

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

Summary of Major Components

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Building Exteriors	0-28	\$ 1,840,067
Building Interiors	0-26	2,360,139
Design	0-14	230,665
Equipment	0-34	18,610,382
Furnishings	0-11	1,327,405
Grounds	0-36	2,778,568
Pavement	0-27	2,708,442
Software	0- 2	45,080
		<u>\$ 29,900,748</u>

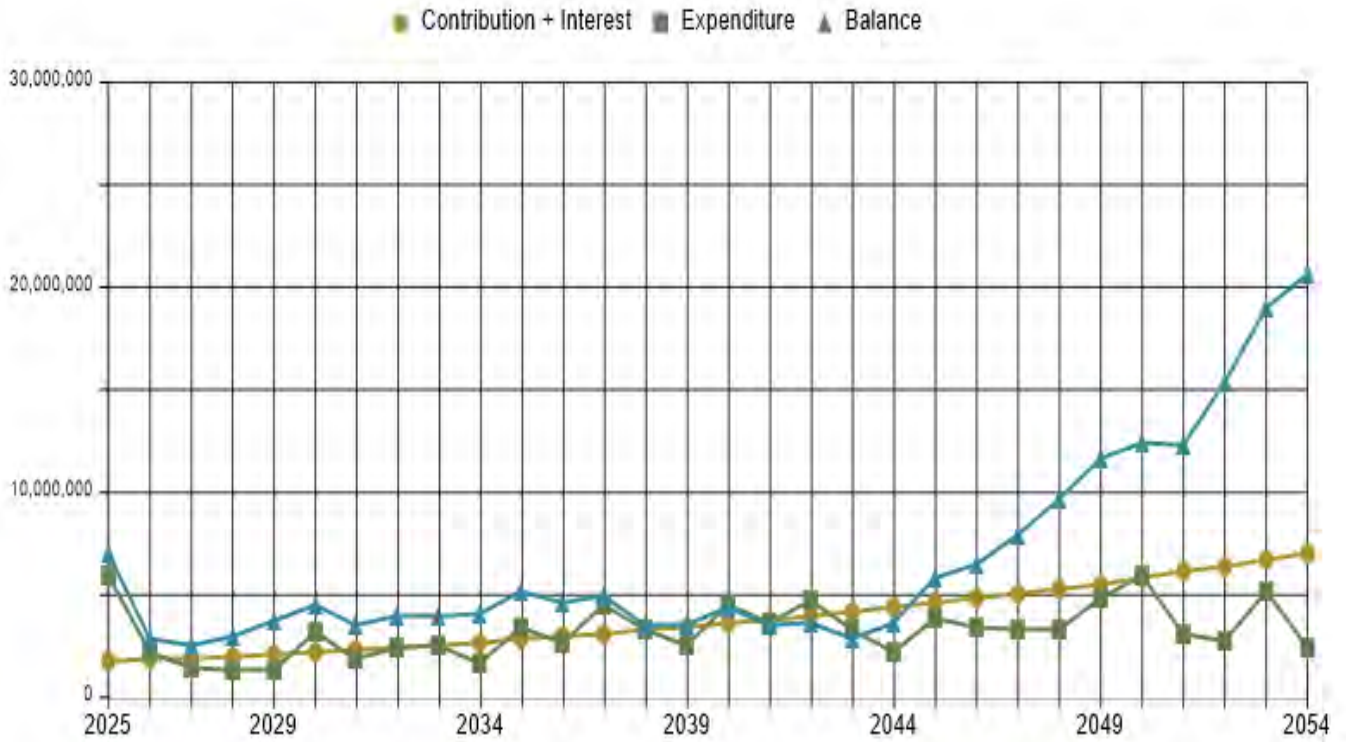
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Sun Lakes 2

Analysis Date - January 1, 2025

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

Cash Flow - Chart



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Sun Lakes 2

Analysis Date - January 1, 2025

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

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/25 - 12/25	\$ 7,000,000.00	\$ 1,700,004.00	\$ 2,218.18	\$ 5,877,719.90	\$ 2,824,502.28
01/26 - 12/26	2,824,502.28	1,785,004.20	1,689.93	2,115,908.78	2,495,287.63
01/27 - 12/27	2,495,287.63	1,874,254.44	2,092.02	1,399,534.12	2,972,099.97
01/28 - 12/28	2,972,099.97	1,967,967.12	2,716.08	1,295,094.32	3,647,688.85
01/29 - 12/29	3,647,688.85	2,066,365.44	3,464.71	1,270,556.23	4,446,962.77
01/30 - 12/30	4,446,962.77	2,169,683.76	2,523.11	3,152,783.08	3,466,386.56
01/31 - 12/31	3,466,386.56	2,278,167.96	2,896.15	1,784,863.21	3,962,587.46
01/32 - 12/32	3,962,587.46	2,392,076.40	2,857.61	2,402,265.14	3,955,256.33
01/33 - 12/33	3,955,256.33	2,511,680.16	2,869.25	2,444,888.05	4,024,917.69
01/34 - 12/34	4,024,917.69	2,637,264.12	3,889.83	1,548,800.88	5,117,270.76
	<u>7,000,000.00</u>	<u>21,382,467.60</u>	<u>27,216.87</u>	<u>23,292,413.71</u>	<u>5,117,270.76</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/35 - 12/35	\$ 5,117,270.76	\$ 2,769,127.44	\$ 3,313.08	\$ 3,328,789.05	\$ 4,560,922.23
01/36 - 12/36	4,560,922.23	2,907,583.80	3,553.23	2,569,999.22	4,902,060.04
01/37 - 12/37	4,902,060.04	3,052,962.96	2,142.96	4,472,740.73	3,484,425.23
01/38 - 12/38	3,484,425.23	3,205,611.12	2,023.93	3,197,249.81	3,494,810.47
01/39 - 12/39	3,494,810.47	3,365,891.64	2,770.35	2,515,200.65	4,348,271.81
01/40 - 12/40	4,348,271.81	3,534,186.24	1,862.89	4,454,441.76	3,429,879.18
01/41 - 12/41	3,429,879.18	3,710,895.48	1,820.13	3,616,466.64	3,526,128.15
01/42 - 12/42	3,526,128.15	3,896,440.32	1,091.68	4,657,277.82	2,766,382.33
01/43 - 12/43	2,766,382.33	4,091,262.36	1,701.36	3,246,421.22	3,612,924.83
01/44 - 12/44	3,612,924.83	4,295,825.40	3,778.39	2,110,711.79	5,801,816.83
	<u>5,117,270.76</u>	<u>34,829,786.76</u>	<u>24,058.00</u>	<u>34,169,298.69</u>	<u>5,801,816.83</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/45 - 12/45	\$ 5,801,816.83	\$ 4,510,616.76	\$ 4,379.63	\$ 3,839,161.42	\$ 6,477,651.80
01/46 - 12/46	6,477,651.80	4,736,147.52	5,645.65	3,346,577.73	7,872,867.24
01/47 - 12/47	7,872,867.24	4,972,954.92	7,291.68	3,204,167.61	9,648,946.23
01/48 - 12/48	9,648,946.23	5,221,602.72	9,159.71	3,238,822.86	11,640,885.80
01/49 - 12/49	11,640,885.80	5,482,682.76	9,786.71	4,799,622.50	12,333,732.77
01/50 - 12/50	12,333,732.77	5,756,817.00	9,630.91	5,850,154.73	12,250,025.95
01/51 - 12/51	12,250,025.95	6,044,657.76	12,377.48	3,026,180.37	15,280,880.82
01/52 - 12/52	15,280,880.82	6,346,890.72	15,883.32	2,689,893.79	18,953,761.07
01/53 - 12/53	18,953,761.07	6,664,235.16	17,450.53	5,062,705.39	20,572,741.37
01/54 - 12/54	20,572,741.37	6,997,446.96	21,822.31	2,411,395.73	25,180,614.91
	<u>5,801,816.83</u>	<u>56,734,052.28</u>	<u>113,427.93</u>	<u>37,468,682.13</u>	<u>25,180,614.91</u>

