

<b>2018 Reserves Funding Plan</b>	<b>Assumed inflation rate</b> (100 yr US avg)	<b>3.3%</b>

Project Cost (corrected for inflation) (shaded cells show year funds will be required for use and spent)																						
Item	Last Year Done	Maint. Freq. (Yrs)	Year Funds Req'd	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Clubhouse Replace Front Entrance	2007	20	2027	13,638	14,081	14,539	15,011	15,499	16,003	16,523	17,060	17,614	18,187	18,778	19,388	20,018	20,669	21,340	22,034	22,750	23,489	24,253
Clubhouse Kiosk	2017	20	2037	oper	2,000	2,065	2,132	2,201	2,273	2,347	2,423	2,502	2,583	2,667	2,754	2,843	2,936	3,031	3,130	3,231	3,336	3,445
Clubhouse Renovate Kitchen	2015	20	2035	4,130	4,264	4,403	4,546	4,694	4,846	5,004	5,166	5,334	5,508	5,687	5,871	6,062	6,259	6,463	6,673	6,890	7,113	7,345
Clubhouse Paint (Exterior)	2012	7	2019	2,347	2,423	2,502	2,583	2,667	2,754	2,843	2,936	3,031	3,130	3,231	3,336	3,445	3,557	3,672	3,792	3,915	4,042	4,174
Clubhouse Refinish Floors	2015	7	2022	2,347	2,423	2,502	2,583	2,667	2,754	2,843	2,936	3,031	3,130	3,231	3,336	3,445	3,557	3,672	3,792	3,915	4,042	4,174
Clubhouse Replace Appliances	2013	10	2023	3,302	3,409	3,520	3,635	3,753	3,875	4,001	4,131	4,265	4,404	4,547	4,694	4,847	5,005	5,167	5,335	5,508	5,688	5,872
Clubhouse Renovate Bathrooms	2012	15	2027	16,572	17,111	17,667	18,241	18,834	19,446	20,078	20,730	21,404	22,100	22,818	23,560	24,325	25,116	25,932	26,775	27,645	28,544	29,471
Clubhouse Replace Furnace	2015	20	2035	3,198	3,302	3,409	3,520	3,635	3,753	3,875	4,001	4,131	4,265	4,404	4,547	4,694	4,847	5,005	5,167	5,335	5,508	5,688
Clubhouse Replace AC unit	2013	20	2033	4,663	4,814	4,971	5,132	5,299	5,471	5,649	5,833	6,022	6,218	6,420	6,629	6,844	7,066	7,296	7,533	7,778	8,031	8,292
Clubhouse siding	2000	30	2030	9,504	9,813	10,132	10,461	10,801	11,153	11,515	11,889	12,276	12,675	13,086	13,512	13,951	14,404	14,872	15,356	15,855	16,370	16,902
Clubhouse roof	2007	24	2031	7,168	7,401	7,641	7,890	8,146	8,411	8,684	8,966	9,258	9,559	9,869	10,190	10,521	10,863	11,216	11,581	11,957	12,346	12,747
Clubhouse flagpole	2009	25	2037	3,029	3,127	3,229	3,334	3,442	3,554	3,670	3,789	3,912	4,039	4,170	4,306	4,446	4,590	4,740	4,894	5,053	5,217	5,386
Clubhouse Back Deck (East)	2007	30	2037	14,539	15,011	15,499	16,003	16,523	17,060	17,614	18,187	18,778	19,388	20,018	20,669	21,340	22,034	22,750	23,489	24,253	25,041	25,855
Clubhouse-poles and beams		20	2018		15,000	15,488	15,991	16,511	17,047	17,601	18,173	18,764	19,374	20,003	20,653	21,325	22,018	22,733	23,472	24,235	25,023	25,836
Clubhouse-hot water heater	?	20	2022	1,000	1,033	1,066	1,101	1,136	1,173	1,212	1,251	1,292	1,334	1,377	1,422	1,468	1,516	1,565	1,616	1,668	1,722	1,778
Clubhouse - replace gutters	?	25	2028	3,000	3,098	3,198	3,302	3,409	3,520	3,635	3,753	3,875	4,001	4,131	4,265	4,404	4,547	4,694	4,847	5,005	5,167	5,335
Maint-Irrigation line maintenance	2017	5	2019	3,577	5,000	5,163	5,330	5,504	5,682	5,867	6,058	6,255	6,458	6,668	6,884	7,108	7,339	7,578	7,824	8,078	8,341	8,612
