

BAC Approved 2/14/2024	CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION															
	FISCAL YEAR 2025 MAY 1,2024- APRIL 30, 2025															
	30 YEAR CAPITAL RESERVE PLAN															
	PHYSICAL ANALYSIS															
	Component Description	Est. Useful Life	Est. Remain Life	Est. Current Cost	100% Funding Calculation	FY2024 Budget	FY2024 Actual	FY2024 Est Addl by 4/30/24	FY2025 Budget	FY2026 Projected	FY2027 Projected	FY2028 Projected	FY2029 Projected	FY2030 Projected	FY2031 Projected	FY2032 Projected
11-ADMIN																
1	Upgrade Juniper Room Audio/Visual System	10	7	13,500	4,050										13,500	
	TOTAL ADMIN		30 YR> TOTAL>	<u>\$40,500</u>	<u>\$4,050</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$13,500</u>	<u>\$0</u>
12-POOL																
1	Electrical panel replacement	30	28	25,000	1,667											
2	Pool fence replacement	30	24	32,000	6,400											
3	Sand Filter Tank & Piping replacement	20	11	8,500	3,825											
4	Large pool resurfacing	15	6	43,000	25,800									43,000		
5	Small pool resurfacing & coaming replacement	10	1	17,000	15,300				17,000							
6	Pool blanket	10	9	7,000	700											
7	Pool heaters	12	9	10,000	2,500											
8	Solar water heating system	15	15	40,000	0	40,000	18,061	18,061								
	TOTAL POOL		30 YR> TOTAL>	<u>\$323,500</u>	<u>\$56,192</u>	<u>\$40,000</u>	<u>\$18,061</u>	<u>\$18,061</u>	<u>\$17,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$43,000</u>	<u>\$0</u>	<u>\$0</u>
13-RENTALS																
1	Replace Hair Salon HVAC	15	4	5,000	3,667							5,000				
2	Hair Salon & Duplex Reroofing (Must be done w/ Rental Cart Barn - Adjoining Roofs - move to 2024)	30	30	11,600	0	11,600		11,600								
3	Senior Center Reroofing (Move to FY 26 - per roof inspection)	30	2	24,000	22,400					24,000						
4	Senior Center Electrical Upgrade and Engineering Study (On Hold per BOD due to projected cost)	50	3	36,000	33,840						36,000					
5	Arena Apartment Roof	30	28	11,000	733											
6	Replace/repair siding and paint Arena Building	15	13	8,000	1,067											
7	Heritage House Mini Split	10	9	7,550	755											

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	TOTAL RENTALS		30 YR> TOTAL>	<u>\$131,250</u>	<u>\$62,462</u>	<u>\$11,600</u>	<u>\$0</u>	<u>\$11,600</u>	<u>\$0</u>	<u>\$24,000</u>	<u>\$36,000</u>	<u>\$5,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
14-RV PARK																
1	Phase I - Bring on 7 sites in "D" loop - Septic	30	23	25,000	5,833											
2	Phase II - Bring on 9 sites in "D" loop - Septic D-7 thru D14A	30	24	30,102	6,020											
3	Phase III - Bring on 10 sites in "D" loop - Septic D28 thru D38	30	25	45,000	7,500											
4	Septic tanks replaced - 3 tanks @ \$7,000 each (over three years)	30	21	21,000	6,300											
5	Kubota mower replacement	12	4	7,000	4,667							7,000				
6	C Loop repair electric and water upgrade	25	21	25,000	4,000											
7	John Deere Turf Gator utility vehicle (G2)	10	6	9,900	3,960									9,900		
8	"B" Loop drainfield	30	3	30,000	27,000						30,000					
9	Bathhouse Remodel & Reroof	30	2	75,000	70,000					75,000						
10	A Loop Electrical Upgrade 14 sites	25	22	24,000	2,880											
11	D Loop Electrical Upgrade- 39 sites & 20 sites water upgrade	25	23	64,400	5,152											
12	Kubota Tractor	20	20	22,000	0	22,000		22,000								
13	RV Park Dump Station	30	28	50,000	3,333											
14	Golf Cart/Utility Vehicle	5	5	2,500	0	2,500	1,995						2,500			
15	Replace green fencing	20	20	30,000	0	30,000		30,000								
16	Work Vehicle UTV	10	1	10,000	9,000				10,000							
17	Re-roof Shed	20	10	3,000	1,500											
18	Incremental replacement of picnic tables (10 each year for 4 years)	25	1	10,000	9,600				10,000							

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19	Incremental replacement of picnic tables (10 each year for 4 years)	25	2	10,000	9,200					10,000						
20	Incremental replacement of picnic tables (10 each year for 4 years)	25	3	10,000	8,800						10,000					
21	Incremental replacement of picnic tables (10 each year for 4 years)	25	4	10,000	8,400							10,000				
	TOTAL RV PARK		30 YR> TOTAL>	<u>\$623,202</u>	<u>\$193,146</u>	<u>\$54,500</u>	<u>\$1,995</u>	<u>\$52,000</u>	<u>\$20,000</u>	<u>\$85,000</u>	<u>\$40,000</u>	<u>\$17,000</u>	<u>\$2,500</u>	<u>\$9,900</u>	<u>\$0</u>	<u>\$0</u>
21-PRO SHOP																
1	Pro Shop Carpet Replacement	10	1	9,000	8,100				9,000							
2	Furnace	15	14	4,000	267											
3	Heat Pump # 1	15	14	8,000	533											
4	Heat Pump # 2	15	14	8,000	533											
5	Pro Shop Reroofing	30	12	8,000	4,800											
6	Rental Cart Barn Reroofing (Must be done with Duplex Roof- Adjoining Roofs)	30	30	17,400	0	17,400		17,400								
7	Member Cart Shed Reroofing (2)	45	42	25,200	1,680											
8	Range Ball Machine	15	12	7,500	1,500											
	TOTAL GOLF PRO		30 YR> TOTAL>	<u>\$107,400</u>	<u>\$17,413</u>	<u>\$17,400</u>	<u>\$0</u>	<u>\$17,400</u>	<u>\$9,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
22-GOLF MAINT																
1	Front 9 pump system	25	6	120,000	91,200									120,000		
2	Back 9 pump drive system	30	3	37,000	33,300						37,000					
3	1200 GPM Well Pump #1 - Golf Maint to assume 50%; Roads & Gen Maint 50%	30	24	21,000	4,200											
4	Front 9 cart path renovation	25	9	25,000	16,000											
5	Back 9 irrigation drive system	25	9	25,000	16,000											
6	Back 9 Irrigation system renovation	30	1	841,500	813,450				841,500							
7	Incremental Front 9 Renovation Phase 1	25	7	200,000	144,000										200,000	

