPAIR/PAINT/PARTIAL REPLACE	2038	$16,622	$1,279	2053	$27,847	$1,856	2068			2083			2098		
2.26	RC TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	2031	$5,938	$990	2036	$7,053	$1,411	2041	$8,377	$1,675	2046	$9,949	$1,990	2051	$11,816	$2,363
2.27	RC TENNIS COURT (1,2,5,6) LIGHT POLES - REPAIR/PAINT	2030	$5,738	$1,148	2040	$8,093	$809	2050	$11,417	$1,142	2060			2070		
2.28	RC TENNIS COURT (7,8,9) LIGHT POLES - REPAIR/PAINT	2033	$3,817	$477	2043	$5,384	$538	2053	$7,595	$759	2063			2073		
2.29	RC TENNIS COURT LIGHT FIXTURES - REPLACE W/ LED	2028	$123,191	$41,064	2068			2108			2148			2188		
2.30	RC CLAY COURTS - SURFACE REPLACEMENT	2036	$306,805	$27,891	2071			2106			2141			2176		
2.31	RC CLAY COURTS - FENCE REPLACEMENT	2027	$28,463	$14,231	2052	$67,264	$2,691	2077			2102			2127		
2.32	RC CLAY COURTS LIGHT POLES - REPAIR/PAINT	2030	$2,295	$459	2040	$3,237	$324	2050	$4,567	$457	2060			2070		
2.33	RIVER COURTS ASPHALT VIEWING AREA - RESURFACE	2028	$16,068	$5,356	2034	$19,752	$3,292	2040	$24,280	$4,047	2046	$29,847	$4,974	2052	$36,689	$6,115
2.34	TENNIS HUT	2026	0		2026	0		2026	0		2026	0		2026	0	
2.35	TH METAL SEAM ROOF - REPAIR/SEAL/REFINISH	2039	$10,948	$782	2054	$18,341	$1,223	2069			2084			2099		
2.36	TH METAL SEAM ROOF - REPLACE	2061			2101			2141			2181			2221		
2.37	TH GUTTERS & DOWNSPOUTS - REPLACE	2054	$19,651	$678	2084			2114			2144			2174		
2.38	TH EXTERIOR FINISHES - REPAIR/PAINT	2032	$5,532	$790	2040	$7,284	$911	2048	$9,592	$1,199	2056			2064		
2.39	TH WINDOWS - REPLACE	2054	$31,442	$1,084	2084			2114			2144			2174		
2.40	TH DOORS - REPLACE AS NEEDED	2054	$13,101	$452	2084			2114			2144			2174		
2.41	TH INTERIOR FINISHES (PAINT/FLOORING/FURNITURE) - RENOVATE	2040	$32,374	$2,158	2060			2080			2100			2120		
2.42	TH BATHROOMS - UPGRADE/RENOVATE	2040	$24,280	$1,619	2060			2080			2100			2120		
2.43	TH DRINKING FOUNTAINS - REPLACE	2038	$3,778	$291	2053	$6,329	$422	2068			2083			2098		
2.44	TH ICE MACHINE - REPLACE	2035	$11,585	$1,158	2045	$16,341	$1,634	2055	$23,051	$2,305	2065			2075		
2.45	TH HVAC UNIT - REPLACE	2038	$18,133	$1,395	2053	$30,379	$2,025	2068			2083			2098		
2.46	TENNIS VIEWING STANDS	2026	0		2026	0		2026	0		2026	0		2026	0	
2.47	TVS METAL SEAM ROOF(S) - REPAIR/SEAL/REFINISH	2039	$10,948	$782	2054	$18,341	$1,223	2069			2084			2099		
2.48	TVS METAL SEAM ROOF(S) - REPLACE	2061			2101			2141			2181			2221		
2.49	TVS EXTERIOR FINISHES - REPAIR/PAINT	2032	$5,532	$790	2040	$7,284	$911	2048	$9,592	$1,199	2056			2064		
2.50	TVS CEILING FANS - REPLACE	2034	$4,938	$549	2044	$6,966	$697	2054	$9,826	$983	2064			2074		
2.51	TVS PICNIC TABLES - REPLACE AS NEEDED	2028	$10,712	$3,571	2043	$17,947	$1,196	2058			2073			2088		
2.52	RIVER LODGE	2026	0		2026	0		2026	0		2026	0		2026	0	

FULLY FUNDED BALANCE

2.53	RL ROOF (SHINGLES) - REPLACE	2037	$36,499	$3,042	2062			2087			2112			2137		
2.54	RL GUTTERS & DOWNSPOUTS - REPLACE	2044	$9,287	$489	2069			2094			2119			2144		
2.55	RL EXTERIOR SURFACES - REPAIR/PAINT	2033	$12,723	$1,590	2041	$16,753	$2,094	2049	$22,061	$2,758	2057			2065		
2.56	RL WINDOWS - REPLACE AS NEEDED	2032	$12,293	$1,756	2052	$24,460	$1,223	2072			2092			2112		
2.57	RL INTERIOR FINISHES (WALLS/FLOORS) - RENOVATE	2050	$296,833	$11,873	2075			2100			2125			2150		
2.58	RL BATHROOMS (FLOORS/EQUIPMENT) - RENOVATE	2032	$49,170	$7,024	2052	$97,838	$4,892	2072			2092			2112		
2.59	RL BACK DECK - REPLACE (STRUCTURE)	2045	$76,900	$3,845	2065			2085			2105			2125		
2.60	RL FURNITURE/PATIO FURNITURE - REPLACE AS NEEDED	2027	$25,875	$12,938	2042	$43,350	$2,890	2057			2072			2087		
2.61	RL HVAC UNITS - REPLACE	2028	$38,564	$12,855	2043	$64,608	$4,307	2058			2073			2088		
2.62	RIVER POOL	2026	0		2026	0		2026	0		2026	0		2026	0	
2.63	RL SWIMMING POOL SURFACE - RESURFACE	2035	$174,451	$17,445	2045	$246,080	$24,608	2055	$347,120	$34,712	2065			2075		
2.64	RL SWIMMING POOL WATERLINE TILE - REPLACE	2055	$57,187	$1,906	2085			2115			2145			2175		
2.65	RL SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	2038	$29,919	$2,301	2050	$45,210	$3,767	2062			2074			2086		
2.66	RL POOL ALUMINUM PICKET FENCE - REPLACE	2026	$18,000	$18,000	2056			2086			2116			2146		
2.67	RL POOL FURNITURE - PARTIAL REPLACE	2037	$43,799	$3,650	2049	$66,183	$5,515	2061			2073			2085		
2.68	RL POOL COVER - REPLACE	2034	$67,421	$7,491	2044	$95,103	$9,510	2054	$134,153	$13,415	2064			2074		
2.69	RL POOL FILTERS - REPLACE	2046	$41,189	$1,961	2066			2086			2106			2126		
2.70	RL POOL FILTER SAND REPLACEMENT	2030	$6,024	$1,205	2034	$6,913	$1,728	2038	$7,933	$1,983	2042	$9,103	$2,276	2046	$10,446	$2,612
2.71	RL POOL DRAIN COVERS - REPLACE	2032	$1,537	$220	2039	$1,955	$279	2046	$2,487	$355	2053	$3,164	$452	2060		
2.72	RL POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	2030	$13,770	$2,754	2040	$19,424	$1,942	2050	$27,400	$2,740	2060			2070		
2.73	RL POOL RESTROOMS - RENOVATE	2045	$38,450	$1,923	2065			2085			2105			2125		
2.74	RL POOL RESTROOMS TILE FLOOR - REPLACE	2042	$26,010	$1,530	2072			2102			2132			2162		
2.75	RIVER SHED	2026	0		2026	0		2026	0		2026	0		2026	0	
2.76	RS ROOF (SHINGLES) - REPLACE	2037	$4,216	$351	2062			2087			2112			2137		
2.77	RS GUTTERS & DOWNSPOUTS - REPLACE	2036	$2,539	$231	2061			2086			2111			2136		
2.78	RS EXTERIOR FINISHES - REPAIR/PAINT	2032	$7,376	$1,054	2040	$9,712	$1,214	2048	$12,789	$1,599	2056			2064		
2.79	RIVER GAZEBO	2026	0		2026	0		2026	0		2026	0		2026	0	
2.80	RS GAZEBO ROOF (SHINGLES) - REPLACE	2048	$19,184	$834	2073			2098			2123			2148		
2.81	RS GAZEBO EXTERIOR FINISHES - REPAIR/STAIN	2032	$3,688	$527	2040	$4,856	$607	2048	$6,395	$799	2056			2064		
2.82	RIVER CLUB GAZEBO DECK - REPLACE	2040	$48,561	$3,237	2060			2080			2100			2120		

