Useful Life	Remain Useful Life	Replace Cost 2024	2024 CR Study #		Component	Actual YR. 0 2023/2024	YR. 1 2024/2025	YR. 2 2025/2026	YR. 3 2026/2027	YR. 4 2027/2028	YR. 5 2028/2029	YR. 6 2029/2030	YR. 7 2030/2031	YR. 8 2031/2032	YR. 9 2032/2033	YR. 10 2033/2034	YR. 11 2034/2035	YR. 12 2035/2036	YR. 13 2036/2037	YR. 14 2037/2038	YR. 15 2038/2039	YR. 16 2039/2040	YR. 17 2040/2041	YR. 18 2041/2042	YR. 19 2042/2043	YR. 20 2043/2044	YR. 21 2044/2045	YR. 22 2045/2046	YR. 23 2046/2047	YR. 24 2047/2048	YR. 25 2048/2049	YR. 26 2049/2050	YR. 27 2050/2051	YR. 28 2051/2052	YR. 29 2052/2053	YR. 30 2053/2054
					Base cost 2024 plus 3% annual inflation factor -																															
					GENERAL SITE / GROUNDS																															
				1451	Elkhorn Entrance Signs-Replace																															
				1460	Trails / Signs - Trailwork		5,000																													
				1464	Split Rail Fence Repair | Replace -Open Space		7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
10	1	$ 56,000.00	187	1465	Ponds Refurbish-Village Pond Dredge			57,680									77,517										104,176									
				1467	VP Aerators/Fountain/Algea Unit - Repair/Replace		11,500																													
40	2	$ 107,650.00	120	1533-A	Harker Parking Lot/Path- Resurface				114,206																											
5	0	$ 11,800.00	121	1533-B	Harker Parking Lot/Sagehill Path- Seal Coat		11,800				13,679					15,858					18,384					21,312					24,707					
				1533-C	Harker Pkg Lot - Pole Lights																															
				1534	Harker Landscape - Refurbish																															
				1452	General Site/Grounds - Annual Contingency/Additional																															
					VILLAGE POOL | SPA | BATHHOUSE																																
20	17	$ 40,000.00	268	1560	V Pool Steam Room | Sauna Replace																	66,114														
15	1	$ 20,000.00	269	1562	VP Commercial Laundry Machines-Replace		20,600																													
25	10	$ 25,000.00	265	1564 - I	VP General Remodel											33,598																				
				1564 - A	Exterior - Paint																															
30	5	$ 33,450.00	250	1564 -B	VP Low Slope Roof - Replace						38,778																									
30	5	$ 12,600.00	251	1564 - C	VP Steep Slope Roof -Replace						14,607																									
50	25	$ 36,900.00	253	1564 - D	VP Metal Siding - Replace																									77,260						
40	15	$ 47,650.00	260	1564 - E	VP Flooring - Replace																74,549															
				1564 - F	VP Bathhouse Interior Ceiling - Seal																															
25	10	$ 35,000.00	266	1564 - G	VP Shower Rooms - Remodel											47,037																				
				1564 - H	VP Water Softener - Replace																															
50	25	$ 30,000.00	256	1564 - J	VP Windows | Doors - Replace																									62,813						
				1569	Golf Net - Replace																															
				1570	**V Pool Incidental Repairs**	1,461.37																														
8	2	$ 10,000.00	202	1571	V Pool Furniture - Replace		10,609									13,439							17,024								21,566					
5	**1**	**$ 1,500.00**		**1574**	**V Pool Vacuum | Cleaning Equip**		**1,500**					**1,725**					**1,950**					**2,175**					**2,400**					**2,625**					
20	17	$ 25,000.00	205	1576	V Pool - Retile																		41,321													
40	37	$ 92,000.00	200	1577	V Pool Fence - Replace																															
15	**12**	$ 175,000.00	204	1578	V Pool - Resurface | Replaster													**253,750**															**315,000**			
				1580 -A	V Pool |Spa Covers - Replace																															
				1580-B	V Pool | Spa Roller Carts (1-dbl 1 triple) $8000 ea																															
15	**12**	$ 40,000.00	206	1581 -A	V Spa - Resurface | Replaster | Retile													**57,030**													88,852					
40	37	$ 115,400.00	201	1582	V Pool Deck - Repair | Replace																															
4	2	$ 12,100.00	203	1588	V Pool Umbrellas - Replace		12,837					14,448				16,261				18,302				20,599				23,185			26,095					
50	47	$ 1,076,700.00	220	1590	V Pool | Spa Rebuild 2020-21																															