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8	Incremental Front 9 Renovation Phase 2	25	8	200,000	136,000											200,000
9	Incremental Front 9 Renovation Phase 3	25	9	200,000	128,000											
10	Cart path repair/resealing (over three years) Year 1 - total of \$62,000	8	2	62,000	46,500	24,000		24,000	24,000						20,667	20,667
11	Waste water system	15	5	34,080	22,720								34,080			
12	Turfco 1530 light top dresser (TD1)	15	4	17,200	12,613							17,200				
13	Toro TD2500 top dresser (TD2)	15	11	14,000	3,733											
14	Pequea FX650 top dresser (TD3)	15	5	36,000	24,000								36,000			
15	John Deere 4500 tractor (T1)	25	2	21,600	19,872					21,600						
16	Kioti DK-55 tractor (T2)	20	5	30,000	22,500								30,000			
17	Jacobsen Turfcats rough mower (RD1)	20	3	19,200	16,320						19,200					
18	Toro 3500D sidewinder rough mower (RM1)	10	4	42,000	25,200							42,000				
19	Toro 3500D Sidewinder rough mower (RM2)	10	6	45,620	18,248									45,620		
20	Toro 4300D rough mower (RM 4) Bought 6/2015 ***	7	7	80,000	0	80,000		80,000							80,000	
21	Toro Workman utility vehicle (TT4)	13	7	36,000	16,615										36,000	
22	John Deere 2500B greens mower (1)	10	3	58,000	40,600						58,000					
23	John Deere 2500B greens mower (2)	10	3	58,000	40,600						58,000					
24	2002 Ford Ranger PU (Used) (PU2)	10	4	22,000	13,200							22,000				
25	Toro Multi Pro 1750 greens sprayer (SP1)	8	5	46,000	17,250								46,000			
26	Toro 3555D fairway mower (FM1)	13	1	79,622	73,497				79,622							
27	Toro 3555D fairway mower (FM2)	13	1	79,622	73,497				79,622							
28	Toro Workman MDX utility vehicle (G2)	10	7	13,200	3,960										13,200	
29	Toro Workman MDX utility vehicle (G3)	10	7	13,200	3,960										13,200	
30	Buffalo Turbin Blower	10	4	11,000	6,600							11,000				

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31	Toro procore 648 aerator	12	4	41,500	27,667							41,500				
32	Toro 3300 Tee Mower	10	6	42,000	16,800									42,000		
33	Well #3 Pump Motor (Installed different style pump/motor 2019)	10	6	9,600	3,840									9,600		
34	CommercialPressure Washer/Steamer Combo	15	11	8,000	2,133											
35	Golf Maintenance/General Maint Shop	75	2	750,000	730,000					750,000						
36	Replace Golf Course Bridge (prefab) Moved out per BOD	70	2	85,400	82,960					85,400						
37	Reel Grinder	20	4	30,000	24,000							30,000				
	TOTAL GOLF MAINT		30 YR> TOTAL>	\$5,257,152	\$2,771,037	\$104,000	\$0	\$104,000	\$1,024,744	\$857,000	\$172,200	\$163,700	\$146,080	\$217,220	\$363,067	\$220,667
31-GEN MAINT																
1	Used Tractor	10	6	20,000	8,000									20,000		
2	Clubhouse Upstairs heat pump & furnace replacement No. 1	20	12	6,400	2,560											
3	Clubhouse Downstairs heat pump & furnace replacement No. 2	20	7	10,600	6,890										10,600	
4	Juniper Room heat pump & furnace replacement No. 3	20	10	6,500	3,250											
5	Clubhouse roof membrane	30	27	27,500	2,750											
6	Lower pasture irrigation restructure	40	39	18,000	450											
7	Clubhouse parking lot chip seal	10	6	14,000	5,600									14,000		
8	Fuel Card Lock System	20	17	20,000	3,000											
9	Tennis court replacement	30	19	60,579	22,212											
10	Tennis court resurface	6	2	9,000	6,000					9,000						9,000
11	2001 Ford Ranger PU purchased in '07 - get used vehicle	15	1	30,000	28,000				30,000							
12	2000 Toyota Tundra PU	10	2	35,000	28,000					35,000						
13	1200 GPM Well Pump #1 - Golf Maint to assume 50%; Roads & Gen Maint 50%	30	24	10,500	2,100											
14	Cement Walks to Pro Shop (replace with pavers)	20	12	27,200	10,880											

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15	Walkways next to & in front of Juniper room	20	19	23,000	1,150											
16	Walkway - Section 1	20	18	10,000	1,000											
17	Walkway - Section 2	20	2	20,000	18,000					20,000						
18	Replace/repair siding and paint Clubhouse Building/electrical repair -	15	13	7,000	933											
19	General Maintenance Storage Shed	20	19	11,000	550											
20	Commercial Park Fence	20	19	7,500	375											
21	North Pasture Fence	25	24	8,000	320											
22	1997 Ford F250	20	1	50,000	47,500				50,000							
32-ROADS	TOTAL GEN MAINT		30 YR> TOTAL>	<u>\$711,879</u>	<u>\$199,521</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$80,000</u>	<u>\$64,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$34,000</u>	<u>\$10,600</u>	<u>\$9,000</u>
1	2017 Chevy 3500 PU for small Plow & Sander	15	9	47,000	18,800											
2	1200 GPM Well Pump #1 - Golf Maint to assume 50%; Roads & Gen Maint 50%	30	24	10,500	2,100											
3	1990 Case 580 Super L backhoe (BH001)	20	19	75,000	3,750											
4	Excavator with hammer (Case 590 Backhoe is old and will be a backup backhoe)	15	11	75,000	20,000											
5	2000 Broce Broom RJ-300 (B001)	25	10	30,000	18,000											
6	Heavy Duty Equipment Trailer	20	18	30,000	3,000											
7	1987 John Deere 670B Grader (G871)	30	1	250,000	241,667				250,000							
8	1997 John Deere 770B Grader (G873) (keep as back up-repair only)	10	5	50,000	25,000								50,000			
9	2017 Atlas Copo Roller	12	8	100,000	33,333											100,000

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10	94 Volvo GMC-White Truck to be used with Tanker/Sander (Water Truck)	15	1	65,000	60,667			WRECKED	65,000							
11	2002 Volvo 10 yd dump truck	30	22	56,000	14,933											
12	1987 IH S2500 10 yd dump truck (T871)	30	1	80,000	77,333				80,000							
13	Swenson EV100-14-82-56 Cinder Spreader for 10 yd dump truck	15	7	17,000	9,067										17,000	
14	8.5 Grizzly Machine (Strainer)	25	11	8,000	4,480											
15	2012 GMC Service Truck	10	8	50,000	10,000											50,000
16	Front-end Loader	20	3	100,000	85,000						100,000					
17	Dry Shed for Cinder Storage TBD	40	34	41,500	6,225											
18	2007 IH Water Truck	20	13	60,000	21,000											
19	3 Movable Pole Mounted Speed Displays at \$4000 per unit	15	9	12,000	4,800											
20	Used Crack Sealing Machine	10	6	12,000	4,800									12,000		
21	Hays Road Resurface	15	12	46,400	9,280											
22	1999 Freightliner 12 Yard Dump Truck - VIN ***3903	20	16	75,000	15,000											
23	1999 Freightliner 12 Yard Dump Truck - VIN ***3904	20	16	75,000	15,000											
24	Chainlink Fencing around Road Department Yard	20	18	27,200	2,720											
25	Sander for Road Dpt Pick Up	20	17	7,500	1,125											
26	Funnel Plow	25	8	15,000	10,200											15,000
27	Repave Pool/Employee Parking Area	30	30	25,000	0	25,000	19,692	19,692								
28	Portable Radio System	10	10	19,000	0	19,000		18,351								

