

Sun Lakes 2

Reserve Management Plan

Type 2 Engagement

Reserve Study Update with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2025



2025 FINAL

Sun Lakes 2

January 1, 2025

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Preparer's Report on Reserve Study
Type 2 Reserve Management Plan Reserve Study Update with On-Site Analysis
For 30-Year Projection Period Beginning January 1, 2025

Board of Directors
Sun Lakes 2
Sun Lakes, AZ

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Sun Lakes 2 by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type 2 reserve study engagement is based on an updated on-site analysis. The on-site analysis of Sun Lakes 2 upon which this reserve management plan is based was performed by Greg Libke of Facilities Advisors Arizona on August 15, 2024.

The attached basic financial exhibits and disclosures comprise a Type 2 Reserve Study report of Sun Lakes 2. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2025, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2025, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Sun Lakes 2 is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Sun Lakes 2, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles

This reserve study report is restricted to the management and members of the Sun Lakes 2 and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Sun Lakes 2's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Sun Lakes 2's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Arizona
Greg Libke, RS
December 16, 2024

Sun Lakes 2
January 1, 2025

Statement of Position

Projection period: January 1, 2025 to 2054
 Type of Project: Planned Development
 Number of Units: 3,809
 Location: Sun Lakes, AZ
 Project Construction date: January 1, 1979
 On-Site analysis performed by: Greg Libke
 Component analysis performed by: Greg Libke
 Report prepared by: Greg Libke

No special reserve assessments are considered necessary during the 30-year projection period.

Components Excluded from This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component – Never previously included in study, and Excluded per Board decision
Street & Parking Lot Base	Lifetime Component
Hardscape – sidewalks and curbs	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget
Major Tree Trimming	Included in Operating Budget
Landscape / Plant Replacement	Included in Operating Budget

Summary of major components is presented on next page

Current Replacement Cost of All Components	\$ 23,478,383
Future Replacement Cost of All Components	\$ 29,900,750
Projected Balance of Reserve Funds at January 1, 2025	\$ 7,000,000
100% Funded Amount at January 1, 2025	\$ 14,922,007
Percent Funded at January 1, 2025	46.91 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2025	\$ 7,922,007
Projected Reserve Contribution	\$ 1,700,004
Average Annual Reserve Contribution Per Unit	\$ 437
Monthly Reserve Contribution First Year of Projection	\$ 141,667
Average Monthly Reserve Contribution Per Unit	\$37
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	0.10 %

Sun Lakes 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/25 - 12/25	\$ 7,000,000	\$ 1,700,004	0.00 %	\$ 2,223	\$ 5,872,220	\$ 2,830,008	24.85 %	\$ 11,388,065
1/26 - 12/26	2,830,008	1,785,004	5.00	1,691	2,120,389	2,496,314	21.39	11,669,791
1/27 - 12/27	2,496,314	1,874,254	5.00	2,093	1,399,526	2,973,135	23.28	12,766,181
1/28 - 12/28	2,973,135	1,967,967	5.00	2,717	1,295,094	3,648,725	25.93	14,067,643
1/29 - 12/29	3,648,725	2,066,365	5.00	3,466	1,270,556	4,448,000	28.69	15,500,995
1/30 - 12/30	4,448,000	2,169,684	5.00	2,524	3,153,131	3,467,077	22.94	15,108,249
1/31 - 12/31	3,467,077	2,278,168	5.00	2,897	1,784,863	3,963,279	24.48	16,184,371
1/32 - 12/32	3,963,279	2,392,076	5.00	2,850	2,410,854	3,947,352	23.60	16,721,845
1/33 - 12/33	3,947,352	2,511,680	5.00	2,868	2,437,921	4,023,979	23.22	17,323,618
1/34 - 12/34	4,023,979	2,637,264	5.00	3,861	1,547,467	5,117,637	27.02	18,938,947
1/35 - 12/35	5,117,637	2,769,127	5.00	3,313	3,328,778	4,561,300	24.19	18,848,670
1/36 - 12/36	4,561,300	2,907,584	5.00	3,549	2,575,190	4,897,242	24.96	19,614,987
1/37 - 12/37	4,897,242	3,052,963	5.00	2,138	4,472,741	3,479,603	18.77	18,535,415
1/38 - 12/38	3,479,603	3,205,611	5.00	2,019	3,197,690	3,489,542	18.53	18,824,925
1/39 - 12/39	3,489,542	3,365,892	5.00	2,786	2,491,836	4,366,383	21.89	19,940,962
1/40 - 12/40	4,366,383	3,534,186	5.00	1,848	4,489,328	3,413,089	17.84	19,127,074
1/41 - 12/41	3,413,089	3,710,895	5.00	1,812	3,607,641	3,518,156	18.23	19,292,776
1/42 - 12/42	3,518,156	3,896,440	5.00	1,085	4,658,270	2,757,411	14.92	18,480,534
1/43 - 12/43	2,757,411	4,091,262	5.00	1,692	3,246,408	3,603,958	18.77	19,200,352
1/44 - 12/44	3,603,958	4,295,825	5.00	3,733	2,107,867	5,795,650	27.31	21,219,738
1/45 - 12/45	5,795,650	4,510,617	5.00	4,373	3,839,161	6,471,479	29.92	21,624,906
1/46 - 12/46	6,471,479	4,736,148	5.00	5,655	3,325,305	7,887,976	34.77	22,683,188
1/47 - 12/47	7,887,976	4,972,955	5.00	7,307	3,204,168	9,664,070	40.24	24,013,029
1/48 - 12/48	9,664,070	5,221,603	5.00	9,132	3,283,015	11,611,790	45.67	25,420,041
1/49 - 12/49	11,611,790	5,482,683	5.00	9,768	4,788,442	12,315,799	48.40	25,440,718
1/50 - 12/50	12,315,799	5,756,817	5.00	9,612	5,851,411	12,230,817	49.93	24,493,499
1/51 - 12/51	12,230,817	6,044,658	5.00	12,358	3,026,163	15,261,670	57.46	26,556,708
1/52 - 12/52	15,261,670	6,346,891	5.00	15,864	2,689,894	18,934,531	64.92	29,161,532
1/53 - 12/53	18,934,531	6,664,235	5.00	17,456	5,027,190	20,589,033	69.61	29,574,446
1/54 - 12/54	20,589,033	6,997,447	5.00	21,789	2,408,279	25,199,990	76.07	32,354,118

Sun Lakes 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - By Year

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Year : 2025						
BoD						
01/01/2025	Pool - Consultant Fee	CW Pool		15:00	\$ 120,000.00	\$ 120,000.00
01/01/2025	Tunnel Rehabilitation	Community	01/01/2024	1:00	5,000.00	5,000.00
					125,000.00	125,000.00
Facility Maintenance						
01/01/2025	Aluminum Beams	CW Breezeway	01/01/2009	16:00	\$ 25,000.00	\$ 25,000.00
01/01/2025	Ansul System	PV Restaurant	01/01/2011	14:00	8,115.89	8,115.89
01/01/2025	Asphalt - Crack Fill	Community	01/01/2023	2:00	22,000.00	22,000.00
01/01/2025	Asphalt Repair & Seal	Community	01/01/2023	2:00	64,920.90	64,920.90
01/01/2025	Bldg Ext - Built-Up Roofs	PV Clubhouse	01/01/2010	15:00	3,320.46	3,320.46
01/01/2025	Bldg Ext - Repaint	Community	01/01/2023	2:00	30,000.00	30,000.00
01/01/2025	Bldg Ext - Stone Facia	Community	01/01/2020	5:00	5,000.00	5,000.00
01/01/2025	Bldg Interior Carpet	CW Library	01/01/2015	10:00	2,730.00	2,730.00
01/01/2025	Bldg Interior Carpet	CW Card Room	01/01/2008	17:00	6,195.00	6,195.00
01/01/2025	Bldg Interior Carpet	PV Pro Shop	01/01/2014	11:00	6,300.00	6,300.00
01/01/2025	Bldg Interior Carpet	PV Bar	01/01/2009	16:00	9,712.50	9,712.50
01/01/2025	Bldg Interior Carpet	CW Pro Shop	01/01/2024	1:00	12,705.00	12,705.00
01/01/2025	Bldg Interior Carpet	CW Billiards	01/01/2008	17:00	4,620.00	4,620.00
01/01/2025	Bldg Interior Carpet	Administration	01/01/2009	16:00	16,852.50	16,852.50
01/01/2025	Bldg Interior Carpet Pro	PV Restaurant	01/01/2016	9:00	23,100.00	23,100.00
01/01/2025	Bldg Interior Remodel - PV Pro Shop	PV Pro Shop	01/01/2000	25:00	10,000.00	10,000.00
01/01/2025	Bldg Interior Remodel - Restrooms	Sisk Park	01/01/2005	20:00	7,500.00	7,500.00
01/01/2025	Bldg Interior Remodel - Restrooms	Michigan Pool	01/01/2001	24:00	7,500.00	7,500.00
01/01/2025	Bldg Interior Remodel - Restrooms	CW Pro Shop	01/01/2002	23:00	22,500.00	22,500.00
01/01/2025	Chairs	CW A-Rooms	01/01/2018	7:00	6,250.00	6,250.00
01/01/2025	Chairs - Card Rm	CW Card Room	01/01/2008	17:00	8,325.00	8,325.00
01/01/2025	Cushman Hauler 1200X Facility Main	Community	01/01/2017	8:00	12,000.00	12,000.00
01/01/2025	Cushman Hauler 800X	Facilities Maint	01/01/2017	8:00	10,078.55	10,078.55
01/01/2025	Cushman Hauler 800X	Facilities Maint	01/01/2017	8:00	10,078.55	10,078.55
01/01/2025	Cushman Hauler 800X	Facilities Maint	01/01/2017	8:00	10,078.55	10,078.55
01/01/2025	Cushman Hauler 800X	Facilities Maint	01/01/2015	10:00	10,078.55	10,078.55
01/01/2025	Domestic Water Heater 100 Gal	PV Restaurant	01/01/2015	10:00	11,500.00	11,500.00
01/01/2025	Domestic Water Heater 100 Gal	CW Saguaro R	01/01/2014	11:00	11,500.00	11,500.00
01/01/2025	Domestic Water Heater 120 Gal	CW Bar/Grill	01/01/2015	10:00	15,595.23	15,595.23
01/01/2025	Door Folding - Repairs	CW Bar/Grill P	01/01/2024	1:00	9,000.00	9,000.00
01/01/2025	Door Opener Handicap	PV Bar	01/01/2010	15:00	2,652.25	2,652.25
01/01/2025	Door Opener Handicap	CW Complex	01/01/2010	15:00	18,565.75	18,565.75
01/01/2025	EZ Go 250 Turf	Facilities Maint	01/01/2015	10:00	10,075.50	10,075.50
01/01/2025	EZ Go 250 Turf	Facilities Maint	01/01/2015	10:00	10,075.50	10,075.50
01/01/2025	EZ Go Freedom TXT	Facilities Maint	01/01/2017	8:00	10,500.00	10,500.00
01/01/2025	EZ Go Freedom TXT	Facilities Maint	01/01/2015	10:00	10,500.00	10,500.00
01/01/2025	Floor Refinish Racquetball	PV Clubhouse	01/01/2015	10:00	9,738.45	9,738.45
01/01/2025	Floor Scrubber Lg	CW Ballroom	01/01/2016	9:00	8,000.00	8,000.00
01/01/2025	Floor Wood - Recoat	CW Ballroom	01/01/2023	2:00	3,720.00	3,720.00

