

	A	G	H	I	J	K	L	M	N	O
1	Capital - Master List Assumption Page									
2			2017	2018	2019	2020	2021	2022	2023-2027	Totals
3	Club Entrance:									
4										
5	Mill Parking lots:									
6										
7	HGRD - General									
8	Add Master Plan Consultant Fee		50,000							
9	Add Security System for long range plan, but decided to do a capital lease instead									
10	Remove Refurbish Kitchen Back Door Area		(5,000)							
11	Increased All Walkways with Pavers from \$65k to \$96k			31,000						
12	Replace fire sprinkler heads (outdated) - moved to deferred		(2,600)							
13										
14	Lake Management									
15	Moved bubblers replacement (\$2500 no owned:2) to deferred			(5,000)					(5,000)	
16	Moved fountains replacement (\$3k) we own 4 to deferred		(3,000)		(3,000)		(3,000)			
17										
18	Golf Course									
19	Add/Remove Golf Course Renovation Consultant Fee \$25k - paying out of golf course special improvement fund									
20	Increased GCM Building Pump from \$80k to \$90k						10,000			
21	Increase Turbidity Barrier - driving range south sid from \$6k to \$13k				7,000					
22	Moved seawalls replacement (#1, #4 & #7) from 2025 to 2021						300,000		(300,000)	
23	Move Golf Course Concrete Cart Path Repair/Renovation from 2018 to 2021			(53,000)			53,000			
24										
25	Restaurant & Ballroom Bldg									
26	Remove fans replacement in Ballroom - done in 2015-16		(6,000)							
27	Moved Ballroom dividers wheels to deferred			(5,000)						
28	Ballroom darkening screens			16,000						
29										
30	Lounge									
31	Removed Televisions (5)		(5,000)							
32	Decreased Coolers from \$15k to \$7.5k		(7,500)							
33										
34	Kitchen & Restaurant									
35	Removed Tilt Skillet, Braising Pan 30 gal		(10,400)							
36	Decreased Kitchen Service Bar from \$11k to \$8		(3,000)							
37										
38	Pool area									
39	Moved Furniture - monthly replace loungers & chairs with brown to deferred maint & increase replacement for 2022 from \$9k to \$10k		(2,000)	(2,000)	(2,000)				1,000	
40										
41	Card rooms									
42										
43	Lobby									
44	Remove Lobby Refurbishment			(25,000)						
45										
46	Activities Rooms									
47										
48	Administrative offices									
49	Add Website Redesign				10,000					
50										
51	CLIS									
52	Increased Utility Truck or Kuboto from \$10k to \$17,810 and moved from 2018 to 2017		7,810							
53	Removed GPS mapping of CLIS system		(7,000)							
54										
55	Fitness									
56	Remove Roof				(10,000)					
57	Remove Air Conditioners								(25,000)	
58	Remove Pavers & Walkway									
59	Remove Lift/Grinder Station								(6,500)	
60	Add Temporary Structure									
61	Add New Build									
62			6,310	(43,000)	2,000	-	360,000		(335,500)	(10,190)
63	Add Back In: Capital Expenses Moved to Deferred Maintenance		5,000	12,000	5,000	-	3,000		5,000	30,000
64			11,310	(31,000)	7,000	-	363,000		(330,500)	19,810
65										
66	Tennis									
67										
68	Other recreation									
69										
70	Pickleball									
71										
72										
73										
74	Golf Course Renovation Project									
75	Moved Greens Refurbishment to 2021						1,045,440			
76	Tees (par 3, #3 & #5 tee boxes - increase size of tee 50%)						325,000			
77	Waste bunker renovation						25,000			
78	Bunkers: Sand, Drainage pipes						300,000			
79	Replacing seawalls (#1, #4 & #7)						300,000			
80	Golf Course Concrete Cart Path Repair/Renovation						53,000			
81							2,048,440			

	A	B	C	D	E	F	G	O	P	Q	R	S	T	U	V	W	
1	Capital - Master list																Capital Cycle
2			Est. Cost	useful life	installed	next due		2017	2018	2019	2020	2021	2022	2023-2027		of 30 Years	
3	Club Entrance:																