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	TOTAL ROADS		30 YR> TOTAL>	<u>\$2,142,000</u>	<u>\$717,280</u>	<u>\$44,000</u>	<u>\$19,692</u>	<u>\$38,043</u>	<u>\$395,000</u>	<u>\$0</u>	<u>\$100,000</u>	<u>\$0</u>	<u>\$50,000</u>	<u>\$12,000</u>	<u>\$17,000</u>	<u>\$165,000</u>
	TOTAL RANCH		30 YR> TOTAL>	<u>\$9,211,883</u>	<u>\$4,021,100</u>	<u>\$271,500</u>	<u>\$39,748</u>	<u>\$241,104</u>	<u>\$1,545,744</u>	<u>\$1,030,000</u>	<u>\$348,200</u>	<u>\$185,700</u>	<u>\$198,580</u>	<u>\$316,120</u>	<u>\$404,167</u>	<u>\$394,667</u>
Inflation Factor Compounded (Rnd)									1.000	1.050	1.103	1.158	1.216	1.276	1.340	1.407
Inflation Adjusted Expenditures						<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$1,545,744</u>	<u>\$1,081,500</u>	<u>\$383,891</u>	<u>\$214,971</u>	<u>\$241,375</u>	<u>\$403,458</u>	<u>\$541,622</u>	<u>\$555,336</u>

Notes: None

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11-ADMIN																	
1	Upgrade Juniper Room Audio/Visual System	10	7	13,500	4,050									13,500			
	TOTAL ADMIN		30 YR> TOTAL>	\$40,500	\$4,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,500	\$0	\$0	
12-POOL																	
1	Electrical panel replacement	30	28	25,000	1,667												
2	Pool fence replacement	30	24	32,000	6,400												
3	Sand Filter Tank & Piping replacement	20	11	8,500	3,825			8,500									
4	Large pool resurfacing	15	6	43,000	25,800												
5	Small pool resurfacing & coaming replacement	10	1	17,000	15,300			17,000									
6	Pool blanket	10	9	7,000	700	7,000										7,000	
7	Pool heaters	12	9	10,000	2,500	10,000											
8	Solar water heating system	15	15	40,000	0							40,000					
	TOTAL POOL		30 YR> TOTAL>	\$323,500	\$56,192	\$17,000	\$0	\$25,500	\$0	\$0	\$0	\$40,000	\$0	\$0	\$0	\$7,000	
13-RENTALS																	
1	Replace Hair Salon HVAC	15	4	5,000	3,667											5,000	
2	Hair Salon & Duplex Reroofing (Must be done w/ Rental Cart Barn - Adjoining Roofs - move to 2024)	30	30	11,600	0												
3	Senior Center Reroofing (Move to FY 26 - per roof inspection)	30	2	24,000	22,400												
4	Senior Center Electrical Upgrade and Engineering Study (On Hold per BOD due to projected cost)	50	3	36,000	33,840												
5	Arena Apartment Roof	30	28	11,000	733												
6	Replace/repair siding and paint Arena Building	15	13	8,000	1,067					8,000							
7	Heritage House Mini Split	10	9	7,550	755	7,550										7,550	

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	TOTAL RENTALS		30 YR> TOTAL>	<u>\$131,250</u>	<u>\$62,462</u>	<u>\$7,550</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$8,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$12,550</u>
14-RV PARK																
1	Phase I - Bring on 7 sites in "D" loop - Septic	30	23	25,000	5,833											
2	Phase II - Bring on 9 sites in "D" loop - Septic D-7 thru D14A	30	24	30,102	6,020											
3	Phase III - Bring on 10 sites in "D" loop - Septic D28 thru D38	30	25	45,000	7,500											
4	Septic tanks replaced - 3 tanks @ \$7,000 each (over three years)	30	21	21,000	6,300											
5	Kubota mower replacement	12	4	7,000	4,667								7,000			
6	C Loop repair electric and water upgrade	25	21	25,000	4,000											
7	John Deere Turf Gator utility vehicle (G2)	10	6	9,900	3,960								9,900			
8	"B" Loop drainfield	30	3	30,000	27,000											
9	Bathhouse Remodel & Reroof	30	2	75,000	70,000											
10	A Loop Electrical Upgrade 14 sites	25	22	24,000	2,880											
11	D Loop Electrical Upgrade- 39 sites & 20 sites water upgrade	25	23	64,400	5,152											
12	Kubota Tractor	20	20	22,000	0											
13	RV Park Dump Station	30	28	50,000	3,333											
14	Golf Cart/Utility Vehicle	5	5	2,500	0		2,500					2,500				
15	Replace green fencing	20	20	30,000	0											
16	Work Vehicle UTV	10	1	10,000	9,000			10,000								
17	Re-roof Shed	20	10	3,000	1,500		3,000									
18	Incremental replacement of picnic tables (10 each year for 4 years)	25	1	10,000	9,600											

BAC Approved 2/14/2024	CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOC																
	FISCAL YEAR 2025 MAY 1,2024- APRIL 30, 2025																
	30 YEAR CAPITAL RESERVE PLAN																
	PHYSICAL ANALYSIS																
	Component Description	Est. Useful Life	Est. Remain Life	Est. Current Cost	100% Funding Calculation	FY2033 Projected	FY2034 Projected	FY2035 Projected	FY2036 Projected	FY2037 Projected	FY2038 Projected	FY2039 Projected	FY2040 Projected	FY2041 Projected	FY2042 Projected	FY2043 Projected	
19	Incremental replacement of picnic tables (10 each year for 4 years)	25	2	10,000	9,200												
20	Incremental replacement of picnic tables (10 each year for 4 years)	25	3	10,000	8,800												
21	Incremental replacement of picnic tables (10 each year for 4 years)	25	4	10,000	8,400												
	TOTAL RV PARK		30 YR> TOTAL>	<u>\$623,202</u>	<u>\$193,146</u>	<u>\$0</u>	<u>\$5,500</u>	<u>\$10,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$2,500</u>	<u>\$16,900</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
21-PRO SHOP																	
1	Pro Shop Carpet Replacement	10	1	9,000	8,100			9,000									
2	Furnace	15	14	4,000	267						4,000						
3	Heat Pump # 1	15	14	8,000	533						8,000						
4	Heat Pump # 2	15	14	8,000	533						8,000						
5	Pro Shop Reroofing	30	12	8,000	4,800				8,000								
6	Rental Cart Barn Reroofing (Must be done with Duplex Roof- Adjoining Roofs)	30	30	17,400	0												
7	Member Cart Shed Reroofing (2)	45	42	25,200	1,680												
8	Range Ball Machine	15	12	7,500	1,500				7,500								
	TOTAL GOLF PRO		30 YR> TOTAL>	<u>\$107,400</u>	<u>\$17,413</u>	<u>\$0</u>	<u>\$0</u>	<u>\$9,000</u>	<u>\$15,500</u>	<u>\$0</u>	<u>\$20,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
22-GOLF MAINT																	
1	Front 9 pump system	25	6	120,000	91,200												
2	Back 9 pump drive system	30	3	37,000	33,300												
3	1200 GPM Well Pump #1 - Golf Maint to assume 50%; Roads & Gen Maint 50%	30	24	21,000	4,200												
4	Front 9 cart path renovation	25	9	25,000	16,000	25,000											
5	Back 9 irrigation drive system	25	9	25,000	16,000	25,000											
6	Back 9 Irrigation system renovation	30	1	841,500	813,450												
7	Incremental Front 9 Renovation Phase 1	25	7	200,000	144,000												