Sun Lakes 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - By Year

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2025	Floor Wood - Refinish	CW Ballroom	01/01/2021	4:00	\$ 35,650.00	\$ 35,650.00
01/01/2025	Golf Cart Beverage	Facilities Maint	01/01/2020	5:00	19,000.00	19,000.00
01/01/2025	Golf Cart Beverage	Facilities Maint	01/01/2019	6:00	19,000.00	19,000.00
01/01/2025	HVAC - Annual Repairs	Community	01/01/2024	1:00	70,000.00	70,000.00
01/01/2025	HVAC 1-Ton	Administration	01/01/2014	11:00	5,200.00	5,200.00
01/01/2025	HVAC 1-Ton	Administration	01/01/2014	11:00	5,200.00	5,200.00
01/01/2025	HVAC 1-Ton	PV Restaurant	01/01/2012	13:00	5,200.00	5,200.00
01/01/2025	HVAC 2.5-Ton	CW Clubhouse	01/01/2008	17:00	8,600.00	8,600.00
01/01/2025	HVAC 3-Ton	Administration	01/01/2014	11:00	9,600.00	9,600.00
01/01/2025	HVAC 3-Ton	Administration	01/01/2014	11:00	9,600.00	9,600.00
01/01/2025	HVAC 3-Ton	Administration	01/01/2014	11:00	9,600.00	9,600.00
01/01/2025	HVAC 3-Ton	CW Clubhouse	01/01/2008	17:00	9,600.00	9,600.00
01/01/2025	HVAC 3-Ton	CW Clubhouse	01/01/2008	17:00	9,600.00	9,600.00
01/01/2025	HVAC 3-Ton	CW Clubhouse	01/01/2008	17:00	9,600.00	9,600.00
01/01/2025	HVAC 3-Ton	CW Clubhouse	01/01/2012	13:00	9,600.00	9,600.00
01/01/2025	HVAC 3.5-Ton	CW Clubhouse	01/01/2008	17:00	10,800.00	10,800.00
01/01/2025	HVAC 4-Ton	CW Clubhouse	01/01/2008	17:00	12,600.00	12,600.00
01/01/2025	HVAC 4-Ton	CW Clubhouse	01/01/2009	16:00	12,600.00	12,600.00
01/01/2025	HVAC 4-Ton	CW Clubhouse	01/01/2008	17:00	12,600.00	12,600.00
01/01/2025	HVAC 4-Ton	CW Clubhouse	01/01/2008	17:00	12,600.00	12,600.00
01/01/2025	HVAC 4-Ton	CW Clubhouse	01/01/2008	17:00	12,600.00	12,600.00
01/01/2025	HVAC 4-Ton	CW Clubhouse	01/01/2008	17:00	12,600.00	12,600.00
01/01/2025	HVAC 4-Ton	CW Clubhouse	01/01/2008	17:00	12,600.00	12,600.00
01/01/2025	HVAC 5-Ton	CW Clubhouse	01/01/2008	17:00	14,400.00	14,400.00
01/01/2025	HVAC 5-Ton	Administration	01/01/2014	11:00	14,400.00	14,400.00
01/01/2025	HVAC 5-Ton	Administration	01/01/2014	11:00	14,400.00	14,400.00
01/01/2025	HVAC 5-Ton	Administration	01/01/2014	11:00	14,400.00	14,400.00
01/01/2025	HVAC 5-Ton	Administration	01/01/2014	11:00	14,400.00	14,400.00
01/01/2025	HVAC 5-Ton	Administration	01/01/2014	11:00	14,400.00	14,400.00
01/01/2025	HVAC 5-Ton	Administration	01/01/2014	11:00	14,400.00	14,400.00
01/01/2025	HVAC 5-Ton	Administration	01/01/2014	11:00	14,400.00	14,400.00
01/01/2025	HVAC 5-Ton	CW Clubhouse	01/01/2010	15:00	14,400.00	14,400.00
01/01/2025	HVAC 5-Ton	CW Clubhouse	01/01/2010	15:00	14,400.00	14,400.00
01/01/2025	HVAC 5-Ton	CW Clubhouse	01/01/2010	15:00	14,400.00	14,400.00
01/01/2025	HVAC 5-Ton	PV Clubhouse	01/01/2008	17:00	14,400.00	14,400.00
01/01/2025	HVAC 5-Ton	PV Clubhouse	01/01/2008	17:00	14,400.00	14,400.00
01/01/2025	HVAC 5-Ton	PV Clubhouse	01/01/2014	11:00	14,400.00	14,400.00
01/01/2025	HVAC 5-Ton	CW Clubhouse	01/01/2009	16:00	14,400.00	14,400.00
01/01/2025	HVAC 7.5-Ton	CW Clubhouse	01/01/2015	10:00	24,000.00	24,000.00
01/01/2025	HVAC 7.5-Ton	CW Clubhouse	01/01/2010	15:00	24,000.00	24,000.00
01/01/2025	HVAC 7.5-Ton	PV Clubhouse	01/01/2008	17:00	24,000.00	24,000.00
01/01/2025	HVAC 7.5-Ton	PV Clubhouse	01/01/2008	17:00	24,000.00	24,000.00
01/01/2025	HVAC 7.5-Ton	PV Clubhouse	01/01/2010	15:00	24,000.00	24,000.00
01/01/2025	HVAC 7.5-Ton	CW Clubhouse	01/01/2010	15:00	24,000.00	24,000.00
01/01/2025	HVAC Dehumidifier System	CW Fitness	01/01/2020	5:00	13,500.00	13,500.00
01/01/2025	Mister Fans	PV Pro Shop	01/01/2018	7:00	8,328.07	8,328.07

