

Base Year (year zero of plan, current year)	Beginning Balance	Budget Amt Base Year Actual	Minimum End Threshold	Estimated Annual Interest Rate	Next Year Budget RAC (calculated)	
2020	\$2,067,663	\$372,521	\$200,000	1.1	\$338,109	<b>NOTE: ENTER CELLS IN GREEN ONLY!</b>
<b>THIS FILE COMPUTES RAC FOR BUDGET YEAR: 2021</b>						

File Date: CUREENT AS OF 3/4/2020

Item #	Item Title	Repair/Repl Cost	Est. Life	First Event	Next Event	1	2	3	4	5	6	7	8	9
						2021	2022	2023	2024	2025	2026	2027	2028	2029

Exterior Clubhouse Elements						2021	2022	2023	2024	2025	2026	2027	2028	2029
1.157	Deck and Porch, Wood	105,000	20	2025	2025					\$105,000				
1.199	Pavers, Masonry	9,000	20	2025	2025					\$105,000				
1.280	Roof Assembly, Asphalt Shingles	25,600	20	2036	2036									
1.860	Walls, Stucco, Paint Finishes and Capital Repairs	3,900	11	2021	2021	\$3,900								
1.920	Walls, Vinyl Siding	27,200	40	2040	2040									
1.980	Windows and Doors	52,900	40	2040	2040									

Interior Clubhouse Elements						2021	2022	2023	2024	2025	2026	2027	2028	2029
2.060	Ceilings, Acoustical Tiles, Grid and Lighting	20,460	30	2035	2035									
3.900	Nautilus equipment (universal station) \$3,835.49	3,835	20	2025	2025					\$3,835				
2.200	Floor Coverings, Carpet	36,920	10	2023	2023		?	\$36,920						
2.450	Furnishings, Board Room	5,000	8	2023	2023			\$5,000						
2.451	Furnishings, Great Room	4,000	5	2021	2021	\$4,000				\$4,000				
2.452	Furnishings, Tables and Chairs	9,000	6	2021	2021	\$9,000						\$9,000		
2.519	Kitchen, Appliances	5,000	10	2021	2021	\$5,000								
2.520	Kitchen, Renovation	27,000	25	2029	2029									\$27,000
2.800	Paint Finishes	10,400	10	2020	2020									
2.900	Rest Rooms, Renovation, Downstairs	29,000	25	2030	2030									
2.901	Rest Rooms, Renovation, Outside	17,000	25	2030	2030									
2.902	Rest Rooms, Renovation, Upstairs	21,000	25	2030	2030									

Clubhouse Building Services Elements						2021	2022	2023	2024	2025	2026	2027	2028	2029
1.000	Air Handling and Condensing Units, Split Systems	30,000	18	2023	2023			\$30,000						
3.222	Audio/Visual System	16,000	10	2025	2025					\$16,000				
3.320	Elevator, Hydraulic, Pump and Controls	63,000	35	2040	2040									
3.555	Life Safety System, Control Panel	4,000	18	2023	2023			\$4,000						
3.560	Life Safety System, Emergency Devices	14,500	25	2030	2030									
3.820	Security System	11,000	18	2023	2023			\$11,000						
3.900	Nautilus equipment (universal station)	3,835	10	2025	2025					\$3,835				