BAC Approved 2/14/2024	CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOC																
	FISCAL YEAR 2025 MAY 1,2024- APRIL 30, 2025																
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	PHYSICAL ANALYSIS																
	Component Description	Est. Useful Life	Est. Remain Life	Est. Current Cost	100% Funding Calculation	FY2033 Projected	FY2034 Projected	FY2035 Projected	FY2036 Projected	FY2037 Projected	FY2038 Projected	FY2039 Projected	FY2040 Projected	FY2041 Projected	FY2042 Projected	FY2043 Projected	
8	Incremental Front 9 Renovation Phase 2	25	8	200,000	136,000												
9	Incremental Front 9 Renovation Phase 3	25	9	200,000	128,000	200,000											
10	Cart path repair/resealing (over three years) Year 1 - total of \$62,000	8	2	62,000	46,500	20,667						20,667	20,667	20,667			
11	Waste water system	15	5	34,080	22,720												
12	Turfco 1530 light top dresser (TD1)	15	4	17,200	12,613											17,200	
13	Toro TD2500 top dresser (TD2)	15	11	14,000	3,733			14,000									
14	Pequea FX650 top dresser (TD3)	15	5	36,000	24,000												
15	John Deere 4500 tractor (T1)	25	2	21,600	19,872												
16	Kioti DK-55 tractor (T2)	20	5	30,000	22,500												
17	Jacobsen Turfcats rough mower (RD1)	20	3	19,200	16,320												
18	Toro 3500D sidewinder rough mower (RM1)	10	4	42,000	25,200						42,000						
19	Toro 3500D Sidewinder rough mower (RM2)	10	6	45,620	18,248								45,620				
20	Toro 4300D rough mower (RM 4) Bought 6/2015 ***	7	7	80,000	0						80,000						
21	Toro Workman utility vehicle (TT4)	13	7	36,000	16,615												
22	John Deere 2500B greens mower (1)	10	3	58,000	40,600					58,000							
23	John Deere 2500B greens mower (2)	10	3	58,000	40,600					58,000							
24	2002 Ford Ranger PU (Used) (PU2)	10	4	22,000	13,200						22,000						
25	Toro Multi Pro 1750 greens sprayer (SP1)	8	5	46,000	17,250					46,000							
26	Toro 3555D fairway mower (FM1)	13	1	79,622	73,497						79,622						
27	Toro 3555D fairway mower (FM2)	13	1	79,622	73,497						79,622						
28	Toro Workman MDX utility vehicle (G2)	10	7	13,200	3,960									13,200			
29	Toro Workman MDX utility vehicle (G3)	10	7	13,200	3,960									13,200			
30	Buffalo Turbin Blower	10	4	11,000	6,600						11,000						

BAC Approved 2/14/2024	CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOC															
	FISCAL YEAR 2025 MAY 1,2024- APRIL 30, 2025															
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	PHYSICAL ANALYSIS															
	Component Description	Est. Useful Life	Est. Remain Life	Est. Current Cost	100% Funding Calculation	FY2033 Projected	FY2034 Projected	FY2035 Projected	FY2036 Projected	FY2037 Projected	FY2038 Projected	FY2039 Projected	FY2040 Projected	FY2041 Projected	FY2042 Projected	FY2043 Projected
31	Toro procore 648 aerator	12	4	41,500	27,667								41,500			
32	Toro 3300 Tee Mower	10	6	42,000	16,800								42,000			
33	Well #3 Pump Motor (Installed different style pump/motor 2019)	10	6	9,600	3,840								9,600			
34	CommercialPressure Washer/Steamer Combo	15	11	8,000	2,133			8,000								
35	Golf Maintenance/General Maint Shop	75	2	750,000	730,000											
36	Replace Golf Course Bridge (prefab) Moved out per BOD	70	2	85,400	82,960											
37	Reel Grinder	20	4	30,000	24,000											
31-GEN MAINT	TOTAL GOLF MAINT		30 YR> TOTAL>	\$5,257,152	\$2,771,037	\$270,667	\$0	\$22,000	\$0	\$162,000	\$314,244	\$20,667	\$159,387	\$47,067	\$0	\$17,200
1	Used Tractor	10	6	20,000	8,000								20,000			
2	Clubhouse Upstairs heat pump & furnace replacement No. 1	20	12	6,400	2,560				6,400							
3	Clubhouse Downstairs heat pump & furnace replacement No. 2	20	7	10,600	6,890											
4	Juniper Room heat pump & furnace replacement No. 3	20	10	6,500	3,250		6,500									
5	Clubhouse roof membrane	30	27	27,500	2,750											
6	Lower pasture irrigation restructure	40	39	18,000	450											
7	Clubhouse parking lot chip seal	10	6	14,000	5,600								14,000			
8	Fuel Card Lock System	20	17	20,000	3,000									20,000		
9	Tennis court replacement	30	19	60,579	22,212											60,579
10	Tennis court resurface	6	2	9,000	6,000						9,000					
11	2001 Ford Ranger PU purchased in '07 - get used vehicle	15	1	30,000	28,000								30,000			
12	2000 Toyota Tundra PU	10	2	35,000	28,000				35,000							
13	1200 GPM Well Pump #1 - Golf Maint to assume 50%; Roads & Gen Maint 50%	30	24	10,500	2,100											
14	Cement Walks to Pro Shop (replace with pavers)	20	12	27,200	10,880				27,200							

BAC Approved 2/14/2024	CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOC															
	FISCAL YEAR 2025 MAY 1,2024- APRIL 30, 2025															
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	Component Description	Est. Useful Life	Est. Remain Life	Est. Current Cost	100% Funding Calculation	FY2033 Projected	FY2034 Projected	FY2035 Projected	FY2036 Projected	FY2037 Projected	FY2038 Projected	FY2039 Projected	FY2040 Projected	FY2041 Projected	FY2042 Projected	FY2043 Projected
15	Walkways next to & in front of Juniper room	20	19	23,000	1,150											23,000
16	Walkway - Section 1	20	18	10,000	1,000										10,000	
17	Walkway - Section 2	20	2	20,000	18,000											
18	Replace/repair siding and paint Clubhouse Building/electrical repair -	15	13	7,000	933					7,000						
19	General Maintenance Storage Shed	20	19	11,000	550											11,000
20	Commercial Park Fence	20	19	7,500	375											7,500
21	North Pasture Fence	25	24	8,000	320											
22	1997 Ford F250	20	1	50,000	47,500											
32-ROADS	TOTAL GEN MAINT		30 YR> TOTAL>	<u>\$711,879</u>	<u>\$199,521</u>	<u>\$0</u>	<u>\$6,500</u>	<u>\$0</u>	<u>\$68,600</u>	<u>\$7,000</u>	<u>\$9,000</u>	<u>\$0</u>	<u>\$64,000</u>	<u>\$20,000</u>	<u>\$10,000</u>	<u>\$102,079</u>
1	2017 Chevy 3500 PU for small Plow & Sander	15	9	47,000	18,800	47,000										
2	1200 GPM Well Pump #1 - Golf Maint to assume 50%; Roads & Gen Maint 50%	30	24	10,500	2,100											
3	1990 Case 580 Super L backhoe (BH001)	20	19	75,000	3,750											75,000
4	Excavator with hammer (Case 590 Backhoe is old and will be a backup backhoe)	15	11	75,000	20,000			75,000								
5	2000 Broce Broom RJ-300 (B001)	25	10	30,000	18,000		30,000									
6	Heavy Duty Equipment Trailer	20	18	30,000	3,000										30,000	
7	1987 John Deere 670B Grader (G871)	30	1	250,000	241,667											
8	1997 John Deere 770B Grader (G873) (keep as back up-repair only)	10	5	50,000	25,000							50,000				
9	2017 Atlas Copo Roller	12	8	100,000	33,333											