Sun Lakes 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - By Year

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2025	Park Furniture	PV Tennis Cour	01/01/2013	12:00	\$ 4,200.00	\$ 4,200.00
01/01/2025	Park Furniture	Sisk Park	01/01/2008	17:00	16,800.00	16,800.00
01/01/2025	Patio Furniture	CW Saguaro Po	01/01/2011	14:00	8,200.00	8,200.00
01/01/2025	Patio Furniture	CW Pro Shop	01/01/2011	14:00	20,500.00	20,500.00
01/01/2025	Piano Baby Grand	CW Ballroom	01/01/2010	15:00	18,000.00	18,000.00
01/01/2025	Pool Circulation System	CW Pool	01/01/2015	10:00	10,000.00	10,000.00
01/01/2025	Pool Circulation System	PV Pool	01/01/2015	10:00	10,000.00	10,000.00
01/01/2025	Pool Deck Indoor - Resurface	CW Fitness	01/01/2020	5:00	7,500.00	7,500.00
01/01/2025	Pool Furniture - CW Kids	CW Kids Pool	01/01/2016	9:00	18,565.75	18,565.75
01/01/2025	Pool Furniture - CW Main	CW Main/Lap	01/01/2017	8:00	46,679.60	46,679.60
01/01/2025	Pool Furniture - Michigan	Michigan	01/01/2016	9:00	35,540.15	35,540.15
01/01/2025	Pool Heater 399 BTU	CW Kids Pool	01/01/2015	10:00	6,400.00	6,400.00
01/01/2025	Pool Heater 399 BTU	CW Lap Pool	01/01/2013	12:00	6,400.00	6,400.00
01/01/2025	Pool Heaters - Repair	Community	01/01/2024	1:00	10,000.00	10,000.00
01/01/2025	Pool Hydrochair	CW Lap Pool	01/01/2017	8:00	11,139.00	11,139.00
01/01/2025	Pool Hydrochair	CW Main Pool	01/01/2017	8:00	11,139.00	11,139.00
01/01/2025	Pool Pump/Motor	CW Kids Pool	01/01/2019	6:00	2,500.00	2,500.00
01/01/2025	Pool Pump/Motor	CW Lap Pool	01/01/2019	6:00	2,500.00	2,500.00
01/01/2025	Pool Pump/Motor	CW Spa	01/01/2019	6:00	2,500.00	2,500.00
01/01/2025	Pool Pump/Motor	Michigan	01/01/2019	6:00	2,500.00	2,500.00
01/01/2025	Pool Pump/Motor	Michigan Spa	01/01/2019	6:00	2,500.00	2,500.00
01/01/2025	Pool Pump/Motor	PV Pool	01/01/2017	8:00	2,500.00	2,500.00
01/01/2025	Pool Pump/Motor	PV Spa	01/01/2017	8:00	2,500.00	2,500.00
01/01/2025	Pool Pump/Motor 10HP & VFD	CW Main Pool	01/01/2019	6:00	17,500.00	17,500.00
01/01/2025	Pool Waterline Tile - Repairs	CW Spa	01/01/2016	9:00	1,113.70	1,113.70
01/01/2025	Pool Waterline Tile - Repairs	CW Kids Pool	01/01/2015	10:00	1,909.20	1,909.20
01/01/2025	Pool Waterline Tile - Repairs	Michigan Pool	01/01/2016	9:00	2,736.52	2,736.52
01/01/2025	Pool Waterline Tile - Repairs	PV Pool	01/01/2015	10:00	3,722.94	3,722.94
01/01/2025	Pool Waterline Tile - Repairs	CW Main Pool	01/01/2017	8:00	6,188.99	6,188.99
01/01/2025	Pool Waterline Tile - Repairs	CW Lap Pool	01/01/2017	8:00	7,636.80	7,636.80
01/01/2025	Scissor Lift	Community	01/01/2008	17:00	6,000.00	6,000.00
01/01/2025	Scissor Lift	Community	01/01/2008	17:00	6,000.00	6,000.00
01/01/2025	Sports Court Recoat	CW Tennis	01/01/2020	5:00	6,750.00	6,750.00
01/01/2025	Sports Court Recoat	CW Tennis	01/01/2019	6:00	6,750.00	6,750.00
01/01/2025	Sports Court Recoat	CW Tennis	01/01/2019	6:00	6,750.00	6,750.00
01/01/2025	Sports Court Recoat	CW Tennis	01/01/2019	6:00	6,750.00	6,750.00
01/01/2025	Sports Court Recoat	CW Tennis	01/01/2018	7:00	6,750.00	6,750.00
01/01/2025	Surveillance System Components - R	Community	01/01/2024	1:00	10,000.00	10,000.00
01/01/2025	Table - Billiard - Refelt/Refurbish	Community	01/01/2022	3:00	5,000.00	5,000.00
01/01/2025	Table - Poker - Replace	CW Card Room	01/01/2014	11:00	5,568.99	5,568.99
01/01/2025	Tile Roof Underlayment	CW Pro Shop	01/01/1993	32:00	48,750.00	48,750.00
01/01/2025	Tile Roof Underlayment	Sisk Park	01/01/1995	30:00	97,187.50	97,187.50
01/01/2025	Vehicle Dodge RAM (2015)	Facilities Maint	01/01/2015	10:00	31,296.55	31,296.55
01/01/2025	Walls - Repair	Community	01/01/2023	2:00	30,000.00	30,000.00
01/01/2025	Walls Dobson, Alma, Minn, East- Re	Community	01/01/2023	2:00	30,000.00	30,000.00
01/01/2025	Walls Hunt Hwy, Riggs Repaint	Community	01/01/2022	3:00	45,000.00	45,000.00
01/01/2025	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2024	1:00	15,000.00	15,000.00

Sun Lakes 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - By Year

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2025	Window Tint	Community	01/01/2024	1:00	\$ 40,000.00	\$ 40,000.00
					1,921,386.89	1,921,386.89
Fitness Center						
01/01/2025	Fitness Arc Trainers	CW Fitness	01/01/2020	5:00	\$ 15,000.00	\$ 15,000.00
01/01/2025	Fitness Cross-Trainers	CW Fitness	01/01/2020	5:00	33,000.00	33,000.00
01/01/2025	Fitness Recumbent Bikes	CW Fitness	01/01/2020	5:00	16,000.00	16,000.00
01/01/2025	Fitness Recumbent Cross-Trainers	CW Fitness	01/01/2020	5:00	12,450.00	12,450.00
01/01/2025	Fitness Rowers	CW Fitness	01/01/2020	5:00	3,700.00	3,700.00
01/01/2025	Fitness Seated Ellipticals	CW Fitness	01/01/2020	5:00	12,600.00	12,600.00
01/01/2025	Fitness Spin Bikes	CW Fitness	01/01/2020	5:00	4,700.00	4,700.00
01/01/2025	Fitness Treadmills	CW Fitness	01/01/2020	5:00	63,000.00	63,000.00
01/01/2025	Fitness Upright Bikes	CW Fitness	01/01/2020	5:00	19,250.00	19,250.00
					179,700.00	179,700.00
Food & Beverage						
01/01/2025	Bar Top Polish	CW Bar/Grill	01/01/2018	7:00	\$ 3,150.00	\$ 3,150.00
01/01/2025	Bar Top Polish	PV Bar	01/01/2018	7:00	3,150.00	3,150.00
01/01/2025	Beer Glycol System	PV Restaurant	01/01/2013	12:00	3,150.00	3,150.00
01/01/2025	Broiler - Salamander	CW Bar/Grill	01/01/2013	12:00	4,455.78	4,455.78
01/01/2025	Broiler - Salamander	PV Restaurant	01/01/2013	12:00	4,455.78	4,455.78
01/01/2025	Chairs - Banquet Pro	PV Restaurant	01/01/2013	12:00	68,750.00	68,750.00
01/01/2025	Chairs - Dining	PV Restaurant	01/01/2014	11:00	87,500.00	87,500.00
01/01/2025	Condensers	CW Bar/Grill	01/01/2018	7:00	22,000.00	22,000.00
01/01/2025	Condensers	PV Restaurant	01/01/2018	7:00	27,500.00	27,500.00
01/01/2025	Countertop Cooler 2-Door	PV Restaurant	01/01/2016	9:00	3,500.00	3,500.00
01/01/2025	Dishwasher	CW Saguaro R	01/01/2003	22:00	5,569.73	5,569.73
01/01/2025	Floor Epoxy - Repair	CW Complex	01/01/2009	16:00	5,000.00	5,000.00
01/01/2025	Floor Epoxy - Repair	PV Clubhouse	01/01/2009	16:00	5,000.00	5,000.00
01/01/2025	Glassware	PV Restaurant	01/01/2023	2:00	2,500.00	2,500.00
01/01/2025	Grill 3-Burner	CW Bar/Grill	01/01/2013	12:00	4,243.60	4,243.60
01/01/2025	Mixer - Floor 30 Qt	PV Restaurant	01/01/2015	10:00	6,683.67	6,683.67
01/01/2025	Oven - Cook & Hold	CW Bar/Grill	01/01/2013	12:00	11,669.67	11,669.67
01/01/2025	Range/Oven 6 Burner	PV Restaurant	01/01/2009	16:00	6,100.00	6,100.00
01/01/2025	Refrigerator - Reach-In	PV Restaurant	01/01/2018	7:00	2,500.00	2,500.00
01/01/2025	Skillet Swiss Tilt	CW Bar/Grill	01/01/2003	22:00	22,278.90	22,278.90
01/01/2025	Tables - Dining	PV Restaurant	01/01/2014	11:00	49,500.00	49,500.00
01/01/2025	Tableware CW	CW Bar/Grill	01/01/2015	10:00	15,595.23	15,595.23
01/01/2025	Tableware PV	PV Restaurant	01/01/2016	9:00	28,962.57	28,962.57
					393,214.93	393,214.93
Golf Maintenance						
01/01/2025	Carryall Golf Maint	CW Golf Cours	01/01/2015	10:00	\$ 12,000.00	\$ 12,000.00
01/01/2025	Carryall Golf Maint	CW Golf Cours	01/01/2015	10:00	12,000.00	12,000.00
01/01/2025	Carryall Golf Maint	CW Golf Cours	01/01/2015	10:00	12,000.00	12,000.00
01/01/2025	Carryall Golf Maint	CW Golf Cours	01/01/2015	10:00	12,000.00	12,000.00
01/01/2025	Carryall Golf Maint	CW Golf Cours	01/01/2015	10:00	12,000.00	12,000.00