FULLY FUNDED BALANCE

FULLY FUNDED BALANCE

	FULLY FUNDED BALANCE LAKE ITEMS DESCRIPTION SCHEDULE III	First Replacement			Second Replacement			Third Replacement			Fourth Replacement			Fifth Replacement		
		Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced	Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced	Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced	Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced	Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced
3.01	ASPHALT	2026	0		2026	0		2026	0		2026	0		2026	0	
3.02	LAKE PAVILION LOT (A) - SEALCOAT/PATCH/REPAIR	2033	$9,733	$1,217	2039	$11,964	$1,994	2045	$14,707	$2,451	2051	$18,079	$3,013	2057		
3.03	LAKE PAVILION LOT (A) - MILL/OVERLAY	2027	$64,222	$32,111	2047	$127,788	$6,389	2067			2087			2107		
3.04	LAKE COURTS PATH - PATCH/REPAIR/SEAL	2027	$2,279	$1,140	2033	$2,802	$467	2039	$3,444	$574	2045	$4,233	$706	2051	$5,204	$867
3.05	LAKE COURTS PATH - REPLACE	2036	$31,061	$2,824	2056			2076			2096			2116		
3.06	CONCRETE	2026	0		2026	0		2026	0		2026	0		2026	0	
3.07	LAKE PATH & OFFICE (CONCRETE) - REPAIR/PARTIAL REPLACE	2030	$34,426	$6,885	2095			2160			2225			2290		
3.08	BRIDGES/BOARDWALKS/DOCKS	2026	0		2026	0		2026	0		2026	0		2026	0	
3.09	LAKE PATH & RETAINING WALLS (WOOD BRIDGES) - REPLACE	2045	$175,909	$8,795	2070			2095			2120			2145		
3.10	LAKE PATH (METAL BRIDGES) - REPLACE	2055	$542,376	$18,079	2085			2115			2145			2175		
3.11	CREEK PATH (WOOD BRIDGES) - REPLACE	2048	$341,042	$14,828	2073			2098			2123			2148		
3.12	CREEK PATH BOARDWALK (7 BRIDGES TRAIL) - REPLACE	2034	$39,504	$4,389	2059			2084			2109			2134		
3.13	LAKE PATH DOCK 1 - REPLACE	2044	$37,150	$1,955	2064			2084			2104			2124		
3.14	LAKE PATH DOCK 2 - REPLACE	2037	$43,799	$3,650	2057			2077			2097			2117		
3.15	LAKE PATH DOCK 3 - REPLACE	2038	$45,332	$3,487	2058			2078			2098			2118		
3.16	LAKE PATCH PICNIC TABLES/BENCHES - REPLACE AS NEEDED	2036	$14,106	$1,282	2056			2076			2096			2116		
3.17	FENCES - WOOD	2026	0		2026	0		2026	0		2026	0		2026	0	
3.18	LAKE PAVILION SPLIT-RAIL FENCE (WOOD) - REPLACE	2033	$30,217	$3,777	2053	$60,125	$3,006	2073			2093			2113		
3.19	IRRIGATION SYSTEM	2026	0		2026	0		2026	0		2026	0		2026	0	
3.20	IRRIGATION SYSTEM - PHASED UPGRADES	2032	$49,170	$7,024	2047	$82,377	$5,492	2062			2077			2092		
3.21	LAKE MAINTENANCE	2026	0		2026	0		2026	0		2026	0		2026	0	
3.22	LAKE - DREDGING/SEDIMENT REMOVAL	2027	$776,250	$388,125	2037	$1,094,977	########	2047	##########	########	2057			2067		
3.23	LAKE DAM - MAINTAIN	2041	$33,507	$2,094	2071			2101			2131			2161		
3.24	LAKE SEAWALLS - INSPECTIONS/CAPITAL REPAIRS/RIPRAP	2029	$212,874	$53,218	2044	$356,638	$23,776	2059			2074			2089		
3.25	SPILLWAYS	2026	0		2026	0		2026	0		2026	0		2026	0	
3.26	LAKE MAIN SPILLWAY (CONCRETE) - INSPECTIONS/CAPITAL REPAIRS	2030	$149,178	$29,836	2045	$249,925	$16,662	2060			2075			2090		
3.27	LAKE ANCILLARY SPILLWAY (CONCRETE) - INSPECTIONS/CAPITAL REPAIRS	2034	$111,929	$12,437	2049	$187,520	$12,501	2064			2079			2094		
3.28	LAKE SPILLWAY GATE VALVES (MAIN) - REPLACE	2037	$116,798	$9,733	2062			2087			2112			2137		
3.29	LAKE SPILLWAY GATE VALVES (SLUICE WAY) - REPLACE	2037	$116,798	$9,733	2062			2087			2112			2137		
3.30	LAKE POOL	2026	0		2026	0		2026	0		2026	0		2026	0	
3.31	LAKE SWIMMING POOL SURFACE - RESURFACE	2036	$71,094	$6,463	2046	$100,285	$10,029	2056			2066			2076		
3.32	LAKE SWIMMING POOL WATERLINE TILE - REPLACE	2056			2086			2116			2146			2176		
3.33	LAKE SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	2036	$22,005	$2,000	2048	$33,252	$2,771	2060			2072			2084		
3.34	LAKE POOL CHAINLINK FENCE - REPLACE	2029	$19,957	$4,989	2059			2089			2119			2149		
3.35	LAKE POOL FURNITURE - PARTIAL REPLACE	2029	$33,262	$8,315	2041	$50,260	$4,188	2053	$75,947	$6,329	2065			2077		
3.36	LAKE POOL COVER - REPLACE	2032	$35,403	$5,058	2042	$49,939	$4,994	2052	$70,444	$7,044	2062			2072		
3.37	LP POOL FILTERS - REPLACE	2028	$18,479	$6,160	2048	$36,769	$1,838	2068			2088			2108		
3.38	LP POOL FILTER SAND REPLACEMENT	2028	$4,687	$1,562	2032	$5,378	$1,344	2036	$6,171	$1,543	2040	$7,082	$1,770	2044	$8,127	$2032
3.39	LP POOL DRAIN COVERS - REPLACE	2033	$1,590	$199	2040	$2,023	$289	2047	$2,574	$368	2054	$3,275	$468	2061		
3.40	LAKE POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	2028	$16,068	$5,356	2038	$22,666	$2,267	2048	$31,973	$3,197	2058			2068		
3.41	TENNIS COURTS	2026	0		2026	0		2026	0		2026	0		2026	0	
3.42	LP TENNIS COURTS (1 & 2) - RESURFACE	2031	$9,144	$1,524	2037	$11,240	$1,873	2043	$13,816	$2,303	2049	$16,984	$2,831	2055	$20,878	$3480
3.43	LP TENNIS COURTS (3 & 4) - RESURFACE	2032	$9,464	$1,352	2038	$11,633	$1,939	2044	$14,300	$2,383	2050	$17,578	$2,930	2056		
3.44	LP TENNIS COURTS/FENCE (1 & 2) - REPLACE	2047	$155,693	$7,077	2077			2107			2137			2167		
3.45	LP TENNIS COURTS/FENCE (3 & 4) - REPLACE	2054	$198,085	$6,831	2084			2114			2144			2174		
3.46	LP TENNIS COURTS (1 & 2) FENCE - REPAIR/PAINT/PARTIAL REPLACE	2032	$11,063	$1,580	2047	$18,535	$1,236	2062			2077			2092		
3.47	LP TENNIS COURTS (3 & 4) FENCE - REPAIR/PAINT/PARTIAL REPLACE	2039	$14,076	$1,005	2054	$23,582	$1,572	2069			2084			2099		
3.48	LP TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	2030	$5,738	$1,148	2035	$6,814	$1,363	2040	$8,093	$1,619	2045	$9,613	$1,923	2050	$11,417	$2283
3.49	LP TENNIS COURT (1 & 2) LIGHT POLES - REPAIR/PAINT	2027	$2,070	$1,035	2037	$2,920	$292	2047	$4,119	$412	2057			2067		
3.50	LP TENNIS COURT (3 & 4) LIGHT POLES - REPAIR/PAINT	2034	$2,634	$293	2044	$3,715	$371	2054	$5,240	$524	2064			2074		
3.51	LP TENNIS COURT LIGHT FIXTURES - REPLACE W/ LED	2028	$26,781	$8,927	2068			2108			2148			2188		
3.52	LAKE PAVILION/OFFICE	2026	0		2026	0		2026	0		2026	0		2026	0	
3.53	LP/OFFICE METAL SEAM ROOF - REPAIR/SEAL/REFINISH	2038	$15,111	$1,162	2053	$25,316	$1,688	2068			2083			2098		
3.54	LP/OFFICE METAL SEAM ROOF - REPLACE	2046	$159,183	$7,580	2086			2126			2166			2206		
3.55	LP/OFFICE GUTTERS & DOWNSPOUTS - REPLACE	2036	$19,748	$1,795	2066			2096			2126			2156		
3.56	LP/OFFICE EXTERIOR FINISHES - REPAIR/PAINT	2031	$22,210	$3,702	2039	$29,246	$3,656	2047	$38,511	$4,814	2055	$50,712	$6,339	2063		
3.57	LP/OFFICE WINDOWS - REPLACE	2053	$60,758	$2,170	2083			2113			2143			2173		
3.58	LP/OFFICE DOORS - REPLACE AS NEEDED	2043	$7,179	$399	2063			2083			2103			2123		
3.59	LP/OFFICE INTERIOR FINISHES (FLOORS/WALLS/FURNITURE) - RENOVATE	2041	$134,028	$8,377	2061			2081			2101			2121		
3.60	LP/OFFICE POOL RESTROOMS - RENOVATE	2040	$57,464	$3,831	2060			2080			2100			2120		
3.61	LP/OFFICE HVAC (UPPER UNIT) - REPLACE	2039	$18,767	$1,341	2054	$31,442	$2,096	2069			2084			2099		
3.62	LP/OFFICE HVAC (LOWER UNIT) - REPLACE	2034	$15,802	$1,756	2049	$26,473	$1,765	2064			2079			2094		
3.63	LP/OFFICE WATER HEATER - REPLACE	2030	$3,443	$689	2042	$5,202	$433	2054	$7,861	$655	2066			2078		
3.64	LP/OFFICE DRINKING FOUNTAIN (BOTTLE FILLER) - REPLACE	2038	$4,533	$349	2053	$7,595	$506	2068			2083			2098		
3.65	LP/OFFICE DRINKING FOUNTAIN (INSIDE POOL) - REPLACE	2041	$838	$52	2056			2071			2086			2101		
3.66	LP/OFFICE DECK - REPLACE (STRUCTURE)	2038	$45,332	$3,487	2058			2078			2098			2118		
3.67	LP/OFFICE PICNIC TABLES - REPLACE AS NEEDED	2035	$6,814	$681	2045	$9,613	$961	2055	$13,559	$1,356	2065			2075		
3.68	LP/OFFICE TRELLIS - REPLACE	2036	$14,106	$1,282	2056			2076			2096			2116		