BAC Approved 2/14/2024	CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION															
	FISCAL YEAR 2025 MAY 1,2024- APRIL 30, 2025															
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	PHYSICAL ANALYSIS															
	Component Description	Est. Useful Life	Est. Remain Life	Est. Current Cost	100% Funding Calculation	FY2033 Projected	FY2034 Projected	FY2035 Projected	FY2036 Projected	FY2037 Projected	FY2038 Projected	FY2039 Projected	FY2040 Projected	FY2041 Projected	FY2042 Projected	FY2043 Projected
10	94 Volvo GMC-White Truck to be used with Tanker/Sander (Water Truck)	15	1	65,000	60,667								65,000			
11	2002 Volvo 10 yd dump truck	30	22	56,000	14,933											
12	1987 IH S2500 10 yd dump truck (T871)	30	1	80,000	77,333											
13	Swenson EV100-14-82-56 Cinder Spreader for 10 yd dump truck	15	7	17,000	9,067											
14	8.5 Grizzly Machine (Strainer)	25	11	8,000	4,480			8,000								
15	2012 GMC Service Truck	10	8	50,000	10,000										50,000	
16	Front-end Loader	20	3	100,000	85,000											
17	Dry Shed for Cinder Storage TBD	40	34	41,500	6,225											
18	2007 IH Water Truck	20	13	60,000	21,000					60,000						
19	3 Movable Pole Mounted Speed Displays at \$4000 per unit	15	9	12,000	4,800	12,000										
20	Used Crack Sealing Machine	10	6	12,000	4,800								12,000			
21	Hays Road Resurface	15	12	46,400	9,280				46,400							
22	1999 Freightliner 12 Yard Dump Truck - VIN ***3903	20	16	75,000	15,000								75,000			
23	1999 Freightliner 12 Yard Dump Truck - VIN ***3904	20	16	75,000	15,000								75,000			
24	Chainlink Fencing around Road Department Yard	20	18	27,200	2,720										27,200	
25	Sander for Road Dpt Pick Up	20	17	7,500	1,125									7,500		
26	Funnel Plow	25	8	15,000	10,200											
27	Repave Pool/Employee Parking Area	30	30	25,000	0											
28	Portable Radio System	10	10	19,000	0		19,000									

BAC Approved 2/14/2024	CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOC															
	FISCAL YEAR 2025 MAY 1,2024- APRIL 30, 2025															
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	PHYSICAL ANALYSIS															
	Component Description	Est. Useful Life	Est. Remain Life	Est. Current Cost	100% Funding Calculation	FY2033 Projected	FY2034 Projected	FY2035 Projected	FY2036 Projected	FY2037 Projected	FY2038 Projected	FY2039 Projected	FY2040 Projected	FY2041 Projected	FY2042 Projected	FY2043 Projected
	TOTAL ROADS		30 YR> TOTAL>	<u>\$2,142,000</u>	<u>\$717,280</u>	<u>\$59,000</u>	<u>\$49,000</u>	<u>\$83,000</u>	<u>\$46,400</u>	<u>\$60,000</u>	<u>\$0</u>	<u>\$50,000</u>	<u>\$227,000</u>	<u>\$7,500</u>	<u>\$107,200</u>	<u>\$75,000</u>
	TOTAL RANCH		30 YR> TOTAL>	<u>\$9,211,883</u>	<u>\$4,021,100</u>	<u>\$354,217</u>	<u>\$61,000</u>	<u>\$149,500</u>	<u>\$130,500</u>	<u>\$237,000</u>	<u>\$343,244</u>	<u>\$113,167</u>	<u>\$467,287</u>	<u>\$88,067</u>	<u>\$117,200</u>	<u>\$213,829</u>
Inflation Factor Compounded (Rnd)						1.477	1.551	1.629	1.710	1.796	1.886	1.980	2.079	2.183	2.292	2.407
Inflation Adjusted Expenditures						<u>\$523,339</u>	<u>\$94,631</u>	<u>\$243,520</u>	<u>\$223,199</u>	<u>\$425,618</u>	<u>\$647,238</u>	<u>\$224,062</u>	<u>\$971,455</u>	<u>\$192,238</u>	<u>\$268,625</u>	<u>\$514,605</u>

Notes: None

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BAC Approved 2/14/2024	CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOC															
	FISCAL YEAR 2025 MAY 1,2024- APRIL 30, 2025															
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	Component Description	Est. Useful Life	Est. Remain Life	Est. Current Cost	100% Funding Calculation	FY2044 Projected	FY2045 Projected	FY2046 Projected	FY2047 Projected	FY2048 Projected	FY2049 Projected	FY2050 Projected	FY2051 Projected	FY2052 Projected	FY2053 Projected	FY2054 Projected
11-ADMIN																
1	Upgrade Juniper Room Audio/Visual System	10	7	13,500	4,050								13,500			
	TOTAL ADMIN		30 YR> TOTAL>	<u>\$40,500</u>	<u>\$4,050</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$13,500</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
12-POOL																
1	Electrical panel replacement	30	28	25,000	1,667									25,000		
2	Pool fence replacement	30	24	32,000	6,400					32,000						
3	Sand Filter Tank & Piping replacement	20	11	8,500	3,825											
4	Large pool resurfacing	15	6	43,000	25,800		43,000									
5	Small pool resurfacing & coaming replacement	10	1	17,000	15,300		17,000									
6	Pool blanket	10	9	7,000	700										\$7,000	
7	Pool heaters	12	9	10,000	2,500		10,000									
8	Solar water heating system	15	15	40,000	0											40,000
	TOTAL POOL		30 YR> TOTAL>	<u>\$323,500</u>	<u>\$56,192</u>	<u>\$0</u>	<u>\$70,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$32,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$25,000</u>	<u>\$7,000</u>	<u>\$40,000</u>
13-RENTALS																
1	Replace Hair Salon HVAC	15	4	5,000	3,667											
2	Hair Salon & Duplex Reroofing (Must be done w/ Rental Cart Barn - Adjoining Roofs - move to 2024)	30	30	11,600	0											11,600
3	Senior Center Reroofing (Move to FY 26 - per roof inspection)	30	2	24,000	22,400											
4	Senior Center Electrical Upgrade and Engineering Study (On Hold per BOD due to projected cost)	50	3	36,000	33,840											
5	Arena Apartment Roof	30	28	11,000	733									11,000		
6	Replace/repair siding and paint Arena Building	15	13	8,000	1,067									8,000		
7	Heritage House Mini Split	10	9	7,550	755										7,550	

