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<u>\$ 12,400,000</u>	Beginning Fund Balance, 12/31/2019 <i>includes \$1.0m transfer in from OPF in 2019</i>
4,984,000	Annual Assessment Contribution - \$770/owner <i>an increase of \$324,000 or \$50/owner vs 2019B</i>
(7,087,000)	RRF Expenditures, 2020 Budget <i>see next page</i>
(211,000)	Payroll Direct \$134,000 & Allocated Overhead \$77,000
244,000	Investment Income
(24,000)	Income Tax Expense
(13,000)	Bad Debt Expense
<u>10,293,000</u>	Ending Fund Balance, 12/31/2020

2020 Budget - RRF Expenditures for 2020 by Location

Sum of Future Replacement Cost (Current Budgeted Cost)			
Row Labels	Capital	Expense	Grand Total
Administration	528,379	42,125	570,504
Bikeworks	23,238		23,238
Campground		2,018	2,018
Capital Projects		215,626	215,626
Cross Country	124,832	31,969	156,802
Equestrian Center	13,029	4,099	17,128
Forestry	45,895	121,982	167,877
General Maintenance		8,185	8,185
Golf Complex		2,018	2,018
Golf Course	2,411,406	67,143	2,478,550
IT	153,955	467,713	621,668
Maintenance	76,635		76,635
Marina	84,096	30,123	114,218
No.Woods Pool-Bldg.	2,947		2,947
Northwoods	18,066	38,057	56,123
Pizza	5,106		5,106
Recreation	10,529	8,087	18,615
Ski Area - Mtn Ops	156,953	33,449	190,401
Ski Area - Mtn Ops - Lift Maintenance	130,924	14,491	145,414
Ski Area - Mtn Ops - Rental-Retail	97,497		97,497
Ski Area - Mtn Ops - Top Shop		10,124	10,124
Ski Area - Mtn Ops - Winter Food-Beverage	4,657		4,657
Snowplay		25,646	25,646
Tennis Complex	56,942	14,544	71,486
The Lodge	50,978	12,456	63,434
Trails	988,209	22,100	1,010,309
Trout Creek BLDG	971,199	59,930	1,031,128
Trout Creek POOLSPA	104,668	5,578	110,246
Grand Total	6,060,138	1,237,462	7,297,600
Less Payroll Direct and Allocated Overhead (Capital Projects)		(211,000)	(211,000)
	Rounding	(138)	400
TOTAL RRF Expenditures, 2020 Budget	\$ 6,060,000	\$ 1,027,000	\$ 7,087,000

Component	Location	Sub-Location	Qty	Service Date	Est Useful Life	Adjusted Life	% Assigned	BUDGET
CASp Improvements Year 2	Administration	Capital	1.00	9/1/1980	40	-	100%	509,971.29
Radio Batteries	Administration	Capital	1.00	6/9/2016	4	-	100%	2,206.39
Managerial Desk Replacement	Administration	Capital	1.00	3/9/2019	1	-	100%	5,054.74
Copier Lease- Admin/ASO	Administration	Expense	1.00	1/2/2019	1	-	100%	33,910.74
Mail Machine - Lease	Administration	Expense	1.00	1/2/2019	1	-	100%	4,117.33
AED Pads	Administration	Expense	1.00	5/23/2016	2	2	100%	4,097.14
AED Trainer	Administration	Capital	1.00	6/1/2015	5	-	100%	2,024.75
Bank-Misc Safes -9-	Administration	Capital	1.00	6/1/1999	30	(9)	100%	5,061.88
Association Signage - General	Administration	Capital	1.00	8/1/2018	1	1	100%	2,034.77
No Smoking Signage	Administration	Capital	1.00	6/1/2015	5	-	100%	2,024.75
Bikes & Helmets - Day Camps - Yr 1	Bikeworks	Capital	1.00	5/7/2019	3	(2)	100%	3,030.99
Bikes & Helmets - Rentals - Yr 1	Bikeworks	Capital	1.00	5/7/2019	3	(2)	100%	20,206.62
Campground - Asphalt - Stripe	Campground	Expense	1.00	4/20/2018	2	-	100%	2,017.88
Reserve Overhead Allocation	Capital Projects	Expense	1.00	1/2/2019	1	-	100%	78,965.39
Reserve Payroll Allocation	Capital Projects	Expense	1.00	1/2/2019	1	-	100%	136,661.06
Asphalt - ACAC Seal-Stripe-Sweep	Cross Country	Expense	1.00	5/31/2018	2	-	100%	16,196.72
Trail maintenance 2020 only	Cross Country	Capital	1.00	6/17/1985	35	-	100%	16,219.02
Forest Service Special Use Permit	Cross Country	Expense	1.00	5/1/2019	1	-	100%	4,039.36
Stormwater - Containment- Repair	Cross Country	Expense	1.00	6/1/2019	1	-	100%	2,075.37
Umbrellas / Stands	Cross Country	Capital	1.00	1/16/2018	1	1	100%	2,102.55
Wayfinding Signage - Winter - Supplemental	Cross Country	Capital	1.00	1/16/2019	1	-	100%	2,002.43
High End Demo Equipment - Year 1	Cross Country	Capital	1.00	9/5/2019	5	(4)	100%	20,405.46
Ski- Boot- Poles Rental - 2020	Cross Country	Capital	1.00	1/27/1985	35	-	100%	40,084.25
Groomer Tiller no3	Cross Country	Capital	1.00	9/13/2012	5	3	100%	15,314.00
Groomer-Tracks no1	Cross Country	Capital	1.00	6/1/2015	5	-	100%	12,148.52
Warming Hut Repair - Stain	Cross Country	Expense	1.00	8/6/2016	3	1	100%	9,657.89
Uniforms - Jackets	Cross Country	Capital	1.00	2/12/2016	3	1	100%	16,556.18
Horses Yr 1	Equestrian Center	Capital	1.00	5/13/2019	3	(2)	100%	5,879.95
Round Pen and Paddocks Footing	Equestrian Center	Capital	1.00	6/27/2018	3	(1)	100%	3,085.12
Signage - Amenity	Equestrian Center	Capital	1.00	2/12/2016	8	(4)	100%	4,063.79
South Arena rock removal	Equestrian Center	Expense	1.00	6/1/2017	2	1	100%	4,099.11
Building - Roll Up Doors -5-	Forestry	Capital	1.00	6/1/2013	11	(4)	100%	15,185.65
Building Doors - Ext	Forestry	Capital	1.00	6/1/2013	15	(8)	100%	5,061.88
Garage Door Openers - 3	Forestry	Capital	1.00	6/1/2013	15	(8)	100%	10,123.77
Chainsaws Stihl 460- 4 660-1 Blowers-2	Forestry	Capital	1.00	5/15/2015	5	-	100%	6,369.21
Metal Detectors (3)	Forestry	Capital	1.00	3/21/2016	5	(1)	100%	2,042.18
Small Tools & Equipment	Forestry	Capital	1.00	6/1/2015	5	-	100%	2,024.75
Gate - Forestry Campus	Forestry	Capital	1.00	8/2/2015	30	(25)	100%	5,087.35
Common Area Tree Damage	Forestry	Expense	1.00	6/28/2018	1	1	100%	10,286.94
Mastication - Plantation Management	Forestry	Expense	1.00	8/9/2018	1	1	100%	84,899.94
Mastication - Small Equipment	Forestry	Expense	1.00	8/9/2018	1	1	100%	26,794.97
Misc. Pav. Crack Repairs	General Maintenance	Expense	1.00	6/19/2019	1	-	100%	5,069.26
Mailbox Cluster Repair-Replace	General Maintenance	Expense	1.00	9/25/2018	1	1	100%	3,115.85
GC/Lodge Pking Stripe	Golf Complex	Expense	1.00	4/20/2018	2	-	100%	2,017.88

Component	Location	Sub-Location	Qty	Service Date	Est Useful Life	Adjusted Life	% Assigned	BUDGET
Fairways / Rough Hole # 10	Golf Course	Capital	1.00	3/1/2013	30	(23)	100%	250,091.41
Fairways / Rough Hole # 11	Golf Course	Capital	1.00	3/1/2013	30	(23)	100%	347,684.14
Fairways / Rough Hole #15-A	Golf Course	Capital	1.00	3/1/2013	30	(23)	100%	78,379.66
Fairways / Rough Hole #16	Golf Course	Capital	1.00	3/1/2013	30	(23)	100%	108,653.30
Fairways / Rough Hole #4	Golf Course	Capital	1.00	3/1/2013	30	(23)	100%	50,162.98
Fairways / Rough Hole #8	Golf Course	Capital	1.00	3/1/2013	30	(23)	100%	74,862.63
Greens -4-	Golf Course	Capital	1.00	6/1/1989	40	(9)	100%	144,882.28
Greens -4-	Golf Course	Capital	1.00	6/1/1988	40	(8)	100%	144,882.28
Greens -4-	Golf Course	Capital	1.00	6/1/1985	40	(5)	100%	144,882.28
Greens -4-	Golf Course	Capital	1.00	6/1/1986	50	(16)	100%	144,882.28
Greens -4-	Golf Course	Capital	1.00	6/1/1987	42	(9)	100%	144,882.28
Tee Markers	Golf Course	Capital	1.00	6/1/2016	4	-	100%	5,623.75
Tee Repairs and Modifications	Golf Course	Capital	1.00	6/1/2013	30	(23)	100%	273,341.78
Toro Greens Mower Reels	Golf Course	Capital	1.00	8/28/2017	3	-	100%	3,304.56
Weedeaters -6-	Golf Course	Capital	1.00	6/1/2016	4	-	100%	2,874.14
Irrigation Heads	Golf Course	Capital	1.00	4/9/2019	1	-	100%	21,295.94
Irrigation Repairs - Greens	Golf Course	Expense	1.00	4/1/2012	12	(4)	100%	56,932.74
Fairways/Rough Remodel - Agency and Construction Costs	Golf Course	Capital	1.00	6/1/2019	30	(29)	100%	438,359.22
Fuel Tank Cleaning	Golf Course	Expense	1.00	2/19/2018	2	-	100%	6,168.41
GC Tree Damage	Golf Course	Expense	1.00	5/10/2019	1	-	100%	4,042.30
Snowblower -3-	Golf Course	Capital	1.00	6/1/2007	13	-	100%	10,933.67
Bridges Year 3	Golf Course	Capital	1.00	9/6/2000	20	-	100%	21,427.46
VMWare Maintenance	IT	Capital	1.00	1/27/2016	4	-	100%	10,205.45
Amenity Security Cameras	IT	Capital	1.00	4/25/2016	4	-	100%	18,168.30
CRM - EZ Texting	IT	Expense	1.00	8/8/2019	1	-	100%	6,107.78
Fiber Optic Leases	IT	Expense	1.00	1/30/2019	1	-	100%	48,705.17
Gasboy - Maintenance Software License	IT	Expense	1.00	6/1/2018	1	1	100%	2,024.75
Golf Module- 4 tees	IT	Expense	1.00	6/1/2018	1	1	100%	6,299.01
Infoneige/Lumiplan - Website	IT	Expense	1.00	6/1/2018	1	1	100%	2,024.75
Ntwrk Softwr- AntiVirus	IT	Capital	1.00	8/28/2017	3	-	100%	8,156.90
Server- Hardware - C	IT	Capital	1.00	6/1/2014	4	2	100%	6,074.26
Service Microsoft 365 license	IT	Expense	1.00	1/31/2019	1	-	100%	37,089.94
Timeclocks - Paychex - Lease - SAAS	IT	Expense	1.00	2/21/2019	1	-	100%	25,611.49
UPS Units- Network	IT	Capital	1.00	6/11/2019	1	-	100%	7,115.68
UPS Units- Server	IT	Capital	1.00	8/28/2017	3	-	100%	2,039.22
Website Framework	IT	Capital	1.00	9/1/2016	4	-	100%	31,208.20
Amenity -TIVO TV controllers	IT	Capital	1.00	6/1/2015	4	1	100%	2,024.75
AV Systems Amenities - Alder Room & Gathering Room	IT	Capital	1.00	6/1/2015	4	1	100%	15,185.65
POS Equip- Ticket Printers	IT	Capital	1.00	8/15/2015	5	-	100%	5,500.12
Security Cameras - Includes License	IT	Expense	1.00	2/26/2019	1	-	100%	7,031.80
Likemojie Hdwr - iPads, Stands, Otterboxes	IT	Capital	1.00	12/4/2018	3	(1)	100%	6,654.56
Adobe-Macromedia Software - Enterprise	IT	Expense	1.00	3/6/2019	1	-	100%	8,329.70
Annual Conference Room Improvements	IT	Capital	1.00	1/31/2019	1	-	100%	5,014.16
ARC GIS Forestry Software	IT	Capital	1.00	2/14/2019	1	-	100%	3,512.49