FULLY FUNDED BALANCE

	FULLY FUNDED BALANCE FRONT ENTRANCE ITEMS DESCRIPTION SCHEDULE IV	First Replacement			Second Replacement			Third Replacement			Fourth Replacement			Fifth Replacement		
		Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced	Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced	Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced	Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced	Yr Replaced	Adjusted Cost if Inflation is 3.50%	Annual Funding Thru Yr Replaced
4.01	ASPHALT	2026	0		2026	0		2026	0		2026	0		2026	0	
4.02	FRONT PLAYGROUND LOT (B) - SEALCOAT/PATCH/REPAIR	2033	$3,721	$465	2039	$4,575	$762	2045	$5,623	$937	2051	$6,912	$1,152	2057		
4.03	FRONT PLAYGROUND LOT (B) - MILL/OVERLAY	2027	$24,555	$12,278	2047	$48,860	$2,443	2067			2087			2107		
4.04	CONCRETE	2026	0		2026	0		2026	0		2026	0		2026	0	
4.05	PARKING LOT (C) CONCRETE - REPAIR/PARTIAL REPLACE	2027	$18,423	$9,212	2042	$30,865	$2,058	2057			2072			2087		
4.06	IRRIGATION	2026	0		2026	0		2026	0		2026	0		2026	0	
4.07	FRONT ENTRANCE (B) IRRIGATION - PHASED UPGRADES	2039	$62,558	$4,468	2054	$104,807	$6,987	2069			2084			2099		
4.08	ENTRY MONUMENTS/SIGNAGE	2026	0		2026	0		2026	0		2026	0		2026	0	
4.09	FRONT ENTRANCE MONUMENT/SIGNS - REPLACE	2036	$50,782	$4,617	2086			2136			2186			2236		
4.10	FENCES - WOOD	2026	0		2026	0		2026	0		2026	0		2026	0	
4.11	FRONT ENTRANCE RANCH-RAIL FENCE (WOOD) - REPLACE	2038	$33,244	$2,557	2058			2078			2098			2118		
4.12	BENCHES/TRASH RECEPTACLES	2026	0		2026	0		2026	0		2026	0		2026	0	
4.13	ENTRANCE BENCHES/TRASH RECEPTACLES - REPLACE AS NEEDED	2029	$11,087	$2,772	2044	$18,575	$1,238	2059			2074			2089		
4.14	PLAYGROUND	2026	0		2026	0		2026	0		2026	0		2026	0	
4.15	UPPER ENTRANCE PLAYGROUND EQUIPMENT - REPLACE	2031	$95,015	$15,836	2051	$189,060	$9,453	2071			2091			2111		
4.16	LOWER ENTRANCE PLAYGROUND EQUIPMENT - REPLACE	2034	$158,017	$17,557	2054	$314,421	$15,721	2074			2094			2114		
4.17	LANDSCAPING	2026	0		2026	0		2026	0		2026	0		2026	0	
4.18	LANDSCAPING - UPGRADE/PARTIAL REPLACE	2028	$32,137	$10,712	2030	$34,426	$17,213	2032	$36,878	$18,439	2034	$39,504	$19,752	2036	$42,318	$21,159
4.19	LANDSCAPING - TREE CANOPY MANAGEMENT	2027	$15,525	$7,763	2029	$16,631	$8,315	2031	$17,815	$8,908	2033	$19,084	$9,542	2035	$20,443	$10,222
4.20	LIGHTING	2026	0		2026	0		2026	0		2026	0		2026	0	
4.21	ACCENT LIGHTING FIXTURES - REPAIR/UPGRADE/MAINTENANCE	2030	$17,213	$3,443	2035	$20,443	$4,089	2040	$24,280	$4,856	2045	$28,838	$5,768	2050	$34,250	$6,850
4.22	ACCESS/CAMERAS	2026	0		2026	0		2026	0		2026	0		2026	0	
4.23	BRIVO ACCESS SYSTEM/EAGLE EYE CAMERAS - UPGRADE	2033	$143,513	$17,939	2043	$202,439	$20,244	2053	$285,561	$28,556	2063			2073		

RAY ENGINEERING, INC.
Consulting Engineers

MARTINS LANDING
COST AND FUNDING RECAP
RECOMMENDED FUNDING

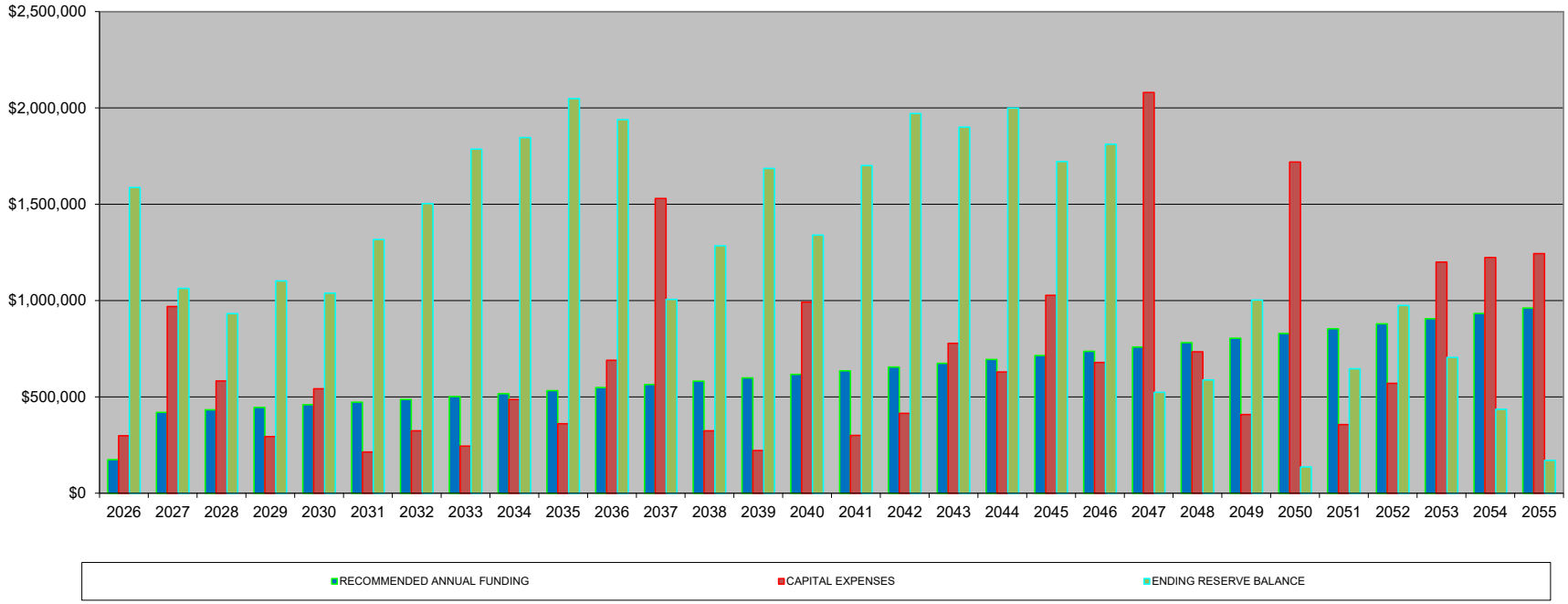
	2026 1	2027 2	2028 3	2029 4	2030 5	2031 6	2032 7	2033 8	2034 9	2035 10	2036 11	2037 12	2038 13	2039 14	2040 15
Beginning Reserve Fund Balance	$1,686,827	$1,586,747	$1,063,121	$932,084	$1,101,577	$1,038,702	$1,316,961	$1,503,619	$1,786,193	$1,845,905	$2,048,057	$1,939,405	$1,006,328	$1,284,201	$1,685,553
Recommended Annual Funding	$174,250	$420,000	$432,600	$445,578	$458,945	$472,714	$486,895	$501,502	$516,547	$532,043	$548,005	$564,445	$581,378	$598,820	$616,784
Annual Interest	$23,945	$25,819	$19,244	$17,725	$20,078	$19,446	$23,208	$25,798	$29,627	$30,595	$33,401	$32,215	$20,427	$24,227	$29,622
Capital Expenditures	$298,275	$969,445	$582,880	$293,810	$541,898	$213,901	$323,446	$244,725	$486,462	$360,486	$690,058	$1,529,736	$323,933	$221,694	$992,179
Ending Reserve Balance	$1,586,747	$1,063,121	$932,084	$1,101,577	$1,038,702	$1,316,961	$1,503,619	$1,786,193	$1,845,905	$2,048,057	$1,939,405	$1,006,328	$1,284,201	$1,685,553	$1,339,780