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures - Matrix Category

Category	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Building Exteriors	218,258	9,270	41,375	9,835	43,895	245,559	46,568	11,069	49,404	20,048
Building Interiors	188,823	43,194	75,510	35,738	58,611	321,936	181,168	43,298	140,920	121,416
Design	120,000	51,500			56,275			61,494		
Equipment	4,332,128	1,410,290	762,387	730,395	663,559	1,816,824	647,697	1,239,976	1,118,459	637,647
Furnishings	445,679	250,218	142,922	117,388	105,838	282,109	204,785	95,377	121,413	163,104
Grounds	393,652	309,000	220,137	344,316	146,881	378,967	443,292	120,626	458,130	528,433
Pavement	171,479	34,505	127,755	49,009	186,830	75,208	252,160	820,956	521,398	68,106
Software	7,700	7,931	29,449	8,414	8,666	32,180	9,194	9,470	35,164	10,047
	<u>5,877,720</u>	<u>2,115,909</u>	<u>1,399,534</u>	<u>1,295,094</u>	<u>1,270,556</u>	<u>3,152,783</u>	<u>1,784,863</u>	<u>2,402,265</u>	<u>2,444,888</u>	<u>1,548,801</u>

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Expenditures - Matrix Category

Category	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Building Exteriors	191,293	12,458	121,568	112,343	58,991	162,316	102,701	14,876	168,541	95,560
Building Interiors	88,555	290,739	74,247	18,658	92,911	966,521	226,087	88,460	91,410	35,430
Design	67,196	47,064		73,427	12,101		80,235			87,675
Equipment	1,611,966	1,400,675	3,474,168	2,202,418	1,522,625	2,032,912	2,162,806	4,037,785	1,639,293	1,330,893
Furnishings	93,678	476,107	303,214	142,708	166,507	373,055	354,455	150,450	184,324	164,310
Grounds	874,218	276,847	288,004	494,896	429,991	658,327	484,063	264,456	508,019	249,857
Pavement	391,536	27,685	200,563	141,493	190,089	249,314	193,763	55,370	641,726	133,486
Software	10,348	38,424	10,978	11,308	41,987	11,996	12,356	45,881	13,109	13,502
	<u>3,328,789</u>	<u>2,569,999</u>	<u>4,472,741</u>	<u>3,197,250</u>	<u>2,515,201</u>	<u>4,454,442</u>	<u>3,616,467</u>	<u>4,657,278</u>	<u>3,246,421</u>	<u>2,110,712</u>

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Expenditures - Matrix Category

Category	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Building Exteriors	130,136	415,543	74,728	17,762	296,625	131,511	84,107	99,125	102,957	36,209
Building Interiors	130,118	111,127	57,914	202,204	121,104	669,391	368,615	129,512	254,518	53,506
Design			95,805			104,689	73,324		114,396	18,853
Equipment	2,517,870	1,666,373	1,473,973	1,666,520	3,154,470	3,336,856	1,292,478	1,667,576	3,448,378	1,638,846
Furnishings	142,502	378,815	621,761	202,149	384,118	496,435	356,493	246,798	274,826	94,263
Grounds	487,650	710,633	389,448	481,915	516,643	684,456	560,714	315,423	446,146	428,895
Pavement	380,750	49,763	475,785	613,489	311,011	410,695	230,585	214,355	403,867	75,410
Software	50,135	14,324	14,754	54,784	15,653	16,122	59,864	17,104	17,617	65,415
	<u>3,839,161</u>	<u>3,346,578</u>	<u>3,204,168</u>	<u>3,238,823</u>	<u>4,799,623</u>	<u>5,850,155</u>	<u>3,026,180</u>	<u>2,689,894</u>	<u>5,062,705</u>	<u>2,411,396</u>

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Expenditures - Matrix Items

Category	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Building Exteriors										
Aluminum Beams	25,000									
Bldg Ext - Built-Up Roofs	3,320					3,539				
Bldg Ext - Flat Roof						7,634				
Bldg Ext - Foam Roofs						173,811				
Bldg Ext - General Maintenance						28,982				
Bldg Ext - Repaint	30,000		31,827		33,765		35,822		38,003	
Bldg Ext - Stone Facia	5,000					5,796				
Door Folding - Repairs	9,000	9,270	9,548	9,835	10,130	10,433	10,746	11,069	11,401	11,743
Door Garage 10x14										8,305
Door Garage 9x16						3,074				
Door Garage 9x9						12,288				
Tile Roof Underlayment	145,938									
	218,258	9,270	41,375	9,835	43,895	245,559	46,568	11,069	49,404	20,048
Building Interiors										
Bldg Interior Carpet	59,115	13,086	13,479	13,883	14,300	14,729	15,170	15,626	16,094	16,577
Bldg Interior Carpet Pro	23,100									30,140
Bldg Interior Remodel - Admin										13,048
Bldg Interior Remodel - Card				10,927						
Bldg Interior Remodel - CW Ballroom							131,346			
Bldg Interior Remodel - CW Facility M						115,927				
Bldg Interior Remodel - CW Golf Main						115,927				
Bldg Interior Remodel - CW Pro Shop									25,335	
Bldg Interior Remodel - Dance				5,464						
Bldg Interior Remodel - Lapidary									44,337	
Bldg Interior Remodel - Painting Rm				5,464						
Bldg Interior Remodel - PV Pro Shop	10,000									
Bldg Interior Remodel - PV Restaurant						57,964				
Bldg Interior Remodel - Restrooms	37,500	15,450	7,957			17,389	8,955	27,672		

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Expenditures - Matrix Items

Category	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Floor Epoxy - Repair	10,000									
Floor Refinish Racquetball	9,738									
Floor Vinyl - Replace			50,128							61,651
Floor Wood - Recoat	3,720		3,947		4,187		4,442		4,712	
Floor Wood - Refinish	35,650	14,658			40,124				50,441	
Floor Wood - Replace							21,254			
	188,823	43,194	75,510	35,738	58,611	321,936	181,168	43,298	140,920	121,416
Design										
Consultant Fee		51,500			56,275			61,494		
Pool - Consultant Fee	120,000									
	120,000	51,500	0	0	56,275	0	0	61,494	0	0
Equipment										
Angle Master Bed knife Grinder		29,870	30,766					35,666		
Ansul System	8,116									
Audio/Video System		272,538				6,260		325,425		
Bar - Portable						21,302				
Battery Back-Up	3,000		3,183						3,800	
Beer Glycol System	3,150									
Broiler - Salamander	8,912									
Broiler/Char Grill		6,283								
Carryall Landscape Maint			14,861					36,179		
Carryall Utility Cart Golf Maint	72,000							29,517		
Chafing Dishes			16,656					9,655		
Chair Lift								7,379		
Chillers - Glass - Freezer						4,869				
Cold Drawer Storage				10,927						
Computers	14,300	14,729	15,171	15,626	16,095	16,578	17,075	17,587	18,115	18,658
Condensers	49,500							60,879		
Cooler Lg		10,300						12,299		