Component	Location	Sub-Location	Qty	Service Date	Est Useful Life	Adjusted Life	% Assigned	BUDGET
ConnectWise Automate Software	IT	Expense	1.00	3/6/2019	1	-	100%	7,251.04
Digital Board Portal - Pervasive Software Exp	IT	Expense	1.00	1/16/2019	1	-	100%	4,086.96
Digital Signage - Navori Software	IT	Expense	1.00	4/25/2016	4	-	100%	17,817.05
EmojiLike - Likemoji Software	IT	Expense	1.00	1/30/2019	1	-	100%	4,209.87
E-Store - replaced by Aspenware	IT	Expense	1.00	1/31/2019	40	(39)	100%	27,398.44
Aspenware-Unity - to replace E-Store	IT	Expense	1.00	9/5/2019	7	(6)	100%	207,115.38
Risk/HR Video Safety Platform	IT	Expense	1.00	9/5/2019	1	-	100%	20,405.46
Lama - Maintenance - Software	IT	Expense	1.00	6/28/2019	1	-	100%	13,415.94
LPMS - Risk - Case Mngmnt	IT	Expense	1.00	1/2/2019	1	-	100%	6,937.56
Maintenance Work Order-M+ Software License	IT	Expense	1.00	1/28/2019	1	-	100%	2,074.53
Marketing Interactive Web Features	IT	Expense	1.00	2/27/2019	1	-	100%	3,164.56
Marketing - User Smartphone App - Platform - Lumiplan	IT	Expense	1.00	1/2/2019	1	-	100%	7,500.61
Performance Dashboard Module	IT	Capital	1.00	9/1/2016	4	-	100%	8,426.77
Reserve Fund Software	IT	Expense	1.00	2/13/2019	1	-	100%	3,110.81
Server- Hardware	IT	Capital	1.00	1/5/2016	4	-	100%	12,838.16
Zendesk - Member Services	IT	Capital	1.00	4/2/2019	1	-	100%	11,830.76
Fuel Tanks	Maintenance	Capital	1.00	1/30/2005	25	(10)	100%	47,611.61
Hoist - Overhead	Maintenance	Capital	1.00	11/1/1988	25	7	100%	3,697.14
Honda Snow Thrower	Maintenance	Capital	1.00	6/1/2011	9	-	100%	3,644.56
Honda Snow Thrower #2	Maintenance	Capital	1.00	11/15/2012	6	2	100%	3,694.15
Honda Snow Thrower #3	Maintenance	Capital	1.00	11/15/2012	6	2	100%	3,694.15
Tire Chains Ldr no. HE101	Maintenance	Capital	1.00	9/6/2018	2	-	100%	6,132.34
Tool - Air Compressor	Maintenance	Capital	1.00	6/1/2002	18	-	100%	3,872.34
Tool Inventory	Maintenance	Capital	1.00	8/28/2017	2	1	100%	2,039.22
SnapOn Software Upgrade	Maintenance	Capital	1.00	12/1/2018	1	1	100%	2,249.16
Marina Asphalt Repairs	Marina	Expense	1.00	5/16/2019	1	-	100%	5,143.30
Marina Pkg Seal-Stripe	Marina	Expense	1.00	5/31/2018	2	-	100%	8,385.85
Marina Pthwys-Ramp Seal	Marina	Expense	1.00	5/31/2018	2	-	100%	2,024.59
Kayaks-One Man (2)	Marina	Capital	1.00	6/1/2014	6	-	100%	2,460.08
Kayaks-Two Man (2)	Marina	Capital	1.00	8/28/2017	3	-	100%	2,936.48
Paddleboat-Four Man (2)	Marina	Capital	1.00	6/1/2013	7	-	100%	4,049.51
Paddleboat-Two Man	Marina	Capital	1.00	6/1/2013	7	-	100%	2,024.75
Windsurfer (2)	Marina	Capital	1.00	6/1/2012	8	-	100%	2,921.72
Dock Repairs	Marina	Expense	1.00	5/6/2019	1	-	100%	6,251.42
Marina Beach Repairs	Marina	Capital	1.00	4/27/2016	1	3	100%	2,321.88
State Land Commission Lease	Marina	Capital	1.00	4/9/2019	1	-	100%	6,503.90
Stormwater - Containment- Repair	Marina	Expense	1.00	2/1/2018	1	1	100%	4,245.64
Furniture- Beach - Chaises	Marina	Capital	1.00	6/15/2010	6	4	100%	45,674.49
Furniture- Beach - Tables & Chairs	Marina	Capital	1.00	6/15/2010	6	4	100%	15,202.87
Roofing Repairs	Marina	Expense	1.00	8/8/2019	5	(4)	100%	4,071.85
Contrllr- Chem NWDS Pool	No.Woods Pool-Bldg.	Capital	1.00	2/1/2018	2	-	100%	2,947.39
NWDS Asphalt Repairs	Northwoods	Expense	1.00	5/16/2019	1	-	100%	5,143.30
NWDS Prking Seal-Stripe	Northwoods	Expense	1.00	5/2/2019	1	-	100%	11,961.52
Server Room Door	Northwoods	Capital	1.00	9/5/2019	30	(29)	100%	3,060.82

Component	Location	Sub-Location	Qty	Service Date	Est Useful Life	Adjusted Life	% Assigned	BUDGET
Mezzanine - Upstrs Tables-Chairs	Northwoods	Capital	1.00	1/5/2015	10	(5)	100%	15,004.86
Building Paint and Stain Exterior	Northwoods	Expense	1.00	6/1/2012	7	1	100%	20,952.15
China / Glassware	Pizza	Capital	1.00	2/14/2018	1	1	100%	2,047.28
Smallwares / Flatware	Pizza	Capital	1.00	8/28/2017	1	2	100%	3,058.84
Trailer - Event Furniture Storage	Recreation	Capital	1.00	6/1/2003	15	2	100%	4,454.46
Event Furniture	Recreation	Capital	1.00	6/1/2010	10	-	100%	6,074.26
Bocce Courts Repair	Recreation	Expense	1.00	5/13/2015	2	3	100%	8,086.57
Vehicle Bus Wrap - Yr 1	Ski Area - Mtn Ops	Expense	1.00	9/5/2019	4	(3)	100%	10,202.73
DSL Asphalt Repairs	Ski Area - Mtn Ops	Capital	1.00	5/22/2019	1	-	100%	25,794.73
DSL Prking - Stripe	Ski Area - Mtn Ops	Expense	1.00	4/20/2018	2	-	100%	7,082.77
DSL Deck Concrete Urethane Coating	Ski Area - Mtn Ops	Expense	1.00	6/7/2018	1	1	100%	5,570.78
Stormwater - Containment- Clean out Lots 3 & 5	Ski Area - Mtn Ops	Expense	1.00	6/1/2019	1	-	100%	5,061.88
Furniture - Outdoor Lounge - Cushion Replacement	Ski Area - Mtn Ops	Capital	1.00	7/19/2016	3	1	100%	5,117.16
Yurt Deck Repair/Stain	Ski Area - Mtn Ops	Expense	1.00	3/9/2018	1	1	100%	5,530.35
Alpina - Sherpa Sled Trailer ST600	Ski Area - Mtn Ops	Capital	1.00	6/1/2013	7	-	100%	9,617.58
No. 054 - Shuttlebus- Eldorado - 6Y04470 - DSL	Ski Area - Mtn Ops	Capital	1.00	6/1/2012	12	(4)	100%	116,423.35
Conveyor Summer Covers	Ski Area - Mtn Ops - Lift Maintainer	Capital	1.00	10/1/2008	3	9	100%	15,336.33
Eagle Lift-CAT D10 Fin Drive	Ski Area - Mtn Ops - Lift Maintainer	Capital	1.00	6/1/2013	7	-	100%	40,495.08
Eagle Rock - Haul Rope Splice	Ski Area - Mtn Ops - Lift Maintainer	Expense	1.00	8/1/2014	5	1	100%	12,420.26
Eagle Rock Chair Pads	Ski Area - Mtn Ops - Lift Maintainer	Capital	1.00	8/1/2007	10	3	100%	16,278.19
Eagle Rock Communication Lines Repairs	Ski Area - Mtn Ops - Lift Maintainer	Expense	1.00	8/1/2015	5	-	100%	2,070.38
Eagle Rock Grips (10)	Ski Area - Mtn Ops - Lift Maintainer	Capital	1.00	5/7/2019	1	-	100%	15,428.76
Eagle Rock Lift Nosecone	Ski Area - Mtn Ops - Lift Maintainer	Capital	1.00	6/1/2000	20	-	100%	6,074.26
Eagle Rock Tower Bushings	Ski Area - Mtn Ops - Lift Maintainer	Capital	1.00	6/1/1999	20	1	100%	30,371.31
Eagle Rock Tower Pads	Ski Area - Mtn Ops - Lift Maintainer	Capital	1.00	9/4/2013	5	2	100%	4,879.57
Fall Protection Equip	Ski Area - Mtn Ops - Lift Maintainer	Capital	1.00	8/1/2018	5	(3)	100%	2,060.21
AD Skis & Bindings - B (Starting 2020 - 5 yr cycle)	Ski Area - Mtn Ops - Rental-Retc	Capital	1.00	6/28/2018	5	(3)	100%	18,009.71
Child Skis & Bindings - B (Starting 2020 - 5 yr cycle)	Ski Area - Mtn Ops - Rental-Retc	Capital	1.00	6/28/2018	5	(3)	100%	7,298.97
Demo Skis - B (Starting 2020 - 5 yr cycle)	Ski Area - Mtn Ops - Rental-Retc	Capital	1.00	6/28/2018	5	(3)	100%	11,480.81
Poles - B (Starting 2020 - 5 yr cycle)	Ski Area - Mtn Ops - Rental-Retc	Capital	1.00	6/28/2018	5	(3)	100%	4,611.52
Ski Boots - B (Starting 2020 - 5 yr cycle)	Ski Area - Mtn Ops - Rental-Retc	Capital	1.00	6/28/2018	5	(3)	100%	19,668.16
Snowboard Bindings - B (Starting 2020 - 5 yr cycle)	Ski Area - Mtn Ops - Rental-Retc	Capital	1.00	6/28/2018	5	(3)	100%	18,555.46
Snowboard Boots - B (Starting 2020 - 5 yr cycle)	Ski Area - Mtn Ops - Rental-Retc	Capital	1.00	6/28/2018	5	(3)	100%	7,298.97
Snowboards - B (Starting 2020 - 5 yr cycle)	Ski Area - Mtn Ops - Rental-Retc	Capital	1.00	6/28/2018	5	(3)	100%	10,573.46
Building Roof Repairs	Ski Area - Mtn Ops - Top Shop	Expense	1.00	6/1/2007	15	(2)	100%	10,123.77
Appliance - Steam Tables	Ski Area - Mtn Ops - Winter Foot	Capital	1.00	6/1/2010	8	2	100%	4,656.93
Snowplay ADA Ramp, Stairs, Walkway Repairs	Snowplay	Expense	1.00	8/13/2016	3	1	100%	25,645.75
Divider Net Skirts Supplemental	Tennis Complex	Capital	1.00	8/8/2019	4	(3)	100%	2,035.93
Divider netting and hardware Supplemental	Tennis Complex	Capital	1.00	8/8/2019	7	(6)	100%	5,089.82
Fence Perim Repairs	Tennis Complex	Expense	1.00	5/17/2019	1	-	100%	4,990.02
Trash Receptacles Supplemental	Tennis Complex	Capital	1.00	8/8/2019	14	(13)	100%	2,035.93
Furn Crts Bench-22--Ump-2-	Tennis Complex	Capital	1.00	6/1/2006	15	(1)	100%	5,186.41
Furn Patio Umbrella	Tennis Complex	Capital	1.00	6/30/2016	3	1	100%	3,088.92
Cabanas Repairs - Supplemental	Tennis Complex	Capital	1.00	8/8/2019	5	(4)	100%	4,071.85