Inflation Rate: 3.50%	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**
Interest Rate: 1.29%	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
TOTAL UNITS: 1965	$1,339,780	$1,700,676	$1,970,942	$1,900,600	$1,999,377	$1,722,126	$1,811,464	$523,205	$587,460	$1,002,228	$135,865	$645,930	$974,360	$704,862	$435,451
	$635,288	$654,346	$673,977	$694,196	$715,022	$736,473	$758,567	$781,324	$804,763	$828,906	$853,774	$879,387	$905,768	$932,941	$960,930
	$25,411	$30,300	$34,030	$33,385	$34,923	$31,632	$33,066	$16,784	$17,912	$23,559	$12,733	$19,625	$24,190	$21,072	$17,966
	$299,804	$414,379	$778,348	$628,804	$1,027,196	$678,767	$2,079,892	$733,853	$407,907	$1,718,829	$356,441	$570,581	$1,199,456	$1,223,424	$1,243,901
	$1,700,676	$1,970,942	$1,900,600	$1,999,377	$1,722,126	$1,811,464	$523,205	$587,460	$1,002,228	$135,865	$645,930	$974,360	$704,862	$435,451	$170,446

	2026	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**
ANNUAL CONTRIBUTION PER UNIT	$89	$214	$220	$227	$234	$241	$248	$255	$263	$271	$279	$287	$296	$305	$314
MONTHLY CONTRIBUTION PER UNIT	$7.39	$17.81	$18.35	$18.90	$19.46	$20.05	$20.65	$21.27	$21.91	$22.56	$23.24	$23.94	$24.66	$25.40	$26.16

	2041	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**
ANNUAL CONTRIBUTION PER UNIT	$323	$333	$343	$353	$364	$375	$386	$398	$410	$422	$434	$448	$461	$475	$489
MONTHLY CONTRIBUTION PER UNIT	$26.94	$27.75	$28.58	$29.44	$30.32	$31.23	$32.17	$33.14	$34.13	$35.15	$36.21	$37.29	$38.41	$39.56	$40.75

PROJECTED CASH FLOW - RECOMMENDED FUNDING



RAY ENGINEERING, INC.
Consulting Engineers

MARTINS LANDING
COST AND FUNDING RECAP
EXISTING FUNDING

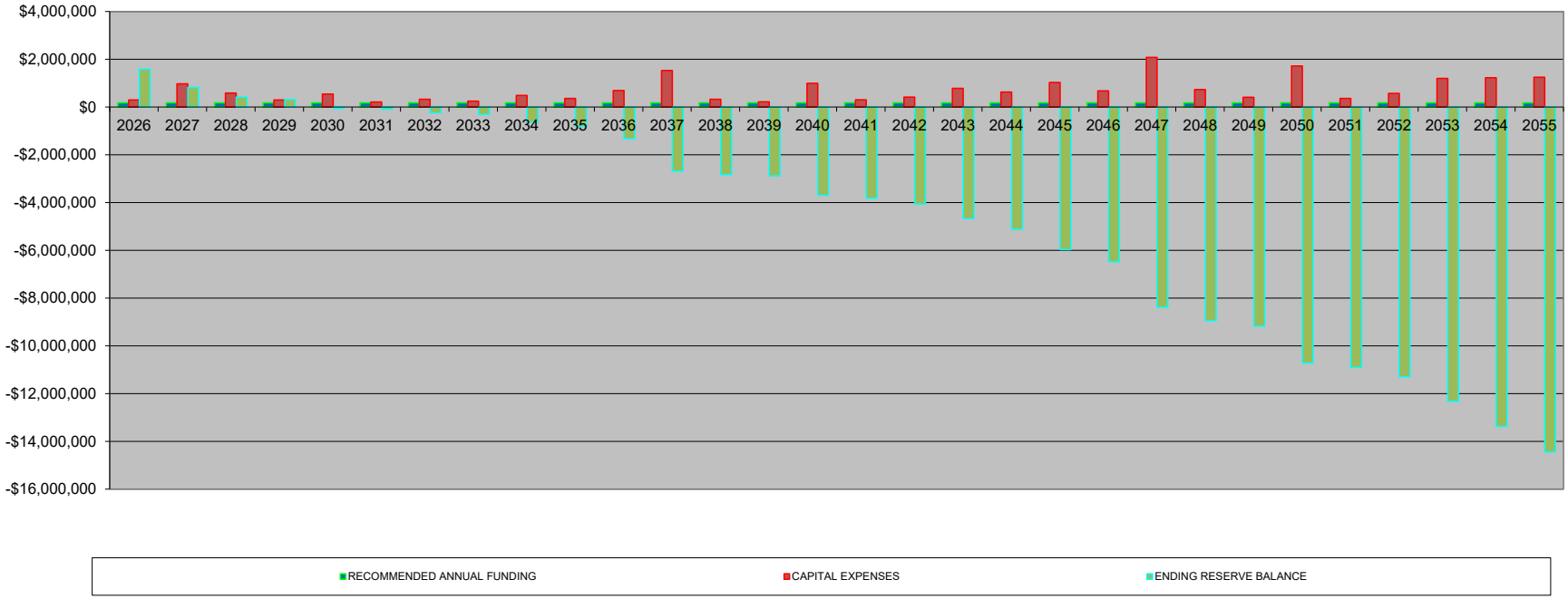
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Beginning Reserve Fund Balance	$1,686,827	$1,586,747	$814,209	$418,296	$306,360	-$55,104	-$93,221	-$241,375	-$311,850	-$624,062	-$810,298	-$1,326,106	-$2,681,592	-$2,831,275	-$2,878,718
Existing Annual Funding	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250
Annual Interest	$23,945	$22,657	$12,718	$7,624	$6,184	$1,533	$1,043	$0	$0	$0	$0	$0	$0	$0	$0
Capital Expenditures	$298,275	$969,445	$582,880	$293,810	$541,898	$213,901	$323,446	$244,725	$486,462	$360,486	$690,058	$1,529,736	$323,933	$221,694	$992,179
Ending Reserve Balance	$1,586,747	$814,209	$418,296	$306,360	-$55,104	-$93,221	-$241,375	-$311,850	-$624,062	-$810,298	-$1,326,106	-$2,681,592	-$2,831,275	-$2,878,718	-$3,696,647

Inflation Rate: 3.50%	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Interest Rate: 1.29%	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
TOTAL UNITS: 1965	-$3,696,647	-$3,822,200	-$4,062,329	-$4,666,428	-$5,120,981	-$5,973,927	-$6,478,444	-$8,384,086	-$8,943,688	-$9,177,345	-$10,721,925	-$10,904,116	-$11,300,446	-$12,325,653	-$13,374,826
	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250	$174,250
	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	$299,804	$414,379	$778,348	$628,804	$1,027,196	$678,767	$2,079,892	$733,853	$407,907	$1,718,829	$356,441	$570,581	$1,199,456	$1,223,424	$1,243,901
	-$3,822,200	-$4,062,329	-$4,666,428	-$5,120,981	-$5,973,927	-$6,478,444	-$8,384,086	-$8,943,688	-$9,177,345	-$10,721,925	-$10,904,116	-$11,300,446	-$12,325,653	-$13,374,826	-$14,444,477

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
ANNUAL CONTRIBUTION PER UNIT	$89	$89	$89	$89	$89	$89	$89	$89	$89	$89	$89	$89	$89	$89	$89
MONTHLY CONTRIBUTION PER UNIT	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
ANNUAL CONTRIBUTION PER UNIT	$89	$89	$89	$89	$89	$89	$89	$89	$89	$89	$89	$89	$89	$89	$89
MONTHLY CONTRIBUTION PER UNIT	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39	$7.39