4	Flag pole replacement (3)	Capital	\$ 6,000	40	1994	2034								\$0		\$5,550	
5																	
6	Mill Parking lots:																
7	Clubhouse (incl driving range)	Capital	\$ 334,728	30	2008	2038								\$0		\$256,625	
8	Fitness area	Capital	\$ 22,380	30	2004	2034								\$0		\$20,142	
9																	
10	HGRD - General																
11	Community Master Plan Consultant Fee		\$ 50,000					\$50,000									
12	Thor Guard system	Capital	\$ 15,000	15	2007	2022							\$15,000	\$0		\$24,000	
13	Lighting - all parking lots	Capital	\$ 28,000	20	2008	2028								\$0		\$32,200	
14	Gazebo furniture		\$ 6,000	10	2009	2019			\$6,000					\$0		\$13,200	
15	3 Generators for hurricane season		\$ 9,000	20	2011	2031								\$0		\$9,000	
16	Christmas Decorations		\$ 10,000	10	2012	2022							10000	\$0		\$19,000	
17	Air dampers & heat strips for CR, AR, & pro shop		\$ 20,500	15	2014	2029								\$0		\$23,233	
18	Replace Chillers (2)		\$ 145,000	15	2016	2031								\$0		\$145,000	
19	Replace all walkways with pavers		\$96,000	25	2018	2043		\$96,000						\$0		\$49,920	
20																	
21	Lake Management																
22	Pump - Mystic (2x 30 HP) CLIS		\$ 78,000	15	2013	2028								\$0		\$93,600	
23	Pump - #9 (2x 25 HP) CLIS	Capital	\$ 75,000	15	2008	2023								\$75,000		\$115,000	
24	Pump - #16 (2 x 30 HP) CLIS		\$ 75,000	15	2008	2023								\$75,000		\$115,000	
25																	
26	Golf Course																
27	HVAC (Golf Maintenance Center)		\$ 12,000	7	2010	2017		\$12,000						\$12,000		\$36,000	
28	Payback Emerg/GC Spec Imp fund/loan for Irrig Renov		\$ 243,377	6				\$56,000	\$56,000	\$31,377				\$0			
29	Golf Course Irrigation System-hydraulic to electric conv.		\$ 375,000	20	2014	2034								\$0		\$318,750	
30	Golf Course Irrigation System-pipe replacement		\$ 950,000	40	1991	2031								\$0		\$950,000	
31	Greens refurbishment (4 acres @ \$6 sq ft)		\$ 1,045,440	15	2006	2021						\$1,045,440		\$0		\$1,742,400	
32	Driving Range tee surface re-leveling	Golf	\$ 25,000	7	2011	2018		\$25,000						\$25,000		\$71,429	
33	Tees (par 3, #3 & #5 tee boxes - increase size of tee 50%)		\$ 325,000	20	2018	2038						\$325,000		\$0		\$211,250	
34	Golf Course Concrete Cart Path Repair/Renovation		\$ 53,000	20	2018	2038						\$53,000		\$0		\$34,450	
35	Effluent retention pond liner on Avenida		\$ 45,000	30	2010	2040								\$0		\$31,500	
36	Effluent retention pond liner at GCM building		\$ 45,000	30	2005	2035								\$0		\$39,000	
37	#9 Pump replacement Golf Course	Golf	\$ 90,000	15	2008	2023								\$90,000		\$138,000	
38	#16 Pump replacement Golf Course		\$ 90,000	15	2010	2025								\$90,000		\$126,000	
39	GCM Building Pump		\$ 90,000	15	2006	2021						\$90,000		\$0		\$150,000	
40	Turbidity Barrier - driving range south side		\$ 13,000	8	2011	2019			\$13,000					\$13,000		\$32,500	
41	Driving Range Building		\$ 75,000	50	2013	2063								\$0		\$27,000	
42	Cart Washing Station		\$ 30,000	15	2013	2028								\$0		\$36,000	
43	Fuel Tanks		\$ 47,000	25	2013	2038								\$0		\$33,840	
44	Chemical Containment & Recovery		\$ 15,000	25	2013	2038								\$0		\$10,800	
45	Replace roof on #17 Restroom Facility		\$ 10,000	30	2000	2030								\$0		\$10,333	
46	Replace roof on #5 Restroom Facility		\$ 10,000	30	2000	2030								\$0		\$10,333	
47	Replacing seawalls (#1, #4 & #7)		\$ 300,000	25	2000	2025						\$300,000		\$0		\$372,000	
48																	

	A	B	C	D	E	F	G	O	P	Q	R	S	T	U	V	W		
1	Capital - Master list																Capital Cycle	
2			Est. Cost	useful life	installed	next due		2017	2018	2019	2020	2021	2022	2023-2027		of 30 Years		
49	Restaurant & Ballroom Bldg																	
50	Roof tile & underlayment	Capital	\$ 465,000	30	2000	2030								\$0		\$480,500		