40	27	$ 130,000.00	209	1594	V Pool Filters - Replace																											288,768				
20	17	$ 15,000.00	211	1595 - A	V Spa Pumps | Filters - Replace																		24,793													
20	**17**	**$ 20,000.00**	**Missed**	1595 - B	**V Pool Pump - Replace (2)**																	**32,000**														
12	9	$ 90,000.00	207/208	1596 - A	A-Pool/Spa Boilers | B-Heat Exchangers - Replace										117,429												147,426										
20	**2**	**$ 35,000.00**	272	1596 - B	**Bathhouse Heat/ Hot Water/Snow Melt Boiler**			**35,000**															33,057					**56,000**								
		$ 65,000.00	NEW	ITEM	**Salt Chlorination System**			**65,000**																												
20	*2*			1597	**V Pool Video Security**																															
				1598	Village Pool - Annual Contingency/Additional																															
20	17	$ 35,000.00	218	1599	Artificial Turf Replacement																		57,850													
					VILLAGE TENNIS / PICKLEBALL																															
				1606	VTP Incidental Repairs																															
15	**12**	**$ 4,500.00**	**?**	**1607**	**VTP Shade Structures**														**6,255**														**7,605**			
35	30	$ 100,000.00	325	1656-A	VT Ct Resurface / Laser Level -Har-Tru 1 & 2 (every 6 - 8 years)																															203279
35	24	$ 100,000.00	326	1656-A	VT Ct Resurface / Laser Level - Har-Tru 3 & 4 (every 6 - 8 years)																								203,279							
20	16	$ 55,000.00	322	1656-B	V Pickleball Sound Barrier - Replace																	88,259														
10	**5**	**$ 7,000.00**	**?**	**1656-C**	**VT Court Wind Screens - Replace**						**8,050**										**10,150**										**12,250**					
40	36	$ 241,600.00	320	1656-D	VTP Fence - Replace																															
50	46	$ 480,000.00	323	1656-E	V Pickleball Courts - Resurface | Rebuild																															
7	3	$ 40,000.00	324	1656-F	V Pickleball Courts - Paint & Seal				43,709							53,757							66,114						81,312							
20	6	$ 12,000.00	976	1658	VT Court Roller - Replace							14,329																			25,879					
				1666	New Tennis Building																															
		As Needed		1666-A	VTP Building Interior - Paint																															
		Incl. Below		1666-B	VTP Building Flooring - Replace																															
25	21	$ 30,000.00	336	1666-C	VTP Building - General Remodel																									55,809						
		Incl. Above		1666-D	VTP Building Restrooms - Remodel																															
		Incl. Above		1666-E	VTP Fire Alarm Panel -Repair |Replace																															
50	46	$ 14,000.00	331	1666-F	VTP Building Steep Slope Roof -Replace																															
50	46	$ 28,600.00	333	1666-G	VTP Building Siding -Repair| Replace																															
50	46	$ 13,500.00	334	1666-H	VTP Bldg Windows/Doors - Replace																															
				1661	Village Racquet - Annual Contingency/Additional																															
					HARKER POOL / SPA																															
				1490	Incidental Repairs																															
8	1	$ 18,500.00	403	1492-A	HP Furniture - Replace		19,055								24,138								30,578							38,735						
4	4	$ 12,000.00	404	1492-B	HP Umbrellas - Replace					13,506				15,201				17,109				19,256			21,673				24,394				27,455			
15	**15**	$ 175,000.00	405	1494	HP Pool – Replaster																**272,644**															
15	**15**	$ 40,000.00	407	1495	Harker Spa - Replaster																**62,319**															
				1496	HP Pool / Spa Covers - Replace																															
15	**10**	**$ 3,000.00**	**?**	**1497**	**HP Laundry Machines-Replace (2 Washers) (2 Dryers)**											**3,900**														**5,250**						
30	30	$ 45,250.00	406	1500 - A	Harker Pool - Retile																															
30	30	$ 15,000.00	408	1500 - B	Harker Spa - Retile																															
40	40	$ 125,000.00	401	1503	HP Pool Deck - Resurface																															
12	12	$ 25,000.00	411	1505	Harker Spa Heater - Replace													35,644											50,820							