PROJECTED CASH FLOW - EXISTING FUNDING



MARTINS LANDING
ITEMIZED PROJECTED COST BY YEAR
(Excluding Capital Improvements)

NP POOL FILTER SAND REPLACEMENT	$875
RIVER CLUB DRIVE/PARKING LOT - MILL/OVERLAY	$106,400
RIVER LODGE CONCRETE TURN - REPLACE	$173,000
RL POOL ALUMINUM PICKET FENCE - REPLACE	$18,000
Total 2026 Expenditures	**$298,275**
NORTH POND LOT (D) - SEALCOAT/PATCH/REPAIR	$4,166
NORTH POND PATH - SEALCOAT/PATCH/REPAIR	$4,140
NORTH POND SHED DRIVE - SEALCOAT/PATCH/REPAIR	$1,553
NP SHED 6' FENCE - REPLACE	$1,925
RC CLAY COURTS - FENCE REPLACEMENT	$28,463
RL FURNITURE/PATIO FURNITURE - REPLACE AS NEEDED	$25,875
LAKE PAVILION LOT (A) - MILL/OVERLAY	$64,222
LAKE COURTS PATH - PATCH/REPAIR/SEAL	$2,279
LAKE - DREDGING/SEDIMENT REMOVAL	$776,250
LP TENNIS COURT (1 & 2) LIGHT POLES - REPAIR/PAINT	$2,070
FRONT PLAYGROUND LOT (B) - MILL/OVERLAY	$24,555
PARKING LOT (C) CONCRETE - REPAIR/PARTIAL REPLACE	$18,423
LANDSCAPING - TREE CANOPY MANAGEMENT	$15,525
Total 2027 Expenditures	**$969,445**
NP POND - SEDIMENT REMOVAL/CLEAR	$214,245
NP PICKLE BALL COURT EQUIPMENT - REPLACE AS NEEDED	$3,214
NP PICKLE BALL LIGHT POLES - REPAIR/PAINT	$4,285
NP PAVILION LIFEGUARD ROOM - REPLACE FLOOR	$16,068
RIVER POOL (PUMP SURROUND) FENCE - REPLACE	$4,821
RIVER LODGE SEPTIC SYSTEM - REPLACE	$26,781
TENNIS HUT SEPTIC SYSTEM - REPLACE	$26,781
RC TENNIS COURT LIGHT FIXTURES - REPLACE W/ LED	$123,191
RIVER COURTS ASPHALT VIEWING AREA - RESURFACE	$16,068
TVS PICNIC TABLES - REPLACE AS NEEDED	$10,712
RL HVAC UNITS - REPLACE	$38,564
LP POOL FILTERS - REPLACE	$18,479
LP POOL FILTER SAND REPLACEMENT	$4,687
LAKE POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	$16,068
LP TENNIS COURT LIGHT FIXTURES - REPLACE W/ LED	$26,781
LANDSCAPING - UPGRADE/PARTIAL REPLACE	$32,137
Total 2028 Expenditures	**$582,880**
LAKE SEAWALLS - INSPECTIONS/CAPITAL REPAIRS/RIPRAP	$212,874
LAKE POOL CHAINLINK FENCE - REPLACE	$19,957
LAKE POOL FURNITURE - PARTIAL REPLACE	$33,262
ENTRANCE BENCHES/TRASH RECEPTACLES - REPLACE AS NEEDED	$11,087
LANDSCAPING - TREE CANOPY MANAGEMENT	$16,631
Total 2029 Expenditures	**$293,810**
NP RANCH STYLE (SPLIT-RAIL) FENCE - REPLACE	$29,836
NP PICKLE BALL COURTS - RESURFACE	$36,147
NP PICKLE BALL COURTS FENCE - REPAIR/PAINT/PARTIAL REPLACE	$10,328
NP SWIMMING POOL SURFACE - RESURFACE	$68,851
NP SWIMMING POOL WATERLINE TILE - REPLACE	$15,902
NP POOL CHAIN-LINK FENCE - REPLACE	$20,655
NP POOL FURNITURE - PARTIAL REPLACE	$25,246
NP POOL COVER - REPLACE	$27,541

NP POOL FILTER SAND REPLACEMENT	$2,008
NP POOL FILTER SAND REPLACEMENT	$1,004
NP POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	$11,475
RC TENNIS COURTS (7,8,9) - RESURFACE	$20,655
RC TENNIS COURT (1,2,5,6) LIGHT POLES - REPAIR/PAINT	$5,738
RC CLAY COURTS LIGHT POLES - REPAIR/PAINT	$2,295
RL POOL FILTER SAND REPLACEMENT	$6,024
RL POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	$13,770
LAKE PATH & OFFICE (CONCRETE) - REPAIR/PARTIAL REPLACE	$34,426
LAKE MAIN SPILLWAY (CONCRETE) - INSPECTIONS/CAPITAL REPAIRS	$149,178
LP TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	$5,738
LP/OFFICE WATER HEATER - REPLACE	$3,443
LANDSCAPING - UPGRADE/PARTIAL REPLACE	$34,426
ACCENT LIGHTING FIXTURES - REPAIR/UPGRADE/MAINTENANCE	$17,213
Total 2030 Expenditures	**$541,898**
NP POND GENERAL MAINTENACE - AUXILLARY	$5,938
NP PAVILION/PUMP HOUSE EXTERIOR FINISHES - REPAIR/PAINT	$7,126
NP SHED EXTERIOR FINISHES - REPAIR/PAINT	$4,157
RIVERSIDE ROAD (SPLIT-RAIL) FENCE - REPLACE	$16,628
RC TENNIS COURTS (1,2,5,6) - RESURFACE	$29,930
RC TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	$5,938
LP TENNIS COURTS (1 & 2) - RESURFACE	$9,144
LP/OFFICE EXTERIOR FINISHES - REPAIR/PAINT	$22,210
UPPER ENTRANCE PLAYGROUND EQUIPMENT - REPLACE	$95,015
LANDSCAPING - TREE CANOPY MANAGEMENT	$17,815
Total 2031 Expenditures	**$213,901**
NP PLAYGROUND EQUIPMENT - REPLACE	$79,902
NP SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	$11,063
TH EXTERIOR FINISHES - REPAIR/PAINT	$5,532
TVS EXTERIOR FINISHES - REPAIR/PAINT	$5,532
RL WINDOWS - REPLACE AS NEEDED	$12,293
RL BATHROOMS (FLOORS/EQUIPMENT) - RENOVATE	$49,170
RL POOL DRAIN COVERS - REPLACE	$1,537
RS EXTERIOR FINISHES - REPAIR/PAINT	$7,376
RS GAZEBO EXTERIOR FINISHES - REPAIR/STAIN	$3,688
IRRIGATION SYSTEM - PHASED UPGRADES	$49,170
LAKE POOL COVER - REPLACE	$35,403
LP POOL FILTER SAND REPLACEMENT	$5,378
LP TENNIS COURTS (3 & 4) - RESURFACE	$9,464
LP TENNIS COURTS (1 & 2) FENCE - REPAIR/PAINT/PARTIAL REPLACE	$11,063
LANDSCAPING - UPGRADE/PARTIAL REPLACE	$36,878
Total 2032 Expenditures	**$323,446**
NORTH POND LOT (D) - SEALCOAT/PATCH/REPAIR	$5,121
NORTH POND PATH - SEALCOAT/PATCH/REPAIR	$5,089
NORTH POND SHED DRIVE - SEALCOAT/PATCH/REPAIR	$1,908
NP PICKLE BALL COURT EQUIPMENT - REPLACE AS NEEDED	$3,817
NP POOL DRAIN COVERS - REPLACE	$1,590
RC TENNIS COURT (7,8,9) LIGHT POLES - REPAIR/PAINT	$3,817
RL EXTERIOR SURFACES - REPAIR/PAINT	$12,723
LAKE PAVILION LOT (A) - SEALCOAT/PATCH/REPAIR	$9,733
LAKE COURTS PATH - PATCH/REPAIR/SEAL	$2,802
LAKE PAVILION SPLIT-RAIL FENCE (WOOD) - REPLACE	$30,217
LP POOL DRAIN COVERS - REPLACE	$1,590