Component	Location	Sub-Location	Qty	Service Date	Est Useful Life	Adjusted Life	% Assigned	BUDGET
Handrail Repairs	Tennis Complex	Expense	1.00	3/9/2018	1	1	100%	3,069.85
Court Crack Repairs	Tennis Complex	Expense	1.00	5/8/2018	1	1	100%	6,483.82
Court Resurf. 1-2-3	Tennis Complex	Capital	1.00	6/1/2015	5	-	100%	28,346.55
Rallemaster Backboard System - Court 3	Tennis Complex	Capital	1.00	6/1/2010	10	-	100%	7,086.64
Deck - Pavers - Repairs	The Lodge	Expense	1.00	5/1/2018	2	-	100%	8,157.49
Building Doors - Loading Dock Roll	The Lodge	Capital	1.00	9/1/2005	15	-	100%	2,549.86
Carpet - Banquet Room	The Lodge	Capital	1.00	11/15/2015	7	(2)	100%	10,261.52
Carpet - Porch	The Lodge	Capital	1.00	6/1/2014	10	(4)	100%	10,123.77
Landscaping Supplemental	The Lodge	Capital	1.00	8/1/2009	10	1	100%	5,175.45
Stormwater - Containment- Repair	The Lodge	Expense	1.00	7/1/2018	1	1	100%	2,055.05
Outdoor Furniture - Deck - Chairs -56-	The Lodge	Capital	1.00	9/1/2005	12	3	100%	12,794.16
Furniture - Deck - Umbrellas	The Lodge	Capital	1.00	3/9/2018	1	1	100%	2,072.37
Bus Station Cabinets Repairs	The Lodge	Expense	1.00	9/1/2005	5	10	100%	2,243.87
China - Glassware - Flatware - Smallwares	The Lodge	Capital	1.00	1/2/2019	1	-	100%	8,000.65
Tool Inventory - Trails	Trails	Capital	1.00	8/1/2018	2	-	100%	3,255.64
Wildland Perimeter Fencing Repair	Trails	Expense	1.00	6/1/2018	1	1	100%	2,050.06
Dog Valet Stations (12)	Trails	Capital	1.00	8/15/2010	18	(8)	100%	12,222.48
Picnic Tables-Bnchs - Supplemental	Trails	Capital	1.00	8/21/2018	5	(3)	100%	2,547.59
Trail - Nature Loop - Interpretive Signage	Trails	Capital	1.00	6/1/2006	15	(1)	100%	8,099.02
Trail - Coyote Crossing - Soft Costs	Trails	Capital	1.00	6/1/2003	20	(3)	100%	151,856.54
Trail - Equestrian - Trails Repairs	Trails	Capital	1.00	4/3/2019	2	(1)	100%	5,037.77
Trail - Glacier Way Connector to Tiwinot Trail - Construction	Trails	Capital	1.00	8/8/1999	20	1	100%	3,115.99
Trail - Nature Loop - Bridge Replacement	Trails	Capital	1.00	8/28/1983	36	1	100%	152,941.87
Trail - Nature Loop - Construction	Trails	Capital	1.00	8/28/2000	20	-	100%	285,491.49
Trail - Nature Loop - Elevated Walkway	Trails	Capital	1.00	2/1/2003	15	2	100%	200,502.38
Trail - South Ever Valley Road Repair - Soft Costs	Trails	Capital	1.00	8/28/2017	20	(17)	100%	122,353.50
Trail - Whoop it Up remodel	Trails	Capital	1.00	8/28/2017	20	(17)	100%	40,784.50
Trail Repair	Trails	Expense	1.00	2/1/2018	1	1	100%	20,050.24
Concrete Curb Repairs - 2020 only	Trout Creek BLDG	Expense	1.00	9/25/1980	40	-	100%	12,160.91
Court R-R Basketball & Path	Trout Creek BLDG	Capital	1.00	7/1/2000	15	5	100%	40,593.51
Building Doors- 2020 only	Trout Creek BLDG	Capital	1.00	6/1/1980	40	-	100%	37,409.35
Building - Lighting & Electrical - 2020 only	Trout Creek BLDG	Capital	1.00	6/1/1980	40	-	100%	60,354.88
Exercise Equipment - Ellipticals w/P30 -2-	Trout Creek BLDG	Capital	1.00	6/1/2015	4	1	100%	13,436.27
Exercise Equipment - Precor Elliptical w/P30 console -2-	Trout Creek BLDG	Capital	1.00	4/18/2016	4	-	100%	6,213.07
Exercise Equipment - Recumbent Bicycles w/P80 -2-	Trout Creek BLDG	Capital	1.00	10/1/2015	4	1	100%	11,183.25
Exercise Equipment - Recumbent Bike-1-	Trout Creek BLDG	Capital	1.00	11/15/2012	4	4	100%	9,483.70
Exercise Equipment - Rowing Maching	Trout Creek BLDG	Capital	1.00	10/9/2014	5	1	100%	4,603.88
Exercise Equipment - Spin Bikes -2-	Trout Creek BLDG	Capital	1.00	4/18/2016	4	-	100%	3,471.21
Exercise Equipment - Strength	Trout Creek BLDG	Capital	1.00	6/1/2004	14	2	100%	94,151.06
Exercise Equipment - Treadmills -2-	Trout Creek BLDG	Capital	1.00	5/1/2014	3	3	100%	17,708.56
Exercise Equipment - Treadmills -3-	Trout Creek BLDG	Capital	1.00	4/18/2016	4	-	100%	26,535.92
Exercise Equipment - Upright Bicycles -1-	Trout Creek BLDG	Capital	1.00	4/19/2016	4	-	100%	3,531.01
Exercise Equipment - Upright Bicycles -3-	Trout Creek BLDG	Capital	1.00	5/1/2014	4	2	100%	10,603.32
TRX Equipment	Trout Creek BLDG	Capital	1.00	6/1/2015	4	1	100%	2,024.75

Component	Location	Sub-Location	Qty	Service Date	Est Useful Life	Adjusted Life	% Assigned	BUDGET
Fence Repairs - 2020 only	Trout Creek BLDG	Capital	1.00	9/6/1980	40	-	100%	30,355.57
Building Flooring - 2020 only	Trout Creek BLDG	Capital	1.00	6/1/1980	40	-	100%	79,679.13
HVAC - 2020 only	Trout Creek BLDG	Capital	1.00	10/1/1980	40	-	100%	23,790.73
Landscaping-Lawns-Ir - Phase 2	Trout Creek BLDG	Capital	1.00	6/1/1993	25	2	100%	17,716.60
Kids Club Equipment	Trout Creek BLDG	Capital	1.00	6/1/2015	2	3	100%	2,024.75
Kids Club Furniture	Trout Creek BLDG	Capital	1.00	6/1/2015	2	3	100%	2,024.75
Restrooms - Gymside - 2020 only	Trout Creek BLDG	Capital	1.00	6/1/1980	40	-	100%	293,589.32
Stormwater - Containment- Repair	Trout Creek BLDG	Expense	1.00	7/1/2017	1	2	100%	2,055.05
Building Painting Exterior - 2020 only	Trout Creek BLDG	Expense	1.00	4/19/1980	40	-	100%	21,435.25
Building Painting Interior (old) - 2020 only	Trout Creek BLDG	Expense	1.00	6/1/1980	40	-	100%	12,196.11
Roof Repair - Trout Creek - 2020 only	Trout Creek BLDG	Expense	1.00	7/7/1980	40	-	100%	12,082.44
Signage - Facility Int and Ext - 2020 only	Trout Creek BLDG	Capital	1.00	9/4/1980	40	-	100%	9,105.20
Snowblower - TCRC -	Trout Creek BLDG	Capital	1.00	5/15/2014	6	-	100%	3,639.55
Building Siding (new) - 2020 only	Trout Creek BLDG	Capital	1.00	8/2/1980	40	-	100%	92,387.23
Building - Int Trim - 2020 only	Trout Creek BLDG	Capital	1.00	6/1/1980	40	-	100%	18,070.93
Window Screens - 2020 only	Trout Creek BLDG	Capital	1.00	6/1/1980	40	-	100%	2,632.18
Building Windows - (new) - 2020 only	Trout Creek BLDG	Capital	1.00	6/1/1980	40	-	100%	54,878.93
Chemical Probes (12)	Trout Creek POOLSPA	Expense	1.00	8/9/2018	1	1	100%	5,577.87
Furn Patio Umbr-Stnd	Trout Creek POOLSPA	Capital	1.00	6/1/2013	6	1	100%	3,133.31
Furniture - Patio - Rec - Chaise	Trout Creek POOLSPA	Capital	1.00	6/1/2013	6	1	100%	46,116.81
Furniture - Patio - Rec - Tables & Chairs	Trout Creek POOLSPA	Capital	1.00	6/1/2013	6	1	100%	15,371.93
TCRC Furniture - Benches - 10	Trout Creek POOLSPA	Capital	1.00	6/1/2010	10	-	100%	7,592.83
Cover Wheel Asmb Reel - Lap Pool	Trout Creek POOLSPA	Capital	1.00	6/1/2005	13	2	100%	5,061.88
Filter Sand - REC Pool	Trout Creek POOLSPA	Capital	1.00	10/12/2018	2	-	100%	2,942.08
Inflatable - WIBIT Aquatrack Elements Partial R/R (A)	Trout Creek POOLSPA	Capital	1.00	7/11/2016	3	1	100%	8,125.28
Pool Cover- Rec Pool	Trout Creek POOLSPA	Capital	1.00	8/13/2013	6	1	100%	6,627.59
Pumps - Chem -3- Spas	Trout Creek POOLSPA	Capital	1.00	8/28/2017	3	-	100%	3,578.84
Pumps- Chem-2- Kiddy	Trout Creek POOLSPA	Capital	1.00	8/28/2017	3	-	100%	2,039.22
Pumps- Chem-2- Lap	Trout Creek POOLSPA	Capital	1.00	8/28/2017	3	-	100%	2,039.22
Pumps- Chem-2- Rec	Trout Creek POOLSPA	Capital	1.00	8/28/2017	3	-	100%	2,039.22

Scenario 1

Tahoe Donner Association
Thirty Year Cash Flow/Capital Budget Summary
January 1, 2020
Financial Exhibit

Number of units, 1/1/2020	6,473
Annual capital assessment, 1/1/2020	\$ 4,984,210
Average CY assessment/unit interest	\$ 770
Average increase/unit interest	\$ 50
Inflation rate	3.00%
Interest rate on investments	2.00%
Tax rate on investment income	8.00%
Capital contingency rate	0.00%