40	40	$ 130,000.00	412	1506 - A	Harker Pool Filters - Replace																															
40	40	$ 15,000.00	413	1506 - B	Harker Spa Filter - Replace																															
25	**25**	$ 90,000.00	415	1507	Pool Salt Chlorine Generator Equipment																									**157,844**						
20	20	$ 35,000.00	414	1509	Harker Pool-Spa Pumps & Motor - Replace																				63,214											
8	**1**	**$ 1,500.00**	**?**	**1518-A**	**Pool Storage Building - Painting**		**1,860**								**2,220**								**2,580**							**2,940**							
50	35	$ 30,000.00	447	1518-B	Pool Storage Building - Repl Siding																															
30	15	$ 7,850.00	446	1518-C	Pool Storage Building - Repl Roof																12,230															
10	**4**	**$ 6,000.00**	**?**	**1519**	**HP ADA Lift**					**6,720**										**8,520**									**10,320**							
40	40	$ 60,000.00	400	1520	H Pool Fence - Replace																															
20	**9**	**$ 20,000.00**	**?**	**1522**	**HP Sauna | Sauna Heaters**										**25,400**																					**37400**	
12	12	$ 65,000.00	410	1523	Harker Pool Heater - Replace													92,674											132,132							
50	50	$ 1,140,000.00	431	1525	Harker Pool & Spa - Rebuild	405.64																														
10	10	$ 58,500.00	420	1526	Artifical Turf - Replacement											78,619									105,658											
				1517	**Harker Pool - Annual Contingency/Additional**																															
					HARKER PARK																															
15	4	**$ 8,742.00**	530	1462	Bocce Ball Court - Resurface					**9,791**															**13,725**											
30	19	$ 22,150.00	525	1466	Park Basketball Crt - Resurface																				38,840											
15	**0**	**$ 15,000.00**	**?**	**1468**	**Park Furniture | Umbrellas - Replace**		**15,000**																**21,750**													
40	39	$ 30,000.00	500	1469	Park Fence - Repair | Replace																															
20	11	$ 50,000.00	510	1470-C	Play Equipment - Replace												69,212																			
20	10	$ 20,000.00	507	1475-A	Park Wood Trellis - Replace											26,878																				

		Incl. Below		1475-B	Park BBQ Station - Replace																															
16	5	$ 15,000.00	521	1475-C	Park Outdoor Kitchen - Remodel						17,389																27,904									
				1477	**Harker Park - Annual Contingency/Additional**																															
					HARKER TENNIS																															
		Incl. Below		1611-A	HT Bldg Interior - Paint																															
		Incl. Below		1611-B	HT Bldg Flooring - Replace																															
25	9	$ 30,000.00	620	1611-C	HT Bldg - General Remodel										39,143																					
		Incl. Above		1611-D	HT Bldg Restrooms - Remodel																															
30	14	$ 12,100.00	610	1611-E	HT Bldg Steep Slope Roof -Replace														18,302																	
50	34	$ 37,150.00	611	1611-F	HT Bldg Siding - Replace																															
8	**2**	**$ 4,500.00**	**?**	**1611-G**	**HT Bldg Exterior - Paint**			**4,770**								**5,850**								**6,930**							**8,010**					
50	34	$ 12,000.00	613	1611-H	HT Bldg Windows | Doors – Replace																															
25	10	$ 12,000.00	609	1611-I	HT Bldg Pavers - Repair | Replace											16,127																				
				1612	HT Incidental Repairs	4,189.00																														
10	**2**	**$ 7,000.00**		**1613**	**HT Court Wind Screens**			**7,420**										**9,520**										**11,620**								
8	3	$ 130,500.00	603	1654-A	HT Courts - Seal | Color (9 courts)				142,601						170,273						203,315						242,768							289,878		
50	47	$ 669,000.00	602	1654-B	HT Courts - Replace																															
40	37	$ 157,500.00	600	1657	HT Court Fence Repair | Replace																															
				1662-A	HT Shade Structures																															
				1662-B	HT Furniture | Benches																															
				1614	Harker Tennis - Annual Contingency/Additional																															
					HARKER CENTER BUILDING																															