FRONT PLAYGROUND LOT (B) - SEALCOAT/PATCH/REPAIR	$3,721
LANDSCAPING - TREE CANOPY MANAGEMENT	$19,084
BRIVO ACCESS SYSTEM/EAGLE EYE CAMERAS - UPGRADE	$143,513
Total 2033 Expenditures	**$244,725**
NP POOL FILTER SAND REPLACEMENT	$2,304
NP POOL FILTER SAND REPLACEMENT	$1,152
RIVER CLUB DRIVE/PARKING LOT - SEALCOAT/PATCH/REPAIR	$16,592
RIVER COURTS ASPHALT VIEWING AREA - RESURFACE	$19,752
TVS CEILING FANS - REPLACE	$4,938
RL POOL COVER - REPLACE	$67,421
RL POOL FILTER SAND REPLACEMENT	$6,913
CREEK PATH BOARDWALK (7 BRIDGES TRAIL) - REPLACE	$39,504
LAKE ANCILLARY SPILLWAY (CONCRETE) - INSPECTIONS/CAPITAL REI	$111,929
LP TENNIS COURT (3 & 4) LIGHT POLES - REPAIR/PAINT	$2,634
LP/OFFICE HVAC (LOWER UNIT) - REPLACE	$15,802
LOWER ENTRANCE PLAYGROUND EQUIPMENT - REPLACE	$158,017
LANDSCAPING - UPGRADE/PARTIAL REPLACE	$39,504
Total 2034 Expenditures	**$486,462**
PAVILION WALKWAY - REPAIR/SEAL/PARTIAL REPLACE	$5,452
NP POOL DECK TURF - REPLACE	$89,951
RIVER LODGE CONCRETE WALKWAYS - REPAIR/PARTIAL REPLACE	$5,452
RC TENNIS COURTS (1,2,5,6) FENCE - REPAIR/PAINT/PARTIAL REPLACE	$19,081
TH ICE MACHINE - REPLACE	$11,585
RL SWIMMING POOL SURFACE - RESURFACE	$174,451
LP TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	$6,814
LP/OFFICE PICNIC TABLES - REPLACE AS NEEDED	$6,814
LANDSCAPING - TREE CANOPY MANAGEMENT	$20,443
ACCENT LIGHTING FIXTURES - REPAIR/UPGRADE/MAINTENANCE	$20,443
Total 2035 Expenditures	**$360,486**
NP POND GENERAL MAINTENACE - AUXILLARY	$7,053
NP PICKLE BALL COURTS - RESURFACE	$44,434
NP PAVILION BATHROOMS - RENOVATE	$25,391
RC TENNIS COURTS (7,8,9) - RESURFACE	$25,391
RC TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	$7,053
RC CLAY COURTS - SURFACE REPLACEMENT	$306,805
RS GUTTERS & DOWNSPOUTS - REPLACE	$2,539
LAKE COURTS PATH - REPLACE	$31,061
LAKE PATCH PICNIC TABLES/BENCHES - REPLACE AS NEEDED	$14,106
LAKE SWIMMING POOL SURFACE - RESURFACE	$71,094
LAKE SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	$22,005
LP POOL FILTER SAND REPLACEMENT	$6,171
LP/OFFICE GUTTERS & DOWNSPOUTS - REPLACE	$19,748
LP/OFFICE TRELLIS - REPLACE	$14,106
FRONT ENTRANCE MONUMENT/SIGNS - REPLACE	$50,782
LANDSCAPING - UPGRADE/PARTIAL REPLACE	$42,318
Total 2036 Expenditures	**$690,058**
RC TENNIS COURTS (1,2,5,6) - RESURFACE	$36,791
RL ROOF (SHINGLES) - REPLACE	$36,499
RL POOL FURNITURE - PARTIAL REPLACE	$43,799
RS ROOF (SHINGLES) - REPLACE	$4,216
LAKE PATH DOCK 2 - REPLACE	$43,799
LAKE - DREDGING/SEDIMENT REMOVAL	$1,094,977
LAKE SPILLWAY GATE VALVES (MAIN) - REPLACE	$116,798

LAKE SPILLWAY GATE VALVES (SLUICE WAY) - REPLACE	$116,798
LP TENNIS COURTS (1 & 2) - RESURFACE	$11,240
LP TENNIS COURT (1 & 2) LIGHT POLES - REPAIR/PAINT	$2,920
LANDSCAPING - TREE CANOPY MANAGEMENT	$21,900
Total 2037 Expenditures	**$1,529,736**
NP PICKLE BALL COURT EQUIPMENT - REPLACE AS NEEDED	$4,533
NP PICKLE BALL LIGHT POLES - REPAIR/PAINT	$6,044
NP POOL FILTER SAND REPLACEMENT	$2,644
NP POOL FILTER SAND REPLACEMENT	$1,322
NP PAVILION HVAC (SPLIT-SYSTEM) - REPLACE	$9,822
RC TENNIS COURTS (7,8,9) FENCE - REPAIR/PAINT/PARTIAL REPLACE	$16,622
TH DRINKING FOUNTAINS - REPLACE	$3,778
TH HVAC UNIT - REPLACE	$18,133
RL SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	$29,919
RL POOL FILTER SAND REPLACEMENT	$7,933
LAKE PATH DOCK 3 - REPLACE	$45,332
LAKE POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	$22,666
LP TENNIS COURTS (3 & 4) - RESURFACE	$11,633
LP/OFFICE METAL SEAM ROOF - REPAIR/SEAL/REFINISH	$15,111
LP/OFFICE DRINKING FOUNTAIN (BOTTLE FILLER) - REPLACE	$4,533
LP/OFFICE DECK - REPLACE (STRUCTURE)	$45,332
FRONT ENTRANCE RANCH-RAIL FENCE (WOOD) - REPLACE	$33,244
LANDSCAPING - UPGRADE/PARTIAL REPLACE	$45,332
Total 2038 Expenditures	**$323,933**
NORTH POND LOT (D) - SEALCOAT/PATCH/REPAIR	$6,295
NORTH POND PATH - SEALCOAT/PATCH/REPAIR	$6,256
NORTH POND SHED DRIVE - SEALCOAT/PATCH/REPAIR	$2,346
NP PAVILION/PUMP HOUSE EXTERIOR FINISHES - REPAIR/PAINT	$9,384
NP SHED EXTERIOR FINISHES - REPAIR/PAINT	$5,474
TH METAL SEAM ROOF - REPAIR/SEAL/REFINISH	$10,948
TVS METAL SEAM ROOF(S) - REPAIR/SEAL/REFINISH	$10,948
RL POOL DRAIN COVERS - REPLACE	$1,955
LAKE PAVILION LOT (A) - SEALCOAT/PATCH/REPAIR	$11,964
LAKE COURTS PATH - PATCH/REPAIR/SEAL	$3,444
LP TENNIS COURTS (3 & 4) FENCE - REPAIR/PAINT/PARTIAL REPLACE	$14,076
LP/OFFICE EXTERIOR FINISHES - REPAIR/PAINT	$29,246
LP/OFFICE HVAC (UPPER UNIT) - REPLACE	$18,767
FRONT PLAYGROUND LOT (B) - SEALCOAT/PATCH/REPAIR	$4,575
FRONT ENTRANCE (B) IRRIGATION - PHASED UPGRADES	$62,558
LANDSCAPING - TREE CANOPY MANAGEMENT	$23,459
Total 2039 Expenditures	**$221,694**
NORTH POND LOT (D) - MILL/OVERLAY	$67,945
NORTH POND PATH - REPLACE	$77,697
NORTH POND SHED DRIVE - REPLACE	$29,137
NP PICKLE BALL COURTS/FENCE - REPLACE	$305,933
NP SWIMMING POOL SURFACE - RESURFACE	$97,122
NP POOL COVER - REPLACE	$38,849
NP POOL DRAIN COVERS - REPLACE	$2,023
NP POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	$16,187
RIVER CLUB DRIVE/PARKING LOT - SEALCOAT/PATCH/REPAIR	$20,396
RC TENNIS COURT (1,2,5,6) LIGHT POLES - REPAIR/PAINT	$8,093
RC CLAY COURTS LIGHT POLES - REPAIR/PAINT	$3,237
RIVER COURTS ASPHALT VIEWING AREA - RESURFACE	$24,280