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Expenditures - Matrix Items

Category	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Cooler Sm		3,863				4,347		4,612		9,908
Countertop Cooler 2-Door	3,500									4,567
Cushman Hauler 1200X Facility Maint	12,000	12,360							15,201	15,657
Cushman Hauler 1200X Golf Maint		24,720								31,315
Cushman Hauler 1200X Landscape Ma		24,720								31,315
Cushman Hauler 800X	40,314	20,762							38,302	26,300
Cushman Jr Sod Cutter	6,100									
Cushman Shuttle 2 Gas				13,911						
Defibrillators (AED)			8,487					9,839		
Dishwasher	5,570									
Dishwasher - Bar						6,457	6,651			
Dishwasher - Commercial		16,063		17,041						
Domestic Water Heater 100 Gal	23,000					13,332				
Domestic Water Heater 120 Gal	15,595									
Door Opener Handicap	21,218									
Driving Range Fabric Net										29,721
Exhaust Hoods			27,583							
Exmark Lazer Z E-Series								14,758		
Express Dual Reel Grinder										74,372
EZ Go 250 Turf	20,151									
EZ Go 250G Terrain Golf Maint	25,500									
EZ Go 250G Terrain Landscape Maint	8,500	17,510								
EZ Go Freedom TXT	21,000								13,301	
EZ Go w/ Gang Picker						19,708				
Fitness Arc Trainers	15,000					17,389				
Fitness Cross-Trainers	33,000					38,256				
Fitness Recumbent Bikes	16,000					18,548				
Fitness Recumbent Cross-Trainers	12,450					14,433				
Fitness Rowers	3,700					4,289				

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Expenditures - Matrix Items

Category	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Fitness Seated Ellipticals	12,600					14,607				
Fitness Spin Bikes	4,700					5,449				
Fitness Treadmills	63,000					73,034				
Fitness Upright Bikes	19,250					22,316				
Floor Scrubber Lg	8,000									10,438
Floor Scrubber Sm				12,785						
Freezer		9,179	4,727							
Fryer			29,263				32,936			
Gate Barrier Arm Operators									38,301	
Gate Operators Sliding				18,548						
Glassware	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
Golf Cart - Lithium Battery				107,087					124,143	
Golf Cart Beverage	38,000					22,026	22,687			
Golf Cart Patrol	12,500						14,926	15,373		16,310
Golf Lift				32,459						
Golf Range Ball Machine				9,179						
Gravelly Pro Vac	44,000									
Griddle - Flat Top										11,743
Grill 3-Burner	4,244									
Harper Turf Vac_Golf Maint		26,780								
Harper Turf Vac_Landscape Maint			37,132							
Heat Lamps - Pulldown				3,042						
Heat Lamps - Strip			3,544							
Holding Cabinets							25,075			
HVAC - Annual Repairs	70,000	72,100	74,263	76,491	78,786	81,149	83,584	86,091	88,674	91,334
HVAC 1-Ton	15,600									
HVAC 10-Ton						34,778			38,003	
HVAC 12.5-Ton						41,734				
HVAC 15-Ton						97,379				

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Expenditures - Matrix Items

Category	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
HVAC 2.5-Ton	8,600							10,577		
HVAC 3-Ton	67,200	9,888		10,490	10,805					12,526
HVAC 3.5-Ton	10,800						12,896			
HVAC 4-Ton	75,600	12,978				58,427	15,045			
HVAC 5-Ton	244,800			15,735	16,207	50,081		17,710		18,789
HVAC 6-Ton					18,233					21,137
HVAC 7.5-Ton	144,000	49,440				27,823	114,629		30,402	
HVAC Dehumidifier System	13,500					15,650				
HVAC Swamp Coolers					54,024					
Ice Machine/Bin		11,330						13,529		
Ice Machine/Bin Golf Maint		5,665						6,764		
Ice Machine/Bin Pro Shop		5,665						6,764		
Ice Machine/Bin XL		9,785		10,381					12,034	
Irrigation - Computer & Software	10,500					12,172		12,914		
Irrigation Gate Valves Landscape Main	52,500									
Irrigation Gate Valves XL Golf Maint	342,000									
Irrigation Iron Piping						579,637				
Irrigation Pump Station Repairs		61,800					71,643			
Jacobsen Reelmaster 3800	200,000									
Jetter Cart Mounted			12,381							
John Deere Tractor 5300			144,282							
John Deere Tractor 870	42,000									
Jukebox		10,927								
Keg Cooler		20,653								
Lake Aerator Golf Maint	60,000									
Lake Aerator Landscape Maint		72,100								
Lake Fountain Golf Maint	87,000		30,766	15,845	32,640	16,809	34,628			37,838
Lake Fountain Landscape Maint	36,400				20,484	21,099		44,767		
Lake Intake Pipe	1,000,000									

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures - Matrix Items

Category	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Lighting Panel						25,504				
Mister Fans	8,328							10,242		
Mister System			31,514							
Mixer - Floor 20 Qt					6,806					
Mixer - Floor 30 Qt	6,684									
Mixer - Floor 40 Qt					11,582					
Oven - Cook & Hold	11,670	12,020							14,783	
Overflow Pump Golf Maint	20,000									
Overflow Pump Landscape Maint	10,000									
Paper Shredder				5,796						
Photo ID Printer				4,644						
Pool Circulation System	20,000									
Pool Heater 399 BTU	18,300	12,566				7,072		15,004	23,182	15,918
Pool Heaters - Repair	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
Pool Hydrochair	22,278								28,221	
Pool Pump/Motor	17,500	5,150					14,926	6,149	6,334	
Pool Pump/Motor 10HP & VFD	17,500						20,896			
Pool Salt Chlorinating System							39,702			
Pool Spa Heater 199 BTU		9,270		4,917			5,373			11,743
Pools Deck Drains					90,041					
POS System	20,000					23,185				
Radio System	5,000					5,796				
Radios				8,742						
Range/Oven 10 Burner Front							9,311			
Range/Oven 6 Burner	6,100	12,566								
Range/Oven Double Stack Convection		9,725							11,961	
Range/Oven Flat Top Convection								21,154		
Range/Oven Pizza									43,070	
Refrigerator - Draft Beer		9,179								

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Refrigerator - Keg		9,725								
Refrigerator - Reach-In	2,500	7,725			2,814			3,075		
Refrigerator Wall Mtd		8,414								
Ryan 3-Point Hitch	8,900									
Ryan Jr Sod Cutter	6,100									
Scissor Lift	12,000									
Server - Lake							14,329			
Silverware							19,105			
Silverware Polisher		5,027	5,177							6,367
Singage Metal - Replace								18,448		
Skillet Swiss Tilt	22,279									
Slicer Deli				4,917						
Soup Well		6,311								
Speed Displays	7,000									
Spray Tank - 200 gal	6,300									
Steamer Double Oven			48,801	50,265					58,271	
Surveillance System - Replace								217,996		
Surveillance System Components - Re	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
Table - Billiard - Replace						208,669				
Tableware CW	15,595									
Tableware CW Banquet				6,086						
Tableware PV	28,963									37,790
Tilt Kettle - 40 Gal		25,235								
Tilt Skillet - 40 Gal		37,801								
Toro 5610 Cutting Reels	12,000								15,201	
Toro Greensmaster 3150	106,000									
Toro Greensmaster 3300	100,000	103,000	53,045		112,551					
Toro Greensmaster TriFlex 3400						115,927				
Toro GreensPro 1260			45,619							