20	**20**	$ 16,000.00	850	1493	HC Water Heaters - Replace	15,967.12																			25,600											
25	**3**	**$ 5,000.00**	**?**	**1498**	**HC Water Softener - Replace**				**5,450**																								**9,200**		
		As Needed		*1535*	*HC Patio Furniture*																															
25	6	$ 35,400.00	822	1539	HC Interior - Paint							42,269																								
10	**1**	**$ 28,000.00**	**841**	**1544 - A**	**HOA Mgt Software - Upgrade**		**28,840**										**38,759**										**52,088**									
10	**1**	**$ 11,000.00**	**840**	**1544 - B**	**HOA Website - Upgrade**		**11,330**										**14,630**										**17,930**									
30	21	$ 30,000.00	830	1546-A	HC Kitchen - Remodel | Appliances																						55,809									
25	10	$ 42,000.00	827/828	1546-B	HC Office & Pool Restrooms - Remodel											56,444																				
20	10	$ 19,650.00	821	1546-C	HC Laminate Flooring - Replace											26,408																				
15	1	$ 27,550.00	820	1547	HC Carpet - Replace		**28,377**															44,210														
20	4	$ 20,000.00	842	1548	Harker Copier Machine Replace					22,510																					40,656					
30	15	$ 77,850.00	810	1549	HC Steep Slope Roof - Replace																121,288															
50	12	$ 103,500.00	814	1551	Wood Windows-Coverings - Repair | Replace													147,566																		
20	5	$ 20,000.00	825	1553	HC Office - General Remodel						23,185																					41,876				
25	5	$ 20,000.00	826	1554	HC Lounge - General Remodel						23,185																									
20	5	$ 20,000.00	824	1555	Pool Lobby - General Remodel						17,389																					31,407				
				1557	HC Incidental Repairs																															
10	2	$ 21,450.00	813	1559-A	HC Bldg Exterior-Paint | Stain			22,756										30,583										41,100								
50	12	$ 181,250.00	812	1559-B	HC Wood Siding - Replace													258,419																		
				1502	**Harker Center - Annual Contingency/Additional**																															
					SYSTEMS / EQUIPMENT																															
7	**2**	**$ 6,000.00**		**1530**	**AED Devices x 4 - Replace**			**6,360**							**7,620**							**8,880**							**10,140**							**11400**
		Remove		1541	HC Telephone System - Replace																															
2024 Budget		**$ 3,500.00**		**1542**	**Wifi System - Computer Replace?**			**3,500**			**3,500**			**3,500**			**3,500**			**3,500**			**3,500**			**3,500**			**3,500**			**3,500**			**3500**	
12	**1**	$ 12,000.00	945	1545	Security Systems - **Move to 2025**		**13,506**												**18,368**												**24,980**					
	Need Price to Replace All			**1552**	**HVAC - Repair/Replace Furnace x 4, air conditioning x 2**																															
	Need Price to Replace All			**1660**	**Electronic Lock Scanners - Replace VT HT**									**5,000**						**5,000**						**5,000**							**5,000**				
				1663	**Systems/Equipment - Annual Contingency/Additional**																															
					EXPENSE - OTHER																															
				1725	**Other BOD Approved Expense**	**0.00**	**0**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
					EXPENSES																															
					TOTAL CAP EXPENSES	**22,023.13**	**198,814**	**209,486**	**312,966**	**59,527**	**166,762**	**79,771**	**7,000**	**30,701**	**393,223**	**401,176**	**212,568**	**909,295**	**31,623**	**60,624**	**781,879**	**201,780**	**354,657**	**51,553**	**59,565**	**252,957**	**657,501**	**138,905**	**20,640**	**549,913**	**542,871**	**99,675**	**699,620**	**341,138**	**47,900**	**221,679**
					CONSTRUCTION IN PROGRESS 2023/24 (Harker Pool)	**875,049**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
					LOAN PAYMENTS	**186,268**	**186,268**	**186,268**	**186,268**	**186,268**	**186,268**	**186,268**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					TOTAL EXPENSES FOR CASH FLOW W INFLATION & LOAN	**1,061,317**	**385,082**	**395,754**	**499,234**	**245,795**	**353,030**	**266,039**	**7,000**	**30,701**	**393,223**	**401,176**	**212,568**	**909,295**	**31,623**	**60,624**	**781,879**	**201,780**	**354,657**	**51,553**	**59,565**	**252,957**	**657,501**	**138,905**	**20,640**	**549,913**	**542,871**	**99,675**	**699,620**	**341,138**	**47,900**	**221,679**