Sun Lakes 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - By Year

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2025	Carryall Golf Maint	CW Golf Cours	01/01/2015	10:00	\$ 12,000.00	\$ 12,000.00
01/01/2025	Cushman Jr Sod Cutter	PV Golf Course	01/01/2013	12:00	6,100.18	6,100.18
01/01/2025	EZ Go 250G Terrain Golf Maint	PV Golf Course	01/01/2015	10:00	8,500.00	8,500.00
01/01/2025	EZ Go 250G Terrain Golf Maint	PV Golf Course	01/01/2015	10:00	8,500.00	8,500.00
01/01/2025	EZ Go 250G Terrain Golf Maint	CW Golf Cours	01/01/2015	10:00	8,500.00	8,500.00
01/01/2025	Golf Course Bunker Renovation	CW Golf Cours	01/01/2024	1:00	20,000.00	20,000.00
01/01/2025	Golf Course Bunker Renovation	PV Golf Course	01/01/2024	1:00	20,000.00	20,000.00
01/01/2025	Gravely Pro Vac	CW Golf Cours	01/01/2013	12:00	22,000.00	22,000.00
01/01/2025	Gravely Pro Vac	PV Golf Course	01/01/2013	12:00	22,000.00	22,000.00
01/01/2025	Irrigation - Computer & Software	PV Golf Course	01/01/2018	7:00	10,500.00	10,500.00
01/01/2025	Irrigation Gate Valves XL Golf Maint	PV Golf Course	01/01/2000	25:00	342,000.00	342,000.00
01/01/2025	Jacobsen Reelmaster 3800	PV Golf Course	01/01/2013	12:00	100,000.00	100,000.00
01/01/2025	Jacobsen Reelmaster 3800	PV Golf Course	01/01/2013	12:00	100,000.00	100,000.00
01/01/2025	John Deere Tractor 870	PV Golf Course	01/01/2003	22:00	42,000.00	42,000.00
01/01/2025	Lake Aerator Golf Maint	PV Golf Course	01/01/2010	15:00	10,000.00	10,000.00
01/01/2025	Lake Aerator Golf Maint	CW Golf Cours	01/01/2010	15:00	10,000.00	10,000.00
01/01/2025	Lake Aerator Golf Maint	CW Golf Cours	01/01/2010	15:00	10,000.00	10,000.00
01/01/2025	Lake Aerator Golf Maint	CW Golf Cours	01/01/2010	15:00	10,000.00	10,000.00
01/01/2025	Lake Aerator Golf Maint	PV Golf Course	01/01/2010	15:00	10,000.00	10,000.00
01/01/2025	Lake Aerator Golf Maint	CW Golf Cours	01/01/2006	19:00	10,000.00	10,000.00
01/01/2025	Lake Banks, Liners, & Dredging - Golf	CW Golf Cours	01/01/2020	5:00	75,000.00	75,000.00
01/01/2025	Lake Fountain Golf Maint	PV Golf Course	01/01/2016	9:00	14,500.00	14,500.00
01/01/2025	Lake Fountain Golf Maint	PV Golf Course	01/01/2016	9:00	14,500.00	14,500.00
01/01/2025	Lake Fountain Golf Maint	CW Golf Cours	01/01/2015	10:00	14,500.00	14,500.00
01/01/2025	Lake Fountain Golf Maint	CW Golf Cours	01/01/2015	10:00	43,500.00	43,500.00
01/01/2025	Lake Intake Pipe	CW Golf Cours	01/01/1983	42:00	1,000,000.00	1,000,000.00
01/01/2025	Landscape Granite/Rock Replenish	CW Golf Cours	01/01/2022	3:00	20,000.00	20,000.00
01/01/2025	Overflow Pump Golf Maint	Community	01/01/2010	15:00	20,000.00	20,000.00
01/01/2025	Ryan Jr Sod Cutter	CW Golf Cours	01/01/2015	10:00	6,100.18	6,100.18
01/01/2025	Spray Tank - 200 gal	CW Golf Cours	01/01/2013	12:00	6,300.00	6,300.00
01/01/2025	Toro 5610 Cutting Reels	PV Golf Course	01/01/2017	8:00	10,000.00	10,000.00
01/01/2025	Toro 5610 Cutting Reels	CW Golf Cours	01/01/2017	8:00	2,000.00	2,000.00
01/01/2025	Toro Greensmaster 3150	PV Golf Course	01/01/2015	10:00	53,000.00	53,000.00
01/01/2025	Toro Greensmaster 3150	CW Golf Cours	01/01/2013	12:00	53,000.00	53,000.00
01/01/2025	Toro Greensmaster 3300	CW Golf Cours	01/01/2015	10:00	50,000.00	50,000.00
01/01/2025	Toro Greensmaster 3300	CW Golf Cours	01/01/2015	10:00	50,000.00	50,000.00
01/01/2025	Toro ProCore 648 Aero	PV Golf Course	01/01/2010	15:00	36,070.60	36,070.60
01/01/2025	Toro Reelmaster 3100-D	PV Golf Course	01/01/2013	12:00	42,436.00	42,436.00
01/01/2025	Toro Reelmaster 4000-D	PV Golf Course	01/01/2013	12:00	55,000.00	55,000.00
01/01/2025	Toro Reelmaster 5510-D	PV Golf Course	01/01/2015	10:00	65,000.00	65,000.00
01/01/2025	Toro Sand Pro 3040	PV Golf Course	01/01/2017	8:00	2,121.67	2,121.67
01/01/2025	Toro Sand Pro 3040	CW Golf Cours	01/01/2017	8:00	2,121.67	2,121.67
01/01/2025	Toro Workman 3200 Golf Maint	Community	01/01/2013	12:00	27,500.00	27,500.00
01/01/2025	Toro Workman 3200 Golf Maint	Community	01/01/2013	12:00	27,500.00	27,500.00
01/01/2025	Toro Workman 3200 Golf Maint	CW Golf Cours	01/01/2013	12:00	27,500.00	27,500.00
01/01/2025	Toro Workman 3200 Golf Maint	CW Golf Cours	01/01/2013	12:00	27,500.00	27,500.00
01/01/2025	Toro Workman HDX Golf Maint	PV Golf Course	01/01/2013	12:00	33,500.00	33,500.00

Sun Lakes 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - By Year

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2025	Toro Workman HDX Golf Maint	CW Golf Cours	01/01/2013	12:00	\$ 33,500.00	\$ 33,500.00
01/01/2025	Tycrop Topdresser	CW Golf Cours	01/01/2008	17:00	17,000.00	17,000.00
01/01/2025	Vermeer 4" Trencher	CW Golf Cours	01/01/2003	22:00	16,709.18	16,709.18
01/01/2025	Wiedenmann Terraspikes	CW Golf Cours	01/01/2015	10:00	36,070.60	36,070.60
01/01/2025	Williams Sprayer	PV Golf Course	01/01/2013	12:00	42,436.00	42,436.00
01/01/2025	Workman GTX	PV Golf Course	01/01/2015	10:00	11,500.00	11,500.00
					2,777,966.08	2,777,966.08
					2,777,966.08	2,777,966.08
IT Department						
01/01/2025	Battery Back-Up	Administration	01/01/2015	10:00	\$ 3,000.00	\$ 3,000.00
01/01/2025	Computers	Administration	01/01/2019	6:00	14,300.00	14,300.00
01/01/2025	POS System	CW Bar/Grill	01/01/2020	5:00	10,000.00	10,000.00
01/01/2025	POS System	PV Restaurant	01/01/2020	5:00	10,000.00	10,000.00
01/01/2025	Reserve Study - Type3	Administration	01/01/2022	3:00	7,700.00	7,700.00
					45,000.00	45,000.00
					45,000.00	45,000.00
Landscape Maintenance						
01/01/2025	Artificial Turf	Sisk Park	01/01/2017	8:00	\$ 41,652.00	\$ 41,652.00
01/01/2025	Concrete Refurbish	CW Golf Cours	01/01/2023	2:00	10,000.00	10,000.00
01/01/2025	Concrete Refurbish	PV Golf Course	01/01/2023	2:00	10,000.00	10,000.00
01/01/2025	EZ Go 250G Terrain Landscape Main	Community	01/01/2015	10:00	8,500.00	8,500.00
01/01/2025	Irrigation Gate Valves Landscape Ma	Community	01/01/1998	27:00	2,100.00	2,100.00
01/01/2025	Irrigation Gate Valves Landscape Ma	Community	01/01/1998	27:00	8,400.00	8,400.00
01/01/2025	Irrigation Gate Valves Landscape Ma	Community	01/01/1998	27:00	21,000.00	21,000.00
01/01/2025	Irrigation Gate Valves Landscape Ma	Community	01/01/1998	27:00	21,000.00	21,000.00
01/01/2025	Lake Banks, Liners, & Dredging - Co	Community	01/01/2020	5:00	75,000.00	75,000.00
01/01/2025	Lake Fountain Landscape Maint	Community	01/01/2015	10:00	18,200.00	18,200.00
01/01/2025	Lake Fountain Landscape Maint	Community	01/01/2015	10:00	18,200.00	18,200.00
01/01/2025	Landscape Drywell Clean	Community	01/01/2022	3:00	17,000.00	17,000.00
01/01/2025	Overflow Pump Landscape Maint	PV Golf Course	01/01/2003	22:00	10,000.00	10,000.00
01/01/2025	Ryan 3-Point Hitch	Community	01/01/2003	22:00	8,900.00	8,900.00
01/01/2025	Toro Groundmaster 4500 Landscape	PV Golf Course	01/01/2013	12:00	88,000.00	88,000.00
01/01/2025	Toro Workman 3200 Landscape Mai	Facilities Maint	01/01/2013	12:00	27,500.00	27,500.00
					385,452.00	385,452.00
					385,452.00	385,452.00
Patrol						
01/01/2025	Golf Cart Patrol	Patrol	01/01/2016	9:00	\$ 12,500.00	\$ 12,500.00
01/01/2025	Radio System	Patrol	01/01/2020	5:00	5,000.00	5,000.00
01/01/2025	Speed Displays	Patrol	01/01/2013	12:00	7,000.00	7,000.00
01/01/2025	Vehicle GM	Patrol	01/01/2022	3:00	20,000.00	20,000.00
					44,500.00	44,500.00
					44,500.00	44,500.00

Year : 2026

BoD

01/01/2026	Consultant Fee	Community	01/01/2023	3:00	\$ 50,000.00	\$ 51,500.00
01/01/2026	Tunnel Rehabilitation	Community	01/01/2025	1:00	5,000.00	5,150.00