BAC Approved 2/14/2024	CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOC															
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	TOTAL RENTALS		30 YR> TOTAL>	<u>\$131,250</u>	<u>\$62,462</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$19,000</u>	<u>\$7,550</u>	<u>\$11,600</u>
14-RV PARK																
1	Phase I - Bring on 7 sites in "D" loop - Septic	30	23	25,000	5,833				25,000							
2	Phase II - Bring on 9 sites in "D" loop - Septic D-7 thru D14A	30	24	30,102	6,020					30,102						
3	Phase III - Bring on 10 sites in "D" loop - Septic D28 thru D38	30	25	45,000	7,500						45,000					
4	Septic tanks replaced - 3 tanks @ \$7,000 each (over three years)	30	21	21,000	6,300		7,000	7,000	7,000							
5	Kubota mower replacement	12	4	7,000	4,667									7,000		
6	C Loop repair electric and water upgrade	25	21	25,000	4,000		25,000									
7	John Deere Turf Gator utility vehicle (G2)	10	6	9,900	3,960							9,900				
8	"B" Loop drainfield	30	3	30,000	27,000											
9	Bathhouse Remodel & Reroof	30	2	75,000	70,000											
10	A Loop Electrical Upgrade 14 sites	25	22	24,000	2,880			24,000								
11	D Loop Electrical Upgrade- 39 sites & 20 sites water upgrade	25	23	64,400	5,152				64,400							
12	Kubota Tractor	20	20	22,000	0	22,000										
13	RV Park Dump Station	30	28	50,000	3,333									50,000		
14	Golf Cart/Utility Vehicle	5	5	2,500	0	2,500					2,500					2,500
15	Replace green fencing	20	20	30,000	0	30,000										
16	Work Vehicle UTV	10	1	10,000	9,000		10,000									
17	Re-roof Shed	20	10	3,000	1,500											\$3,000
18	Incremental replacement of picnic tables (10 each year for 4 years)	25	1	10,000	9,600							10,000				

BAC Approved 2/14/2024	CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOC															
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19	Incremental replacement of picnic tables (10 each year for 4 years)	25	2	10,000	9,200								10,000			
20	Incremental replacement of picnic tables (10 each year for 4 years)	25	3	10,000	8,800									10,000		
21	Incremental replacement of picnic tables (10 each year for 4 years)	25	4	10,000	8,400										10,000	
	TOTAL RV PARK		30 YR> TOTAL>	<u>\$623,202</u>	<u>\$193,146</u>	<u>\$54,500</u>	<u>\$42,000</u>	<u>\$31,000</u>	<u>\$96,400</u>	<u>\$30,102</u>	<u>\$47,500</u>	<u>\$19,900</u>	<u>\$10,000</u>	<u>\$67,000</u>	<u>\$10,000</u>	<u>\$5,500</u>
21-PRO SHOP																
1	Pro Shop Carpet Replacement	10	1	9,000	8,100		9,000									
2	Furnace	15	14	4,000	267										4,000	
3	Heat Pump # 1	15	14	8,000	533										8,000	
4	Heat Pump # 2	15	14	8,000	533										8,000	
5	Pro Shop Reroofing	30	12	8,000	4,800											
6	Rental Cart Barn Reroofing (Must be done with Duplex Roof- Adjoining Roofs)	30	30	17,400	0											17,400
7	Member Cart Shed Reroofing (2)	45	42	25,200	1,680											
8	Range Ball Machine	15	12	7,500	1,500								7,500			
	TOTAL GOLF PRO		30 YR> TOTAL>	<u>\$107,400</u>	<u>\$17,413</u>	<u>\$0</u>	<u>\$9,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$7,500</u>	<u>\$0</u>	<u>\$20,000</u>	<u>\$17,400</u>
22-GOLF MAINT																
1	Front 9 pump system	25	6	120,000	91,200											
2	Back 9 pump drive system	30	3	37,000	33,300											
3	1200 GPM Well Pump #1 - Golf Maint to assume 50%; Roads & Gen Maint 50%	30	24	21,000	4,200					21,000						
4	Front 9 cart path renovation	25	9	25,000	16,000											
5	Back 9 irrigation drive system	25	9	25,000	16,000											
6	Back 9 Irrigation system renovation	30	1	841,500	813,450											
7	Incremental Front 9 Renovation Phase 1	25	7	200,000	144,000											

BAC Approved 2/14/2024	CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOC															
	FISCAL YEAR 2025 MAY 1,2024- APRIL 30, 2025															
	30 YEAR CAPITAL RESERVE PLAN															
	PHYSICAL ANALYSIS															
	Component Description	Est. Useful Life	Est. Remain Life	Est. Current Cost	100% Funding Calculation	FY2044 Projected	FY2045 Projected	FY2046 Projected	FY2047 Projected	FY2048 Projected	FY2049 Projected	FY2050 Projected	FY2051 Projected	FY2052 Projected	FY2053 Projected	FY2054 Projected
8	Incremental Front 9 Renovation Phase 2	25	8	200,000	136,000											
9	Incremental Front 9 Renovation Phase 3	25	9	200,000	128,000											
10	Cart path repair/resealing (over three years) Year 1 - total of \$62,000	8	2	62,000	46,500				20,667	20,667	20,667					
11	Waste water system	15	5	34,080	22,720	34,080										
12	Turfco 1530 light top dresser (TD1)	15	4	17,200	12,613											
13	Toro TD2500 top dresser (TD2)	15	11	14,000	3,733							14,000				
14	Pequea FX650 top dresser (TD3)	15	5	36,000	24,000	36,000										
15	John Deere 4500 tractor (T1)	25	2	21,600	19,872								21,600			
16	Kioti DK-55 tractor (T2)	20	5	30,000	22,500						30,000					
17	Jacobsen Turfcats rough mower (RD1)	20	3	19,200	16,320				19,200							
18	Toro 3500D sidewinder rough mower (RM1)	10	4	42,000	25,200					42,000						
19	Toro 3500D Sidewinder rough mower (RM2)	10	6	45,620	18,248							45,620				
20	Toro 4300D rough mower (RM 4) Bought 6/2015 ***	7	7	80,000	0		80,000							80,000		
21	Toro Workman utility vehicle (TT4)	13	7	36,000	16,615	36,000										
22	John Deere 2500B greens mower (1)	10	3	58,000	40,600				58,000							
23	John Deere 2500B greens mower (2)	10	3	58,000	40,600				58,000							
24	2002 Ford Ranger PU (Used) (PU2)	10	4	22,000	13,200					22,000						
25	Toro Multi Pro 1750 greens sprayer (SP1)	8	5	46,000	17,250		46,000								46,000	
26	Toro 3555D fairway mower (FM1)	13	1	79,622	73,497								79,622			
27	Toro 3555D fairway mower (FM2)	13	1	79,622	73,497								79,622			
28	Toro Workman MDX utility vehicle (G2)	10	7	13,200	3,960								13,200			
29	Toro Workman MDX utility vehicle (G3)	10	7	13,200	3,960								13,200			
30	Buffalo Turbin Blower	10	4	11,000	6,600					11,000						