			Chuck's		**REVENUES**																															
					BEGINNING CR FUND BALANCE	**1,700,860**	**1,092,681**	**1,103,706**	**1,104,389**	**1,001,612**	**1,149,192**	**1,193,964**	**1,327,069**	**1,723,208**	**2,107,529**	**2,140,858**	**2,167,233**	**2,383,008**	**1,908,530**	**2,297,488**	**2,669,115**	**2,330,635**	**2,562,101**	**2,647,633**	**3,038,835**	**3,433,761**	**3,647,142**	**3,462,382**	**3,790,674**	**4,247,080**	**4,187,906**	**4,133,997**	**4,521,668**	**4,321,024**	**4,472,843**	**4,922,454**
					ANNUAL CAPITAL DUES COLLECTIONS	**177,336**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**	**333,326**
					Rental Amenity Access Dues	**174,600**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**
					OTHER INCOME (ie: interest @ 3% of Balance Forward)	**101,202**	**32,780**	**33,111**	**33,132**	**30,048**	**34,476**	**35,819**	**39,812**	**51,696**	**63,226**	**64,226**	**65,017**	**71,490**	**57,256**	**68,925**	**80,073**	**69,919**	**76,863**	**79,429**	**91,165**	**103,013**	**109,414**	**103,871**	**113,720**	**127,412**	**125,637**	**124,020**	**135,650**	**129,631**	**134,185**	**147,674**
					TOTAL REVENUES FOR CASH FLOW ANALYSIS	**2,153,998**	**1,488,788**	**1,500,143**	**1,500,846**	**1,394,987**	**1,546,994**	**1,593,108**	**1,730,208**	**2,138,230**	**2,534,081**	**2,568,409**	**2,595,576**	**2,817,825**	**2,329,112**	**2,729,739**	**3,112,514**	**2,763,881**	**3,002,290**	**3,090,388**	**3,493,326**	**3,900,099**	**4,119,883**	**3,929,579**	**4,267,720**	**4,737,819**	**4,676,869**	**4,621,343**	**5,020,644**	**4,813,981**	**4,970,354**	**5,433,454**
					YEAR END CAPITAL FUND BALANCE	**1,092,681**	**1,103,706**	**1,104,389**	**1,001,612**	**1,149,192**	**1,193,964**	**1,327,069**	**1,723,208**	**2,107,529**	**2,140,858**	**2,167,233**	**2,383,008**	**1,908,530**	**2,297,488**	**2,669,115**	**2,330,635**	**2,562,101**	**2,647,633**	**3,038,835**	**3,433,761**	**3,647,142**	**3,462,382**	**3,790,674**	**4,247,080**	**4,187,906**	**4,133,997**	**4,521,668**	**4,321,024**	**4,472,843**	**4,922,454**	**5,211,775**
			UPDATED STUDY #'s		**CAPITAL RESERVES FULLY FUNDED PROJECTION**	**1,501,410**	**1,805,756**	**1,952,759**	**2,099,691**	**2,261,784**	**2,573,725**	**2,804,613**	**3,137,864**	**3,565,859**	**4,001,053**	**4,260,249**	**4,346,532**	**4,457,753**	**4,022,945**	**4,524,128**	**5,023,406**	**4,934,929**	**5,326,775**	**5,628,819**	**6,213,180**	**6,572,784**	**7,042,038**	**7,257,231**	**7,875,589**	**8,647,602**	**8,864,216**	**9,168,641**	**9,940,051**	**9,743,034**	**10,616,340**	
					PERCENTAGE - ACTUAL TO FULLY FUNDED PROJECTION	**73%**	**61%**	**57%**	**48%**	**51%**	**46%**	**47%**	**55%**	**59%**	**54%**	**51%**	**55%**	**43%**	**57%**	**59%**	**46%**	**52%**	**50%**	**54%**	**55%**	**55%**	**49%**	**52%**	**54%**	**48%**	**47%**	**49%**	**43%**	**46%**	**46%**	
		(Last Meeting)	**Previous**		**Dues increase 3%/yr, Net Interest earned at 3%/yr**																															
					Beginning Capital Reserve Balance	**1,700,860**	**1,092,681**	**1,103,706**	**1,114,389**	**1,032,212**	**1,211,617**	**1,300,097**	**1,489,477**	**1,955,170**	**2,423,073**	**2,554,790**	**2,695,173**	**3,041,422**	**2,714,771**	**3,269,834**	**3,826,805**	**3,693,916**	**4,152,265**	**4,487,066**	**5,151,062**	**5,843,494**	**6,380,331**	**6,546,264**	**7,253,831**	**8,119,493**	**8,501,013**	**8,920,755**	**9,816,613**	**10,160,340**	**10,894,425**	**11,965,984**
					Capital Expenditures	**1,061,317**	**385,082**	**395,754**	**499,234**	**245,795**	**353,030**	**266,039**	**7,000**	**30,701**	**393,223**	**401,176**	**212,568**	**909,295**	**31,623**	**60,624**	**781,879**	**201,780**	**354,657**	**51,553**	**59,565**	**252,957**	**657,501**	**138,905**	**20,640**	**549,913**	**542,871**	**99,675**	**699,620**	**341,138**	**47,900**	**221,679**