TH EXTERIOR FINISHES - REPAIR/PAINT	$7,284
TH INTERIOR FINISHES (PAINT/FLOORING/FURNITURE) - RENOVATE	$32,374
TH BATHROOMS - UPGRADE/RENOVATE	$24,280
TVS EXTERIOR FINISHES - REPAIR/PAINT	$7,284
RL POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	$19,424
RS EXTERIOR FINISHES - REPAIR/PAINT	$9,712
RS GAZEBO EXTERIOR FINISHES - REPAIR/STAIN	$4,856
RIVER CLUB GAZEBO DECK - REPLACE	$48,561
LP POOL FILTER SAND REPLACEMENT	$7,082
LP POOL DRAIN COVERS - REPLACE	$2,023
LP TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	$8,093
LP/OFFICE POOL RESTROOMS - RENOVATE	$57,464
LANDSCAPING - UPGRADE/PARTIAL REPLACE	$48,561
ACCENT LIGHTING FIXTURES - REPAIR/UPGRADE/MAINTENANCE	$24,280
Total 2040 Expenditures	**$992,179**
NP POND GENERAL MAINTENACE - AUXILLARY	$8,377
NP POOL FILTERS - REPLACE	$5,780
RIVER LODGE CONCRETE TURN - REPAIR/SEAL/PARTIAL REPLACE	$16,753
RC TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	$8,377
RL EXTERIOR SURFACES - REPAIR/PAINT	$16,753
LAKE DAM - MAINTAIN	$33,507
LAKE POOL FURNITURE - PARTIAL REPLACE	$50,260
LP/OFFICE INTERIOR FINISHES (FLOORS/WALLS/FURNITURE) - RENOVA	$134,028
LP/OFFICE DRINKING FOUNTAIN (INSIDE POOL) - REPLACE	$838
LANDSCAPING - TREE CANOPY MANAGEMENT	$25,130
Total 2041 Expenditures	**$299,804**
NORTH POND BRIDGE #22 - REPLACE	$17,340
NP DOCK - REPLACE	$52,020
NP PICKLE BALL COURTS - RESURFACE	$54,621
NP POOL FURNITURE - PARTIAL REPLACE	$38,148
NP POOL FILTER SAND REPLACEMENT	$3,034
NP POOL FILTER SAND REPLACEMENT	$1,517
RC TENNIS COURTS (7,8,9) - RESURFACE	$31,212
RL FURNITURE/PATIO FURNITURE - REPLACE AS NEEDED	$43,350
RL POOL FILTER SAND REPLACEMENT	$9,103
RL POOL RESTROOMS TILE FLOOR - REPLACE	$26,010
LAKE POOL COVER - REPLACE	$49,939
LP/OFFICE WATER HEATER - REPLACE	$5,202
PARKING LOT (C) CONCRETE - REPAIR/PARTIAL REPLACE	$30,865
LANDSCAPING - UPGRADE/PARTIAL REPLACE	$52,020
Total 2042 Expenditures	**$414,379**
NP POND - SEDIMENT REMOVAL/CLEAR	$358,935
NP PICKLE BALL COURT EQUIPMENT - REPLACE AS NEEDED	$5,384
NP PAVILION/PUMP HOUSE DOORS - REPLACE AS NEEDED	$4,487
NP PAVILION/PUMP HOUSE WINDOWS - REPLACE	$6,281
NP SHED DOORS - REPLACE	$4,487
NP SHED WINDOWS - REPLACE	$7,179
RIVER POOL (PUMP SURROUND) FENCE - REPLACE	$8,076
RC TENNIS COURTS (1,2,5,6) - RESURFACE	$45,226
RC TENNIS COURT (7,8,9) LIGHT POLES - REPAIR/PAINT	$5,384
TVS PICNIC TABLES - REPLACE AS NEEDED	$17,947
RL HVAC UNITS - REPLACE	$64,608
LP TENNIS COURTS (1 & 2) - RESURFACE	$13,816

LP/OFFICE DOORS - REPLACE AS NEEDED	$7,179
LANDSCAPING - TREE CANOPY MANAGEMENT	$26,920
BRIVO ACCESS SYSTEM/EAGLE EYE CAMERAS - UPGRADE	$202,439
Total 2043 Expenditures	**$778,348**
NP SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	$16,717
RIVER DUMPSTER SURROUNDS - REPLACE	$6,501
TVS CEILING FANS - REPLACE	$6,966
RL GUTTERS & DOWNSPOUTS - REPLACE	$9,287
RL POOL COVER - REPLACE	$95,103
LAKE PATH DOCK 1 - REPLACE	$37,150
LAKE SEAWALLS - INSPECTIONS/CAPITAL REPAIRS/RIPRAP	$356,638
LP POOL FILTER SAND REPLACEMENT	$8,127
LP TENNIS COURTS (3 & 4) - RESURFACE	$14,300
LP TENNIS COURT (3 & 4) LIGHT POLES - REPAIR/PAINT	$3,715
ENTRANCE BENCHES/TRASH RECEPTACLES - REPLACE AS NEEDED	$18,575
LANDSCAPING - UPGRADE/PARTIAL REPLACE	$55,725
Total 2044 Expenditures	**$628,804**
NORTH POND LOT (D) - SEALCOAT/PATCH/REPAIR	$7,738
NORTH POND PATH - SEALCOAT/PATCH/REPAIR	$7,690
NORTH POND SHED DRIVE - SEALCOAT/PATCH/REPAIR	$2,884
NP PICKLE BALL COURTS FENCE - REPAIR/PAINT/PARTIAL REPLACE	$17,303
RIVER CLUB PLAYGROUND EQUIPMENT - REPLACE	$86,513
TH ICE MACHINE - REPLACE	$16,341
RL BACK DECK - REPLACE (STRUCTURE)	$76,900
RL SWIMMING POOL SURFACE - RESURFACE	$246,080
RL POOL RESTROOMS - RENOVATE	$38,450
LAKE PAVILION LOT (A) - SEALCOAT/PATCH/REPAIR	$14,707
LAKE COURTS PATH - PATCH/REPAIR/SEAL	$4,233
LAKE PATH & RETAINING WALLS (WOOD BRIDGES) - REPLACE	$175,909
LAKE MAIN SPILLWAY (CONCRETE) - INSPECTIONS/CAPITAL REPAIRS	$249,925
LP TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	$9,613
LP/OFFICE PICNIC TABLES - REPLACE AS NEEDED	$9,613
FRONT PLAYGROUND LOT (B) - SEALCOAT/PATCH/REPAIR	$5,623
LANDSCAPING - TREE CANOPY MANAGEMENT	$28,838
ACCENT LIGHTING FIXTURES - REPAIR/UPGRADE/MAINTENANCE	$28,838
Total 2045 Expenditures	**$1,027,196**
NP POND GENERAL MAINTENACE - AUXILLARY	$9,949
NP POOL FILTERS - REPLACE	$13,730
NP POOL FILTER SAND REPLACEMENT	$3,482
NP POOL FILTER SAND REPLACEMENT	$1,741
RIVER CLUB DRIVE/PARKING LOT - SEALCOAT/PATCH/REPAIR	$25,071
RIVER CLUB DRIVE/PARKING LOT - MILL/OVERLAY	$211,714
RC TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	$9,949
RIVER COURTS ASPHALT VIEWING AREA - RESURFACE	$29,847
RL POOL FILTERS - REPLACE	$41,189
RL POOL FILTER SAND REPLACEMENT	$10,446
RL POOL DRAIN COVERS - REPLACE	$2,487
LAKE SWIMMING POOL SURFACE - RESURFACE	$100,285
LP/OFFICE METAL SEAM ROOF - REPLACE	$159,183
LANDSCAPING - UPGRADE/PARTIAL REPLACE	$59,694
Total 2046 Expenditures	**$678,767**
NP SHED 6' FENCE - REPLACE	$3,831
NP POOL DRAIN COVERS - REPLACE	$2,574

NP PAVILION/PUMP HOUSE EXTERIOR FINISHES - REPAIR/PAINT	$12,357
NP SHED EXTERIOR FINISHES - REPAIR/PAINT	$7,208
LAKE PAVILION LOT (A) - MILL/OVERLAY	$127,788
IRRIGATION SYSTEM - PHASED UPGRADES	$82,377
LAKE - DREDGING/SEDIMENT REMOVAL	$1,544,574
LP POOL DRAIN COVERS - REPLACE	$2,574
LP TENNIS COURTS/FENCE (1 & 2) - REPLACE	$155,693
LP TENNIS COURTS (1 & 2) FENCE - REPAIR/PAINT/PARTIAL REPLACE	$18,535
LP TENNIS COURT (1 & 2) LIGHT POLES - REPAIR/PAINT	$4,119
LP/OFFICE EXTERIOR FINISHES - REPAIR/PAINT	$38,511
FRONT PLAYGROUND LOT (B) - MILL/OVERLAY	$48,860
LANDSCAPING - TREE CANOPY MANAGEMENT	$30,891
Total 2047 Expenditures	**$2,079,892**
NP PICKLE BALL COURTS - RESURFACE	$67,143
NP PICKLE BALL COURT EQUIPMENT - REPLACE AS NEEDED	$6,395
NP PICKLE BALL LIGHT POLES - REPAIR/PAINT	$8,526
NP PAVILION/PUMP HOUSE ROOF - REPLACE SHINGLES	$21,315
NP PAVILION/PUMP HOUSE GUTTERS & DOWNSPOUTS - REPLACE	$6,395
NP SHED ROOF - REPLACE SHINGLES	$8,659
NP SHED GUTTERS & DOWNSPOUTS - REPLACE	$3,197
RC TENNIS COURTS (7,8,9) - RESURFACE	$38,367
TH EXTERIOR FINISHES - REPAIR/PAINT	$9,592
TVS EXTERIOR FINISHES - REPAIR/PAINT	$9,592
RS EXTERIOR FINISHES - REPAIR/PAINT	$12,789
RS GAZEBO ROOF (SHINGLES) - REPLACE	$19,184
RS GAZEBO EXTERIOR FINISHES - REPAIR/STAIN	$6,395
CREEK PATH (WOOD BRIDGES) - REPLACE	$341,042
LAKE SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	$33,252
LP POOL FILTERS - REPLACE	$36,769
LP POOL FILTER SAND REPLACEMENT	$9,325
LAKE POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	$31,973
LANDSCAPING - UPGRADE/PARTIAL REPLACE	$63,945
Total 2048 Expenditures	**$733,853**
RC TENNIS COURTS (1,2,5,6) - RESURFACE	$55,594
RL EXTERIOR SURFACES - REPAIR/PAINT	$22,061
RL POOL FURNITURE - PARTIAL REPLACE	$66,183
LAKE ANCILLARY SPILLWAY (CONCRETE) - INSPECTIONS/CAPITAL REI	$187,520
LP TENNIS COURTS (1 & 2) - RESURFACE	$16,984
LP/OFFICE HVAC (LOWER UNIT) - REPLACE	$26,473
LANDSCAPING - TREE CANOPY MANAGEMENT	$33,092
Total 2049 Expenditures	**$407,907**
PAVILION DECK - REPAIR/SEAL/PARTIAL REPLACE	$18,267
PAVILION WALKWAY - REPAIR/SEAL/PARTIAL REPLACE	$9,133
NP RANCH STYLE (SPLIT-RAIL) FENCE - REPLACE	$59,367
NP SWIMMING POOL SURFACE - RESURFACE	$137,000
NP POOL DECK TURF - REPLACE	$150,700
NP POOL COVER - REPLACE	$54,800
NP POOL FILTER SAND REPLACEMENT	$3,996
NP POOL FILTER SAND REPLACEMENT	$1,998
NP POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	$22,833
RIVER LODGE CONCRETE WALKWAYS - REPAIR/PARTIAL REPLACE	$9,133
RC TENNIS COURTS/FENCE (1,2,5,6) - REPLACE	$690,479
RC TENNIS COURTS (1,2,5,6) FENCE - REPAIR/PAINT/PARTIAL REPLACE	$31,967