Sun Lakes 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - By Year

Subcategory 2				Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure	
					55,000.00	56,650.00	
Facility Maintenance							
01/01/2026	Audio/Video System	CW Bar/Grill	01/01/2020	6:00	\$ 60,000.00	\$ 61,800.00	
01/01/2026	Audio/Video System	PV Restaurant	01/01/2020	6:00	24,600.00	25,338.00	
01/01/2026	Audio/Video System	CW Saguaro R	01/01/2020	6:00	15,000.00	15,450.00	
01/01/2026	Audio/Video System	CW Ballroom	01/01/2020	6:00	60,000.00	61,800.00	
01/01/2026	Audio/Video System	CW Pro Shop	01/01/2020	6:00	15,000.00	15,450.00	
01/01/2026	Audio/Video System	PV Pro Shop	01/01/2020	6:00	15,000.00	15,450.00	
01/01/2026	Audio/Video System	CW Fitness	01/01/2020	6:00	60,000.00	61,800.00	
01/01/2026	Audio/Video System	CW Learning C	01/01/2020	6:00	15,000.00	15,450.00	
01/01/2026	Bldg Interior Carpet	CW Pro Shop	01/01/2025	1:00	12,705.00	13,086.15	
01/01/2026	Bldg Interior Remodel - Restrooms	CW Kids Pool	01/01/2006	20:00	7,500.00	7,725.00	
01/01/2026	Bldg Interior Remodel - Restrooms	CW Main/Lap	01/01/2006	20:00	7,500.00	7,725.00	
01/01/2026	Chairs - Bar	PV Bar	01/01/2018	8:00	25,900.00	26,677.00	
01/01/2026	Cushman Hauler 1200X Facility Main	Community	01/01/2018	8:00	12,000.00	12,360.00	
01/01/2026	Cushman Hauler 800X	Facilities Maint	01/01/2018	8:00	10,078.55	10,380.91	
01/01/2026	Cushman Hauler 800X	Facilities Maint	01/01/2018	8:00	10,078.55	10,380.91	
01/01/2026	Door Folding - Repairs	CW Bar/Grill P	01/01/2025	1:00	9,000.00	9,270.00	
01/01/2026	Floor Wood - Refinish	CW Fitness	01/01/2016	10:00	14,231.25	14,658.19	
01/01/2026	HVAC - Annual Repairs	Community	01/01/2025	1:00	70,000.00	72,100.00	
01/01/2026	HVAC 3-Ton	PV Clubhouse	01/01/2016	10:00	9,600.00	9,888.00	
01/01/2026	HVAC 4-Ton	CW Clubhouse	01/01/2016	10:00	12,600.00	12,978.00	
01/01/2026	HVAC 7.5-Ton	CW Clubhouse	01/01/2016	10:00	24,000.00	24,720.00	
01/01/2026	HVAC 7.5-Ton	CW Clubhouse	01/01/2016	10:00	24,000.00	24,720.00	
01/01/2026	Ice Machine/Bin	CW Bar/Grill	01/01/2020	6:00	5,500.00	5,665.00	
01/01/2026	Ice Machine/Bin	CW Bar/Grill	01/01/2020	6:00	5,500.00	5,665.00	
01/01/2026	Ice Machine/Bin Golf Maint	CW Pro Shop	01/01/2020	6:00	5,500.00	5,665.00	
01/01/2026	Ice Machine/Bin Pro Shop	CW Saguaro R	01/01/2020	6:00	5,500.00	5,665.00	
01/01/2026	Ice Machine/Bin XL	PV Restaurant	01/01/2019	7:00	9,500.00	9,785.00	
01/01/2026	Patio Furniture PV Club	PV Clubhouse	01/01/2016	10:00	90,000.00	92,700.00	
01/01/2026	Pool Heater 399 BTU	CW Main Pool	01/01/2018	8:00	12,800.00	13,184.00	
01/01/2026	Pool Heaters - Repair	Community	01/01/2025	1:00	10,000.00	10,300.00	
01/01/2026	Pool Pump/Motor	CW Fitness	01/01/2020	6:00	5,000.00	5,150.00	
01/01/2026	Pool Spa Heater 199 BTU	CW Spa	01/01/2018	8:00	4,500.00	4,635.00	
01/01/2026	Pool Spa Heater 199 BTU	Michigan Spa	01/01/2018	8:00	4,500.00	4,635.00	
01/01/2026	Shade Fabric	CW Tennis	01/01/2016	10:00	6,750.00	6,952.50	
01/01/2026	Shade Fabric	CW Pickleball C	01/01/2014	12:00	6,750.00	6,952.50	
01/01/2026	Sports Court Recoat	CW Pickleball C	01/01/2020	6:00	13,500.00	13,905.00	
01/01/2026	Surveillance System Components - R	Community	01/01/2025	1:00	10,000.00	10,300.00	
01/01/2026	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2025	1:00	15,000.00	15,450.00	
01/01/2026	Window Blinds Electric	CW Fitness	01/01/2020	6:00	35,000.00	36,050.00	
01/01/2026	Window Tint	Community	01/01/2025	1:00	40,000.00	41,200.00	
					799,093.35	823,066.16	

Sun Lakes 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - By Year

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Food & Beverage						
01/01/2026	Broiler/Char Grill	PV Restaurant	01/01/2013	13:00	\$ 6,100.18	\$ 6,283.19
01/01/2026	Cooler Lg	CW Bar/Grill	01/01/2016	10:00	5,000.00	5,150.00
01/01/2026	Cooler Lg	PV Restaurant	01/01/2016	10:00	5,000.00	5,150.00
01/01/2026	Cooler Sm	PV Restaurant	01/01/2016	10:00	3,750.00	3,862.50
01/01/2026	Cooler Sm	CW Bar/Grill	01/01/2016	10:00	3,750.00	3,862.50
01/01/2026	Dishwasher - Commercial	PV Restaurant	01/01/2016	10:00	15,595.00	16,062.85
01/01/2026	Fire Pits	PV Clubhouse	01/01/2016	10:00	31,827.00	32,781.81
01/01/2026	Freezer	PV Restaurant	01/01/2016	10:00	4,455.67	4,589.34
01/01/2026	Freezer	CW Bar/Grill	01/01/2016	10:00	4,455.67	4,589.34
01/01/2026	Glassware	CW Bar/Grill	01/01/2024	2:00	2,500.00	2,575.00
01/01/2026	Jukebox	CW Saguaro R	01/01/2006	20:00	10,609.00	10,927.27
01/01/2026	Keg Cooler	PV Restaurant	01/01/2016	10:00	10,025.51	10,326.28
01/01/2026	Keg Cooler	PV Restaurant	01/01/2016	10:00	10,025.51	10,326.28
01/01/2026	Oven - Cook & Hold	CW Saguaro R	01/01/2013	13:00	11,669.67	12,019.76
01/01/2026	Range/Oven 6 Burner	CW Bar/Grill	01/01/2009	17:00	6,100.00	6,283.00
01/01/2026	Range/Oven 6 Burner	CW Bar/Grill	01/01/2008	18:00	6,100.00	6,283.00
01/01/2026	Range/Oven Double Stack Convectio	CW Bar/Grill	01/01/2016	10:00	9,442.00	9,725.26
01/01/2026	Refrigerator - Draft Beer	CW Saguaro R	01/01/2017	9:00	4,455.78	4,589.45
01/01/2026	Refrigerator - Draft Beer	CW Bar/Grill	01/01/2016	10:00	4,455.78	4,589.45
01/01/2026	Refrigerator - Keg	CW Bar/Grill	01/01/2017	9:00	4,721.00	4,862.63
01/01/2026	Refrigerator - Keg	CW Bar/Grill	01/01/2016	10:00	4,721.00	4,862.63
01/01/2026	Refrigerator - Reach-In	CW Bar/Grill	01/01/2017	9:00	2,500.00	2,575.00
01/01/2026	Refrigerator - Reach-In	CW Bar/Grill	01/01/2016	10:00	2,500.00	2,575.00
01/01/2026	Refrigerator - Reach-In	CW Bar/Grill	01/01/2016	10:00	2,500.00	2,575.00
01/01/2026	Refrigerator Wall Mtd	CW Bar/Grill	01/01/2016	10:00	8,168.93	8,414.00
01/01/2026	Silverware Polisher	PV Restaurant	01/01/2018	8:00	4,880.14	5,026.54
01/01/2026	Soup Well	PV Restaurant	01/01/2016	10:00	6,126.70	6,310.50
01/01/2026	Tables - Banquet	CW Ballroom	01/01/2008	18:00	16,974.08	17,483.30
01/01/2026	Tables - Banquet Pro	PV Restaurant	01/01/2008	18:00	24,729.39	25,471.27
01/01/2026	Tilt Kettle - 40 Gal	PV Restaurant	01/01/2008	18:00	24,500.00	25,235.00
01/01/2026	Tilt Skillet - 40 Gal	PV Restaurant	01/01/2008	18:00	36,700.00	37,801.00
					294,338.01	303,168.15
Golf Maintenance						
01/01/2026	Angle Master Bed knife Grinder	CW Golf Cours	01/01/2014	12:00	\$ 29,000.00	\$ 29,870.00
01/01/2026	Cushman Hauler 1200X Golf Maint	PV Golf Course	01/01/2018	8:00	12,000.00	12,360.00
01/01/2026	Cushman Hauler 1200X Golf Maint	CW Golf Cours	01/01/2018	8:00	12,000.00	12,360.00
01/01/2026	Golf Course Bunker Renovation	CW Golf Cours	01/01/2025	1:00	20,000.00	20,600.00
01/01/2026	Golf Course Bunker Renovation	PV Golf Course	01/01/2025	1:00	20,000.00	20,600.00
01/01/2026	Golf Course Fairway Rehab	CW Golf Cours	01/01/2021	5:00	20,000.00	20,600.00
01/01/2026	Golf Course Fairway Rehab	PV Golf Course	01/01/2021	5:00	20,000.00	20,600.00
01/01/2026	Golf Course Greens Rehab	CW Golf Cours	01/01/2021	5:00	20,000.00	20,600.00
01/01/2026	Golf Course Greens Rehab	PV Golf Course	01/01/2021	5:00	20,000.00	20,600.00
01/01/2026	Golf Course Tee Boxes Rehab	CW Golf Cours	01/01/2021	5:00	10,000.00	10,300.00
01/01/2026	Golf Course Tee Boxes Rehab	PV Golf Course	01/01/2021	5:00	10,000.00	10,300.00

Sun Lakes 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - By Year

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2026	Golf Course Tree Maint	CW Golf Cours	01/01/2021	5:00	\$ 20,000.00	\$ 20,600.00
01/01/2026	Golf Course Tree Maint	PV Golf Course	01/01/2021	5:00	20,000.00	20,600.00
01/01/2026	Harper Turf Vac_Golf Maint	Community	01/01/2016	10:00	26,000.00	26,780.00
01/01/2026	Irrigation Pump Station Repairs	CW Golf Cours	01/01/2021	5:00	20,000.00	20,600.00
01/01/2026	Irrigation Pump Station Repairs	CW Golf Cours	01/01/2021	5:00	20,000.00	20,600.00
01/01/2026	Irrigation Pump Station Repairs	PV Golf Course	01/01/2021	5:00	20,000.00	20,600.00
01/01/2026	Toro Greensmaster 3300	PV Golf Course	01/01/2016	10:00	50,000.00	51,500.00
01/01/2026	Toro Greensmaster 3300	PV Golf Course	01/01/2016	10:00	50,000.00	51,500.00
01/01/2026	Toro Groundmaster 4500 Golf Maint	Community	01/01/2016	10:00	88,000.00	90,640.00
01/01/2026	Toro Reelmaster 7000-D	CW Golf Cours	01/01/2016	10:00	95,481.00	98,345.43
					602,481.00	620,555.43
					602,481.00	620,555.43