			CPI	**103.0%**	**Capital Dues Revenues**	**177,336**	**333,326**	**343,326**	**353,626**	**364,234**	**375,161**	**386,416**	**398,009**	**409,949**	**422,247**	**434,915**	**447,962**	**461,401**	**475,243**	**489,500**	**504,185**	**519,311**	**534,890**	**550,937**	**567,465**	**584,489**	**602,024**	**620,085**	**638,687**	**657,848**	**677,583**	**697,911**	**718,848**	**740,413**	**762,626**	**785,505**
					Rental Amenity Access Fee Revenues	**174,600**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**
			Net Int	**3%**	**OTHER INCOME (ie: interest @ 3% of Balance Forward)**	**101,202**	**32,780**	**33,111**	**33,432**	**30,966**	**36,349**	**39,003**	**44,684**	**58,655**	**72,692**	**76,644**	**80,855**	**91,243**	**81,443**	**98,095**	**114,804**	**110,817**	**124,568**	**134,612**	**154,532**	**175,305**	**191,410**	**196,388**	**217,615**	**243,585**	**255,030**	**267,623**	**294,498**	**304,810**	**326,833**	**358,980**
					Year End Capital Reserve Balance	**1,092,681**	**1,103,706**	**1,114,389**	**1,032,212**	**1,211,617**	**1,300,097**	**1,489,477**	**1,955,170**	**2,423,073**	**2,554,790**	**2,695,173**	**3,041,422**	**2,714,771**	**3,269,834**	**3,826,805**	**3,693,916**	**4,152,265**	**4,487,066**	**5,151,062**	**5,843,494**	**6,380,331**	**6,546,264**	**7,253,831**	**8,119,493**	**8,501,013**	**8,920,755**	**9,816,613**	**10,160,340**	**10,894,425**	**11,965,984**	**12,918,789**
					Forecast Capital Reserves funding level	**73%**	**61%**	**57%**	**49%**	**54%**	**51%**	**53%**	**62%**	**68%**	**64%**	**63%**	**70%**	**61%**	**81%**	**85%**	**74%**	**84%**	**84%**	**92%**	**94%**	**97%**	**93%**	**100%**	**103%**	**98%**	**101%**	**107%**	**102%**	**112%**	**113%**	**#DIV/0!**
			Option A		**Dues start at $203 then increase w CPI 2.3% annually, Net Interest 2.3%**																															
					Beginning Capital Reserve Balance	**1,700,860**	**1,178,279**	**1,183,623**	**1,186,085**	**1,092,966**	**1,259,168**	**1,330,165**	**1,498,182**	**1,937,693**	**2,372,399**	**2,463,570**	**2,558,081**	**2,852,782**	**2,467,157**	**2,960,180**	**3,445,614**	**3,231,261**	**3,602,618**	**3,840,421**	**4,397,829**	**4,971,329**	**5,376,172**	**5,397,592**	**5,950,182**	**6,646,106**	**6,841,406**	**7,061,174**	**7,742,424**	**7,852,934**	**8,338,315**	**9,142,264**
					Capital Expenditures	**1,061,317**	**385,082**	**395,754**	**499,234**	**245,795**	**353,030**	**266,039**	**7,000**	**30,701**	**393,223**	**401,176**	**212,568**	**909,295**	**31,623**	**60,624**	**781,879**	**201,780**	**354,657**	**51,553**	**59,565**	**252,957**	**657,501**	**138,905**	**20,640**	**549,913**	**542,871**	**99,675**	**699,620**	**341,138**	**47,900**	**221,679**
			CPI	**102.3%**	**Capital Dues Revenues**	**177,336**	**333,326**	**340,992**	**348,835**	**356,859**	**365,066**	**373,463**	**382,052**	**390,840**	**399,829**	**409,025**	**418,433**	**428,057**	**437,902**	**447,974**	**458,277**	**468,817**	**479,600**	**490,631**	**501,915**	**513,460**	**525,269**	**537,350**	**549,709**	**562,353**	**575,287**	**588,518**	**602,054**	**615,902**	**630,067**	**644,559**
					Rental Amenity Access Fee Revenues	**174,600**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**
			Net Int	**2.3%**	**OTHER INCOME (ie: NET INT @ 2.3% of Reserve Balance)**	**186,800**	**27,100**	**27,223**	**27,280**	**25,138**	**28,961**	**30,594**	**34,458**	**44,567**	**54,565**	**56,662**	**58,836**	**65,614**	**56,745**	**68,084**	**79,249**	**74,319**	**82,860**	**88,330**	**101,150**	**114,341**	**123,652**	**124,145**	**136,854**	**152,860**	**157,352**	**162,407**	**178,076**	**180,617**	**191,781**	**210,272**
					Year End Capital Reserve Balance	**1,178,279**	**1,183,623**	**1,186,085**	**1,092,966**	**1,259,168**	**1,330,165**	**1,498,182**	**1,937,693**	**2,372,399**	**2,463,570**	**2,558,081**	**2,852,782**	**2,467,157**	**2,960,180**	**3,445,614**	**3,231,261**	**3,602,618**	**3,840,421**	**4,397,829**	**4,971,329**	**5,376,172**	**5,397,592**	**5,950,182**	**6,646,106**	**6,841,406**	**7,061,174**	**7,742,424**	**7,852,934**	**8,338,315**	**9,142,264**	**9,805,416**