Maint-Tree remove and replace	2018	3	2018	oper	15,000	7,500	7,744	7,995	8,255	8,524	8,801	9,087	9,382	9,687	10,002	10,327	10,662	11,009	11,367	11,736	12,117	12,511
Maint-Exterior Lighting throughout		7	2019		4,000	4,130	4,264	4,403	4,546	4,694	4,846	5,004	5,166	5,334	5,508	5,687	5,871	6,062	6,259	6,463	6,673	
Maint- Sidewalks Repairs	2012	2	2016	1,660	1,714	1,770	1,827	1,887	1,948	2,011	2,077	2,144	2,214	2,286	2,360	2,437	2,516	2,598	2,682	2,769	2,859	2,952
Maint-paved walkway		8	2019			10,000	10,325	10,661	11,007	11,365	11,734	12,115	12,509	12,916	13,336	13,769	14,216	14,678	15,156	15,648	16,157	16,682
Maint- Signs (replace)		20	2029	15,000	15,488	15,991	16,511	17,047	17,601	18,173	18,764	19,374	20,003	20,653	21,325	22,018	22,733	23,472	24,235	25,023	25,836	26,675
Maint-signs (upkeep)		6	2019	5,000	5,163	5,330	5,504	5,682	5,867	6,058	6,255	6,458	6,668	6,884	7,108	7,339	7,578	7,824	8,078	8,341	8,612	8,892
Maint-Track P Drainage Project	2012	10	2022	14,081	14,538	15,011	15,499	16,002	16,522	17,059	17,614	18,186	18,777	19,388	20,018	20,668	21,340	22,033	22,750	23,489	24,252	25,040
Maint-Brige to Crystalbrook	2000	24	2024	9,087	9,382	9,687	10,002	10,327	10,662	11,009	11,367	11,736	12,117	12,511	12,918	13,338	13,771	14,219	14,681	15,158	15,651	16,159
Maint-Cranberry Bridge - Replace		23	2035	9,692	10,007	10,333	10,668	11,015	11,373	11,743	12,124	12,518	12,925	13,345	13,779	14,227	14,689	15,167	15,660	16,169	16,694	17,237
Maint-Cranberry bridge foundation - repair	2012	25	2037	2,347	2,423	2,502	2,583	2,667	2,754	2,843	2,936	3,031	3,130	3,231	3,336	3,445	3,557	3,672	3,792	3,915	4,042	4,174
Maint-Main Johnson Creek Bridge - replace	2006	38	2044	37,528	38,747	40,007	41,307	42,649	44,035	45,467	46,944	48,470	50,045	51,672	53,351	55,085	56,875	58,724	60,632	62,603	64,637	66,738
Pool-deep pool safety cover	2015	30	2045	5,472	5,650	5,834	6,023	6,219	6,421	6,630	6,845	7,068	7,298	7,535	7,780	8,032	8,293	8,563	8,841	9,129	9,425	9,732
Pool-shallow pool safety cover	2016	30	2046	8,830	9,117	9,413	9,719	10,035	10,361	10,698	11,046	11,405	11,775	12,158	12,553	12,961	13,382	13,817	14,266	14,730	15,209	15,703
Pool: Spa Replace Cover		10	2017	550	568	587	606	625	646	667	688	711	734	758	782	808	834	861	889	918	948	979
Pool-Replace Trex decking (shallow)	2015	20	2035	5,330	5,504	5,682	5,867	6,058	6,255	6,458	6,668	6,884	7,108	7,339	7,578	7,824	8,078	8,341	8,612	8,892	9,181	9,479
Pool Decks -Repair concrete	2015	5	2020	3,198	3,302	3,409	3,520	3,635	3,753	3,875	4,001	4,131	4,265	4,404	4,547	4,694	4,847	5,005	5,167	5,335	5,508	5,688
Pool-retaining wall at shallow pool	2015	30	2045	2,132	2,201	2,273	2,347	2,423	2,502	2,583	2,667	2,754	2,843	2,936	3,031	3,130	3,231	3,336	3,445	3,557	3,672	3,792
Pool Heater (Deep)	2015	9	2024	5,330	5,504	5,682	5,867	6,058	6,255	6,458	6,668	6,884	7,108	7,339	7,578	7,824	8,078	8,341	8,612	8,892	9,181	9,479
Pool Heater (Spa)	2009	9	2018	3,409	3,520	3,635	3,753	3,875	4,001	4,131	4,265	4,404	4,547	4,694	4,847	5,005	5,167	5,335	5,508	5,688	5,872	6,063