IT Department

01/01/2026	Computers	Administration	01/01/2020	6:00	\$ 14,300.00	\$ 14,729.00
01/01/2026	Reserve Study - Type3	Administration	01/01/2023	3:00	7,700.00	7,931.00
					22,000.00	22,660.00
					22,000.00	22,660.00

Landscape Maintenance

01/01/2026	Concrete Refurbish	Community	01/01/2024	2:00	\$ 10,000.00	\$ 10,300.00
01/01/2026	Concrete Refurbish	Community	01/01/2024	2:00	10,000.00	10,300.00
01/01/2026	Cushman Hauler 1200X Landscape	Community	01/01/2018	8:00	12,000.00	12,360.00
01/01/2026	Cushman Hauler 1200X Landscape	Community	01/01/2018	8:00	12,000.00	12,360.00
01/01/2026	EZ Go 250G Terrain Landscape Main	Community	01/01/2016	10:00	8,500.00	8,755.00
01/01/2026	EZ Go 250G Terrain Landscape Main	Community	01/01/2016	10:00	8,500.00	8,755.00
01/01/2026	Lake Aerator Landscape Maint	Community	01/01/2011	15:00	10,000.00	10,300.00
01/01/2026	Lake Aerator Landscape Maint	Community	01/01/2011	15:00	10,000.00	10,300.00
01/01/2026	Lake Aerator Landscape Maint	Community	01/01/2010	16:00	10,000.00	10,300.00
01/01/2026	Lake Aerator Landscape Maint	Community	01/01/2010	16:00	10,000.00	10,300.00
01/01/2026	Lake Aerator Landscape Maint	Community	01/01/2010	16:00	10,000.00	10,300.00
01/01/2026	Lake Aerator Landscape Maint	Community	01/01/2010	16:00	10,000.00	10,300.00
01/01/2026	Lake Aerator Landscape Maint	Community	01/01/2010	16:00	10,000.00	10,300.00
01/01/2026	Midge Fly Removal - Allowance	Community	01/01/2022	4:00	100,000.00	103,000.00
01/01/2026	Toro Workman HDX Landscape Main	Community	01/01/2016	10:00	33,500.00	34,505.00
					264,500.00	272,435.00
					264,500.00	272,435.00

Patrol

01/01/2026	Vehicle Toyota Prius	Patrol	01/01/2023	3:00	\$ 21,218.00	\$ 21,854.54
					21,218.00	21,854.54
					21,218.00	21,854.54

Year : 2027

BoD

01/01/2027	Tunnel Rehabilitation	Community	01/01/2026	1:00	\$ 5,000.00	\$ 5,304.50
					5,000.00	5,304.50
					5,000.00	5,304.50

Facility Maintenance

01/01/2027	Asphalt - Crack Fill	Community	01/01/2025	2:00	\$ 22,000.00	\$ 23,339.80
01/01/2027	Asphalt Repair & Seal	Community	01/01/2025	2:00	64,920.90	68,874.58

Sun Lakes 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - By Year

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2027	Bldg Ext - Repaint	Community	01/01/2025	2:00	\$ 30,000.00	\$ 31,827.00
01/01/2027	Bldg Interior Carpet	CW Pro Shop	01/01/2026	1:00	12,705.00	13,478.73
01/01/2027	Bldg Interior Remodel - Restrooms	PV Pool	01/01/2007	20:00	7,500.00	7,956.75
01/01/2027	Defibrillators (AED)	Community	01/01/2022	5:00	8,000.00	8,487.20
01/01/2027	Door Folding - Repairs	CW Bar/Grill P	01/01/2026	1:00	9,000.00	9,548.10
01/01/2027	Floor Vinyl - Replace	CW Bar/Grill	01/01/2020	7:00	47,250.00	50,127.53
01/01/2027	Floor Wood - Recoat	CW Ballroom	01/01/2025	2:00	3,720.00	3,946.55
01/01/2027	HVAC - Annual Repairs	Community	01/01/2026	1:00	70,000.00	74,263.00
01/01/2027	Jetter Cart Mounted	Facilities Maint	01/01/2012	15:00	11,669.90	12,380.60
01/01/2027	Mister System	PV Clubhouse	01/01/2015	12:00	14,852.50	15,757.02
01/01/2027	Mister System	CW Pro Shop	01/01/2014	13:00	14,852.50	15,757.02
01/01/2027	Patio Furniture CW Club	CW Bar/Grill P	01/01/2017	10:00	73,500.00	77,976.15
01/01/2027	Pool Heaters - Repair	Community	01/01/2026	1:00	10,000.00	10,609.00
01/01/2027	Sports Court Recoat	PV Tennis Cour	01/01/2022	5:00	6,750.00	7,161.08
01/01/2027	Sports Court Recoat	PV Tennis Cour	01/01/2022	5:00	6,750.00	7,161.08
01/01/2027	Surveillance System Components - R	Community	01/01/2026	1:00	10,000.00	10,609.00
01/01/2027	Walls - Repair	Community	01/01/2025	2:00	30,000.00	31,827.00
01/01/2027	Walls Dobson, Alma, Minn, East- Re	Community	01/01/2025	2:00	30,000.00	31,827.00
01/01/2027	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2026	1:00	15,000.00	15,913.50
01/01/2027	Window Tint	Community	01/01/2026	1:00	40,000.00	42,436.00
					538,470.80	571,263.69
					538,470.80	571,263.69
Food & Beverage						
01/01/2027	Chafing Dishes	CW Bar/Grill	01/01/2019	8:00	\$ 15,700.00	\$ 16,656.13
01/01/2027	Exhaust Hoods	CW Bar/Grill	01/01/2010	17:00	13,000.00	13,791.70
01/01/2027	Exhaust Hoods	PV Restaurant	01/01/2010	17:00	13,000.00	13,791.70
01/01/2027	Fire Pits	CW Bar/Grill P	01/01/2017	10:00	21,218.00	22,510.18
01/01/2027	Freezer	CW Bar/Grill	01/01/2017	10:00	4,455.67	4,727.02
01/01/2027	Fryer	PV Restaurant	01/01/2017	10:00	27,583.00	29,262.80
01/01/2027	Glassware	PV Restaurant	01/01/2025	2:00	2,500.00	2,652.25
01/01/2027	Heat Lamps - Strip	PV Restaurant	01/01/2017	10:00	3,341.00	3,544.47
01/01/2027	Silverware Polisher	CW Bar/Grill	01/01/2019	8:00	4,880.14	5,177.34
01/01/2027	Steamer Double Oven	CW Bar/Grill	01/01/2017	10:00	46,000.00	48,801.40
					151,677.81	160,914.99
					151,677.81	160,914.99
Golf Maintenance						
01/01/2027	Angle Master Bed knife Grinder	PV Golf Course	01/01/2022	5:00	\$ 29,000.00	\$ 30,766.10
01/01/2027	Fill Line (PVC Pipe)	CW Golf Cours	01/01/1995	32:00	87,500.00	92,828.75
01/01/2027	Golf Course Bunker Renovation	CW Golf Cours	01/01/2026	1:00	20,000.00	21,218.00
01/01/2027	Golf Course Bunker Renovation	PV Golf Course	01/01/2026	1:00	20,000.00	21,218.00
01/01/2027	John Deere Tractor 5300	CW Golf Cours	01/01/2003	24:00	68,000.00	72,141.20
01/01/2027	John Deere Tractor 5300	CW Golf Cours	01/01/2003	24:00	68,000.00	72,141.20
01/01/2027	Lake Fountain Golf Maint	CW Golf Cours	01/01/2019	8:00	14,500.00	15,383.05
01/01/2027	Lake Fountain Golf Maint	CW Golf Cours	01/01/2019	8:00	14,500.00	15,383.05
01/01/2027	Toro Greensmaster 3300	CW Golf Cours	01/01/2017	10:00	50,000.00	53,045.00
01/01/2027	Toro GreensPro 1260	PV Golf Course	01/01/2017	10:00	21,500.00	22,809.35
01/01/2027	Toro GreensPro 1260	CW Golf Cours	01/01/2017	10:00	21,500.00	22,809.35