					Forecast Capital Reserves funding level	**78%**	**66%**	**61%**	**52%**	**56%**	**52%**	**53%**	**62%**	**67%**	**62%**	**60%**	**66%**	**55%**	**74%**	**76%**	**64%**	**73%**	**72%**	**78%**	**80%**	**82%**	**77%**	**82%**	**84%**	**79%**	**80%**	**84%**	**79%**	**86%**	**86%**	**#DIV/0!**
			Option B		**CPI + 5% override increase for four years, then CPI only, Dues start at $168/member/year**																															
					Beginning Capital Reserve Balance	**1,700,860**	**1,178,279**	**1,126,418**	**1,082,850**	**956,429**	**1,103,745**	**1,172,117**	**1,337,470**	**1,774,278**	**2,206,240**	**2,294,629**	**2,386,318**	**2,678,156**	**2,289,627**	**2,779,706**	**3,262,153**	**3,044,772**	**3,413,058**	**3,647,748**	**4,201,999**	**4,772,301**	**5,173,901**	**5,192,034**	**5,741,293**	**6,433,841**	**6,625,720**	**6,842,023**	**7,519,762**	**7,626,716**	**8,108,495**	**8,908,796**
					Capital Expenditures	**1,061,317**	**385,082**	**395,754**	**499,234**	**245,795**	**353,030**	**266,039**	**7,000**	**30,701**	**393,223**	**401,176**	**212,568**	**909,295**	**31,623**	**60,624**	**781,879**	**201,780**	**354,657**	**51,553**	**59,565**	**252,957**	**657,501**	**138,905**	**20,640**	**549,913**	**542,871**	**99,675**	**699,620**	**341,138**	**47,900**	**221,679**
Override	5.0%		CPI	**102.3%**	**Capital Dues Revenues**	**177,336**	**276,122**	**296,278**	**317,907**	**341,114**	**366,015**	**374,434**	**383,046**	**391,856**	**400,868**	**410,088**	**419,520**	**429,169**	**439,040**	**449,138**	**459,468**	**470,036**	**480,847**	**491,906**	**503,220**	**514,794**	**526,634**	**538,747**	**551,138**	**563,814**	**576,782**	**590,048**	**603,619**	**617,503**	**631,705**	**646,234**
					Rental Amenity Access Fee Revenues	**174,600**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**
			Net Int	**2.3%**	**OTHER INCOME (ie: interest @ 2.3% of Reserve Balance**	**186,800**	**27,100**	**25,908**	**24,906**	**21,998**	**25,386**	**26,959**	**30,762**	**40,808**	**50,744**	**52,776**	**54,885**	**61,598**	**52,661**	**63,933**	**75,030**	**70,030**	**78,500**	**83,898**	**96,646**	**109,763**	**119,000**	**119,417**	**132,050**	**147,978**	**152,392**	**157,367**	**172,955**	**175,414**	**186,495**	**204,902**
					Year End Capital Reserve Balance	**1,178,279**	**1,126,418**	**1,082,850**	**956,429**	**1,103,745**	**1,172,117**	**1,337,470**	**1,774,278**	**2,206,240**	**2,294,629**	**2,386,918**	**2,678,156**	**2,289,627**	**2,779,706**	**3,262,153**	**3,044,772**	**3,413,058**	**3,647,748**	**4,201,999**	**4,772,301**	**5,173,901**	**5,192,034**	**5,741,293**	**6,433,841**	**6,625,720**	**6,842,023**	**7,519,762**	**7,626,716**	**8,108,495**	**8,908,796**	**9,568,253**
					Forecast Capital Reserves funding level	**78%**	**62%**	**55%**	**46%**	**49%**	**46%**	**48%**	**57%**	**62%**	**57%**	**56%**	**62%**	**51%**	**69%**	**72%**	**61%**	**69%**	**68%**	**75%**	**77%**	**79%**	**74%**	**79%**	**82%**	**77%**	**77%**	**82%**	**77%**	**83%**	**84%**	**#DIV/0!**
			Option C		**Dues start at $157/year then 5 years of CPI plus 7% override, then CPI only**																															
					Beginning Capital Reserve Balance	**1,700,860**	**1,178,279**	**1,107,633**	**1,043,476**	**894,520**	**1,017,206**	**1,058,686**	**1,213,012**	**1,638,345**	**2,058,371**	**2,134,346**	**2,213,128**	**2,491,551**	**2,089,081**	**2,564,676**	**3,032,080**	**2,799,077**	**3,151,144**	**3,368,999**	**3,905,780**	**4,457,955**	**4,840,751**	**4,839,381**	**5,368,416**	**6,039,997**	**6,210,142**	**6,403,918**	**7,058,316**	**7,141,085**	**7,597,811**	**8,372,164**
					Capital Expenditures	**1,061,317**	**385,082**	**395,754**	**499,234**	**245,795**	**353,030**	**266,039**	**7,000**	**30,701**	**393,223**	**401,176**	**212,568**	**909,295**	**31,623**	**60,624**	**781,879**	**201,780**	**354,657**	**51,553**	**59,565**	**252,957**	**657,501**	**138,905**	**20,640**	**549,913**	**542,871**	**99,675**	**699,620**	**341,138**	**47,900**	**221,679**