Property Site Elements						2021	2022	2023	2024	2025	2026	2027	2028	2029
4.020	Asphalt Pavement, Crack Repair and Patch	20,000	1	2050	2050									
4.039	Asphalt Pavement, Tar and Chip, Phased	157,500	6	2021	2021	\$157,500						\$157,500		
	Asphalt Pavement, Tar and Chip, Phased Phase 2	157,500	6	2018	< 2024				\$157,500					
	Asphalt Pavement, Tar and Chip, Phased Phase 3	157,500	6	2019	< 2025					\$157,500				
4.040	Asphalt Pavement, Mill and Overlay, Phased	500,000	30	2030	2030									
	Phase 2	500,000	30	2031	2031									
	Phase 3	500,000	30	2032	2032									
4.111	Bus Stop, Roof, Metal (Incl. Entrance Monuments)	3,145	35	2040	2040									
4.116	Culverts, Phased (2017 is Budgeted)	30,000	3	2018	< 2021	\$30,000			\$30,000				\$30,000	
4.118	Dam, Boom and Barrier	5,000	13	2026	2026						\$5,000			
4.119	Dam, Scada Server and Software Upgrade	15,000	10	2025	2025					\$15,000				
4.121	Dam and Bridge, Capital Repairs and Rip Rap Replenishments	230,000	12	2025	2025					\$230,000				
4.122	Dam and Bridge, Piezometer System	22,000	20	2033	2033									
4.123	Digital Radio/Repeater System	12,000	10	2026	2026						\$12,000			
4.131	Dock, Beach #2	18,000	25	2037	2037									
4.132	Dock, Fishing Pier	25,600	25	2038	2038									
4.133	Docks, Marina	360,500	25	2030	2030									
4.220	Fence, Chain Link, Baseball Backstop (2017 is Budgeted)	3,500	25	2018	< 2043									
4.320	Gate Operators	12,800	10	2050	2060									
4.330	Gates, Front Entrance	16,000	5	2019	< 2024				\$16,000					\$16,000
4.331	Gates, Maintenance Building	16,000	10	2020	2020									
4.332	Guard Rails, Metal, Phased	28,860	6	2021	2021	\$28,860							\$28,860	
4.333	Guard Rails (Dam)	22,100	30	2017	< 2047									

		File Date: CUREENT AS OF 3/4/2020													
Item #	Item Title	Repair/Repl Cost	Est. Life	First Event	Next Event	1	2	3	4	5	6	7	8	9	
						2021	2022	2023	2024	2025	2026	2027	2028	2029	
	Entrance Sign	3,259	25	2043	2043										
4.600	Mailbox Stations, Newer, Phased	14,350	25	2035	2035										
	Phase 2	14,350	25	2036	2036										
	Phase 3	14,350	25	2037	2037										
	Phase 4	14,350	25	2038	2038										
4.601	Mailbox Stations, Older, Phased	14,280	25	2018	< 2043										
	Phase 2	14,280	25	2021	2021	\$14,280									
	Phase 3	14,280	25	2022	2022		\$14,280								
	Phase 4	14,280	25	2023	2023			\$14,280							
	Phase 5	14,280	25	2024	2024				\$14,280						
4.602	Mailbox Stations, Asphalt Shingle Roof Assemblies	4,800	20	2025	2025					\$4,800					
4.603	Mailbox Stations, Metal Roof Assemblies	15,000	35	2040	2040										
4.660	Playground Equipment	31,000	20	2022	2022		\$31,000								
4.660	Playground Equipment Beach 2	15,000	20	2037	2037										
4.661	Surveillance Cameras	48,000	8	2024	2024			\$48,000							
4.830	Tennis and Basketball Courts, Color Coat	7,200	5	2021	2021	\$7,200				\$7,200					
4.840	Tennis and Basketball Courts, Fence	19,780	25	2030	2030										
4.860	Tennis and Basketball Courts, Surface Replacement	61,200	25	2030	2030										
4.870	Traffic Speed Sign	4,500	15	2019	< 2034										
<b>Maintenance Building Elements</b>															
5.001	Air Handling and Condensing Units, Split Systems	10,000	18	2026	2026					\$10,000					
5.002	Door, Garage, 2016	3,300	17	2034	2034										
5.003	Doors, Garage, Remaining	9,900	18	2026	2026					\$9,900					
5.004	Fence, Chain Link	12,750	25	2028	2028							\$12,750			
5.005	Roof Assembly, Metal	33,150	30	2038	2038										
5.006	Security System	11,000	15	2023	2023			\$11,000							
5.007	Windows and Doors	3,220	40	2043	2043										
<b>Office Building Elements</b>															
6.001	Air Handling and Condensing Units, Split System	0	18	2060	X 2060										
6.002	Deck and Porch, Wood	0	20	2050	2050										
6.003	Interior Renovation, Complete	0	20	2050	2050										
6.004	Interior Renovation, Partial	0	20	2050	2050										
6.005	Office Equipment	14,500	5	2017	< 2022		\$14,500					\$14,500			
6.006	Roof Assembly, Metal	0	35	2050	2050										
6.007	Server Upgrade, Windows Server 2008 R2 (Main)	2,500	35	2020	2020										
6.008	Server Upgrade, Windows Server 2012 R2 (Quickbooks)	8,000	50	2050	2050										
6.009	Walls, Aluminum Siding (Replace with Vinyl)	0	35	2050	2050										
6.010	Windows and Doors, Phased	0	40	2050	2050										
6.011	Demolish	50,000	40	2019	< 2059										
<b>Gate House Elements</b>															
7.001	Air Handling and Condensing Units, Split System	4,000	18	2023	2023			\$4,000							
7.002	Interior Renovation	13,500	25	2030	2030										
7.003	Pavers, Masonry	19,200	20	2025	2025					\$19,200					
7.004	Roof Assembly, Asphalt Shingles	5,000	20	2025	2025					\$5,000					
7.005	Security System	6,000	15	2023	2023			\$6,000							
7.006	Windows and Doors	13,340	40	2040	2040										
<b>Vehicles and Equipment</b>															
8.001	Backhoe Bucket, Woods 9000, Tractor Attachment, 2003	13,370	20	2023	2023			\$13,370							
8.002	Dump Truck, Chevy, 1-Ton, 2003	50,000	17	2022	2022		\$50,000								
8.003	Dump Truck, Chevy, Spreader, Striker 2002 8ft, 2017	5,351	5	2017	< 2022		\$5,351					\$5,351			