51	Roof - flat over restaurant (replace)	Capital	\$ 50,000	20	2008	2028								\$0		\$57,500		
52	Roof top exhaust fans (3)		\$ 15,000	15	2008	2023								\$15,000		\$23,000		
53	Ballroom divider	Capital	\$ 20,000	33	1993	2026								\$20,000		\$23,030		
54	Acoustics/ceiling tiles	Capital	\$ 80,000	15	2014	2029		\$15,726						\$20,000		\$90,667		
55	Fire Alarm System		\$ 68,000	20	2014	2034								\$0		\$57,800		
56	Upgrade Ballroom Speakers		\$ 9,334	12	2015	2027								\$9,334		\$12,445		
57	Replace fans in Ballroom		\$ 6,000	10	2017	2027								\$6,000		\$8,400		
58	Replacement of all mics, body packs & receivers		\$ 10,000	7	2017	2024		\$10,000						\$10,000		\$20,000		
59	Ballroom darkening screens		\$ 16,000	7	2018	2025			\$16,000							\$29,714		
60																		
61	Lounge																	
62	Curtains & Shades	Capital	\$ 5,000	10	2008	2018			\$5,000					\$0		\$11,500		
63	Coolers	Capital	\$ 15,000	7	2008	2015		\$7,500						\$7,500		\$49,286		
64																		
65	Kitchen & Restaurant																	
66	POS terminals		\$ 5,000	6	2015	2021					\$3,500			\$3,500		\$13,333		
67	Refrigeration for Freezer		\$ 22,000	10	2007	2017								\$0		\$52,800		
68	Steamer (US Food)		\$ 17,000	8	2006	2014		\$17,000						\$17,000		\$53,125		
69	Pizza Oven		\$ 22,500	7	2008	2015		\$22,500						\$22,500		\$73,929		
70	40 Qt Mixer		\$ 6,000	7	2008	2015		\$6,000						\$6,000		\$19,714		
71	Heavy Duty 36" Gas Range (2 @ \$4500 per)		\$ 9,000	7	2008	2015		\$9,000						\$9,000		\$29,571		
72	Gas 36" Salamander Broiler (2 @ \$2600 per)		\$ 5,200	7	2008	2015		\$5,200						\$5,200		\$17,086		
73	Convection Oven Double Deck (front line)		\$ 10,000	7	2008	2015		\$10,000						\$10,000		\$32,857		
74	Convection Oven Double Deck (back line)		\$ 10,000	7	2008	2015		\$10,000						\$10,000		\$32,857		
75	Solstice Fryer (70-90 lbs)		\$ 6,800	6	2008	2014		\$6,800						\$6,800		\$26,067		
76	83" Refrigerated Prep Table-Pantry		\$ 6,500	6	2008	2014		\$6,500						\$6,500		\$24,917		
77	Remote Beer System		\$ 5,500	7	2008	2015		\$5,500						\$5,500		\$18,071		
78	Walk-in Cooler (structure)		\$ 31,000	25	2008	2033								\$0		\$28,520		
79	UDS/Hood/Fan/Fire Package		\$ 137,000	20	2008	2028								\$0		\$157,550		
80	Oven-Dutch Alto Sham		\$ 5,300	11	2003	2014		\$5,300						\$0		\$13,491		
81	Hot Boxes for Banquet Dinner incl plate covers		\$ 6,000	7	2014	2021								\$6,000		\$14,571		
82	Consolidate/Upgrade Restaurant Sound System		\$ 6,800	12	2015	2027								\$0		\$9,067		
83	Dining Room Furniture (296 chairs; 60 tables; 7 high tops)		\$ 45,000	12	2007	2019				\$45,000				\$0		\$90,000		
84	Kitchen Service Bar		\$ 11,000	10	2017	2027		\$8,000						\$0		\$15,400		
85	Open Air Bar Concept - Tiki Hut									MASTER PLAN								
86																		
87	Pool area																	
88	Pool	Capital																
89	Pool pumps (Variable Speed)	Capital	\$ 16,000	8	2014	2022							\$16,000	\$0		\$34,000		
90	Furniture - replace loungers & chairs with brown		\$ 15,000	5	2013	2018								\$10,000		\$54,000		
91	Tables		\$ 7,000	10	2012	2022							\$7,000	\$0		\$13,300		
92	Fence replacement around pool & pumps		\$ 7,960	15	2010	2025								\$7,960		\$11,144		
93	Umbrellas w/stands		\$ 5,000	3	2013	2016		\$5,000			\$5,000			\$10,000		\$30,000		
94	Spa Containment Tank		\$ 40,000	25	2011	2036								\$0		\$32,000		

	A	B	C	D	E	F	G	O	P	Q	R	S	T	U	V	W	
1	Capital - Master list																Capital Cycle
2			Est. Cost	useful life	installed	next due		2017	2018	2019	2020	2021	2022	2023-2027		of 30 Years	
95	Geothermal Pool Heat Conversion		\$ 65,000	25	2016	2041								\$0		\$39,000	
96																	
97	Clubhouse																
98	Air Handlers (7 large @ \$8K, 9 small @ \$5K)																