Year	Annual Percent Change to Capital / Reserve Assessment	Capital / Reserve Account Beginning Balance	Expired Useful Life of Components Expressed in Dollars aka "Fully Funded"	Percent Ratio of Fully Funded Value to Capital / Reserve Balance	Annual Dollar Change to Capital / Reserve Assessments	Annual Member Capital / Reserve Assessment	Annual Avg. Capital / Reserve Assessment / Unit interest	Change in Avg. Annual Capital / Reserve Assessment / Unit interest	Monthly Avg. Capital / Reserve Assessment / Unit interest	Change in Avg. Monthly Capital / Reserve Assessment / Unit interest	Estimated Interest, Net of Tax	Annual Expenditures	Capital Contingency	Ending Balance
1/1/2020	6.93%	12,400,000	40,699,922	30.47%	323,210	4,984,210	770	50	64	4	206,877	(7,297,600)	-	10,293,487
1/1/2021	7.00%	10,293,487	41,304,767	24.92%	348,895	5,333,104	824	54	69	4	183,261	(6,000,411)	-	9,809,441
1/1/2022	7.00%	9,809,441	42,543,244	23.06%	373,317	5,706,422	882	58	73	5	190,362	(4,633,791)	-	11,072,433
1/1/2023	7.00%	11,072,433	44,901,807	24.66%	399,450	6,105,871	943	62	79	5	193,173	(7,253,667)	-	10,117,810
1/1/2024	7.00%	10,117,810	44,749,468	22.61%	427,411	6,533,282	1,009	66	84	6	208,027	(4,157,225)	-	12,701,894
1/1/2025	4.00%	12,701,894	47,701,956	26.63%	261,331	6,794,613	1,050	40	87	3	220,227	(8,260,733)	-	11,456,002
1/1/2026	4.00%	11,456,002	46,369,941	24.71%	271,785	7,066,398	1,092	42	91	3	227,541	(5,245,669)	-	13,504,271
1/1/2027	4.00%	13,504,271	48,718,921	27.72%	282,656	7,349,054	1,135	44	95	4	259,525	(6,148,380)	-	14,964,470
1/1/2028	4.00%	14,964,470	50,157,829	29.83%	293,962	7,643,016	1,181	45	98	4	279,677	(7,172,333)	-	15,714,829
1/1/2029	4.00%	15,714,829	51,050,015	30.78%	305,721	7,948,737	1,228	47	102	4	295,301	(7,280,478)	-	16,678,388
1/1/2030	4.00%	16,678,388	52,068,576	32.03%	317,949	8,266,686	1,277	49	106	4	301,865	(8,812,092)	-	16,434,847
1/1/2031	4.00%	16,434,847	51,842,046	31.70%	330,667	8,597,353	1,328	51	111	4	318,753	(6,819,995)	-	18,530,958
1/1/2032	4.00%	18,530,958	53,840,154	34.42%	343,894	8,941,248	1,381	53	115	4	366,506	(6,165,528)	-	21,673,184
1/1/2033	4.00%	21,673,184	56,742,947	38.20%	357,650	9,298,898	1,437	55	120	5	414,646	(7,575,095)	-	23,811,631
1/1/2034	4.00%	23,811,631	58,493,302	40.71%	371,956	9,670,853	1,494	57	125	5	465,637	(6,681,417)	-	27,266,705
1/1/2035	4.00%	27,266,705	61,353,516	44.44%	386,834	10,057,688	1,554	60	129	5	524,461	(7,584,449)	-	30,264,404
1/1/2036	0.00%	30,264,404	63,544,731	47.63%	-	10,057,688	1,554	-	129	-	595,383	(5,870,900)	-	35,046,575
1/1/2037	0.00%	35,046,575	67,694,549	51.77%	-	10,057,688	1,554	-	129	-	649,562	(9,546,223)	-	36,207,602
1/1/2038	0.00%	36,207,602	68,518,135	52.84%	-	10,057,688	1,554	-	129	-	673,011	(9,319,504)	-	37,618,797
1/1/2039	0.00%	37,618,797	69,751,068	53.93%	-	10,057,688	1,554	-	129	-	715,016	(7,576,136)	-	40,815,364
1/1/2040	0.00%	40,815,364	73,072,247	55.86%	-	10,057,688	1,554	-	129	-	765,955	(8,432,397)	-	43,206,610
1/1/2041	0.00%	43,206,610	75,844,841	56.97%	-	10,057,688	1,554	-	129	-	784,283	(11,222,802)	-	42,825,778
1/1/2042	0.00%	42,825,778	76,283,812	56.14%	-	10,057,688	1,554	-	129	-	782,687	(10,634,566)	-	43,031,587
1/1/2043	0.00%	43,031,587	77,744,336	55.35%	-	10,057,688	1,554	-	129	-	776,237	(11,747,300)	-	42,118,211
1/1/2044	0.00%	42,118,211	78,496,399	53.66%	-	10,057,688	1,554	-	129	-	788,045	(8,637,047)	-	44,326,897
1/1/2045	0.00%	44,326,897	82,518,442	53.72%	-	10,057,688	1,554	-	129	-	768,964	(15,128,426)	-	40,025,123
1/1/2046	0.00%	40,025,123	80,868,424	49.49%	-	10,057,688	1,554	-	129	-	731,313	(10,617,352)	-	40,196,772
1/1/2047	0.00%	40,196,772	83,955,822	47.88%	-	10,057,688	1,554	-	129	-	747,191	(9,234,791)	-	41,766,859
1/1/2048	0.00%	41,766,859	88,724,747	47.07%	-	10,057,688	1,554	-	129	-	740,849	(13,064,317)	-	39,501,079
1/1/2049	0.00%	39,501,079	90,170,109	43.81%	-	10,057,688	1,554	-	129	-	708,719	(12,025,198)	-	38,242,287

Scenario 2

Tahoe Donner Association
 Thirty Year Cash Flow/Capital Budget Summary
 January 1, 2020
 Financial Exhibit

Number of units, 1/1/2020	6,473
Annual capital assessment, 1/1/2020	\$ 4,661,000
Average CY assessment/unit interest	\$ 720
Average increase/unit interest	\$ -
Inflation rate	3.00%
Interest rate on investments	2.00%
Tax rate on investment income	8.00%
Capital contingency rate	0.00%

Year	Annual Percent Change to Capital / Reserve Assessment	Capital / Reserve Account Beginning Balance	Expired Useful Life of Components Expressed in Dollars aka "Fully Funded"	Percent Ratio of Fully Funded Value to Capital / Reserve Balance	Annual Dollar Change to Capital / Reserve Assessments	Annual Member Capital / Reserve Assessment	Annual Avg. Capital / Reserve Assessment / Unit interest	Change in Avg. Annual Capital / Reserve Assessment / Unit interest	Monthly Avg. Capital / Reserve Assessment / Unit interest	Change in Avg. Monthly Capital / Reserve Assessment / Unit interest	Estimated Interest, Net of Tax	Annual Expenditures	Capital Contingency	Ending Balance
1/1/2020	0.00%	12,400,000	40,699,922	30.47%	-	4,661,000	720	-	60	-	203,903	(7,297,600)	-	9,967,304
1/1/2021	7.00%	9,967,304	41,304,767	24.13%	326,270	4,987,270	770	50	64	4	174,077	(6,000,411)	-	9,128,240
1/1/2022	7.00%	9,128,240	42,543,244	21.46%	349,109	5,336,379	824	54	69	4	174,423	(4,633,791)	-	10,005,251
1/1/2023	7.00%	10,005,251	44,901,807	22.28%	373,547	5,709,925	882	58	74	5	169,894	(7,253,667)	-	8,631,404
1/1/2024	7.00%	8,631,404	44,749,468	19.29%	399,695	6,109,620	944	62	79	5	176,780	(4,157,225)	-	10,760,579
1/1/2025	4.00%	10,760,579	47,701,956	22.56%	244,385	6,354,005	982	38	82	3	180,453	(8,260,733)	-	9,034,304
1/1/2026	4.00%	9,034,304	46,369,941	19.48%	254,160	6,608,165	1,021	39	85	3	178,766	(5,245,669)	-	10,575,566
1/1/2027	4.00%	10,575,566	48,718,921	21.71%	264,327	6,872,492	1,062	41	88	3	201,252	(6,148,380)	-	11,500,930
1/1/2028	4.00%	11,500,930	50,157,829	22.93%	274,900	7,147,391	1,104	42	92	4	211,388	(7,172,333)	-	11,687,375
1/1/2029	4.00%	11,687,375	51,050,015	22.89%	285,896	7,433,287	1,148	44	96	4	216,454	(7,280,478)	-	12,056,638
1/1/2030	4.00%	12,056,638	52,068,576	23.16%	297,331	7,730,619	1,194	46	100	4	211,893	(8,812,092)	-	11,187,057
1/1/2031	4.00%	11,187,057	51,842,046	21.58%	309,225	8,039,843	1,242	48	104	4	217,064	(6,819,995)	-	12,623,970
1/1/2032	4.00%	12,623,970	53,840,154	23.45%	321,594	8,361,437	1,292	50	108	4	252,483	(6,165,528)	-	15,072,362
1/1/2033	4.00%	15,072,362	56,742,947	26.56%	334,457	8,695,895	1,343	52	112	4	287,643	(7,575,095)	-	16,480,804
1/1/2034	4.00%	16,480,804	58,493,302	28.18%	347,836	9,043,730	1,397	54	116	4	324,980	(6,681,417)	-	19,168,098
1/1/2035	4.00%	19,168,098	61,353,516	31.24%	361,749	9,405,480	1,453	56	121	5	369,446	(7,584,449)	-	21,358,575
1/1/2036	0.00%	21,358,575	63,544,731	33.61%	-	9,405,480	1,453	-	121	-	425,516	(5,870,900)	-	25,318,670
1/1/2037	0.00%	25,318,670	67,694,549	37.40%	-	9,405,480	1,453	-	121	-	464,569	(9,546,223)	-	25,642,496
1/1/2038	0.00%	25,642,496	68,518,135	37.42%	-	9,405,480	1,453	-	121	-	472,613	(9,319,504)	-	26,201,084
1/1/2039	0.00%	26,201,084	69,751,068	37.56%	-	9,405,480	1,453	-	121	-	498,930	(7,576,136)	-	28,529,358
1/1/2040	0.00%	28,529,358	73,072,247	39.04%	-	9,405,480	1,453	-	121	-	533,893	(8,432,397)	-	30,036,333
1/1/2041	0.00%	30,036,333	75,844,841	39.60%	-	9,405,480	1,453	-	121	-	535,949	(11,222,802)	-	28,754,959
1/1/2042	0.00%	28,754,959	76,283,812	37.69%	-	9,405,480	1,453	-	121	-	517,784	(10,634,566)	-	28,043,657
1/1/2043	0.00%	28,043,657	77,744,336	36.07%	-	9,405,480	1,453	-	121	-	494,459	(11,747,300)	-	26,196,295
1/1/2044	0.00%	26,196,295	78,496,399	33.37%	-	9,405,480	1,453	-	121	-	489,081	(8,637,047)	-	27,453,809
1/1/2045	0.00%	27,453,809	82,518,442	33.27%	-	9,405,480	1,453	-	121	-	452,499	(15,128,426)	-	22,183,361
1/1/2046	0.00%	22,183,361	80,868,424	27.43%	-	9,405,480	1,453	-	121	-	397,025	(10,617,352)	-	21,368,514
1/1/2047	0.00%	21,368,514	83,955,822	25.45%	-	9,405,480	1,453	-	121	-	394,751	(9,234,791)	-	21,933,953
1/1/2048	0.00%	21,933,953	88,724,747	24.72%	-	9,405,480	1,453	-	121	-	369,923	(13,064,317)	-	18,645,040
1/1/2049	0.00%	18,645,040	90,170,109	20.68%	-	9,405,480	1,453	-	121	-	318,967	(12,025,198)	-	16,344,288

Scenario 3

Tahoe Donner Association
 Thirty Year Cash Flow/Capital Budget Summary
 January 1, 2020
 Financial Exhibit

Number of units, 1/1/2020	6,473
Annual capital assessment, 1/1/2020	\$ 4,661,000
Average CY assessment/unit interest	\$ 720
Average increase/unit interest	\$ -
Inflation rate	3.00%
Interest rate on investments	2.00%
Tax rate on investment income	8.00%
Capital contingency rate	0.00%