File Date: CUREENT AS OF 3/4/2020		Repair/Repl	Est. Life	First Event	Next Event	1	2	3	4	5	6	7	8	9
Item #	Item Title	Cost				2021	2022	2023	2024	2025	2026	2027	2028	2029
8.004	Dump Truck, Chevy, Snow Plow, Western 8.5 pro, 2017	5,758	5	2017	< 2022		\$5,758					\$5,758		
8.005	Dump Truck, GMC, 5-Ton, 2005	60,000	15	2026	2026					\$60,000				
8.006	Dump Truck, GMC, Spreader, Henderson 2002 10ft, 2016	7,000	5	2021	2021	\$7,000				\$7,000				
8.007	Dump Truck, GMC, Snow Plow, Ultrafinish 10ft, 2005	8,000	10	2024	2024				\$8,000					
8.008	Dump Truck, Ford F450, 2011	52,000	15	2026	2026						\$52,000			
8.009	Dump Truck, Ford F450, Spreader, Henderson 2010 10ft, 2011	8,300	5	2020	2020					\$8,300				
8.010	Dump Truck, Ford F450, Snow Plow, Western 8ft, 2011	8,000	10	2026	2026						\$8,000			
8.011	Pick Up Truck, Ford F350, 2016	40,000	15	2031	2031									
8.012	Dump Truck, Ford F350, Spreader, Ssteel, 2017	5,500	5	2019	< 2024				\$5,500					\$5,500
8.013	Dump Truck, Ford F350, Snow Plow, Western 8ft, 2016	4,834	10	2017	< 2027							\$4,834		
8.014	Pick up Truck, Ford F350, 2015	40,000	15	2030	2030									
8.015	Dump Truck, Ford F350, Spreader, Hiniker Airflow 2000 8ft, 2015	5,500	5	2021	2021	\$5,500				\$5,500				
8.016	Dump Truck, Ford F350, Snow Plow, Western 8ft, 2015	5,600	10	2025	2025					\$5,600				
8.017	Equipment Trailer	10,000	23	2023	2023			\$10,000						
8.018	Grader, 2012	100,000	15	2027	2027						\$100,000			
8.019	Jeep Grand Cherokee, 2005	30,000	15	2023	2023			\$30,000						
8.020	Leaf Vacuum, 2009	14,000	12	2019	< 2021									
8.021	Mower, Dixie Chopper #1, 2013	12,700	7	2020	2020						\$12,700			
8.022	Mower, Dixie Chopper #2, 2013	7,600	7	2021	2020	\$7,600							\$7,600	
8.023	Mower, Turf Tiger II, 2018	12,681	5	2018	< 2023			\$12,681					\$12,681	
8.024	Mower, Turf Tiger, 2005	12,700	5	2020	2020					\$12,700				
8.025	Patrol Boat, 2004	15,000	15	2023	2023			\$15,000						
8.026	Patrol Boat Motor, 2014	10,000	10	2022	2022		\$10,000							
8.027	Patrol Boat Trailer, 2004	4,500	15	2023	2023			\$4,500						
8.028	Seed Unit, 2011	4,000	10	2021	2021	\$4,000								
8.029	Street Sweeper, 2003	5,500	15	2021	2021	\$5,500								
8.030	Tractor, Kubota M7060, 2017	40,000	15	2017	< 2032									
8.031	Tractor, Kubota MX5200, 2017	25,000	15	2017	< 2032									
8.032	Tractor Attachment, Bush Hog, 2005	10,000	10	2019	< 2029									\$10,000
8.033	Tractor Attachment, Sickler Bar, New Holland 451, 2010	8,500	12	2022	2022		\$8,500							
8.034	Wood Chipper, 2003	18,743	15	2019	< 2034									
<b>Lake Elements</b>														
9.100	Isaacs Sediment Detention Pond Permit (200000)	0	50	2020	2020									
9.002	Isaacs Sediment Detention Pond Construction (400000)	0	50	2021	2021	\$0								
	Isaacs Sediment Detention Pond Maintenance (80000)	0	30	2031	2031									
	Isaacs Lake Restoration Work (100000)	0	50	2020	2020									
	Isaacs Lake Restoration Work #2 (200000)	0	50	2021	2021	\$0								
	Isaacs Lake Restoration Work #3 - (400000)	0	50	2022	2022		\$0							
	Isaacs Clean-Out (300000)	0	15	2035	2035									
9.004	Yieders: Lake Restoration Work Permits (200000)	0	50	2020	2020									
9.005	Yieders: Lake Restoration Work #1 (300000)	0	30	2021	2021	\$0								
	Yieders: Lake Restoration Work #2 (500000)	0	30	2022	2022		\$0							
	Yieders: Lake Restoration Maintenance/Clean (465000)	0	30	2035	2035									
9.100	Yeider's In-Lake Retention Basin	500,000	50	2025	2022					\$500,000				
9.150	Yeider's In-Lake Retention Basin Maintenance	700,000	20	2045	2042									
9.200	Issac's In-Lake Retention Basin	500,000	50	2025	2022					\$500,000				
9.250	Issac's In-Lake Retention Basin Maintenance	700,000	20	2045	2042									
9.300	Yeiders/Issac's Env Studies & Permits	100,000	50	2020	2020	\$100,000	\$60,000							
9.400	Planting/Management of Sub Aquatic Vegetation (SAV), Emergent Vegetation & FWI's			2020		\$40,000	\$40,000	\$40,000	\$40,000	\$90,000	\$90,000	\$90,000	\$50,000	\$50,000