Sun Lakes 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - By Year

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2027	Vehicle Ford F-150	Community	01/01/2020	7:00	\$ 37,131.00	\$ 39,392.28
01/01/2027	Vehicle Ford F-150	CW Golf Cours	01/01/2016	11:00	37,131.00	39,392.28
					488,762.00	518,527.61
					488,762.00	518,527.61
IT Department						
01/01/2027	Battery Back-Up	Administration	01/01/2021	6:00	\$ 3,000.00	\$ 3,182.70
01/01/2027	Computers	Administration	01/01/2021	6:00	14,300.00	15,170.87
01/01/2027	Reserve Study - Type2	Administration	01/01/2024	3:00	27,758.50	29,448.99
					45,058.50	47,802.56
					45,058.50	47,802.56
Landscape Maintenance						
01/01/2027	Carryall Landscape Maint	Community	01/01/2019	8:00	\$ 14,000.00	\$ 14,852.60
01/01/2027	Concrete Refurbish	CW Golf Cours	01/01/2025	2:00	10,000.00	10,609.00
01/01/2027	Concrete Refurbish	PV Golf Course	01/01/2025	2:00	10,000.00	10,609.00
01/01/2027	Harper Turf Vac_Landscape Maint	Community	01/01/2013	14:00	35,000.00	37,131.50
					69,000.00	73,202.10
					69,000.00	73,202.10
Patrol						
01/01/2027	Vehicle Toyota Prius	Patrol	01/01/2024	3:00	\$ 21,218.00	\$ 22,510.18
					21,218.00	22,510.18
					21,218.00	22,510.18
Year : 2028						
BoD						
01/01/2028	Tunnel Rehabilitation	Community	01/01/2027	1:00	\$ 5,000.00	\$ 5,463.64
					5,000.00	5,463.64
					5,000.00	5,463.64
Facility Maintenance						
01/01/2028	Bldg Interior Carpet	CW Pro Shop	01/01/2027	1:00	\$ 12,705.00	\$ 13,883.10
01/01/2028	Bldg Interior Remodel - Card	CW Card Room	01/01/2008	20:00	5,000.00	5,463.64
01/01/2028	Bldg Interior Remodel - Card	CW Card Room	01/01/2008	20:00	5,000.00	5,463.64
01/01/2028	Bldg Interior Remodel - Dance	CW Dance Roo	01/01/2008	20:00	5,000.00	5,463.64
01/01/2028	Bldg Interior Remodel - Painting Rm	CW Painting R	01/01/2008	20:00	5,000.00	5,463.64
01/01/2028	Door Folding - Repairs	CW Bar/Grill P	01/01/2027	1:00	9,000.00	9,834.54
01/01/2028	Fencing Wrought Iron 2'	CW Main/Lap	01/01/1998	30:00	3,955.00	4,321.74
01/01/2028	Fencing Wrought Iron 6'	CW Kids Pool	01/01/1998	30:00	16,440.00	17,964.43
01/01/2028	Fencing Wrought Iron 6'	PV Pool	01/01/1998	30:00	22,200.00	24,258.54
01/01/2028	Fencing Wrought Iron 6'	CW Main/Lap	01/01/1998	30:00	28,980.00	31,667.23
01/01/2028	Floor Scrubber Sm	CW Clubhouse	01/01/2020	8:00	11,700.00	12,784.91
01/01/2028	HVAC - Annual Repairs	Community	01/01/2027	1:00	70,000.00	76,490.89
01/01/2028	HVAC 3-Ton	CW Clubhouse	01/01/2018	10:00	9,600.00	10,490.18
01/01/2028	HVAC 5-Ton	CW Clubhouse	01/01/2018	10:00	14,400.00	15,735.27
01/01/2028	Ice Machine/Bin XL	PV Restaurant	01/01/2021	7:00	9,500.00	10,380.91
01/01/2028	Lighting - General Upgrade	PV Restaurant	01/01/2008	20:00	26,522.50	28,981.85
01/01/2028	Pool Deck Outdoor Kool Deck - Rese	CW Main Pool	01/01/2024	4:00	18,100.00	19,778.36
01/01/2028	Pool Heaters - Repair	Community	01/01/2027	1:00	10,000.00	10,927.27
01/01/2028	Pool Spa Heater 199 BTU	CW Fitness	01/01/2020	8:00	4,500.00	4,917.27
01/01/2028	Sports Court Recoat	Sisk Park	01/01/2023	5:00	6,750.00	7,375.91

Sun Lakes 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - By Year

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2028	Surveillance System Components - R	Community	01/01/2027	1:00	\$ 10,000.00	\$ 10,927.27
01/01/2028	Table - Billiard - Refelt/Refurbish	Community	01/01/2025	3:00	5,000.00	5,463.64
01/01/2028	Walls Hunt Hwy, Riggs Repaint	Community	01/01/2025	3:00	45,000.00	49,172.72
01/01/2028	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2027	1:00	15,000.00	16,390.91
01/01/2028	Window Tint	Community	01/01/2027	1:00	40,000.00	43,709.08
					409,352.50	447,310.58
					409,352.50	447,310.58
Food & Beverage						
01/01/2028	Chairs - Stools	PV Bar	01/01/2018	10:00	\$ 25,920.00	\$ 28,323.48
01/01/2028	Cold Drawer Storage	PV Restaurant	01/01/2018	10:00	10,000.00	10,927.27
01/01/2028	Dishwasher - Commercial	CW Bar/Grill	01/01/2018	10:00	15,595.00	17,041.08
01/01/2028	Glassware	CW Bar/Grill	01/01/2026	2:00	2,500.00	2,731.82
01/01/2028	Heat Lamps - Pulldown	PV Restaurant	01/01/2013	15:00	2,784.00	3,042.15
01/01/2028	Menu Covers	CW Bar/Grill	01/01/2024	4:00	4,000.00	4,370.91
01/01/2028	Menu Covers	PV Restaurant	01/01/2024	4:00	8,000.00	8,741.82
01/01/2028	Slicer Deli	PV Restaurant	01/01/2016	12:00	4,500.00	4,917.27
01/01/2028	Steamer Double Oven	CW Bar/Grill	01/01/2018	10:00	46,000.00	50,265.44
01/01/2028	Tables - Bar	PV Bar	01/01/2018	10:00	24,507.00	26,779.46
01/01/2028	Tableware CW Banquet	CW Bar/Grill	01/01/2018	10:00	5,569.73	6,086.19
					149,375.73	163,226.89
					149,375.73	163,226.89
Golf Maintenance						
01/01/2028	Golf Course Bunker Renovation	CW Golf Cours	01/01/2027	1:00	\$ 20,000.00	\$ 21,854.54
01/01/2028	Golf Course Bunker Renovation	PV Golf Course	01/01/2027	1:00	20,000.00	21,854.54
01/01/2028	Golf Lift	PV Golf Course	01/01/2003	25:00	14,852.50	16,229.73
01/01/2028	Golf Lift	CW Golf Cours	01/01/2003	25:00	14,852.50	16,229.73
01/01/2028	Lake Banks, Liners, & Dredging - Golf	PV Golf Course	01/01/2023	5:00	75,000.00	81,954.53
01/01/2028	Lake Fountain Golf Maint	CW Golf Cours	01/01/2020	8:00	14,500.00	15,844.54
01/01/2028	Landscape Granite/Rock Replenish	CW Golf Cours	01/01/2025	3:00	20,000.00	21,854.54
01/01/2028	Radios	CW Golf Cours	01/01/2020	8:00	8,000.00	8,741.82
01/01/2028	Toro Reelmaster 7000-D	PV Golf Course	01/01/2018	10:00	95,481.00	104,334.67
01/01/2028	Toro Sand Pro 3040	CW Golf Cours	01/01/2020	8:00	2,121.67	2,318.41
01/01/2028	Toro Workman HDX Golf Maint	PV Golf Course	01/01/2018	10:00	33,500.00	36,606.35
01/01/2028	Toro Workman HDX Golf Maint	CW Golf Cours	01/01/2018	10:00	33,500.00	36,606.35
01/01/2028	Workman GTX	PV Golf Course	01/01/2020	8:00	11,500.00	12,566.36
					363,307.67	396,996.11
					363,307.67	396,996.11
IT Department						
01/01/2028	Computers	Administration	01/01/2022	6:00	\$ 14,300.00	\$ 15,626.00
01/01/2028	Paper Shredder	Administration	01/01/2016	12:00	5,304.00	5,795.82
01/01/2028	Photo ID Printer	Administration	01/01/2018	10:00	4,250.00	4,644.09
01/01/2028	Reserve Study - Type3	Administration	01/01/2025	3:00	7,700.00	8,414.00
					31,554.00	34,479.91
					31,554.00	34,479.91
Landscape Maintenance						
01/01/2028	Concrete Refurbish	Community	01/01/2026	2:00	\$ 10,000.00	\$ 10,927.27
01/01/2028	Concrete Refurbish	Community	01/01/2026	2:00	10,000.00	10,927.27

Sun Lakes 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - By Year

Subcategory 2				Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure	
01/01/2028	Cushman Shuttle 2 Gas	Community	01/01/2020	8:00	\$ 12,730.80	\$ 13,911.29	
01/01/2028	Landscape Drywell Clean	Community	01/01/2025	3:00	17,000.00	18,576.36	
01/01/2028	Toro Workman HDX Landscape Main	Community	01/01/2018	10:00	33,500.00	36,606.35	
					<u>83,230.80</u>	<u>90,948.54</u>	
Patrol							
01/01/2028	Gate Operators Sliding	Michigan Gate	01/01/2008	20:00	\$ 8,487.00	\$ 9,273.97	
01/01/2028	Gate Operators Sliding	San Tan Gate	01/01/2008	20:00	8,487.00	9,273.97	
01/01/2028	Vehicle GM	Patrol	01/01/2025	3:00	20,000.00	21,854.54	
					<u>36,974.00</u>	<u>40,402.48</u>	
Pro Shop							
01/01/2028	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2023	5:00	\$ 7,000.00	\$ 7,649.09	
01/01/2028	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2023	5:00	7,000.00	7,649.09	
01/01/2028	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2023	5:00	7,000.00	7,649.09	
01/01/2028	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2023	5:00	7,000.00	7,649.09	
01/01/2028	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2023	5:00	7,000.00	7,649.09	
01/01/2028	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2023	5:00	7,000.00	7,649.09	
01/01/2028	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2023	5:00	7,000.00	7,649.09	
01/01/2028	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2023	5:00	7,000.00	7,649.09	
01/01/2028	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2023	5:00	7,000.00	7,649.09	
01/01/2028	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2023	5:00	7,000.00	7,649.09	
01/01/2028	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2023	5:00	7,000.00	7,649.09	
01/01/2028	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2023	5:00	7,000.00	7,649.09	
01/01/2028	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2023	5:00	7,000.00	7,649.09	
01/01/2028	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2023	5:00	7,000.00	7,649.09	
01/01/2028	Golf Range Ball Machine	CW Pro Shop	01/01/2018	10:00	8,400.00	9,178.91	
					<u>106,400.00</u>	<u>116,266.17</u>	
Year : 2029							
BoD							
01/01/2029	Consultant Fee	Community	01/01/2026	3:00	\$ 50,000.00	\$ 56,275.44	
01/01/2029	Tunnel Rehabilitation	Community	01/01/2028	1:00	5,000.00	5,627.54	
					<u>55,000.00</u>	<u>61,902.98</u>	
Facility Maintenance							
01/01/2029	Asphalt - Crack Fill	Community	01/01/2027	2:00	\$ 22,000.00	\$ 24,761.19	
01/01/2029	Asphalt Repair & Seal	Community	01/01/2027	2:00	64,920.90	73,069.04	
01/01/2029	Bldg Ext - Repaint	Community	01/01/2027	2:00	30,000.00	33,765.26	
01/01/2029	Bldg Interior Carpet	CW Pro Shop	01/01/2028	1:00	12,705.00	14,299.59	
01/01/2029	Door Folding - Repairs	CW Bar/Grill P	01/01/2028	1:00	9,000.00	10,129.58	
01/01/2029	Floor Wood - Recoat	CW Ballroom	01/01/2027	2:00	3,720.00	4,186.89	
01/01/2029	Floor Wood - Refinish	CW Ballroom	01/01/2025	4:00	35,650.00	40,124.39	
01/01/2029	HVAC - Annual Repairs	Community	01/01/2028	1:00	70,000.00	78,785.62	
01/01/2029	HVAC 3-Ton	CW Clubhouse	01/01/2019	10:00	9,600.00	10,804.88	
01/01/2029	HVAC 5-Ton	CW Clubhouse	01/01/2019	10:00	14,400.00	16,207.33	
01/01/2029	HVAC 6-Ton	CW Clubhouse	01/01/2019	10:00	16,200.00	18,233.24	