Year	Annual Percent Change to Capital / Reserve Assessment	Capital / Reserve Account Beginning Balance	Expired Useful Life of Components Expressed in Dollars aka "Fully Funded"	Percent Ratio of Fully Funded Value to Capital / Reserve Balance	Annual Dollar Change to Capital / Reserve Assessments	Annual Member Capital / Reserve Assessment	Annual Avg. Capital / Reserve Assessment / Unit interest	Change in Avg. Annual Capital / Reserve Assessment / Unit interest	Monthly Avg. Capital / Reserve Assessment / Unit interest	Change in Avg. Monthly Capital / Reserve Assessment / Unit interest	Estimated Interest, Net of Tax	Annual Expenditures	Capital Contingency	Ending Balance
1/1/2020	0.00%	12,400,000	40,699,922	30.47%	-	4,661,000	720	-	60	-	203,903	(7,297,600)	-	9,967,304
1/1/2021	10.00%	9,967,304	41,304,767	24.13%	466,100	5,127,100	792	72	66	6	175,364	(6,000,411)	-	9,269,356
1/1/2022	10.00%	9,269,356	42,543,244	21.79%	512,710	5,639,810	871	79	73	7	179,812	(4,633,791)	-	10,455,187
1/1/2023	10.00%	10,455,187	44,901,807	23.28%	563,981	6,203,791	958	87	80	7	182,717	(7,253,667)	-	9,588,027
1/1/2024	10.00%	9,588,027	44,749,468	21.43%	620,379	6,824,170	1,054	96	88	8	200,956	(4,157,225)	-	12,455,928
1/1/2025	4.00%	12,455,928	47,701,956	26.11%	272,967	7,097,137	1,096	42	91	4	218,484	(8,260,733)	-	11,510,816
1/1/2026	4.00%	11,510,816	46,369,941	24.82%	283,885	7,381,022	1,140	44	95	4	231,444	(5,245,669)	-	13,877,613
1/1/2027	4.00%	13,877,613	48,718,921	28.49%	295,241	7,676,263	1,186	46	99	4	269,405	(6,148,380)	-	15,674,901
1/1/2028	4.00%	15,674,901	50,157,829	31.25%	307,051	7,983,314	1,233	47	103	4	295,879	(7,172,333)	-	16,781,761
1/1/2029	4.00%	16,781,761	51,050,015	32.87%	319,333	8,302,646	1,283	49	107	4	318,188	(7,280,478)	-	18,122,117
1/1/2030	4.00%	18,122,117	52,068,576	34.80%	332,106	8,634,752	1,334	51	111	4	331,815	(8,812,092)	-	18,276,593
1/1/2031	4.00%	18,276,593	51,842,046	35.25%	345,390	8,980,142	1,387	53	116	4	356,163	(6,819,995)	-	20,792,903
1/1/2032	4.00%	20,792,903	53,840,154	38.62%	359,206	9,339,348	1,443	55	120	5	411,789	(6,165,528)	-	24,378,511
1/1/2033	4.00%	24,378,511	56,742,947	42.96%	373,574	9,712,922	1,501	58	125	5	468,233	(7,575,095)	-	26,984,571
1/1/2034	4.00%	26,984,571	58,493,302	46.13%	388,517	10,101,439	1,561	60	130	5	527,980	(6,681,417)	-	30,932,572
1/1/2035	4.00%	30,932,572	61,353,516	50.42%	404,058	10,505,496	1,623	62	135	5	596,033	(7,584,449)	-	34,449,653
1/1/2036	0.00%	34,449,653	63,544,731	54.21%	-	10,505,496	1,623	-	135	-	676,512	(5,870,900)	-	39,760,761
1/1/2037	0.00%	39,760,761	67,694,549	58.74%	-	10,505,496	1,623	-	135	-	740,423	(9,546,223)	-	41,460,458
1/1/2038	0.00%	41,460,458	68,518,135	60.51%	-	10,505,496	1,623	-	135	-	773,784	(9,319,504)	-	43,420,233
1/1/2039	0.00%	43,420,233	69,751,068	62.25%	-	10,505,496	1,623	-	135	-	825,882	(7,576,136)	-	47,175,476
1/1/2040	0.00%	47,175,476	73,072,247	64.56%	-	10,505,496	1,623	-	135	-	887,101	(8,432,397)	-	50,135,677
1/1/2041	0.00%	50,135,677	75,844,841	66.10%	-	10,505,496	1,623	-	135	-	915,897	(11,222,802)	-	50,334,268
1/1/2042	0.00%	50,334,268	76,283,812	65.98%	-	10,505,496	1,623	-	135	-	924,963	(10,634,566)	-	51,130,162
1/1/2043	0.00%	51,130,162	77,744,336	65.77%	-	10,505,496	1,623	-	135	-	929,370	(11,747,300)	-	50,817,729
1/1/2044	0.00%	50,817,729	78,496,399	64.74%	-	10,505,496	1,623	-	135	-	952,236	(8,637,047)	-	53,638,414
1/1/2045	0.00%	53,638,414	82,518,442	65.00%	-	10,505,496	1,623	-	135	-	944,416	(15,128,426)	-	49,959,900
1/1/2046	0.00%	49,959,900	80,868,424	61.78%	-	10,505,496	1,623	-	135	-	918,233	(10,617,352)	-	50,766,278
1/1/2047	0.00%	50,766,278	83,955,822	60.47%	-	10,505,496	1,623	-	135	-	945,790	(9,234,791)	-	52,982,773
1/1/2048	0.00%	52,982,773	88,724,747	59.72%	-	10,505,496	1,623	-	135	-	951,342	(13,064,317)	-	51,375,294
1/1/2049	0.00%	51,375,294	90,170,109	56.98%	-	10,505,496	1,623	-	135	-	931,324	(12,025,198)	-	50,786,917

2020 Budget - 10/17/2019 Draft Replacement Reserve Fund Schedules -

Tahoe Donner Association
AICPA Report by Category
January 1, 2020

Percent Funded: 30.47%

Category	Minimum Remaining Service Life	Maximum Remaining Service Life	Est. Current Replacement Cost	Average Percent of Expired Service Life by Category	Est. Future Replacement Cost	Fiscal Year Beginning Balance Allocation by Category	Annual Assessment Allocation by Category	Monthly Assessment Allocation by Category	Expired Useful Life of Component in Dollars aka "Fully Funded"
0	(120.00)	(120.00)	-	0.00%	-	-	-	-	-
ADA	0.67	39.41	2,040,448	66.41%	3,517,504	412,865	196,733	16,394	1,355,126
Administrative	0.00	0.00	215,609	99.67%	215,626	65,470	12,060	1,005	214,889
Appliances	0.42	26.26	573,158	59.38%	726,485	103,688	40,632	3,386	340,330
Artwork/Accessories	1.67	6.32	22,751	64.43%	25,283	4,466	1,414	118	14,658
Asphalt/Paving	0.30	25.41	5,111,801	79.21%	7,327,865	1,233,634	409,846	34,154	4,049,098
Bike Equipment	0.35	2.35	73,618	42.67%	76,713	9,570	4,291	358	31,412
Boat Components	0.42	7.30	127,376	65.06%	139,009	25,249	7,775	648	82,875
Cabinets/Build-Ins	1.42	35.41	506,148	65.51%	718,924	101,022	40,209	3,351	331,579
Communication	0.07	9.50	113,170	53.67%	133,097	18,504	7,444	620	60,734
Computers	0.08	12.66	1,044,519	68.19%	1,142,576	217,004	63,904	5,325	712,261
Concrete	4.31	33.42	170,915	55.33%	366,647	28,810	20,506	1,709	94,561
Decks	0.33	28.42	1,281,852	73.08%	1,742,543	285,395	97,460	8,122	936,738
Docks	0.34	4.42	83,331	64.07%	93,511	16,267	5,230	436	53,394
Doors/Hardware	0.42	30.35	735,898	71.06%	927,020	159,327	51,848	4,321	522,951
Drainage	1.95	28.42	254,247	63.97%	520,102	49,556	29,089	2,424	162,654
Electrical	0.42	53.42	1,802,190	62.38%	3,239,238	342,516	181,170	15,097	1,124,222
Electronics	0.41	14.06	271,607	52.58%	300,934	43,513	16,831	1,403	142,821
Elevators	25.67	25.67	55,000	76.52%	117,452	12,821	6,569	547	42,083
Equestrian Component	0.11	26.26	279,044	39.63%	487,335	33,695	27,257	2,271	110,595
Equipment	0.08	33.42	2,918,293	68.36%	3,625,912	607,781	202,796	16,900	1,994,889
Exercise Equipment	0.30	4.60	317,516	82.83%	329,695	80,130	18,440	1,537	263,006
Fencing	0.37	23.42	850,830	67.29%	1,125,231	174,424	62,934	5,244	572,503
Fire Systems	1.67	30.35	283,539	68.20%	501,315	58,914	28,038	2,337	193,370
Flooring	0.42	29.00	860,558	66.20%	1,085,411	173,568	60,707	5,059	569,695
Forestry Equipment	0.22	19.33	160,215	75.04%	206,583	36,630	11,554	963	120,230
Forestry Equipment - Chipper	4.42	9.12	252,239	42.43%	305,082	32,611	17,063	1,422	107,037
Framing	4.50	14.47	11,372	42.70%	15,215	1,479	851	71	4,856
Furniture	0.01	32.42	665,140	67.48%	843,394	136,743	47,171	3,931	448,826
Gates	0.58	25.58	68,088	30.67%	109,610	6,362	6,130	511	20,882
Golf Course Component	0.16	25.51	5,981,291	84.22%	7,279,381	1,534,728	407,134	33,928	5,037,365
Golf Course Equipment	0.42	9.66	1,259,722	69.81%	1,435,615	267,912	80,294	6,691	879,356
Hardware	0.92	1.07	17,561	72.42%	18,094	3,875	1,012	84	12,718
HVAC	0.75	33.42	985,281	54.95%	1,808,850	164,937	101,169	8,431	541,366
Irrigation	0.25	10.42	1,602,595	87.06%	2,095,129	425,060	117,180	9,765	1,395,155
Kitchen Component	1.35	21.35	235,953	72.50%	293,881	52,121	16,437	1,370	171,076
Landscaping	0.41	39.46	1,355,501	52.53%	1,777,764	216,921	99,430	8,286	711,989
Lease	0.00	0.00	38,025	99.67%	38,028	11,546	2,127	177	37,898
Lift Component	0.35	38.50	3,232,526	45.27%	7,461,227	445,829	417,305	34,775	1,463,324
Medical Safety	0.39	10.12	35,649	40.53%	43,361	4,402	2,425	202	14,450
Misc Component	0.09	43.42	1,977,166	60.09%	2,795,525	361,981	156,353	13,029	1,188,112
Outdoor Furniture	0.04	22.42	589,661	66.33%	702,735	119,165	39,304	3,275	391,130
Paint	0.18	24.00	621,145	55.43%	697,517	104,900	39,012	3,251	344,307
Plumbing	1.42	43.42	1,474,901	63.64%	2,296,826	285,953	128,461	10,705	938,569
Pool/Spa Component	0.09	14.87	1,061,761	39.84%	1,285,361	128,882	71,890	5,991	423,023
Pumps/Motors	1.41	28.50	185,078	78.58%	217,176	44,310	12,147	1,012	145,438
Recreation Equipment	0.36	22.36	202,043	67.14%	251,304	41,327	14,055	1,171	135,645
Refurbishment	1.42	23.42	837,892	68.12%	1,310,211	173,887	73,280	6,107	570,740
Repairs	4.42	4.42	2,800	63.63%	3,190	543	178	15	1,782
Restaurant Equipment	0.00	15.67	244,228	67.74%	288,391	50,408	16,130	1,344	165,451
Roofing	0.41	28.50	1,231,261	60.43%	1,955,512	226,677	109,371	9,114	744,010
Safety	3.41	7.41	6,557	64.34%	7,869	1,285	440	37	4,219
Security	0.41	20.42	126,307	70.87%	190,836	27,271	10,673	889	89,511
Shelving	8.42	9.00	14,602	50.26%	18,772	2,236	1,050	87	7,339
Siding	3.16	9.47	458,971	95.35%	531,655	133,332	29,735	2,478	437,631
Signage	0.04	25.35	1,098,188	48.72%	1,939,922	163,007	108,499	9,042	535,031
Ski Equipment	0.07	34.37	816,526	44.94%	972,761	111,792	54,406	4,534	366,930
Snow Equipment	0.37	38.55	2,108,286	53.31%	2,496,835	342,456	139,647	11,637	1,124,027
Snowmaking	1.05	21.05	1,060,213	30.83%	1,955,732	99,570	109,384	9,115	326,813
Snowmelt	5.67	5.67	21,000	84.73%	24,830	5,421	1,389	116	17,793
Snowmobile	0.42	39.01	194,205	59.97%	225,454	35,483	12,610	1,051	116,463
Software	0.00	11.85	692,847	49.02%	754,425	103,481	42,195	3,516	339,651
Structural	0.18	53.42	3,807,795	58.91%	7,235,443	683,448	404,676	33,723	2,243,250
Telephone	1.07	3.41	53,869	76.32%	55,794	12,526	3,121	260	41,114
Televisions	5.41	5.41	3,925	82.06%	4,606	981	258	21	3,221
Tennis Court Component	0.35	21.41	854,515	89.20%	1,105,993	232,217	61,858	5,155	762,194
Tile	4.50	19.47	192,403	37.78%	280,891	22,146	15,710	1,309	72,688
Trails	0.09	31.60	2,397,273	80.86%	2,920,445	590,549	163,340	13,612	1,938,331
Uniforms	0.11	2.60	182,281	68.17%	189,175	37,859	10,581	882	124,263
Vehicle/Fleet	0.42	39.12	1,876,004	61.00%	2,326,587	348,642	130,125	10,844	1,144,332