RC TENNIS COURT (1,2,5,6) LIGHT POLES - REPAIR/PAINT	$11,417
RC CLAY COURTS LIGHT POLES - REPAIR/PAINT	$4,567
RL INTERIOR FINISHES (WALLS/FLOORS) - RENOVATE	$296,833
RL SWIMMING POOL DECK - REPAIR/PARTIAL REPLACE	$45,210
RL POOL FILTER SAND REPLACEMENT	$11,987
RL POOL MECHANICAL EQUIPMENT - REPLACE AS NEEDED	$27,400
LP TENNIS COURTS (3 & 4) - RESURFACE	$17,578
LP TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	$11,417
LANDSCAPING - UPGRADE/PARTIAL REPLACE	$68,500
ACCENT LIGHTING FIXTURES - REPAIR/UPGRADE/MAINTENANCE	$34,250
Total 2050 Expenditures	**$1,718,829**
NORTH POND LOT (D) - SEALCOAT/PATCH/REPAIR	$9,512
NORTH POND PATH - SEALCOAT/PATCH/REPAIR	$9,453
NORTH POND SHED DRIVE - SEALCOAT/PATCH/REPAIR	$3,545
NORTH POND BRIDGE #23 - REPLACE	$22,510
NP POND GENERAL MAINTENACE - AUXILLARY	$11,816
RIVERSIDE ROAD (SPLIT-RAIL) FENCE - REPLACE	$33,085
RC TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	$11,816
LAKE PAVILION LOT (A) - SEALCOAT/PATCH/REPAIR	$18,079
LAKE COURTS PATH - PATCH/REPAIR/SEAL	$5,204
FRONT PLAYGROUND LOT (B) - SEALCOAT/PATCH/REPAIR	$6,912
UPPER ENTRANCE PLAYGROUND EQUIPMENT - REPLACE	$189,060
LANDSCAPING - TREE CANOPY MANAGEMENT	$35,449
Total 2051 Expenditures	**$356,441**
NP PLAYGROUND EQUIPMENT - REPLACE	$158,987
RIVER CLUB DRIVE/PARKING LOT - SEALCOAT/PATCH/REPAIR	$30,819
RC CLAY COURTS - FENCE REPLACEMENT	$67,264
RIVER COURTS ASPHALT VIEWING AREA - RESURFACE	$36,689
RL WINDOWS - REPLACE AS NEEDED	$24,460
RL BATHROOMS (FLOORS/EQUIPMENT) - RENOVATE	$97,838
LAKE POOL COVER - REPLACE	$70,444
LP POOL FILTER SAND REPLACEMENT	$10,701
LANDSCAPING - UPGRADE/PARTIAL REPLACE	$73,379
Total 2052 Expenditures	**$570,581**
NP PICKLE BALL COURT EQUIPMENT - REPLACE AS NEEDED	$7,595
NP PAVILION HVAC (SPLIT-SYSTEM) - REPLACE	$16,455
RC TENNIS COURTS/FENCE (7,8,9) - REPLACE	$546,818
RC TENNIS COURTS (7,8,9) FENCE - REPAIR/PAINT/PARTIAL REPLACE	$27,847
RC TENNIS COURT (7,8,9) LIGHT POLES - REPAIR/PAINT	$7,595
TH DRINKING FOUNTAINS - REPLACE	$6,329
TH HVAC UNIT - REPLACE	$30,379
RL POOL DRAIN COVERS - REPLACE	$3,164
LAKE PAVILION SPLIT-RAIL FENCE (WOOD) - REPLACE	$60,125
LAKE POOL FURNITURE - PARTIAL REPLACE	$75,947
LP/OFFICE METAL SEAM ROOF - REPAIR/SEAL/REFINISH	$25,316
LP/OFFICE WINDOWS - REPLACE	$60,758
LP/OFFICE DRINKING FOUNTAIN (BOTTLE FILLER) - REPLACE	$7,595
LANDSCAPING - TREE CANOPY MANAGEMENT	$37,974
BRIVO ACCESS SYSTEM/EAGLE EYE CAMERAS - UPGRADE	$285,561
Total 2053 Expenditures	**$1,199,457**
NP PICKLE BALL COURTS - RESURFACE	$82,535
NP POOL FURNITURE - PARTIAL REPLACE	$57,644
NP POOL FILTER SAND REPLACEMENT	$4,585

NP POOL FILTER SAND REPLACEMENT	$2,293
NP POOL DRAIN COVERS - REPLACE	$3,275
RC TENNIS COURTS (7,8,9) - RESURFACE	$47,163
TH METAL SEAM ROOF - REPAIR/SEAL/REFINISH	$18,341
TH GUTTERS & DOWNSPOUTS - REPLACE	$19,651
TH WINDOWS - REPLACE	$31,442
TH DOORS - REPLACE AS NEEDED	$13,101
TVS METAL SEAM ROOF(S) - REPAIR/SEAL/REFINISH	$18,341
TVS CEILING FANS - REPLACE	$9,826
RL POOL COVER - REPLACE	$134,153
RL POOL FILTER SAND REPLACEMENT	$13,756
LP POOL DRAIN COVERS - REPLACE	$3,275
LP TENNIS COURTS/FENCE (3 & 4) - REPLACE	$198,085
LP TENNIS COURTS (3 & 4) FENCE - REPAIR/PAINT/PARTIAL REPLACE	$23,582
LP TENNIS COURT (3 & 4) LIGHT POLES - REPAIR/PAINT	$5,240
LP/OFFICE HVAC (UPPER UNIT) - REPLACE	$31,442
LP/OFFICE WATER HEATER - REPLACE	$7,861
FRONT ENTRANCE (B) IRRIGATION - PHASED UPGRADES	$104,807
LOWER ENTRANCE PLAYGROUND EQUIPMENT - REPLACE	$314,421
LANDSCAPING - UPGRADE/PARTIAL REPLACE	$78,605
Total 2054 Expenditures	**$1,223,424**
NP PAVILION/PUMP HOUSE EXTERIOR FINISHES - REPAIR/PAINT	$16,271
NP SHED EXTERIOR FINISHES - REPAIR/PAINT	$9,492
RC TENNIS COURTS (1,2,5,6) - RESURFACE	$68,339
TH ICE MACHINE - REPLACE	$23,051
RL SWIMMING POOL SURFACE - RESURFACE	$347,120
RL SWIMMING POOL WATERLINE TILE - REPLACE	$57,187
LAKE PATH (METAL BRIDGES) - REPLACE	$542,376
LP TENNIS COURTS (1 & 2) - RESURFACE	$20,878
LP TENNIS COURT EQUIPMENT - REPLACE AS NEEDED	$13,559
LP/OFFICE EXTERIOR FINISHES - REPAIR/PAINT	$50,712
LP/OFFICE PICNIC TABLES - REPLACE AS NEEDED	$13,559
LANDSCAPING - TREE CANOPY MANAGEMENT	$40,678
ACCENT LIGHTING FIXTURES - REPAIR/UPGRADE/MAINTENANCE	$40,678
Total 2055 Expenditures	**$1,243,901**
Total Expenditures	**$21,434,512**