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Toro Groundmaster 4500 Golf Maint		90,640								
Toro Groundmaster 4500 Landscape	88,000									
Toro Pro Care Blower 44538									30,402	
Toro ProCore 648 Aero	36,071									
Toro ProPass 200							21,535			
Toro Reelmaster 3100-D	42,436				143,286					
Toro Reelmaster 4000-D	55,000									
Toro Reelmaster 5510-D	65,000									
Toro Reelmaster 5610-D									364,830	
Toro Reelmaster 7000-D		98,345		104,335						
Toro Sand Pro 3040	4,243			2,318					5,375	
Toro Workman 3200 Facilities Maint								33,822		
Toro Workman 3200 Golf Maint	110,000									
Toro Workman 3200 Landscape Maint	27,500							33,822	34,836	
Toro Workman HDX Golf Maint	67,000			73,213						
Toro Workman HDX Landscape Maint		34,505		36,606						
Trailer Dual Axle								5,165		
Tycrop Topdresser	17,000									
Vehicle Dodge RAM (2015)	31,297									
Vehicle Ford F-150			78,785							48,448
Vehicle GM	20,000			21,855			23,881			26,095
Vehicle Toyota Prius		21,855	22,510		23,881	24,597		26,095	26,878	
Vermeer 4" Trencher	16,709									
Wiedenmann Terraspikes	36,071									
Williams Sprayer	42,436									
Window Blinds Electric		36,050						43,046	6,334	
Workman GTX	11,500			12,566						
Zero Turn Mower, ExMark						20,050				
	4,332,128	1,410,290	762,387	730,395	663,559	1,816,824	647,697	1,239,976	1,118,459	637,647

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Furnishings										
Bar Top Polish	6,300							7,748		
Bar Top Refinish						15,071		15,988		
Booths						30,431				
Chairs	6,250							7,687		
Chairs & Table Set - CW Bar						110,131				
Chairs - Administration							5,373			
Chairs - Banquet						30,025				
Chairs - Banquet Pro	68,750						124,778			
Chairs - Bar		26,677								33,794
Chairs - Card Rm	8,325									
Chairs - Dining	87,500									
Chairs - Stools				28,323		50,081				
Fire Pits		32,782	22,510							
Menu Covers				13,113				14,758		
Park Furniture	21,000									
Patio Furniture	28,700									
Patio Furniture CW Club			77,976							
Patio Furniture PV Club		92,700								
Piano Baby Grand	18,000									
Pool Furniture - CW Kids	18,566									24,224
Pool Furniture - CW Main	46,680								59,132	
Pool Furniture - Michigan	35,540									46,372
Pool Furniture - PV					33,433					
Pool String Lights					5,015					
Shade Fabric		13,905			22,369				11,610	
Table - Billiard - Refelt/Refurbish	5,000			5,464			5,970			6,524
Table - Poker - Replace	5,569									
Tables - Banquet		17,483					20,901			

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Tables - Banquet Pro		25,471								
Tables - Bar				26,779						
Tables - Dining	49,500									
Window Tint	40,000	41,200	42,436	43,709	45,020	46,371	47,762	49,195	50,671	52,191
	445,679	250,218	142,922	117,388	105,838	282,109	204,785	95,377	121,413	163,104
Grounds										
Artificial Turf	41,652						34,926	34,535	52,764	
Fence Chain Link 12'						13,795				
Fence Chain Link 6'						5,796				
Fencing Wrought Iron 2'				4,322						
Fencing Wrought Iron 6'				73,890						
Fill Line (PVC Pipe)			92,829							
Gates Metal 6x25								9,839		
Gates Metal 8x8								2,460		
Golf Course Bunker Renovation	40,000	41,200	42,436	43,709	45,020	46,371	47,762	49,195	50,671	52,191
Golf Course Fairway Rehab		41,200					47,762			
Golf Course Greens Rehab		41,200					47,762			
Golf Course Tee Boxes Rehab		20,600					23,881			
Golf Course Tree Maint		41,200					47,762			
Irrigation System - Lake #12									82,340	
Irrigation System - PV Club									44,337	
Irrigation System - Riggs A									31,669	
Irrigation System - Unit #20										212,678
Lake Banks, Liners, & Dredging - Com	75,000					86,946				
Lake Banks, Liners, & Dredging - Golf	75,000			81,955		86,946			95,008	
Landscape Drywell Clean	17,000			18,576			20,299			22,181
Landscape Granite/Rock Replenish	20,000			21,855			23,881			26,095
Lighting - Bollard					11,820					
Lighting - General Upgrade				28,982						

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Midge Fly Removal - Allowance		103,000				115,927				130,477
Tunnel Rehabilitation	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
Walls - Repair	30,000		31,827		33,765		35,822		38,003	
Walls Dobson, Alma, Minn, East- Repa	30,000		31,827		33,765		35,822		38,003	
Walls Hunt Hwy, Riggs Repaint	45,000			49,173			53,732			58,715
Walls Lakes, Tee & Stub - Repaint	15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572
	393,652	309,000	220,137	344,316	146,881	378,967	443,292	120,626	458,130	528,433
Pavement										
Asphalt - Crack Fill	22,000		23,340		24,761		26,269		27,869	
Asphalt - Rehabilitation								754,850		21,330
Asphalt Repair & Seal	64,921		68,875		73,069		77,519		82,240	
Concrete Refurbish	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095
Pool Deck Indoor - Resurface	7,500					8,695				
Pool Deck Outdoor Kool Deck - Reseal				19,778	13,506				22,929	15,657
Pool Resurface (Pebble)					52,983	35,503	100,311			
Pool Waterline Tile - Repairs	23,308								17,514	5,024
Sports Court Recoat	33,750	13,905	14,322	7,376		7,825	24,180	41,508	8,551	
Sports Court Resurface									336,961	
	171,479	34,505	127,755	49,009	186,830	75,208	252,160	820,956	521,398	68,106
Software										
Reserve Study - Type2			29,449			32,180			35,164	
Reserve Study - Type3	7,700	7,931		8,414	8,666		9,194	9,470		10,047
	7,700	7,931	29,449	8,414	8,666	32,180	9,194	9,470	35,164	10,047
	<u>5,877,720</u>	<u>2,115,909</u>	<u>1,399,534</u>	<u>1,295,094</u>	<u>1,270,556</u>	<u>3,152,783</u>	<u>1,784,863</u>	<u>2,402,265</u>	<u>2,444,888</u>	<u>1,548,801</u>

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Building Exteriors										
Aluminum Beams							40,118			
Bldg Ext - Built-Up Roofs						5,173				
Bldg Ext - Flat Roof						117,437				
Bldg Ext - Foam Roofs										30,253
Bldg Ext - Metal Roof				99,126						
Bldg Ext - Repaint	40,317		42,773		45,378		48,141		51,073	
Bldg Ext - Stone Facia	6,720					7,790				
Bldg Ext Stone - Tile Underlayment			65,963			17,894				49,525
Door Folding - Repairs	12,095	12,458	12,832	13,217	13,613	14,022	14,442	14,876	15,322	15,782
Door Garage 9x20	31,367									
Lighting - Wall Mounted	100,794									
Tile Roof Underlayment									102,146	
	191,293	12,458	121,568	112,343	58,991	162,316	102,701	14,876	168,541	95,560
Building Interiors										
Bldg Interior Carpet	20,743	26,307	18,114	18,658	19,217	19,794	63,017	38,875	21,629	22,278
Bldg Interior Carpet Pro									39,326	
Bldg Interior Ceiling - Replace						52,065				
Bldg Interior Remodel - CW Bar	26,878									
Bldg Interior Remodel - CW Billiard Ro							8,024			
Bldg Interior Remodel - CW Ceramics									17,024	
Bldg Interior Remodel - CW Fitness						654,346				
Bldg Interior Remodel - Library	6,720									
Bldg Interior Remodel - PV Golf Maint		138,423								
Bldg Interior Remodel - Restrooms		83,054			68,067					13,151
Bldg Interior Remodel - Saguaro								49,585		
Bldg Interior Remodel - Serving Statio						62,319				
Floor Epoxy - Repair							16,047			
Floor Refinish Racquetball	13,088									