BAC Approved 2/14/2024	CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOC															
	FISCAL YEAR 2025 MAY 1,2024- APRIL 30, 2025															
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	PHYSICAL ANALYSIS															
	Component Description	Est. Useful Life	Est. Remain Life	Est. Current Cost	100% Funding Calculation	FY2044 Projected	FY2045 Projected	FY2046 Projected	FY2047 Projected	FY2048 Projected	FY2049 Projected	FY2050 Projected	FY2051 Projected	FY2052 Projected	FY2053 Projected	FY2054 Projected
31	Toro procore 648 aerator	12	4	41,500	27,667									41,500		
32	Toro 3300 Tee Mower	10	6	42,000	16,800							42,000				
33	Well #3 Pump Motor (Installed different style pump/motor 2019)	10	6	9,600	3,840							9,600				
34	CommercialPressure Washer/Steamer Combo	15	11	8,000	2,133							8,000				
35	Golf Maintenance/General Maint Shop	75	2	750,000	730,000											
36	Replace Golf Course Bridge (prefab) Moved out per BOD	70	2	85,400	82,960											
37	Reel Grinder	20	4	30,000	24,000					30,000						
	TOTAL GOLF MAINT		30 YR> TOTAL>	\$5,257,152	\$2,771,037	\$106,080	\$126,000	\$0	\$155,867	\$146,667	\$50,667	\$119,220	\$207,244	\$121,500	\$46,000	\$0
31-GEN MAINT																
1	Used Tractor	10	6	20,000	8,000							20,000				
2	Clubhouse Upstairs heat pump & furnace replacement No. 1	20	12	6,400	2,560											
3	Clubhouse Downstairs heat pump & furnace replacement No. 2	20	7	10,600	6,890								10,600			
4	Juniper Room heat pump & furnace replacement No. 3	20	10	6,500	3,250											6,500
5	Clubhouse roof membrane	30	27	27,500	2,750								27,500			
6	Lower pasture irrigation restructure	40	39	18,000	450											
7	Clubhouse parking lot chip seal	10	6	14,000	5,600							14,000				
8	Fuel Card Lock System	20	17	20,000	3,000											
9	Tennis court replacement	30	19	60,579	22,212											
10	Tennis court resurface	6	2	9,000	6,000	9,000						9,000				
11	2001 Ford Ranger PU purchased in '07 - get used vehicle	15	1	30,000	28,000											
12	2000 Toyota Tundra PU	10	2	35,000	28,000			35,000								
13	1200 GPM Well Pump #1 - Golf Maint to assume 50%; Roads & Gen Maint 50%	30	24	10,500	2,100					10,500						
14	Cement Walks to Pro Shop (replace with pavers)	20	12	27,200	10,880											

BAC Approved 2/14/2024	CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOC															
	FISCAL YEAR 2025 MAY 1,2024- APRIL 30, 2025															
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15	Walkways next to & in front of Juniper room	20	19	23,000	1,150											
16	Walkway - Section 1	20	18	10,000	1,000											
17	Walkway - Section 2	20	2	20,000	18,000			20,000								
18	Replace/repair siding and paint Clubhouse Building/electrical repair -	15	13	7,000	933									7,000		
19	General Maintenance Storage Shed	20	19	11,000	550											
20	Commercial Park Fence	20	19	7,500	375											
21	North Pasture Fence	25	24	8,000	320					8,000						
22	1997 Ford F250	20	1	50,000	47,500		50,000									
32-ROADS	TOTAL GEN MAINT		30 YR> TOTAL>	<u>\$711,879</u>	<u>\$199,521</u>	<u>\$9,000</u>	<u>\$50,000</u>	<u>\$55,000</u>	<u>\$0</u>	<u>\$18,500</u>	<u>\$0</u>	<u>\$43,000</u>	<u>\$38,100</u>	<u>\$7,000</u>	<u>\$0</u>	<u>\$6,500</u>
1	2017 Chevy 3500 PU for small Plow & Sander	15	9	47,000	18,800					47,000						
2	1200 GPM Well Pump #1 - Golf Maint to assume 50%; Roads & Gen Maint 50%	30	24	10,500	2,100					10,500						
3	1990 Case 580 Super L backhoe (BH001)	20	19	75,000	3,750											
4	Excavator with hammer (Case 590 Backhoe is old and will be a backup backhoe)	15	11	75,000	20,000							75,000				
5	2000 Broce Broom RJ-300 (B001)	25	10	30,000	18,000											
6	Heavy Duty Equipment Trailer	20	18	30,000	3,000											
7	1987 John Deere 670B Grader (G871)	30	1	250,000	241,667											
8	1997 John Deere 770B Grader (G873) (keep as back up-repair only)	10	5	50,000	25,000						50,000					
9	2017 Atlas Copo Roller	12	8	100,000	33,333	100,000										

BAC Approved 2/14/2024	CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOC															
	FISCAL YEAR 2025 MAY 1,2024- APRIL 30, 2025															
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	PHYSICAL ANALYSIS															
	Component Description	Est. Useful Life	Est. Remain Life	Est. Current Cost	100% Funding Calculation	FY2044 Projected	FY2045 Projected	FY2046 Projected	FY2047 Projected	FY2048 Projected	FY2049 Projected	FY2050 Projected	FY2051 Projected	FY2052 Projected	FY2053 Projected	FY2054 Projected
10	94 Volvo GMC-White Truck to be used with Tanker/Sander (Water Truck)	15	1	65,000	60,667											
11	2002 Volvo 10 yd dump truck	30	22	56,000	14,933			56,000								
12	1987 IH S2500 10 yd dump truck (T871)	30	1	80,000	77,333											
13	Swenson EV100-14-82-56 Cinder Spreader for 10 yd dump truck	15	7	17,000	9,067			17,000								
14	8.5 Grizzly Machine (Strainer)	25	11	8,000	4,480											
15	2012 GMC Service Truck	10	8	50,000	10,000									50,000		
16	Front-end Loader	20	3	100,000	85,000				100,000							
17	Dry Shed for Cinder Storage TBD	40	34	41,500	6,225											
18	2007 IH Water Truck	20	13	60,000	21,000											
19	3 Movable Pole Mounted Speed Displays at \$4000 per unit	15	9	12,000	4,800					12,000						
20	Used Crack Sealing Machine	10	6	12,000	4,800							12,000				
21	Hays Road Resurface	15	12	46,400	9,280								46,400			
22	1999 Freightliner 12 Yard Dump Truck - VIN ***3903	20	16	75,000	15,000											
23	1999 Freightliner 12 Yard Dump Truck - VIN ***3904	20	16	75,000	15,000											
24	Chainlink Fencing around Road Department Yard	20	18	27,200	2,720											
25	Sander for Road Dpt Pick Up	20	17	7,500	1,125											
26	Funnel Plow	25	8	15,000	10,200											
27	Repave Pool/Employee Parking Area	30	30	25,000	0											25,000
28	Portable Radio System	10	10	19,000	0	19,000										19,000