2020 Budget - 10/17/2019 Draft Replacement Reserve Fund Schedules -

Wall Treatment	0.42	24.00	92,099	55.61%	138,520	15,604	7,747	646	51,217
Walls	4.50	14.47	16,887	42.54%	30,493	2,894	1,709	-	8,844
Well Component	6.42	21.42	347,763	101.34%	450,004	107,375	25,169	2,097	352,433
Window Treatment	0.42	13.62	54,129	51.38%	64,872	8,473	3,628	302	27,810
Windows	0.42	24.00	874,735	65.23%	1,168,053	173,850	65,329	5,444	570,620
Wiring	1.25	1.25	5,000	60.42%	5,189	920	290	24	3,021
(blank)				0.00%					
			61,682,889		89,115,549	12,400,000	4,984,210	415,351	40,699,922

Tahoe Donner Association
AICPA Report by Location
January 1, 2020

Percent Funded: 30.47%

Location	Minimum Remaining Service Life	Maximum Remaining Service Life	Est. Current Replacement Cost	Average Percent of Expired Service Life by Location	Est. Future Replacement Cost	Fiscal Year Beginning Balance Allocation by Location	Annual Assessment Allocation by Location	Monthly Assessment Allocation by Location	Expired Useful Life of Component in Dollars aka "Fully Funded"
Administration	0.00	39.41	2,557,555	69.39%	3,888,242	540,662	217,468	18,122	1,774,590
Alder Creek Café	1.08	35.41	164,989	47.75%	227,936	24,004	12,748	1,062	78,788
Bikeworks	0.35	2.35	73,618	42.67%	76,713	9,570	4,291	358	31,412
Campground	0.30	41.42	638,582	71.45%	1,027,384	139,015	57,461	4,788	456,282
Capital Projects	0.00	0.00	215,609	99.67%	215,626	65,470	12,060	1,005	214,889
Chalet House	1.31	24.60	349,619	75.57%	458,119	80,491	25,622	2,135	264,193
Cross Country	0.04	39.01	3,868,726	45.39%	5,803,428	535,043	324,584	27,049	1,756,145
Equestrian Center	0.11	28.75	976,839	36.70%	1,637,873	109,213	91,606	7,634	358,463
Food Trailer	3.58	10.58	65,500	43.77%	86,358	8,735	4,830	402	28,670
Forestry	0.22	39.12	2,085,217	48.42%	3,429,497	307,586	191,811	15,984	1,009,576
General Maintenance	0.46	14.52	611,451	65.21%	787,032	121,488	44,018	3,668	398,753
Golf Complex	0.30	18.42	988,539	76.35%	1,236,747	229,963	69,171	5,764	754,797
Golf Course	0.14	39.33	11,206,314	81.76%	14,200,722	2,791,616	794,243	66,187	9,162,787
IT	0.00	12.75	2,185,152	58.51%	2,393,097	389,512	133,845	11,154	1,278,478
Maintenance	0.08	53.42	2,993,677	56.26%	5,085,584	513,169	284,435	23,703	1,684,350
Marina	0.09	39.33	1,363,521	69.64%	1,780,071	289,312	99,559	8,297	949,594
No.Woods Pool-Bldg.	0.09	23.42	435,775	60.17%	544,697	79,891	30,465	2,539	262,224
Northwoods	0.01	39.33	3,857,543	68.91%	6,155,812	809,823	344,293	28,691	2,658,043
Pizza	0.12	26.33	493,118	64.40%	663,241	96,758	37,095	3,091	317,583
Recreation	0.36	23.59	593,780	67.21%	732,970	121,588	40,995	3,416	399,083
Ski Area - Mtn Ops	0.18	39.46	5,273,469	76.66%	6,135,156	1,231,707	343,138	28,595	4,042,773
Ski Area - Mtn Ops - Lift Maintenance	0.35	38.50	4,053,129	49.59%	8,604,523	612,423	481,249	40,104	2,010,126
Ski Area - Mtn Ops - Rental-Retail	0.49	19.90	1,090,310	49.80%	1,408,948	165,442	78,802	6,567	543,023
Ski Area - Mtn Ops - Snowmaking	1.05	21.05	1,060,213	30.83%	1,955,732	99,570	109,384	9,115	326,813
Ski Area - Mtn Ops - Top Shop	0.41	17.41	289,049	71.60%	365,969	63,051	20,469	1,706	206,949
Ski Area - Mtn Ops - Winter Food-Beverage	0.42	14.66	453,275	80.45%	509,902	111,103	28,519	2,377	364,669
Snowplay	0.62	7.67	145,230	67.57%	168,319	29,897	9,414	785	98,131
Tennis Complex	0.18	22.87	2,019,210	77.63%	2,656,866	477,587	148,598	12,383	1,567,562
The Lodge	0.00	53.42	3,673,425	65.34%	6,838,492	731,268	382,475	31,873	2,400,205
Trails	0.09	31.60	2,947,858	79.47%	3,536,113	713,719	197,774	16,481	2,342,604
Trout Creek BLDG	0.30	29.41	3,517,861	65.93%	4,712,053	706,654	263,544	21,962	2,319,416
Trout Creek POOLSPA	0.41	17.57	1,434,737	44.53%	1,792,326	194,669	100,244	8,354	638,954
			61,682,889		89,115,549	12,400,000	4,984,210	415,351	40,699,922

Category	Component	Location	Service Date	Est Useful Life	Adjusted Life	Replacement Date	Total Current Budgeted Cost	Future Replacement Cost (Current Budgeted Cost)
							9/20/2019 Draft SPEND	7,767,528.85
							9/26/2019 Deferrals Total	(438,479.20)
							9/26/2019 Budget adjustments	(34,979.88)
generally, below items deferred to 2021 - change in 2020 Spend is 6%							10/17/2019 Draft SPEND	7,294,069.77

2019-09-26 - Deferrals to Replacement Reserves Study								
Paint	Amenity Signage Maintenance - Clean and Paint	Administration	1/16/2019	3	(1)	01/15/21	6,050.00	6,239.45
Signage	No Smoking Signage	Administration	6/1/2015	5	1	05/31/21	2,000.00	2,085.45
Bike Equipment	Fatbikes - 6	Bikeworks	12/7/2016	3	2	12/07/21	4,618.00	4,889.53
Fencing	Fencing - repair	Cross Country	5/9/2019	1	1	05/08/21	10,969.00	11,416.40
Paint	Building Paint and Stain - Exterior	Cross Country	8/28/2017	4	2	08/28/23	25,000.00	27,852.26
Paint	Building Paint and Stain - Interior	Cross Country	3/9/2018	2	2	03/09/22	10,199.00	10,879.39
Equestrian Component	Western Tack	Equestrian Center	8/22/2014	6	1	08/21/21	13,000.00	13,645.71
Asphalt/Paving	Asphalt Cart Path Repair	Golf Course	6/5/2019	1	1	06/04/21	11,565.00	12,063.04
Fencing	Fence Repair	Golf Course	6/1/2014	5	2	05/31/21	10,000.00	10,427.27
Golf Course Component	Bunker Sand Partial Supplement	Golf Course	8/28/2017	1	3	08/28/21	6,000.00	6,301.08
Computers	Workstations- Managers (C)	IT	1/5/2016	4	1	01/04/21	26,369.00	27,170.51
Electronics	Amenity TV's	IT	6/1/2015	5	1	05/31/21	22,000.00	22,940.00
Wiring	IT Wiring Upgrades - Amenities Non Fiber	IT	4/3/2018	1	2	04/02/21	5,000.00	5,188.80
Asphalt/Paving	Maint.Yd. Asphalt Repairs	Maintenance	8/1/2018	1	2	07/31/21	5,087.00	5,330.60
Docks	Swim Platform	Marina	4/11/2016	4	1	04/11/21	5,143.00	5,340.66
Fencing	Fencing- Repairs	Marina	5/16/2019	1	1	05/15/21	2,000.00	2,082.76
Paint	Building Painting- Exterior	Marina	4/15/2016	4	1	04/15/21	8,280.00	8,601.00
Signage	Signage - Facility	Marina	6/1/2015	5	1	05/31/21	5,000.00	5,213.64
Structural	Storage Sheds Repairs	Marina	6/1/2006	14	1	05/31/21	2,000.00	2,085.45
Paint	Paint /Stain - Building - Rec Hut, Pumphouse, Fence	No.Woods Pool-Bldg.	4/14/2016	4	1	04/14/21	6,630.00	6,886.48
Decks	Deck-Pavers Repair	Northwoods	4/30/2018	1	2	04/29/21	7,085.00	7,368.61
Flooring	Carpet Runners	Northwoods	3/1/2015	4	2	02/28/21	2,652.00	2,744.80
Fencing	DSL Rails (terrain park)	Ski Area - Mtn Ops	11/15/2012	8	3	11/15/23	5,140.00	5,763.15
Landscaping	Trail maintenance 2020 only	Ski Area - Mtn Ops	6/17/1980	40	1	06/17/21	28,700.00	29,965.04
Signage	Ski Area Signage - Supplemental	Ski Area - Mtn Ops	8/1/2018	1	2	07/31/21	5,000.00	5,239.44
Paint	Tower Painting - Eagle Rock	Ski Area - Mtn Ops - Lift M	8/9/2009	10	2	08/09/21	20,359.00	21,347.76
Asphalt/Paving	Tennis Comp Walkways Seal-Stripe	Tennis Complex	6/1/2015	4	2	05/31/21	12,000.00	12,512.73
Misc Component	Awning for deck	Tennis Complex	5/9/2009	14	(2)	05/09/21	30,000.00	31,223.64
Misc Component	Barbeque Tennis	Tennis Complex	6/1/2010	15	(4)	05/31/21	7,000.00	7,299.09
Paint	Paint-Exter. - Sheds & Handrails	Tennis Complex	8/8/2019	2	-	08/07/21	10,000.00	10,484.81
Structural	Building Siding Repairs - Supplemental	Tennis Complex	8/8/2019	10	(8)	08/07/21	6,000.00	6,290.89
Cabinets/Build-Ins	Bar - Mahogany	The Lodge	9/1/2019	14	-	08/31/33	5,099.00	7,637.23
Equipment	Dance Floor	The Lodge	8/12/2012	10	(1)	08/12/21	3,150.00	3,303.79