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Floor Tile		23,255								
Floor Vinyl - Replace							75,822			
Floor Wood - Recoat	4,999		5,304		5,627		5,970		6,333	
Floor Wood - Refinish		19,699	50,828				57,208		7,097	
Floor Wood - Replace	16,127									
Lighting - LED - CW Bar						163,587				
Lighting - LED - Saguaro						14,411				
	88,555	290,739	74,247	18,658	92,911	966,521	226,087	88,460	91,410	35,430
Design										
Consultant Fee	67,196			73,427			80,235			87,675
Document Management Legal					12,101					
Irrigation - Consultant Fee		47,064								
	67,196	47,064	0	73,427	12,101	0	80,235	0	0	87,675
Equipment										
Angle Master Bed knife Grinder			41,347	42,587				47,933		
Ansul System					12,276					
Audio/Video System		7,475		388,574				8,925		463,978
Bar Top Refacing						32,717				
Battery Back-Up	4,032				4,538					
Beer Glycol System			4,491							
Broiler - Salamander			12,706							
Broiler/Char Grill					9,227					
Carryall Landscape Maint	18,826				23,365	21,824			23,848	
Carryall Utility Cart Golf Maint	96,762					37,391				
Chafing Dishes	21,099					12,230			26,728	
Chair Lift										10,521
Chillers - Glass - Freezer			5,988							7,365
Cold Drawer Storage				14,685						
Computer Learning Center - Remodel								82,642		

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Sun Lakes 2

Analysis Date - January 1, 2025

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Computers	19,218	19,795	20,388	21,000	21,630	22,279	22,947	23,636	24,345	25,075
Condensers					74,873					
Cooler Lg		13,842						16,528		
Cooler Sm		5,191				5,842		6,198		13,315
Countertop Cooler 2-Door									5,959	
Cushman Hauler 1200X Facility Maint							19,256	19,834		
Cushman Hauler 1200X Golf Maint								39,668		
Cushman Hauler 1200X Landscape Ma								39,668		
Cushman Hauler 800X	13,545						48,519	33,317		
Cushman Jr Sod Cutter			8,697							
Cushman Shuttle 2 Gas		17,622								22,324
Defibrillators (AED)			11,406					13,223		
Dishwasher - Bar			7,941	8,179						9,767
Dishwasher - Commercial		21,587		22,902						
Domestic Water Heater 100 Gal	15,455	15,919				17,917				
Domestic Water Heater 120 Gal	20,959									
Door Opener Handicap						33,057				
Driving Range Fabric Net										39,943
Exhaust Hoods										45,591
Exmark Lazer Z E-Series										21,042
Express Dual Reel Grinder								94,212		
EZ Go 250 Turf	27,081									
EZ Go 250G Terrain Golf Maint	34,270									
EZ Go 250G Terrain Landscape Maint	11,423	23,532								
EZ Go Freedom TXT	14,111						16,849			
EZ Go w/ Gang Picker			24,238							29,810
Fitness Abdominal						5,219				
Fitness Arc Trainers	20,159					23,370				
Fitness Assist Dip/Chin						5,726				

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Fitness Back Extension						5,453				
Fitness Biceps Curl						5,219				
Fitness Chest Press						5,726				
Fitness Cross-Trainers	44,349					51,413				
Fitness Dual Adjustable Pulley						8,569				
Fitness Hip Abduction/Adduction									13,815	
Fitness Leg Extension						5,726				
Fitness Loaded Calf Raise									4,528	
Fitness Misc Equipment						32,717				
Fitness Pulldown						5,453				
Fitness Recumbent Bikes	21,503					24,927				
Fitness Recumbent Cross-Trainers	16,732					19,397				
Fitness Row						5,219				
Fitness Rowers	4,972					5,764				
Fitness Seated Ellipticals	16,933					19,630				
Fitness Seated Leg Curl						6,933				
Fitness Seated Leg Press						5,726				
Fitness Shoulder Press						5,219				
Fitness Smith Machine						5,453				
Fitness Spin Bikes	6,316					7,322				
Fitness Treadmills	84,667					98,152				
Fitness Triceps Press						5,219				
Fitness Upright Bikes	25,870					29,991				
Floor Scrubber Lg									13,619	
Floor Scrubber Sm		16,196								20,516
Freezer		12,335	6,353							
Fryer			39,327				44,263			
Gate Loop Detectors		7,342								
Glassware	3,360	3,461	3,564	3,671	3,781	3,895	4,012	4,132	4,256	4,384

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Golf Cart - Lithium Battery				143,916					166,838	
Golf Cart Beverage	25,534		27,089			29,601			32,346	
Golf Cart Patrol					18,907	19,475			21,280	
Golf Range Ball Machine				12,336						
Gravelly Pro Vac			62,733							
Griddle - Flat Top										15,782
Grill 3-Burner			6,050							
Harper Turf Vac_Golf Maint		35,990								
Harper Turf Vac_Landscape Maint							56,165			
Heat Lamps - Pulldown									4,740	
Heat Lamps - Strip			4,763							
HVAC - Annual Repairs	94,074	96,896	99,803	102,797	105,881	109,058	112,329	115,699	119,170	122,745
HVAC 1-Ton		14,396		7,636						
HVAC 10-Ton						46,739			51,073	
HVAC 12.5-Ton						56,087				
HVAC 15-Ton						130,869				
HVAC 2.5-Ton								28,429		
HVAC 3-Ton		53,155		28,196	14,521			47,602		16,834
HVAC 3.5-Ton							17,331	17,851		
HVAC 4-Ton		17,441				78,522	40,439	104,129		
HVAC 5-Ton		199,330		21,147	21,781	134,608	23,108	95,204		25,250
HVAC 6-Ton					24,504					28,407
HVAC 7.5-Ton	32,254	66,443				149,565	154,052	79,337	40,858	
HVAC Dehumidifier System	18,143					21,033				
HVAC Swamp Coolers	64,508						77,026			
Ice Machine/Bin				16,154						19,289
Ice Machine/Bin Golf Maint				8,077						9,644
Ice Machine/Bin Pro Shop				8,077						9,644
Ice Machine/Bin XL	12,767					14,801		15,702		

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Irrigation - Computer & Software		14,534			15,882			17,355		
Irrigation Controller Landscape Maint			26,826							
Irrigation Controller Pro Golf Maint				441	299					
Irrigation Controller Pro Landscape M				29,371						
Irrigation Gate Valves Landscape Main				3,084	76,235					
Irrigation Gate Valves XL Landscape M		13,150								
Irrigation Pump Station Repairs		83,054					96,282			
Irrigation Pump Station Replace							1,123,295	578,497		
Irrigation PVC Piping CW			1,568,337							
Irrigation PVC Piping PV								1,818,132		
Irrigation Sprinkler Heads Lg				529,774	497,264					
Irrigation Sprinkler Heads Sm				14,135	57,025					
Irrigation Weather Station							40,118			
Jacobsen Reelmaster 3800			285,152							
Jetter Cart Mounted								19,289		
Keg Cooler		27,755								
Kilns - Ceramics									28,090	
Kilns - Glass Fusion								16,528		
Kioti DK 65S	68,540									
Lake Aerator Golf Maint						77,898				17,535
Lake Aerator Landscape Maint							32,094	82,642		
Lake Fountain Golf Maint	116,921	20,071	41,347	21,294	43,865				98,741	25,426
Lake Fountain Landscape Maint	48,919		25,949	26,727		56,710				
Lakes Circulation System						66,993				
Mister Fans					12,597					
Mister System					22,466	23,140				
Mixer - Floor 20 Qt					9,147					
Mixer - Floor 30 Qt	8,982									
Mixer - Floor 40 Qt									17,519	

