EXHIBIT J
LONG LIFE FUND EXPENSES

20-YEAR LONG LIFE EXPENDITURE PLAN YEARS 2027 - 2036

Amenity	Project	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Changes from 2026
Campground	Campground Bathhouse	-	-	-	-	25,000	-	619,000	-	-	-	Deferred for project prioritization
Downhill Ski	Lift Maintenance Building Relocation and Replacement	106,000	878,000	-	-	-	-	-	-	-	-	No change to scheduling
Downhill Ski	Top Shop	-	-	-	-	-	-	-	-	-	-	No change to scheduling
Forestry	Forestry Building	-	-	-	-	-	-	-	-	-	-	No change to scheduling
Golf	Golf Cart Charging/Storage Facility	-	-	-	-	-	500,000	-	4,337,000	-	-	No change to scheduling
Golf	Golf Maintenance Building Replacement	-	-	-	-	-	-	-	-	-	-	New Project to LLF off the Building Replacement Schedule
Maintenance	Maintenance Department Building	-	-	-	-	-	-	-	-	-	-	No change to scheduling
Marina	Day Camp Building Replacement	-	-	-	-	-	-	-	-	37,000	51,014	No change to scheduling
Marina	Main Building	-	-	-	-	-	-	-	-	359,000	367,384	No change to scheduling
Northwoods	Campus Master Plan - Clubhouse Building	106,000	620,000	828,000	566,000	551,000	6,458,000	6,644,000	10,143,000	-	-	Deferred Construction start by one year and adjusted planning spend
Tennis	Tennis + Pickleball Center Building Replacement	72,000	181,000	111,000	2,027,000	-	-	-	-	-	-	No change to scheduling
Estimated Annual Totals, exclude RRF, Inflation Factor, and		**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	
Projects Costs		284,000	1,679,000	939,000	2,593,000	576,000	6,958,000	7,263,000	14,480,000	396,000	418,398	
Direct and Allocated Overhead												
	EXPENDITURES TOTAL	**284,000**	**1,679,000**	**939,000**	**2,593,000**	**576,000**	**6,958,000**	**7,263,000**	**14,480,000**	**396,000**	**418,398**	
Operating Fund Surplus Transfer												
Projected Long Life Fund Portion of Annual Assessment		195	203	528	384	743	1,069	989	887	267	139	
Annual Contribution		1,262,235	1,314,019	3,417,744	2,485,632	4,809,439	6,919,637	6,401,797	5,741,551	1,728,291	899,747	
NET Indirect Earnings (Investments)		70,715	103,077	157,226	207,320	278,578	473,271	470,833	439,945	77,979	95,082	
	REVENUE TOTAL	**1,332,950**	**1,417,096**	**3,574,970**	**2,692,952**	**5,088,017**	**7,392,908**	**6,872,630**	**6,181,496**	**1,806,270**	**994,829**	
	Beginning	1,143,038	2,191,988	1,930,084	4,566,054	4,666,006	9,178,023	9,612,931	9,222,561	924,057	2,334,327	
	Ending	**2,191,988**	**1,930,084**	**4,566,054**	**4,666,006**	**9,178,023**	**9,612,931**	**9,222,561**	**924,057**	**2,334,327**	**2,910,757**	
		Yr 2027	Yr 2028	Yr 2029	Yr 2030	Yr 2031	Yr 2032	Yr 2033	Yr 2034	Yr 2035	Yr 2036	

20-YEAR LONG LIFE EXPENDITURE PLAN YEARS 2037 - 2046

Amenity	Project	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	Changes from 2026
Campground	Campground Bathhouse	-	-	-	-	-	-	-	-	-	-	Deferred for project prioritization
Downhill Ski	Lift Maintenance Building Relocation and Replacement	-	-	-	-	-	-	-	-	-	-	No change to scheduling
Downhill Ski	Top Shop	-	-	-	-	-	701,162	-	-	5,746,956	-	No change to scheduling
Forestry	Forestry Building	-	1,627,746	-	-	13,341,549	-	-	-	-	-	No change to scheduling
Golf	Golf Cart Charging/Storage Facility	-	-	-	-	-	-	-	-	-	-	No change to scheduling
Golf	Golf Maintenance Building Replacement	-	-	-	-	-	-	-	1,486,745	-	11,874,644	New Project to LLF off the Building Replacement Schedule
Maintenance	Maintenance Department Building	-	-	-	1,041,037	-	8,020,754	-	-	-	-	No change to scheduling
Marina	Day Camp Building Replacement	766,909	-	-	-	-	-	-	-	-	-	No change to scheduling
Marina	Main Building	5,947,345	-	-	-	-	-	-	-	-	-	No change to scheduling
Northwoods	Campus Master Plan - Clubhouse Building	-	-	-	-	-	-	-	-	-	-	Deferred Construction start by one year and adjusted planning spend
Tennis	Tennis + Pickleball Center Building Replacement	-	-	-	-	-	-	-	-	-	-	No change to scheduling
Estimated Annual Totals, exclude RRF, Inflation Factor, and		**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	
Projects Costs		6,714,255	1,627,746	-	1,041,037	13,341,549	8,721,916	-	1,486,745	5,746,956	11,874,644	
Direct and Allocated Overhead												
	EXPENDITURES TOTAL	**6,714,255**	**1,627,746**	**-**	**1,041,037**	**13,341,549**	**8,721,916**	**-**	**1,486,745**	**5,746,956**	**11,874,644**	
Operating Fund Surplus Transfer												
Projected Long Life Fund Portion of Annual Assessment		1,012	526	625	732	846	879	823	761	692	617	
Annual Contribution		6,550,676	3,404,798	4,045,625	4,738,236	5,476,158	5,689,767	5,327,279	4,925,953	4,479,316	3,993,841	
NET Indirect Earnings (Investments)		278,166	189,046	265,690	412,805	555,334	346,699	257,089	409,471	509,491	472,928	
	REVENUE TOTAL	**6,828,842**	**3,593,844**	**4,311,315**	**5,151,041**	**6,031,492**	**6,036,466**	**5,584,368**	**5,335,424**	**4,988,807**	**4,466,769**	
	Beginning	2,910,757	3,025,345	4,991,443	9,302,758	13,412,763	6,102,706	3,417,256	9,001,624	12,850,303	12,092,154	
	Ending	**3,025,345**	**4,991,443**	**9,302,758**	**13,412,763**	**6,102,706**	**3,417,256**	**9,001,624**	**12,850,303**	**12,092,154**	**4,684,280**	
		Yr 2037	Yr 2038	Yr 2039	Yr 2040	Yr 2041	Yr 2042	Yr 2043	Yr 2044	Yr 2045	Yr 2046	

Project costs are for estimation purposes only; actual costs will adjust based on bid prices.

**Final Long Life Fund 20-Year Plan (2026) subject to Board approval*

KEY

Planning

Construction