Override	7.0%		CPI	**102.3%**	**Capital Dues Revenues**	**177,336**	**257,336**	**276,122**	**296,278**	**317,907**	**341,114**	**366,015**	**374,434**	**383,046**	**391,856**	**400,868**	**410,088**	**419,520**	**429,169**	**439,040**	**449,138**	**459,468**	**470,036**	**480,847**	**491,906**	**503,220**	**514,794**	**526,634**	**538,747**	**551,138**	**563,814**	**576,782**	**590,048**	**603,619**	**617,503**	**631,705**
					Rental Amenity Access Fee Revenues	**174,600**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**

			Net Int	2.3%	OTHER INCOME (ie: interest @ 2.3% of Reserve Balance	186,800	27,100	25,476	24,000	20,574	23,396	24,350	27,899	37,682	47,343	49,090	50,902	57,306	48,049	58,988	69,738	64,379	72,476	77,487	89,833	102,533	111,337	111,306	123,474	138,920	142,833	147,290	162,341	164,245	174,750	192,560
					Year End Capital Reserve Balance	1,178,279	1,107,633	1,043,476	894,520	1,017,206	1,058,686	1,213,012	1,638,345	2,058,371	2,134,346	2,213,128	2,491,551	2,089,081	2,564,676	3,032,080	2,799,077	3,151,144	3,368,999	3,905,780	4,457,955	4,840,751	4,839,381	5,368,416	6,039,997	6,210,142	6,403,918	7,058,316	7,141,085	7,597,811	8,372,164	9,004,749
					Forecast Capital Reserves funding level	78%	61%	53%	43%	45%	41%	43%	52%	58%	53%	52%	57%	47%	64%	67%	56%	64%	63%	69%	72%	74%	69%	74%	77%	72%	72%	77%	72%	78%	79%	#DIV/0!
				Option D	Dues start at $188 then increase w CPI 2.3% annually, Net Interest 2.0% (Aligns with updated Study)																															
					Beginning Capital Reserve Balance	1,700,860	1,178,279	1,156,902	1,131,559	1,009,527	1,145,958	1,185,520	1,320,676	1,725,567	2,123,030	2,174,285	2,227,168	2,478,470	2,047,025	2,493,784	2,929,849	2,662,966	2,980,652	3,161,848	3,660,035	4,170,673	4,508,873	4,460,281	4,940,554	5,560,197	5,674,724	5,810,617	6,404,735	6,423,386	6,813,775	7,518,391
					Capital Expenditures	1,061,317	385,082	395,754	499,234	245,795	353,030	266,039	7,000	30,701	393,223	401,176	212,568	909,295	31,623	60,624	781,879	201,780	354,657	51,553	59,565	252,957	657,501	138,905	20,640	549,913	542,871	99,675	699,620	341,138	47,900	221,679
			CPI	102.3%	Capital Dues Revenues	177,336	310,140	317,273	324,571	332,036	339,672	347,485	355,477	363,653	372,017	380,573	389,327	398,281	407,442	416,813	426,399	436,207	446,239	456,503	467,002	477,744	488,732	499,972	511,472	523,236	535,270	547,581	560,176	573,060	586,240	599,724
					Rental Amenity Access Fee Revenues	174,600	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
			Net Int	2.0%	OTHER INCOME (ie: NET INT @ 2.3% of Reserve Balance)	186,800	23,566	23,138	22,631	20,191	22,919	23,710	26,414	34,511	42,461	43,486	44,543	49,569	40,941	49,876	58,597	53,259	59,613	63,237	73,201	83,413	90,177	89,206	98,811	111,204	113,494	116,212	128,095	128,468	136,276	150,368
					Year End Capital Reserve Balance	1,178,279	1,156,902	1,131,559	1,009,527	1,145,958	1,185,520	1,320,676	1,725,567	2,123,030	2,174,285	2,227,168	2,478,470	2,047,025	2,493,784	2,929,849	2,662,966	2,980,652	3,161,848	3,660,035	4,170,673	4,508,873	4,460,281	4,940,554	5,560,197	5,674,724	5,810,617	6,404,735	6,423,386	6,813,775	7,518,391	8,076,803
					Forecast Capital Reserves funding level	78%	64%	58%	48%	51%	46%	47%	55%	60%	54%	52%	57%	46%	62%	65%	53%	60%	59%	65%	67%	69%	63%	68%	71%	66%	66%	70%	65%	70%	71%	#DIV/0!
				.																																
				NOTES:	*2023/24 - Current Dues $108.00 - Annual Revenue $177,336*																															
					Association Reserve Fully Fund $203.00 - Annual Revenue $333,326																															
					Capital Reserve Dues Increase Proposed $95 or 88%																															
					Budget Reflects no Change In Dues after 2024/25																															
					Fully Funded - Association Reserve 2029/30 = $2,734,612																															
					SVEA Projected Balance 2029/30 = $1,327,069 or 49%																															
					Village Pool Loan Carried to Term & Paid from Capital Account																															