Pool Heater (Shallow)	2010	9	2019	4,546	4,694	4,846	5,004	5,166	5,334	5,508	5,687	5,871	6,062	6,259	6,463	6,673	6,890	7,113	7,345	7,583	7,830	8,084
Pool Pump (Deep)	2017	5	2022	oper	1,500	1,549	1,599	1,651	1,705	1,760	1,817	1,876	1,937	2,000	2,065	2,132	2,202	2,273	2,347	2,423	2,502	2,584
Pool pump (shallow)	2017	5	2022	oper	1,500	1,549	1,599	1,651	1,705	1,760	1,817	1,876	1,937	2,000	2,065	2,132	2,202	2,273	2,347	2,423	2,502	2,584
Pool pump (spa)	2017	5	2022	oper	1,500	1,549	1,599	1,651	1,705	1,760	1,817	1,876	1,937	2,000	2,065	2,132	2,202	2,273	2,347	2,423	2,502	2,584
Pool Skimmers- Repair	2005	15	2020	7,269	7,506	7,749	8,001	8,261	8,530	8,807	9,093	9,389	9,694	10,009	10,334	10,670	11,017	11,375	11,745	12,126	12,521	12,927
Pool Replace Spa	2009	15	2024	9,692	10,007	10,333	10,668	11,015	11,373	11,743	12,124	12,518	12,925	13,345	13,779	14,227	14,689	15,167	15,660	16,169	16,694	17,237
Pool -Replaster & Replace Drains (Deep)	2003	15	2018	22,014	22,730	23,468	24,231	25,018	25,832	26,671	27,538	28,433	29,357	30,311	31,296	32,313	33,363	34,448	35,567	36,723	37,917	39,149
Pool Replaster & Replace Drains (Shallow)	2010	15	2025	27,518	28,412	29,335	30,289	31,273	32,289	33,339	34,422	35,541	36,696	37,889	39,120	40,392	41,704	43,060	44,459	45,904	47,396	48,936
Pool Coping (Deep)	2010	20	2030	13,208	13,638	14,081	14,539	15,011	15,499	16,003	16,523	17,060	17,614	18,187	18,778	19,388	20,018	20,669	21,340	22,034	22,750	23,489
Pool Coping (Shallow)	?	20	2025	18,712	19,320	19,948	20,596	21,266	21,957	22,670	23,407	24,168	24,953	25,764	26,602	27,466	28,359	29,281	30,232	31,215	32,229	33,277
Pool-key card system	2016	10	2026	3,000	3,098	3,198	3,302	3,409	3,520	3,635	3,753	3,875	4,001	4,131	4,265	4,404	4,547	4,694	4,847	5,005	5,167	5,335
Pool Shed	?	20	2020	4,403	4,546	4,694	4,846	5,004	5,166	5,334	5,508	5,687	5,871	6,062	6,259	6,463	6,673	6,890	7,113	7,345	7,583	7,830
Pool Fence (replace)	2010	20	2031	30,773	31,773	32,806	33,872	34,973	36,110	37,283	38,495	39,746	41,038	42,372	43,749	45,171	46,639	48,154	49,719	51,335	53,004	54,726
Pool fence (maintenance)		5	2018		4,000	4,130	4,264	4,403	4,546	4,694	4,846	5,004	5,166	5,334	5,508	5,687	5,871	6,062	6,259	6,463	6,673	6,890
Pool-Plumbing lines out to pool	2018	20	2028		4,000	4,130	4,264	4,403	4,546	4,694	4,846	5,004	5,166	5,334	5,508	5,687	5,871	6,062	6,259	6,463	6,673	6,890

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
25,041	25,855	26,695	27,563	28,459	29,383	30,338	31,324	32,342	33,394
3,557	3,672	3,792	3,915	4,042	4,174	4,309	4,449	4,594	4,743
7,583	7,830	8,084	8,347	8,618	8,898	9,188	9,486	9,794	10,113
4,309	4,449	4,594	4,743	4,897	5,056	5,221	5,390	5,566	5,746
4,309	4,449	4,594	4,743	4,897	5,056	5,221	5,390	5,566	5,746
6,063	6,260	6,464	6,674	6,891	7,115	7,346	7,585	7,831	8,086
30,429	31,418	32,439	33,493	34,582	35,706	36,866	38,064	39,301	40,579
5,872	6,063	6,260	6,464	6,674	6,891	7,115	7,346	7,585	7,831
8,561	8,839	9,127	9,423	9,730	10,046	10,372	10,709	11,058	11,417
17,452	18,019	18,604	19,209	19,833	20,478	21,143	21,831	22,540	23,273