99	Air Handler - 2 small		\$ 7,000	20	2009	2029										\$7,700	
100	Air Handler - 1 large		\$ 5,000	20	2011	2031										\$5,000	
101	Air Handler - 1 large, 1 small		\$ 8,500	20	2011	2031										\$8,500	
103	Air Handler - 2 large		\$ 8,500	20	2013	2033										\$7,650	
104	Air Handler - 3 large (ballroom) Activity Room - Artists Display Cases		\$ 33,000	20	2014	2034		\$33,000								\$28,050	
105	Air Handler - 1 large, 1 small		\$ 8,500	20	2015	2035		\$32,000						\$0		\$6,800	
106	Air Handler - 1 large, 1 small		\$ 8,500	20	2016	2036								\$0		\$6,375	
107	A/C & Heating for Card Rooms (duct work)		\$ 15,000	15	2011	2026			\$0					\$15,000		\$20,000	
108	Ballroom Chairs - replacement (425 chairs - 100 are red)		\$ 8,500	20	2005	2025		\$5,000						\$8,500		\$11,050	
109	Ballroom circular tables - replacement (32 total)		\$ 8,000	15	2012	2027								\$8,000		\$10,133	
110	Clubhouse Gutters		\$ 10,000	25	1999	2024								\$10,000		\$12,800	
111	Dumpster Enclosure (concrete block)		\$ 36,000	20	2017	2037		\$21,372						\$0		\$25,200	
112	Chiller Enclosure		\$ 5,000	15	2026	2041								\$0		\$1,667	
113	Maintenance Shed		\$ 5,000	15	2026	2041								\$0		\$1,667	
114																	
115	Card rooms	Capital															
116	Furniture																
117	tables (20 total tables between CR A, B & C)		\$ 5,000	20	1999	2019			\$5,000					\$0		\$8,000	
118	chairs (80 in total - CD A,B, & C)		\$ 8,000	10	2013	2023								\$8,000		\$14,400	
119		Capital															
120	Lobby	Capital															
121	Lobby Refurbishment	Capital		15	2003	2018										\$0	
122		Capital															
123	Activities Rooms	Capital															
124	chairs (40 total)		\$ 5,000	15	1999	2020					\$5,000			\$0		\$8,667	
125		Capital															
126	Administrative Offices	Capital															
127	Computers - desk top (5)	Capital	\$ 5,000	6	2012	2018			\$5,000					\$5,000		\$15,833	
128	Northstar Server & Terminal Server	Capital	\$ 9,800	5	2013	2018			\$9,800					\$9,800		\$35,280	
129	Website Redesign		\$ 10,000	10	2019	2029				\$10,000							
130	Telephone System		\$ 13,000	15	2009	2024								\$13,000		\$19,067	
131		Capital															
132	CLIS	Capital															
133	Utility Truck or Kuboto		\$ 17,810	8	2010	2018		\$17,810						\$17,810		\$46,750	
134	Yard timers @ \$1400 each		\$ 495,700	15	2014	2029								\$0		\$561,793	
135	Effluent Pond Storage & Pump for front of community		\$ 500,000	50	2030	2080								\$0		\$10,000	
136		Capital															
137	FITNESS	Capital															
138	Temporary Structure (?)				2017	2017											
139	New Build (bond refinance?)			50	2019	2069											
140																	

	A	B	C	D	E	F	G	O	P	Q	R	S	T	U	V	W	
1	Capital - Master list																
2			Est. Cost	useful life	installed	next due		2017	2018	2019	2020	2021	2022	2023-2027		Capital Cycle of 30 Years	
141	TENNIS																
142	Court renovation Har Tru installed		\$ 200,000	100	2012	2112										\$0	\$38,000
143		Capital															
144																	
145	PICKLEBALL																
146	Initial Court Project		\$ 150,000	20	2016	2036		\$28,964								\$0	\$112,500
147	Acoustifence replacement		\$ 6,000	5	2016	2021						\$6,000		\$6,000		\$6,000	\$18,000
148																	
149	OTHER RECREATION																
150																	
151	Additional Restroom at Tennis/Bocce/Shuffleboard		\$ 14,000	10	2017	2027		\$14,000									
152	Bocce Covering		\$ 50,000	25	2019	2044			\$50,000								\$24,000
153																	
154	LAND ACQUISITION																
155	Potential Future Land Acquisition Costs (TW lots)		\$ 90,537		2017			\$9,055	\$9,055	\$9,055	\$9,055	\$9,055	\$9,055	\$9,055		\$36,220	
156																	