Category	Component	Location	Service Date	Est Useful Life	Adjusted Life	Replacement Date	Total Current Budgeted Cost	Future Replacement Cost (Current Budgeted Cost)
Equipment	Lift - hydraulic	The Lodge	9/1/2005	15	1	09/01/21	4,200.00	4,412.18
Fire Systems	Fire Sprinkler System - Kitchen	The Lodge	9/1/2005	15	1	09/01/21	5,135.00	5,394.42
HVAC	HVAC - Chemical Water Treatment	The Lodge	9/1/2005	15	1	09/01/21	2,000.00	2,101.04
HVAC	HVAC - Pumps - 60 GPM - 5 HP -2-	The Lodge	9/1/2005	15	1	09/01/21	3,446.00	3,620.09
HVAC	HVAC - Pumps - 86 GPM - 7.5 HP -2-	The Lodge	9/1/2005	15	1	09/01/21	3,668.00	3,853.31
Restaurant Equipment	Heaters - Outdoor -10- & tanks	The Lodge	6/1/2016	4	1	06/01/21	3,543.00	3,694.38
Signage	Trailhead Kiosk - 01 - Nature Loop	Trails	5/1/2010	10	1	04/30/21	4,000.00	4,160.46
Signage	Trailhead Kiosk - 02 - Teton Way	Trails	5/1/2010	10	1	04/30/21	4,000.00	4,160.46
Signage	Trailhead Kiosk - 03 - Glacier Way	Trails	5/1/2010	10	1	04/30/21	4,000.00	4,160.46
Signage	Trailhead Kiosk - 04 - Hawks Peak	Trails	5/1/2010	10	1	04/30/21	4,000.00	4,160.46
Signage	Trailhead Kiosk - 05 - Campground	Trails	5/1/2010	10	1	04/30/21	4,000.00	4,160.46
Signage	Trailhead Kiosk - 06 - NWCH	Trails	5/1/2010	10	1	04/30/21	4,000.00	4,160.46
Signage	Trailhead Kiosk - 07 - Alder Creek Adventure Center	Trails	5/1/2010	10	1	04/30/21	4,000.00	4,160.46
Signage	Trailhead Kiosk - 08 - Moondance Hut	Trails	5/1/2010	10	1	04/30/21	4,000.00	4,160.46
Signage	Trailhead Kiosks Signage	Trails	5/1/2010	10	1	04/30/21	25,000.00	26,002.86
Electrical	Rec Pool - Electrical/FRP Upgrade/Repl	Trout Creek POOLSPA	11/15/2014	5	2	11/14/21	7,850.00	8,296.78
								438,479.20

Category	Component	Location	Service Date	Est Useful Life	Adjusted Life	Replacement Date	Total Current Budgeted Cost	Future Replacement Cost (Current Budgeted Cost)
							initial update of Study Aug 2019	9,061,839.00
Below are initial 2020 spend items, adjusted in study from initial raw update of study, ending with 9/20 draft							9/5/2019 Deferrals Total	(2,538,041.89)
							9/5/2019 Budget adjustments	1,243,731.74
							9/20/2019 Draft SPEND	7,767,528.85

2019-09-05 - Deferrals to Replacement Reserves Study

Vehicle/Fleet	No. 137 - Ford 07 - F150 - 8M11322 - Asst Dir of Ops 10-30 Administration	Administration	6/1/2007	12	2	05/31/21	49,400.00	51,510.72
Vehicle/Fleet	No. 141 - Ford 15 - Explorer Sport - 7KCT011 - GM	Administration	10/1/2015	4	6	09/30/25	66,000.00	78,226.05
Asphalt/Paving	Campground - Asphalt - Seal-Stripe	Campground	4/22/2016	2	3	04/22/21	8,429.00	8,760.74
Outdoor Furniture	Tables-Picnic - Supplemental	Campground	8/1/2014	5	2	07/31/21	5,087.00	5,330.60
Paint	Bath House - Ext Paint	Campground	8/6/2013	5	3	08/06/21	2,625.00	2,751.82
Roofing	Bath House - Roof Repairs	Campground	6/1/1997	30	-	06/01/27	3,000.00	3,735.06
Asphalt/Paving	Asphalt Driveway seal	Chalet House	4/22/2016	5	-	04/22/21	2,560.00	2,660.75
Outdoor Furniture	Adirondack Chairs - 10 -	Cross Country	5/9/2015	8	-	05/09/23	6,000.00	6,624.76
Plumbing	Plumbing - Drinking Fountain, Bottle Fillers (2)	Cross Country	5/9/2015	14	-	05/08/29	6,500.00	8,569.86
Signage	Signage - Amenity - Interior	Cross Country	5/9/2015	5	5	05/08/25	10,000.00	11,714.16
Ski Equipment	High End Demo Equipment - Year 2	Cross Country	9/5/2019	5	(3)	09/04/21	20,000.00	21,017.19
Ski Equipment	High End Demo Equipment - Year 3	Cross Country	9/5/2019	5	(2)	09/04/22	20,000.00	21,647.27
Ski Equipment	High End Demo Equipment - Year 4	Cross Country	9/5/2019	5	(1)	09/05/23	20,000.00	22,296.24
Ski Equipment	High End Demo Equipment - Year 5	Cross Country	9/5/2019	5	-	09/04/24	20,000.00	22,966.52
Snow Equipment	Groomer- Ginzu Groomer no. 1	Cross Country	9/11/2012	6	7	09/11/25	6,000.00	7,099.96
Structural	Building - Fireplaces - 3 - Repairs	Cross Country	10/31/2015	5	1	10/30/21	3,000.00	3,166.90
Equestrian Component	Horses Yr 2	Equestrian Center	5/13/2019	3	(1)	05/12/21	5,817.00	6,056.22
Equestrian Component	Horses Yr 3	Equestrian Center	5/13/2019	3	-	05/12/22	5,817.00	6,237.79
Equestrian Component	Stall Mats	Equestrian Center	6/1/2014	11	-	05/31/25	3,091.00	3,627.59
Landscaping	South Arena Footing	Equestrian Center	6/1/2016	5	4	06/01/25	48,000.00	56,332.73
Structural	Tack Sheds/Cargo Containers - Repairs	Equestrian Center	5/29/2018	4	-	05/29/22	3,300.00	3,543.30
Equipment	Club Car - Beverage Cart 2	Golf Complex	7/30/2008	12	5	07/30/25	26,500.00	31,249.21
Furniture	Furniture - Golf Office	Golf Complex	9/1/2005	12	8	09/01/25	3,000.00	3,547.11
Golf Course Component	Driving Range Dividers	Golf Complex	6/1/2009	11	5	06/01/25	2,128.00	2,497.42
Golf Course Component	Golf Rental Clubs	Golf Complex	8/28/2017	3	1	08/28/21	10,841.00	11,385.00
Golf Course Component	Ball Washers -30-	Golf Course	6/1/2007	12	2	05/31/21	12,705.00	13,247.85
Golf Course Component	Club Car - Turf (1) A	Golf Course	6/1/2011	10	-	05/31/21	19,500.00	20,333.18
Golf Course Component	Club Car - Turf (1) B	Golf Course	6/1/2011	10	-	05/31/21	19,500.00	20,333.18
Golf Course Component	Club Car - Turf (1) C	Golf Course	6/1/2011	10	-	05/31/21	19,500.00	20,333.18
Golf Course Component	Club Car - Turf (1) D	Golf Course	6/1/2011	10	-	05/31/21	19,500.00	20,333.18
Golf Course Component	Club Car - Turf (1) E	Golf Course	7/9/2015	5	2	07/08/22	19,500.00	21,007.25
Golf Course Component	Club Car - Turf (1) H	Golf Course	8/1/2018	5	3	08/01/26	19,500.00	23,687.90
Golf Course Component	Club Car - Turf (2) F & G	Golf Course	5/1/2010	5	8	05/01/23	39,000.00	43,033.10
Golf Course Component	Sod Repair	Golf Course	6/6/2019	1	1	06/05/21	25,000.00	26,078.73
Golf Course Equipment	Backpack Blowers (5)	Golf Course	6/1/2016	4	1	06/01/21	4,000.00	4,170.91

Category	Component	Location	Service Date	Est Useful Life	Adjusted Life	Replace ment Date	Total Current Budgeted Cost	Future Replacement Cost (Current Budgeted Cost)
Golf Course Equipment	Bernhard Accumaster Grind.Reel	Golf Course	6/1/2005	13	3	06/01/21	30,000.00	31,281.82
Golf Course Equipment	Mower Brushes - Fairway	Golf Course	4/13/2016	5	-	04/13/21	20,303.00	21,086.71
Golf Course Equipment	Mower Walk Bhnd Grns -2a-	Golf Course	6/1/2007	10	4	05/31/21	11,800.00	12,304.18
Golf Course Equipment	Mower Walk Bhnd Grns -2b-	Golf Course	6/1/2007	10	4	05/31/21	11,800.00	12,304.18
Golf Course Equipment	Mower Walk Bhnd Grns -2c-	Golf Course	6/1/2007	10	4	05/31/21	11,800.00	12,304.18
Golf Course Equipment	Mower Walk Bhnd Grns -3a-	Golf Course	6/1/2007	10	5	05/31/22	11,800.00	12,673.05
Golf Course Equipment	Mower Walk Bhnd Grns -3b-	Golf Course	6/1/2007	10	5	05/31/22	11,800.00	12,673.05
Golf Course Equipment	Mower Walk Bhnd Grns -3c-	Golf Course	6/1/2007	10	5	05/31/22	11,800.00	12,673.05
Golf Course Equipment	Roller Kit - Fairway	Golf Course	8/28/2017	5	(1)	08/28/21	13,500.00	14,177.42
Golf Course Equipment	Sand - Seed Buckets	Golf Course	8/1/2004	15	2	08/01/21	10,413.00	10,911.65
Golf Course Equipment	Toro Workman hcd-xd #2	Golf Course	5/1/2010	8	4	05/01/22	30,605.00	32,787.02
Irrigation	Irrigation Sys-Driving Range	Golf Course	6/1/1992	25	8	06/01/25	41,500.00	48,704.34
Communication	POS Terminals- Outdoor Scanners	IT	6/1/2014	6	1	05/31/21	7,728.00	8,058.20
Computers	POS Terminal - Aloha	IT	1/26/2016	4	1	01/25/21	2,035.00	2,100.42
Computers	POS(1) Aloha	IT	3/6/2019	1	1	03/05/21	2,259.00	2,338.99
Computers	RTP Systems(2) Hardware and Software	IT	6/1/2018	1	2	05/31/21	8,000.00	8,341.82
Computers	Workstations - Managerial	IT	1/26/2016	4	1	01/25/21	14,440.00	14,904.23
Hardware	Workgroup Printer- Acctg	IT	1/15/2015	4	2	01/14/21	3,430.00	3,537.12
Hardware	Workgroup Printer- Communications	IT	1/26/2016	3	2	01/25/21	7,656.00	7,902.13
Misc Component	Wireless Infrastructure Upgrade	IT	4/25/2016	4	2	04/25/22	30,000.00	32,123.29
Software	Aspenware-Unity - Annual Maintenance - to replace E-	IT	9/5/2019	1	1	09/04/21	20,000.00	21,017.19
Software	Ntwrk Softwr- W SQL Ser Lic	IT	8/13/2016	3	2	08/13/21	24,441.00	25,636.30
Software	POS Licenses	IT	6/1/2015	4	2	05/31/21	8,250.00	8,602.50
Software	VMWare	IT	5/1/2010	7	8	04/30/25	15,500.00	18,145.20
Software	Weather Station - XC	IT	8/13/2013	7	5	08/13/25	2,062.00	2,434.30
Boat Components	Sailboat-Getaway Hull	Marina	6/1/2008	10	7	06/01/25	8,900.00	10,445.03
Boat Components	Sailboat-Wave Hull (2)	Marina	6/1/2008	10	7	06/01/25	14,000.00	16,430.38
Decks	Wooden Deck @ Boathouse	Marina	6/1/1998	25	(2)	05/31/21	10,000.00	10,427.27
Decks	Deck - Paver / Wood Repair	No.Woods Pool-Bldg.	4/1/2014	5	2	03/31/21	15,000.00	15,563.89
Outdoor Furniture	NWDS Furniture- Pool Deck - Chaise	No.Woods Pool-Bldg.	1/15/2013	6	6	01/15/25	35,798.00	41,549.26
Outdoor Furniture	NWDS Furniture- Pool Deck - Tables & Chairs	No.Woods Pool-Bldg.	1/15/2013	6	6	01/15/25	17,898.00	20,773.47
Equipment	ATM Machine	Northwoods	4/1/2015	5	5	03/31/25	3,000.00	3,503.46
Equipment	Trash Receptacles - Int	Northwoods	6/13/2012	8	5	06/13/25	8,636.00	10,145.05
Flooring	Carpet Meadow meeting Room	Northwoods	4/1/2015	4	6	03/31/25	3,410.00	3,982.26
Furniture	Office Remodel-Furn- ASO	Northwoods	6/1/1999	20	6	05/31/25	20,000.00	23,471.97
HVAC	HVAC Eastside AC *	Northwoods	6/1/2008	10	7	06/01/25	10,221.00	11,995.35
Landscaping	Landscaping-Lawns-Ir	Northwoods	6/15/1990	30	10	06/15/30	25,000.00	34,050.93
Misc Component	Event Tent - Wall Replacement	Northwoods	4/22/2016	3	3	04/22/22	7,087.00	7,586.75
Paint	Paint Int-Lobby-Hlw	Northwoods	3/31/2015	4	6	03/30/25	15,000.00	17,515.87
Paint	Paint: Meeting Room/Pizza Entrance	Northwoods	4/1/2015	5	5	03/31/25	5,600.00	6,539.79
Refurbishment	Construction costs - NWCH - 1-Office	Northwoods	8/21/2005	15	5	08/21/25	122,191.00	144,346.30
Structural	Building Siding (perform with windows)*	Northwoods	6/1/1993	20	12	06/01/25	36,000.00	42,249.55