Year Expense	\$429,340	\$239,389	\$247,751	\$319,280	\$1,781,770	\$272,626	\$460,530	\$85,059	\$110,529
lake total	\$140,000	\$100,000	\$40,000	\$40,000	\$1,090,000	\$90,000	\$90,000	\$50,000	\$50,000

SOLVER SOLUTION ->

**Cash flow calculations:**

Starting Reserves	\$2,698,593	\$2,637,047	\$2,764,775	\$2,885,546	\$2,936,116	\$1,524,752	\$1,607,007	\$1,502,263	\$1,771,838
Required Annual Contribution	\$338,109	\$338,109	\$338,109	\$338,109	\$338,109	\$338,109	\$338,109	\$338,109	\$338,109

Lake Holiday Replacement Reserve

<i>File Date: CUREENT AS OF 3/4/2020</i>		Repair/Repl	Est.	First	<	Next	1	2	3	4	5	6	7	8	9
Item #	Item Title	Cost	Life	Event	X	Event	2021	2022	2023	2024	2025	2026	2027	2028	2029
	Estimated Interest Earnings						\$29,685	\$29,008	\$30,413	\$31,741	\$32,297	\$16,772	\$17,677	\$16,525	\$19,490
	Anticipated Expenditures						\$429,340	\$239,389	\$247,751	\$319,280	\$1,781,770	\$272,626	\$460,530	\$85,059	\$110,529
	Year End Reserves						\$2,637,047	\$2,764,775	\$2,885,546	\$2,936,116	\$1,524,752	\$1,607,007	\$1,502,263	\$1,771,838	\$2,018,908
	Year						2021	2022	2023	2024	2025	2026	2027	2028	2029