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Oven - Cook & Hold			16,638		17,651				19,867	
Overflow Pump Golf Maint						31,159				
Paper Shredder						8,263				
Photo ID Printer				6,241						
Pool Circulation System	26,878									
Pool Heater 399 BTU				8,958		19,007	29,366	20,165		
Pool Heaters - Repair	13,439	13,842	14,258	14,685	15,126	15,580	16,047	16,528	17,024	17,535
Pool Hydrochair							35,750			
Pool Pump/Motor			17,822	7,343			8,024		21,280	8,768
Pool Pump/Motor 10HP & VFD			24,951						29,793	
Pool Salt Chlorinating System				48,829						
Pool Sauna Heaters						8,101				
Pool Spa Heater 199 BTU		6,229			6,807			14,876		7,891
Pools Deck Drains			114,061							
POS System	26,878					31,159				
Radio System	6,720					7,790				
Radios		11,074								14,028
Range/Oven 6 Burner							9,789		10,385	10,696
Range/Oven Double Stack Convection		13,070							16,074	
Range/Oven Flat Top Convection								28,429		
Range/Oven Pizza										57,883
Refrigerator - Draft Beer	5,988	6,168								7,813
Refrigerator - Keg	6,345	6,535								8,278
Refrigerator - Reach-In	3,360	10,382			3,781				4,256	4,384
Refrigerator Wall Mtd		11,308								
Ryan Jr Sod Cutter	8,198									
Scissor Lift								19,834		
Server - Lake					18,151					
Silverware				23,497						

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Silverware Polisher	6,559							8,066	8,308	
Singage Metal - Replace						23,370				
Slicer Deli		6,229				7,011				
Soup Well		8,481								
Speed Displays			9,980							
Spray Tank - 200 gal			8,982							
Steamer Double Oven			65,585	67,553					78,312	
Street Sweeper				102,797						
Surveillance System - Replace								292,969		
Surveillance System Components - Re	13,439	13,842	14,258	14,685	15,126	15,580	16,047	16,528	17,024	17,535
Tableware CW	20,959									
Tableware CW Banquet				8,179						
Tableware PV									49,307	
Tilt Kettle - 40 Gal										42,961
Tilt Skillet - 40 Gal										64,354
Toro 5610 Cutting Reels							19,256			
Toro Greensmaster 3150	71,228		75,565							
Toro Greensmaster 3300	134,392	138,423	71,288		151,259					
Toro Greensmaster TriFlex 3400						155,797				
Toro GreensPro 1260			61,308							
Toro Groundmaster 4500 Golf Maint		121,813								
Toro Groundmaster 4500 Landscape			125,467							
Toro Pro Care Blower 44538									40,858	
Toro ProCore 648 Aero						56,197				
Toro Reelmaster 3100-D			60,504		192,565					
Toro Reelmaster 4000-D			78,417							
Toro Reelmaster 5510-D	87,355									
Toro Reelmaster 5610-D									490,301	
Toro Reelmaster 7000-D		132,168		140,217						

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Toro Sand Pro 3040		2,937					6,809			3,720
Toro Workman 3200 Facilities Maint								45,453		
Toro Workman 3200 Golf Maint			156,834							
Toro Workman 3200 Landscape Maint			39,208					45,453	46,817	
Toro Workman HDX Golf Maint			95,526	98,392						
Toro Workman HDX Landscape Maint		46,372		49,196						
Tycrop Topdresser								28,098		
Vehicle Dodge RAM (2015)	42,060									
Vehicle Ford F-150				54,528			59,584			
Vehicle GM			28,515			31,159			34,049	
Vehicle Toyota Prius	28,515	29,371		31,159	32,094		34,049	35,070		37,206
Wiedenmann Terraspikes	48,476									
Williams Sprayer			60,504							
Window Blinds Electric	13,439			51,399						61,373
Workman GTX	15,455	15,919								20,165
Zero Turn Mower, ExMark						26,946				
	1,611,966	1,400,675	3,474,168	2,202,418	1,522,625	2,032,912	2,162,806	4,037,785	1,639,293	1,330,893
Furnishings										
Bar Top Polish					9,529					
Booths						40,897				
Chairs					9,454					
Chairs & Table Set - CW Bar						148,007				
Chairs - Administration					6,807					
Chairs - Banquet Pro			98,021				167,692			
Chairs - Bar								42,809		
Chairs - Card Rm								13,760		
Chairs - Dining		121,120								
Chairs - Stools				38,064		67,304				
Fire Pits		44,056	30,252							

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Menu Covers		16,611				18,696				21,042
Park Furniture			5,988					27,768		
Patio Furniture					43,411					
Patio Furniture CW Club			104,793							
Patio Furniture PV Club		124,581								
Piano Baby Grand						28,043				
Pool Furniture - CW Kids									31,607	
Pool Furniture - CW Main							74,907			
Pool Furniture - Michigan									60,505	
Pool Furniture - PV	39,921						47,668			
Pool String Lights					6,740					
Shade Fabric		9,344		9,913	30,063				15,603	
Table - Billiard - Refelt/Refurbish			7,129			7,790			8,512	
Table - Poker - Replace		7,709								
Tables - Banquet										29,764
Tables - Banquet Pro		28,798								43,363
Tables - Bar				35,989						
Tables - Dining		68,520								
Window Tint	53,757	55,369	57,030	58,741	60,504	62,319	64,188	66,114	68,097	70,140
	93,678	476,107	303,214	142,708	166,507	373,055	354,455	150,450	184,324	164,310
Grounds										
Artificial Turf					44,243	43,748	66,839			
Fence Chain Link 10'									18,284	30,669
Fence Chain Link 4'									6,244	
Fence Vinyl						124,443				
Fill Line (PVC Pipe)					84,705					
Gates 6' - Wrought Iron						14,956				
Gates Metal 8x8						12,464				
Gates Metal Ped						7,790				

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Golf Course Bunker Renovation	53,757	55,369	57,030	58,741	60,504	62,319	64,188	66,114	68,097	70,140
Golf Course Fairway Rehab		55,369					64,188			
Golf Course Greens Rehab		55,369					64,188			
Golf Course Tee Boxes Rehab		27,685					32,094			
Golf Course Tree Maint		55,369					64,188			
Irrigation System - CW Complex	73,915									
Irrigation System - Sisk	110,873									
Irrigation System - Winston										113,978
Lake Banks, Liners, & Dredging - Com	100,794					116,848				
Lake Banks, Liners, & Dredging - Golf	100,794			110,140		116,848		127,682		
Landscape Drywell Clean			24,238			26,485			28,941	
Landscape Granite/Rock Replenish			28,515			31,159			34,049	
Lighting - Bollard					15,885					
Lighting - General Upgrade					40,118					
Lighting - LED - Sport Courts				55,804					6,810	
Midge Fly Removal - Allowance				146,853				165,285		
Monument Signs	254,000									
Sports Court LED Lights				93,986	63,529				5,107	
Tee Box Yardage Signs	72,571									
Tunnel Rehabilitation	6,720	6,921	7,129	7,343	7,563	7,790	8,024	8,264	8,512	8,768
Walls - Repair	40,317		42,773		45,378		48,141		51,073	
Walls Dobson, Alma, Minn, East- Repa	40,317		42,773		45,378		48,141		51,073	
Walls Hunt Hwy, Riggs Repaint			64,159			70,109			76,609	
Walls Lakes, Tee & Stub - Repaint	20,159	20,764	21,386	22,028	22,689	23,370	24,071	24,793	25,537	26,303
	874,218	276,847	288,004	494,896	429,991	658,327	484,063	264,456	508,019	249,857