Sun Lakes 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures - By Year

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2029	HVAC Swamp Coolers	Community	01/01/2023	6:00	\$ 48,000.00	\$ 54,024.42
01/01/2029	Lighting - Bollard	Sisk Park	01/01/2019	10:00	10,502.03	11,820.13
01/01/2029	Pool Deck Outdoor Kool Deck - Rese	Michigan Pool	01/01/2024	5:00	4,700.00	5,289.89
01/01/2029	Pool Deck Outdoor Kool Deck - Rese	PV Pool	01/01/2024	5:00	4,700.00	5,289.89
01/01/2029	Pool Deck Outdoor Kool Deck - Rese	CW Kids Pool	01/01/2024	5:00	2,600.00	2,926.32
01/01/2029	Pool Furniture - PV	PV Pool	01/01/2023	6:00	29,705.20	33,433.46
01/01/2029	Pool Heaters - Repair	Community	01/01/2028	1:00	10,000.00	11,255.09
01/01/2029	Pool Resurface (Pebble)	PV Spa	01/01/2015	14:00	5,250.00	5,908.92
01/01/2029	Pool Resurface (Pebble)	CW Kids Pool	01/01/2015	14:00	11,200.00	12,605.70
01/01/2029	Pool Resurface (Pebble)	PV Pool	01/01/2015	14:00	30,625.00	34,468.71
01/01/2029	Pool String Lights	PV Pool	01/01/2019	10:00	4,455.78	5,015.02
01/01/2029	Pools Deck Drains	Community	01/01/2021	8:00	80,000.00	90,040.70
01/01/2029	Shade Fabric	Sisk Park	01/01/2019	10:00	5,250.00	5,908.92
01/01/2029	Shade Fabric	CW Bar/Grill P	01/01/2019	10:00	14,625.00	16,460.57
01/01/2029	Surveillance System Components - R	Community	01/01/2028	1:00	10,000.00	11,255.09
01/01/2029	Walls - Repair	Community	01/01/2027	2:00	30,000.00	33,765.26
01/01/2029	Walls Dobson, Alma, Minn, East- Re	Community	01/01/2027	2:00	30,000.00	33,765.26
01/01/2029	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2028	1:00	15,000.00	16,882.63
01/01/2029	Window Tint	Community	01/01/2028	1:00	40,000.00	45,020.35
					674,808.91	759,503.34
					674,808.91	759,503.34
Food & Beverage						
01/01/2029	Glassware	PV Restaurant	01/01/2027	2:00	\$ 2,500.00	\$ 2,813.77
01/01/2029	Mixer - Floor 20 Qt	PV Restaurant	01/01/2019	10:00	6,047.13	6,806.10
01/01/2029	Mixer - Floor 40 Qt	CW Bar/Grill	01/01/2015	14:00	10,290.73	11,582.31
01/01/2029	Refrigerator - Reach-In	PV Restaurant	01/01/2022	7:00	2,500.00	2,813.77
					21,337.86	24,015.95
					21,337.86	24,015.95
Golf Maintenance						
01/01/2029	Golf Course Bunker Renovation	CW Golf Cours	01/01/2028	1:00	\$ 20,000.00	\$ 22,510.18
01/01/2029	Golf Course Bunker Renovation	PV Golf Course	01/01/2028	1:00	20,000.00	22,510.18
01/01/2029	Lake Fountain Golf Maint	PV Golf Course	01/01/2021	8:00	14,500.00	16,319.88
01/01/2029	Lake Fountain Golf Maint	CW Golf Cours	01/01/2021	8:00	14,500.00	16,319.88
01/01/2029	Toro Greensmaster 3300	PV Golf Course	01/01/2019	10:00	50,000.00	56,275.44
01/01/2029	Toro Greensmaster 3300	PV Golf Course	01/01/2019	10:00	50,000.00	56,275.44
01/01/2029	Toro Reelmaster 3100-D	PV Golf Course	01/01/2019	10:00	42,436.00	47,762.09
01/01/2029	Toro Reelmaster 3100-D	PV Golf Course	01/01/2019	10:00	42,436.00	47,762.09
01/01/2029	Toro Reelmaster 3100-D	CW Golf Cours	01/01/2019	10:00	42,436.00	47,762.09
					296,308.00	333,497.27
					296,308.00	333,497.27
IT Department						
01/01/2029	Computers	Administration	01/01/2023	6:00	\$ 14,300.00	\$ 16,094.78
01/01/2029	Reserve Study - Type3	Administration	01/01/2026	3:00	7,700.00	8,666.42
					22,000.00	24,761.20
					22,000.00	24,761.20
Landscape Maintenance						
01/01/2029	Concrete Refurbish	CW Golf Cours	01/01/2027	2:00	\$ 10,000.00	\$ 11,255.09

Sun Lakes 2

Analysis Date - January 1, 2025

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Expenditures - By Year

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2029	Concrete Refurbish	PV Golf Course	01/01/2027	2:00	\$ 10,000.00	\$ 11,255.09
01/01/2029	Lake Fountain Landscape Maint	Community	01/01/2021	8:00	18,200.00	20,484.26
					38,200.00	42,994.44
Patrol						
01/01/2029	Vehicle Toyota Prius	Patrol	01/01/2026	3:00	\$ 21,218.00	\$ 23,881.05
					21,218.00	23,881.05

Sun Lakes 2

Analysis Date - January 1, 2025

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Expenditures - By Department

Subcategory 2	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
BoD	125,000	56,650	5,305	5,464	61,903	5,796	5,970	67,643	6,334	6,524
Facility Maintenance	1,921,387	823,066	571,264	447,311	759,503	1,416,287	1,012,025	1,805,512	1,221,165	675,586
Fitness Center	179,700					208,322				
Food & Beverage	393,215	303,168	160,915	163,227	24,016	275,611	241,742	153,242	131,252	68,622
Golf Maintenance	2,777,966	620,555	518,528	396,996	333,497	857,863	366,616	127,292	561,487	302,878
IT Department	45,000	22,660	47,803	34,480	24,761	71,943	40,598	27,057	57,079	28,705
Landscape Maintenance	385,452	272,435	73,202	90,949	42,994	267,208	79,106	188,638	271,281	422,747
Patrol	44,500	21,855	22,510	40,402	23,881	30,394	38,807	41,469	65,179	42,405
Pro Shop				116,266		19,708			124,143	
	5,872,220	2,120,389	1,399,526	1,295,094	1,270,556	3,153,131	1,784,863	2,410,854	2,437,921	1,547,467

Sun Lakes 2

Analysis Date - January 1, 2025

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Expenditures - By Department

Subcategory 2	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
BoD	73,915	6,921	7,129	80,769	19,664	7,790	88,259	90,907	8,512	96,443
Facility Maintenance	1,540,664	1,042,128	1,037,542	1,313,391	952,777	2,635,814	1,386,844	1,343,307	1,662,968	1,196,446
Fitness Center	241,502					393,543			18,344	
Food & Beverage	76,651	430,639	301,680	222,720	127,991	336,599	241,802	63,354	303,593	322,119
Golf Maintenance	908,717	872,209	2,762,087	1,070,248	1,103,368	568,768	1,634,192	2,690,010	859,729	194,853
IT Department	60,476	58,219	31,367	38,549	86,306	73,698	35,304	69,516	37,454	38,577
Landscape Maintenance	391,617	128,361	270,203	284,602	150,730	414,693	187,192	366,106	133,641	192,414
Patrol	35,235	36,713	38,496	31,159	51,002	58,424	34,049	35,070	55,329	37,206
Pro Shop			24,238	156,252					166,838	29,810
	3,328,778	2,575,190	4,472,741	3,197,690	2,491,836	4,489,328	3,607,641	4,658,270	3,246,408	2,107,867

Sun Lakes 2

Analysis Date - January 1, 2025

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Expenditures - By Department

Subcategory 2	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
BoD	9,031	9,301	105,386	9,868	10,164	115,158	10,783	11,106	125,836	30,635
Facility Maintenance	1,830,999	1,251,586	1,714,352	1,365,737	1,769,990	3,072,353	1,403,722	1,603,187	2,001,665	604,624
Fitness Center	324,558					376,252				
Food & Beverage	187,156	464,162	542,154	304,804	213,996	372,860	400,559	270,447	397,158	35,938
Golf Maintenance	1,031,598	1,139,461	581,938	850,639	2,300,014	1,277,205	946,744	342,349	1,983,359	1,210,445
IT Department	122,921	40,926	65,148	91,394	44,721	87,939	97,173	60,650	50,334	99,114
Landscape Maintenance	285,546	382,663	130,582	290,867	394,671	494,751	73,324	329,963	196,075	377,522
Patrol	47,353	37,206	64,607	159,716	54,885	54,895	57,197	72,192	48,545	50,002
Pro Shop				209,990			36,662		224,217	
	3,839,161	3,325,305	3,204,168	3,283,015	4,788,442	5,851,411	3,026,163	2,689,894	5,027,190	2,408,279