BAC Approved 2/14/2024	CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOC															
	FISCAL YEAR 2025 MAY 1,2024- APRIL 30, 2025															
	30 YEAR CAPITAL RESERVE PLAN															
	PHYSICAL ANALYSIS															
	Component Description	Est. Useful Life	Est. Remain Life	Est. Current Cost	100% Funding Calculation	FY2044 Projected	FY2045 Projected	FY2046 Projected	FY2047 Projected	FY2048 Projected	FY2049 Projected	FY2050 Projected	FY2051 Projected	FY2052 Projected	FY2053 Projected	FY2054 Projected
	TOTAL ROADS		30 YR> TOTAL>	<u>\$2,142,000</u>	<u>\$717,280</u>	<u>\$119,000</u>	<u>\$0</u>	<u>\$73,000</u>	<u>\$100,000</u>	<u>\$69,500</u>	<u>\$50,000</u>	<u>\$87,000</u>	<u>\$46,400</u>	<u>\$50,000</u>	<u>\$0</u>	<u>\$44,000</u>
	TOTAL RANCH		30 YR> TOTAL>	<u>\$9,211,883</u>	<u>\$4,021,100</u>	<u>\$288,580</u>	<u>\$297,000</u>	<u>\$159,000</u>	<u>\$352,267</u>	<u>\$296,769</u>	<u>\$148,167</u>	<u>\$269,120</u>	<u>\$322,744</u>	<u>\$289,500</u>	<u>\$90,550</u>	<u>\$125,000</u>
Inflation Factor Compounded (Rnd)						2.527	2.653	2.786	2.925	3.072	3.225	3.386	3.556	3.733	3.920	4.116
Inflation Adjusted Expenditures						<u>\$729,227</u>	<u>\$788,029</u>	<u>\$442,968</u>	<u>\$1,030,472</u>	<u>\$911,532</u>	<u>\$477,852</u>	<u>\$911,336</u>	<u>\$1,147,572</u>	<u>\$1,080,836</u>	<u>\$354,968</u>	<u>\$514,517</u>

Notes: None

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	FY 2024 Budgeted	FY 2024 Actual and Estimate	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected	FY 2031 Projected	FY 2032 Projected	FY 2033 Projected	FY 2034 Projected	FY 2035 Projected	FY 2036 Projected	FY 2037 Projected	FY 2038 Projected	FY 2039 Projected
Beginning Balance	2,044,061	1,552,214	2,053,297	934,632	353,246	491,053	810,667	1,120,033	1,283,885	1,324,556	1,365,275	1,452,411	1,984,062	2,390,023	2,813,381	3,057,456	3,101,196
Depreciation Xfer from Operations	181,439	186,934	196,281	206,095	216,399	227,219	238,580	250,509	263,035	276,187	289,996	304,496	319,721	335,707	352,492	370,117	388,622
Budgeted Xfer from Operations	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Depr. Xfer on MajorExpenditures *				80,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	75,000	75,000	75,000	75,000
Discretionary Xfer from Operations **	125,000	500,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
TOTAL TRANSFERS	381,439	761,934	396,281	486,095	516,399	527,219	538,580	550,509	563,035	576,187	589,996	604,496	619,721	610,707	627,492	645,117	663,622
Interest Earned	7,154	20,000	30,799	14,019	5,299	7,366	12,160	16,800	19,258	19,868	20,479	21,786	29,761	35,850	42,201	45,862	46,518
Capital Expenditures (Inflation Adjusted)	-271,500	-280,851	-1,545,745	-1,081,500	-383,891	-214,971	-241,375	-403,458	-541,622	-555,336	-523,339	-94,631	-243,520	-223,199	-425,618	-647,238	-224,062
Ending Balance	2,161,154	2,053,297	934,632	353,246	491,053	810,667	1,120,033	1,283,885	1,324,556	1,365,275	1,452,411	1,984,062	2,390,023	2,813,381	3,057,456	3,101,196	3,587,275
Estimated Percent Funded:	54%	51%	34%	16%	22%	33%	41%										
Assumptions:																	
MM interest Rate	0.35%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Inflation Factor			0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050
Inflation Factor Compounded (Rnd)			1.000	1.050	1.103	1.158	1.216	1.276	1.340	1.407	1.477	1.551	1.629	1.710	1.796	1.886	1.980

Note: Actual and Estimated FY 2024 Expenditures include entries on Physical Analysis which will be completed by April 30, 2024.

* This entry for budgeting purposes only. The amount of depreciation transfer from operating budget is limited to the actual depreciation from the prior year, NOT the combined estimated total.

** Discretionary transfers only made when excess funds available and transfer is based on amount of excess available.

CROOKED RIVER RANCH CLUB & MAINTENANCE ASSOCIATION FISCAL YEAR 2025 May 1, 2024 - April 30, 2025

30 YEAR CAPITAL RESERVE PLAN
FINANCIAL ANALYSIS

	FY 2040 Projected	FY 2041 Projected	FY 2042 Projected	FY 2043 Projected	FY 2044 Projected	FY 2045 Projected	FY 2046 Projected	FY 2047 Projected	FY 2048 Projected	FY 2049 Projected	FY 2050 Projected	FY 2051 Projected	FY 2052 Projected	FY 2053 Projected	FY 2054 Projected
Beginning Balance	3,587,275	3,352,682	3,857,691	4,314,810	4,556,300	4,610,409	4,631,327	5,023,660	4,861,715	4,844,990	5,291,837	5,343,555	5,192,046	5,140,897	5,850,488
Depreciation Xfer from Operations	408,053	428,456	449,879	472,373	495,992	520,791	546,831	574,172	602,881	633,025	664,676	697,910	732,805	769,446	807,918
Budgeted Xfer from Operations	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Depr. Xfer on MajorExpenditures *	75,000	18,500	18,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	18,000	19,000	18,000	18,000
Discretionary Xfer from Operations **	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
TOTAL TRANSFERS	683,053	646,956	667,879	691,373	714,992	739,791	765,831	793,172	821,881	852,025	883,676	915,910	951,805	987,446	1,025,918
Interest Earned	53,809	50,290	57,865	64,722	68,345	69,156	69,470	75,355	72,926	72,675	79,378	80,153	77,881	77,113	87,757
Capital Expenditures (Inflation Adjusted)	-971,455	-192,238	-268,625	-514,605	-729,227	-788,029	-442,968	-1,030,472	-911,532	-477,852	-911,336	-1,147,572	-1,080,836	-354,968	-514,517
Ending Balance	3,352,682	3,857,691	4,314,810	4,556,300	4,610,409	4,631,327	5,023,660	4,861,715	4,844,990	5,291,837	5,343,555	5,192,046	5,140,897	5,850,488	6,449,646
Estimated Percent Funded:															
Assumptions:															
MM interest Rate	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Inflation Factor	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050
Inflation Factor Compounded (Rnd)	2.079	2.183	2.292	2.407	2.527	2.653	2.786	2.925	3.072	3.225	3.386	3.556	3.733	3.920	4.116