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Pavement										
Asphalt - Crack Fill	29,566		31,367		33,277		35,304		37,454	
Asphalt - Rehabilitation	21,686					195,953				
Asphalt Repair & Seal	87,248		92,562		98,199		104,179		110,523	
Concrete Refurbish	26,878	27,685	28,515	29,371	30,252	31,159	32,094	33,057	34,049	35,070
Pool Deck Indoor - Resurface	10,079					11,685				
Pool Deck Outdoor Kool Deck (Main) -	97,300									
Pool Deck Outdoor Kool Deck - Reseal				26,580	18,151				30,814	21,042
Pool Deck Outdoor Kool Deck - Resurf									296,223	
Pool Resurface (Pebble)									80,142	53,701
Pool Waterline Tile - Repairs	7,569						22,186		6,555	
Sports Court Recoat	9,071		48,119	29,738	10,210	10,516		22,313	45,966	23,672
Sports Court Resurface	102,138			55,804						
	391,536	27,685	200,563	141,493	190,089	249,314	193,763	55,370	641,726	133,486
Software										
Reserve Study - Type2		38,424			41,987			45,881		
Reserve Study - Type3	10,348		10,978	11,308		11,996	12,356		13,109	13,502
	10,348	38,424	10,978	11,308	41,987	11,996	12,356	45,881	13,109	13,502
	<u>3,328,789</u>	<u>2,569,999</u>	<u>4,472,741</u>	<u>3,197,250</u>	<u>2,515,201</u>	<u>4,454,442</u>	<u>3,616,467</u>	<u>4,657,278</u>	<u>3,246,421</u>	<u>2,110,712</u>

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Building Exteriors										
Bldg Ext - Built-Up Roofs	5,514									
Bldg Ext - Flat Roof						13,788				
Bldg Ext - Foam Roofs					217,346					
Bldg Ext - General Maintenance	45,153									
Bldg Ext - Metal Roof		125,570				50,251			13,728	
Bldg Ext - Repaint	54,183		57,483		60,984		64,698		68,638	
Bldg Ext - Stone Facia	9,031					10,469				
Bldg Ext Stone - Tile Underlayment						10,413		79,133		
Door Folding - Repairs	16,255	16,743	17,245	17,762	18,295	18,844	19,409	19,992	20,591	21,209
Door Garage 10x14										15,000
Door Garage 9x16						5,553				
Door Garage 9x9						22,194				
Tile Roof Underlayment		273,231								
	130,136	415,543	74,728	17,762	296,625	131,511	84,107	99,125	102,957	36,209
Building Interiors										
Bldg Interior Carpet	27,877	23,635	36,416	25,074	25,827	26,601	27,399	28,221	29,068	29,940
Bldg Interior Carpet Pro								51,312		
Bldg Interior Remodel - Admin										23,566
Bldg Interior Remodel - Card				19,736						
Bldg Interior Remodel - CW Ballroom							237,225			
Bldg Interior Remodel - CW Bar						41,876				
Bldg Interior Remodel - CW Facility M						209,378				
Bldg Interior Remodel - CW Golf Main						209,378				
Bldg Interior Remodel - CW Pro Shop									45,759	
Bldg Interior Remodel - Dance				9,868						
Bldg Interior Remodel - Lapidary									80,077	
Bldg Interior Remodel - Painting Rm				9,868						
Bldg Interior Remodel - PV Pro Shop						20,938				

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Bldg Interior Remodel - PV Restaurant						104,689				
Bldg Interior Remodel - Restrooms	13,546	27,904	14,371	44,406	15,246	31,407	16,174	49,979		
Floor Refinish Racquetball	17,589									
Floor Vinyl - Replace				93,252						
Floor Wood - Recoat	6,719		7,128		7,562		8,023		8,511	
Floor Wood - Refinish	64,388	26,474			72,469				91,102	
Floor Wood - Replace		33,113				25,125				
Sewer Line Allowance							79,794			
	130,118	111,127	57,914	202,204	121,104	669,391	368,615	129,512	254,518	53,506
Design										
Consultant Fee			95,805			104,689			114,396	
Document Management Legal										18,853
Irrigation - Consultant Fee							73,324			
	0	0	95,805	0	0	104,689	73,324	0	114,396	18,853
Equipment										
Angle Master Bed knife Grinder			55,567			60,720		64,417		
Ansul System									18,569	
Audio/Video System				10,657		554,014				12,725
Bar - Portable	33,187									
Battery Back-Up	10,837						6,470			
Beer Glycol System					6,403					
Broiler - Salamander					18,115					
Broiler/Char Grill								13,550		
Carryall Landscape Maint		28,806		27,646			30,210		35,516	
Carryall Utility Cart Golf Maint	130,040			47,366						
Chafing Dishes				15,493			33,858			
Chillers - Glass - Freezer							9,058			
Cold Drawer Storage				19,736						
Computers	25,827	26,602	27,400	28,222	29,069	29,941	30,839	31,764	32,717	33,699

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Condensers		92,085							113,252	
Cooler Lg		18,603						22,213		
Cooler Sm		6,976				7,852		8,330		17,895
Countertop Cooler 2-Door								7,775		
Cushman Hauler 1200X Facility Maint					24,394	25,125				
Cushman Hauler 1200X Golf Maint						50,251				
Cushman Hauler 1200X Landscape Ma						50,251				
Cushman Hauler 800X	18,203				61,463	42,205				
Cushman Jr Sod Cutter					12,400					
Cushman Shuttle 2 Gas								28,279		
Defibrillators (AED)			15,329					17,770		
Dishwasher			10,672							
Dishwasher - Bar	10,060						12,012	12,372		
Dishwasher - Commercial		29,011		30,778						
Domestic Water Heater 100 Gal	20,770		22,035			24,078				
Domestic Water Heater 120 Gal	28,167									
Driving Range Fabric Net										53,680
Express Dual Reel Grinder										134,324
EZ Go 250 Turf	36,395									
EZ Go 250G Terrain Golf Maint	46,056									
EZ Go 250G Terrain Landscape Maint	15,352	31,625								
EZ Go Freedom TXT	18,964				21,344					
EZ Go w/ Gang Picker							36,662			
Fitness Arc Trainers	27,092					31,407				
Fitness Cross-Trainers	59,602					69,095				
Fitness Recumbent Bikes	28,898					33,500				
Fitness Recumbent Cross-Trainers	22,486					26,068				
Fitness Rowers	6,683					7,747				
Fitness Seated Ellipticals	22,757					26,382				

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Fitness Spin Bikes	8,489					9,841				
Fitness Treadmills	113,785					131,908				
Fitness Upright Bikes	34,768					40,305				
Floor Scrubber Lg								17,770		
Floor Scrubber Sm								25,989		
Freezer		16,578	8,538							
Fryer			52,852				59,485			
Gate Barrier Arm Operators				59,671						
Gate Loop Detectors							11,439			
Gate Operators Sliding				33,500						
Glassware	4,515	4,651	4,790	4,934	5,082	5,234	5,391	5,553	5,720	5,891
Golf Cart - Lithium Battery				193,412					224,217	
Golf Cart Beverage	34,316				38,623	39,782				
Golf Cart Patrol			23,951	24,670				27,766		
Golf Lift									67,963	
Golf Range Ball Machine				16,578						
Gravely Pro Vac					89,443					
Griddle - Flat Top										21,209
Grill 3-Burner					8,626					
Harper Turf Vac_Golf Maint		48,368								
Heat Lamps - Strip			6,402							
Holding Cabinets		39,066								
HVAC - Annual Repairs	126,428	130,221	134,127	138,151	142,296	146,564	150,961	155,490	160,155	164,960
HVAC 1-Ton			19,927				11,214			
HVAC 10-Ton						62,813			68,638	
HVAC 12.5-Ton						75,376				
HVAC 15-Ton						175,877				
HVAC 2.5-Ton								19,103		
HVAC 3-Ton		17,859	55,184	18,946	19,515		20,703			22,623