157																	
158	Costing Allowance (10% of annual proj needs)																
159								\$36,300	\$36,300	\$36,300	\$36,300	\$36,300	\$36,300	\$36,300		\$181,500	
160																	
161																	
162	Permanent Structures																
163	Clubhouse																
164	Driving Range Building																
165	Pool Restroom																
166	Tennis/Bocce Restroom																
167	#17 Restroom																
168	#5 Restroom																
169	Portofino Pumpstation																
170	Mystic Pumpstation																
171	#16 Pumpstation																
172	Golf Course Maintenance Staff & Repair Building																
173	Golf Course Maintenance Equipment Storage Building																
174	Golf Course Maintenance Fertilizer & Chemical Storage																
175	Starter Shack (approx \$20k for concrete building)																
176	Fitness Center																
177																	
178																	
179																	
180																	
181	TOTAL HGRD CAPITAL REQUIREMENTS		\$ 7,897,166					\$ 465,527	\$ 313,155	\$ 150,732	\$ 58,855	\$ 1,864,795	\$ 93,355	\$ 922,624		\$ 8,176,225	
182																	
183	Current Yr Deletions																
184	Remove Refurbish Kitchen Back Door Area							* PY Rollover Cash	360,397.34	\$ 179,952	\$ 279,787	\$ 559,007	\$ 947,914	\$ (376,668)	\$ (57,675)		
185	Moved bubblers replacement (\$2500 no owned:2) to deferred							** FY Collections	343,200.00	\$ 339,240	\$ 356,202	\$ 374,012	\$ 392,713	\$ 412,348	\$ 2,164,829	\$ 4,039,344	
186	Moved fountains replacement (\$3k we own 4 to deferred							N/R Capital Asmnts	73,750.00	73,750	73,750	73,750	147,500	147,500	737,500	\$ 1,327,500	
								Total Available	777,347	\$ 592,942	\$ 709,739	\$ 1,006,769	\$ 1,488,127	\$ 35,680	\$ 2,107,154		

Lynn Garcia: Includes \$131,868.42 reduction for monies paid for Taylor Morrison land acquisition paid in Dec 2016
 rollover from 2015-16 (trued up to actual bank account balances +/- 15-16 YE transfers) - 48 Capital collected in 2016-17 minus new

	A	B	C	D	E	F	G	O	P	Q	R	S	T	U	V	W	
1	Capital - Master li			Lynn Garcia: Includes \$131,868.42 reduction for monies paid for Taylor Morrison land acquisition paid in Dec 2016													Capital Cycle
2		Est. Cost							2017	2018	2019	2020	2021	2022	2023-2027		
187	Remove fans replacement in Ballroom - done in 2015-16						Projected Needs	\$ 465,527	\$ 313,155	\$ 150,732	\$ 58,855	\$ 1,864,795	\$ 93,355	\$ 922,624			\$ 3,403,516
188	Moved Ballroom dividers wheels to deferred																
189	Removed Televisions (5)																
190	Removed Tilt Skillet, Braising Pan 30 gal						Variance	\$ 311,821	\$ 279,787	\$ 559,007	\$ 947,914	\$ (376,668)	\$ (57,675)	\$ 1,184,531			
191	Moved Furniture - monthly replace loungers & chairs with brown to deferred maint & increase replacement for 2022 from \$9k to \$10k																
192	Remove Lobby Refurbishment																
193	Removed GPS mapping of CLIS system																
194	Remove Roof																
195	Remove Air Conditioners																
196	Remove Pavers & Walkway																
197	Remove Lift/Grinder Station																
198							Explanation of Calculations Above										
199	Things To Remember							Prior Yr Rollover	Fiscal Yr Collections	Fiscal Yr Spent	Fiscal Yr Carryfwd	N/R Capital Asmnts	Total	Bank Bal w/eoy transfers	Cap Reconciliation w/bank bal		
200	Generators							41307	282100	234954	88453	53750	142203		Not done		
201								142203	348400	210284	280319	95000	375319	360397.34	(14,921.66)		
202								360397	343200	465527	238071	73750	311821				
203								179952									
204																	
205																	
206																	
207																	
208																	