Category	Component	Location	Service Date	Est Useful Life	Adjusted Life	Replace ment Date	Total Current Budgeted Cost	Future Replacement Cost (Current Budgeted Cost)
Structural	Concrete Walks *	Northwoods	6/1/1990	30	5	05/31/25	35,000.00	41,075.95
Structural	NW Bridge No 1 -Tennis -Wk. Repair *	Northwoods	6/1/2004	15	6	06/01/25	20,000.00	23,471.97
Structural	NW Bridge-Wk. - ADA no. 2 Repair *	Northwoods	6/1/1998	20	7	05/31/25	20,000.00	23,471.97
Structural	NW Pool Bridge-Wk. Repair *	Northwoods	6/1/2004	15	6	06/01/25	6,500.00	7,628.39
Structural	Railing Repair *	Northwoods	6/1/2014	4	7	05/31/25	2,000.00	2,347.20
Windows	Building Windows (perform with siding) *	Northwoods	6/1/1993	20	12	06/01/25	50,500.00	59,266.73
Cabinets/Build-Ins	Bakery Shelving-Cabinetry	Pizza	6/1/2004	15	2	06/01/21	3,000.00	3,128.18
Flooring	Flooring Kitchen	Pizza	8/1/2009	10	2	08/01/21	20,346.00	21,320.32
Flooring	Flooring Restaurant/Hall/Meadowroom	Pizza	6/1/2009	10	2	06/01/21	25,000.00	26,068.18
Furniture	Furniture Barstools- Lounge	Pizza	6/1/2009	15	(3)	06/01/21	21,200.00	22,105.82
Furniture	Furniture-Resturant	Pizza	6/1/2009	15	(3)	06/01/21	19,500.00	20,333.18
Refurbishment	Paint - Kitch-Bake - RFP	Pizza	6/1/2012	10	(1)	06/01/21	12,000.00	12,512.73
Restaurant Equipment	Meat Slicer SB-3500	Pizza	6/1/2004	15	2	06/01/21	2,300.00	2,398.27
Restaurant Equipment	Mixer- Hobart	Pizza	6/1/2004	15	2	06/01/21	2,895.00	3,018.70
Restaurant Equipment	Salad Bar	Pizza	6/1/2009	10	2	06/01/21	10,000.00	10,427.27
Equipment	Popcorn-Cotton Candy machine	Recreation	6/13/2012	8	5	06/13/25	2,000.00	2,349.48
Vehicle/Fleet	No. 144 - Starcraft 14 - XL 30' Bus - 41279S1 - Rec/Dayca	Recreation	8/9/2014	15	(7)	08/09/22	115,000.00	124,200.14
Vehicle/Fleet	Vehicle Bus Wrap - Yr 2	Ski Area - Mtn Ops	9/5/2019	4	(2)	09/04/21	5,000.00	5,254.30
Vehicle/Fleet	Vehicle Bus Wrap - Yr 3	Ski Area - Mtn Ops	9/5/2019	4	(1)	09/04/22	5,000.00	5,411.82
Vehicle/Fleet	Vehicle Bus Wrap - Yr 4	Ski Area - Mtn Ops	9/5/2019	4	-	09/05/23	5,000.00	5,574.06
Snowmobile	Alpina - Sherpa - 2010 - SM312	Ski Area - Mtn Ops	6/1/2013	7	1	06/01/21	46,500.00	48,486.81
Vehicle/Fleet	No. 140 - Goshin 10 - Shuttle Bus - 8W50914 -(DH Ski)(Rec)	Ski Area - Mtn Ops	7/4/2010	12	(1)	07/03/21	115,000.00	120,234.30
Vehicle/Fleet	No. 142 - Goshin 11 - Shuttle Bus - 58091E1 (DH Ski)(Rec)	Ski Area - Mtn Ops	7/4/2011	12	-	07/04/23	115,000.00	127,551.40
Snowmobile	Rhino Utility Vehicle 2008	Ski Area - Mtn Ops - Liff M	6/1/2008	10	4	06/01/22	18,221.00	19,569.12
Tennis Court Component	Windscreens 1-11	Tennis Complex	6/1/2009	10	2	06/01/21	19,000.00	19,811.82
Appliances	Appliance - BackBar Refrigerator	The Lodge	9/4/2013	9	(1)	09/04/21	6,000.00	6,304.65
Appliances	Appliance - Griddle - Counter Unit - Gas	The Lodge	9/1/2004	15	2	09/01/21	6,000.00	6,303.12
Appliances	Appliance - Ice Maker - Manitowoc	The Lodge	7/15/2010	8	3	07/14/21	3,454.00	3,614.43
Appliances	Appliance - Kegeerator - Banquets	The Lodge	6/12/2012	8	1	06/12/21	3,242.00	3,383.53
Appliances	Appliance - Range: motor rebuild	The Lodge	7/1/2011	1	9	06/30/21	2,000.00	2,090.52
Appliances	Appliance - Remote Condenser - Refrigeration Unit - 1	The Lodge	8/29/2018	2	1	08/28/21	4,700.00	4,936.24
Appliances	Appliance - Steam Table - Food Warmers	The Lodge	9/1/2005	15	1	09/01/21	6,000.00	6,303.12
Appliances	Appliance - Walk-in Refrigeration Repair	The Lodge	8/28/2017	2	2	08/28/21	2,039.00	2,141.32
Artwork/Accessories	Wedding Arbor	The Lodge	9/1/2016	4	1	09/01/21	2,000.00	2,101.04
Decks	Deck - Pavers - Grotto and Walkway	The Lodge	9/1/2005	15	5	09/01/25	11,167.00	13,203.52
Equipment	ATM Machine	The Lodge	4/1/2015	5	5	03/31/25	3,000.00	3,503.46
Furniture	Furniture - Banquet - Chairs - White Folding	The Lodge	5/15/2010	8	3	05/14/21	5,000.00	5,206.47
Furniture	Furniture - Bar - Bar Stools	The Lodge	9/1/2010	8	3	08/31/21	4,186.00	4,397.48
Furniture	Furniture - Bar - Chairs	The Lodge	5/1/2010	10	1	04/30/21	15,438.00	16,057.29
Furniture	Furniture - Bar - Tables -6-	The Lodge	9/1/2010	10	1	08/31/21	3,379.00	3,549.71
Furniture	Furniture - Dining - Chairs -60-	The Lodge	6/1/2011	8	2	05/31/21	18,942.00	19,751.34
Furniture	Furniture - Dining - Tables -15-	The Lodge	11/15/2012	8	1	11/15/21	8,637.00	9,128.58

Category	Component	Location	Service Date	Est Useful Life	Adjusted Life	Replace ment Date	Total Current Budgeted Cost	Future Replacement Cost (Current Budgeted Cost)
Misc Component	Restroom Partitions - 1st Floor	The Lodge	9/1/2005	15	5	09/01/25	7,000.00	8,276.58
Outdoor Furniture	Marco Polo Grill Furniture/Umbrellas	The Lodge	3/9/2018	2	1	03/08/21	2,025.00	2,097.22
Paint	Paint - Ent-Lobby-Restrooms	The Lodge	11/1/2009	11	1	11/01/21	14,626.00	15,440.94
Paint	Paint - Exterior Deck, Railing & West Elev.	The Lodge	4/26/2019	1	1	04/25/21	3,200.00	3,327.02
Paint	Paint - Storage-Loading Dock 1st Floor	The Lodge	9/1/2005	15	1	09/01/21	14,269.00	14,989.86
Paint	Paint -Hallwy-Banq-Restrooms	The Lodge	3/9/2018	5	(2)	03/08/21	14,624.00	15,145.53
Plumbing	Bar Sink	The Lodge	9/1/2005	15	5	09/01/25	7,194.00	8,505.96
Plumbing	Sink - 3 Compartment-Bar	The Lodge	9/1/2005	13	7	09/01/25	2,427.00	2,869.61
Plumbing	Sink - 3 Compartment-prep-Dessert	The Lodge	9/1/2005	13	7	09/01/25	2,000.00	2,364.74
Plumbing	Water Heaters -2-	The Lodge	7/1/2011	8	6	06/30/25	37,192.00	43,754.58
Restaurant Equipment	Banquet Accessories	The Lodge	6/1/2012	7	6	06/01/25	2,173.00	2,550.23
Restaurant Equipment	Belgian Waffle Bakers -2-	The Lodge	9/1/2005	15	5	09/01/25	4,000.00	4,729.48
Restaurant Equipment	Kitchen Exhaust Fans -5-	The Lodge	9/1/2005	14	6	09/01/25	15,000.00	17,735.54
Asphalt/Paving	Glacier Way Prkg R-R Softcosts	Trails	6/1/2002	15	4	05/31/21	37,888.00	39,506.85
Equipment	Generator - Diesel	Trout Creek BLDG	6/1/1993	30	-	06/01/23	40,000.00	44,247.38
Exercise Equipment	Exercise Equipment - Free Wgts	Trout Creek BLDG	6/1/2004	12	5	06/01/21	15,186.00	15,834.85
Appliances	Appliance - Suit Spinner - Poolside Restroom @	Trout Creek POOLSPA	9/15/2016	4	5	09/15/25	2,500.00	2,959.27
								2,538,041.89