13,161	13,589	14,031	14,487	14,957	15,443	15,945	16,464	16,999	17,551
5,561	5,742	5,929	6,122	6,321	6,526	6,738	6,957	7,183	7,417
26,695	27,563	28,459	29,383	30,338	31,324	32,342	33,394	34,479	35,599
26,675	27,542	28,438	29,362	30,316	31,301	32,319	33,369	34,453	35,573
1,836	1,896	1,957	2,021	2,087	2,155	2,225	2,297	2,372	2,449
5,508	5,688	5,872	6,063	6,260	6,464	6,674	6,891	7,115	7,346
8,892	9,181	9,479	9,787	10,105	10,434	10,773	11,123	11,484	11,858
12,918	13,338	13,771	14,219	14,681	15,158	15,651	16,159	16,684	17,227
6,890	7,113	7,345	7,583	7,830	8,084	8,347	8,618	8,898	9,188
3,048	3,147	3,249	3,355	3,464	3,577	3,693	3,813	3,937	4,065
17,224	17,784	18,362	18,958	19,575	20,211	20,868	21,546	22,246	22,969
27,542	28,438	29,362	30,316	31,301	32,319	33,369	34,453	35,573	36,729
9,181	9,479	9,787	10,105	10,434	10,773	11,123	11,484	11,858	12,243
25,854	26,695	27,562	28,458	29,383	30,338	31,324	32,342	33,393	34,478
16,684	17,227	17,787	18,365	18,962	19,578	20,214	20,871	21,549	22,250
17,797	18,375	18,972	19,589	20,226	20,883	21,562	22,262	22,986	23,733
4,309	4,449	4,594	4,743	4,897	5,056	5,221	5,390	5,566	5,746
68,907	71,146	73,459	75,846	78,311	80,856	83,484	86,197	88,999	91,891
10,048	10,374	10,712	11,060	11,419	11,790	12,174	12,569	12,978	13,399
16,213	16,740	17,284	17,846	18,426	19,025	19,643	20,281	20,941	21,621
1,011	1,043	1,077	1,112	1,148	1,186	1,224	1,264	1,305	1,348
9,787	10,105	10,434	10,773	11,123	11,484	11,858	12,243	12,641	13,052
5,872	6,063	6,260	6,464	6,674	6,891	7,115	7,346	7,585	7,831
3,915	4,042	4,174	4,309	4,449	4,594	4,743	4,897	5,056	5,221
9,787	10,105	10,434	10,773	11,123	11,484	11,858	12,243	12,641	13,052
6,260	6,464	6,674	6,891	7,115	7,346	7,585	7,831	8,086	8,348
8,347	8,618	8,898	9,188	9,486	9,794	10,113	10,441	10,781	11,131
2,668	2,754	2,844	2,936	3,032	3,130	3,232	3,337	3,445	3,557
2,668	2,754	2,844	2,936	3,032	3,130	3,232	3,337	3,445	3,557
2,668	2,754	2,844	2,936	3,032	3,130	3,232	3,337	3,445	3,557
13,348	13,781	14,229	14,692	15,169	15,662	16,171	16,697	17,239	17,800
17,797	18,375	18,972	19,589	20,226	20,883	21,562	22,262	22,986	23,733
40,421	41,735	43,091	44,492	45,938	47,431	48,972	50,564	52,207	53,904
50,527	52,169	53,864	55,615	57,422	59,289	61,216	63,205	65,259	67,380
24,253	25,041	25,855	26,695	27,563	28,459	29,383	30,338	31,324	32,342
34,358	35,475	36,628	37,818	39,047	40,316	41,627	42,979	44,376	45,818
5,508	5,688	5,872	6,063	6,260	6,464	6,674	6,891	7,115	7,346
8,084	8,347	8,618	8,898	9,188	9,486	9,794	10,113	10,441	10,781
56,505	58,341	60,237	62,195	64,216	66,303	68,458	70,683	72,980	75,352
7,113	7,345	7,583	7,830	8,084	8,347	8,618	8,898	9,188	9,486
7,113	7,345	7,583	7,830	8,084	8,347	8,618	8,898	9,188	9,486
32,044	68,830	46,854	43,595	135,413	-	109,087	64,546	104,420	107,958
57,130	58,272	59,438	60,627	61,839	63,076	64,337	65,624	66,937	68,275
169,923	159,365	171,950	188,981	115,408	178,484	133,734	134,812	97,329	57,647
81,429	73,966	77,295	82,277	48,663	72,891	52,897	51,645	36,112	20,715