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
HVAC 3.5-Ton							23,291			
HVAC 4-Ton		23,440				105,526	27,173			
HVAC 5-Ton			275,919	28,420	29,272	90,451		31,987		33,935
HVAC 6-Ton					32,931					38,176
HVAC 7.5-Ton	43,347	89,294				50,251	207,033		54,910	
HVAC Dehumidifier System	24,383					28,266				
HVAC Swamp Coolers			91,973						109,821	
Ice Machine/Bin						23,032				
Ice Machine/Bin Golf Maint						11,516				
Ice Machine/Bin Pro Shop						11,516				
Ice Machine/Bin XL			18,203		19,312					22,387
Irrigation - Computer & Software		19,533		20,723					24,023	24,744
Irrigation Controller Landscape Maint								41,794		
Irrigation Controller Pro Golf Maint									686	467
Irrigation Controller Pro Landscape M									45,759	
Irrigation Gate Valves Golf Maint				161,637	106,722					
Irrigation Gate Valves Landscape Main								116,618		
Irrigation Gate Valves XL Golf Maint						716,072				
Irrigation Pump Station Repairs		111,618					129,395			
Irrigation Sprinkler Heads Lg									825,370	774,721
Irrigation Sprinkler Heads Sm									22,021	88,843
Jacobsen Reelmaster 3800					406,559					
John Deere 5055E Tractor					227,673					
John Deere Tractor 5300							293,296			
John Deere Tractor 870			80,476							
Jukebox		19,736								
Keg Cooler		37,301								
Lake Fountain Golf Maint	157,132	26,974	55,567				62,541	96,626	66,350	34,170
Lake Fountain Landscape Maint	98,614	33,857		71,839					41,640	42,889

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Lighting Panel						46,063				
Mister Fans		15,493							19,054	
Mister System							32,031		33,981	
Mixer - Floor 20 Qt					12,293					
Mixer - Floor 30 Qt	12,071									
Oven - Cook & Hold					23,722			25,922	26,699	
Overflow Pump Landscape Maint			19,161							
Paper Shredder								11,782		
Photo ID Printer				8,388						
Pool Circulation System	36,122									
Pool Heater 399 BTU		11,348		24,078	37,200	25,544				14,375
Pool Heaters - Repair	18,061	18,603	19,161	19,736	20,328	20,938	21,566	22,213	22,879	23,566
Pool Hydrochair					45,287					
Pool Pump/Motor					35,574	10,469				
Pool Pump/Motor 10HP & VFD					35,574					
Pool Salt Chlorinating System	60,053							73,858		
Pool Spa Heater 199 BTU			8,622			18,844		9,996		
Pools Deck Drains	144,489								183,034	
POS System	36,122					41,876				
Radio System	9,031					10,469				
Radios								17,770		
Range/Oven 10 Burner Front		14,506								
Range/Oven Double Stack Convection		17,565							21,603	
Range/Oven Flat Top Convection								38,206		
Range/Oven Pizza									77,790	
Refrigerator - Draft Beer		8,289							10,195	
Refrigerator - Keg		8,782							10,801	
Refrigerator - Reach-In		13,952				5,234			11,440	
Refrigerator Wall Mtd		15,197								

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Ryan 3-Point Hitch			17,053							
Ryan Jr Sod Cutter	11,018									
Server - Lake			22,993							
Silverware	28,898							35,541		
Silverware Polisher						10,218	10,524			
Singage Metal - Replace				29,604						
Skillet Swiss Tilt			42,689							
Slicer Deli				8,881				9,996		
Soup Well		11,397								
Speed Displays					14,230					
Spray Tank - 200 gal					12,807					
Steamer Double Oven			88,141	90,785					105,245	
Street Sweeper									160,155	
Surveillance System - Replace								393,726		
Surveillance System Components - Re	18,061	18,603	19,161	19,736	20,328	20,938	21,566	22,213	22,879	23,566
Table - Billiard - Replace	325,100									
Tableware CW	28,167									
Tableware CW Banquet				10,992						
Tableware PV								64,334		
Toro 5610 Cutting Reels					24,394					
Toro Greensmaster 3150	95,724				107,738					
Toro Greensmaster 3300	180,611	186,029	95,805		203,279					
Toro Greensmaster TriFlex 3400						209,378				
Toro GreensPro 1260			82,392							
Toro Groundmaster 4500 Golf Maint		163,706								
Toro Groundmaster 4500 Landscape					178,886					
Toro Pro Care Blower 44538									54,910	
Toro ProPass 200		33,551								
Toro Reelmaster 3100-D					345,055					

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Toro Reelmaster 4000-D					111,804					
Toro Reelmaster 5510-D	117,397									
Toro Reelmaster 5610-D									658,923	
Toro Reelmaster 7000-D		177,623		188,440						
Toro Sand Pro 3040					8,626			4,713		
Toro Workman 3200 Facilities Maint								61,085		
Toro Workman 3200 Golf Maint					223,607					
Toro Workman 3200 Landscape Maint					55,902			61,085	62,918	
Toro Workman HDX Golf Maint				132,230	136,197					
Toro Workman HDX Landscape Maint		62,320		66,115						
Trailer Dual Axle			8,048							
Vehicle Dodge RAM (2015)	56,525									
Vehicle Ford F-150				73,281	75,480					
Vehicle GM		37,206			40,656			44,426		
Vehicle Toyota Prius	38,322		40,656	41,876		44,426	45,759		48,545	50,002
Vermeer 4" Trencher			32,017							
Wiedenmann Terraspikes	65,148									
Williams Sprayer					86,264					
Window Blinds Electric	9,031		19,161			73,282				
Workman GTX	20,770							25,545		
Zero Turn Mower, ExMark						36,213				
	2,517,870	1,666,373	1,473,973	1,666,520	3,154,470	3,336,856	1,292,478	1,667,576	3,448,378	1,638,846
Furnishings										
Bar Top Polish		11,720							14,414	
Bar Top Refinish	23,479		24,909							
Booths						54,962				
Chairs		11,627							14,300	
Chairs & Table Set - CW Bar						198,909				
Chairs - Administration			8,622							

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Chairs - Banquet	46,778									
Chairs - Banquet Pro					139,755		225,364			
Chairs - Bar						54,229				
Chairs - Dining			167,659							
Chairs - Stools				51,155		90,451				
Fire Pits		59,208	40,656							
Menu Covers				23,683				26,655		
Park Furniture					8,538					
Patio Furniture									65,664	
Patio Furniture CW Club			140,834							
Patio Furniture PV Club		167,427								
Pool Furniture - CW Kids								41,240		
Pool Furniture - CW Main					94,890					
Pool Furniture - Michigan								78,945		
Pool Furniture - PV			56,918						67,963	
Pool String Lights					9,058					
Shade Fabric		12,557			40,402	14,133			20,969	
Table - Billiard - Refelt/Refurbish		9,301			10,164			11,106		
Table - Poker - Replace			10,671							
Tables - Banquet		32,564								
Tables - Banquet Pro							44,866			
Tables - Bar				48,367						
Tables - Dining			94,847							
Window Tint	72,244	74,412	76,644	78,943	81,312	83,751	86,264	88,852	91,517	94,263
	142,502	378,815	621,761	202,149	384,118	496,435	356,493	246,798	274,826	94,263

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Grounds										
Artificial Turf			56,046	55,418	84,670					
Fence Chain Link 10'				48,017						
Fence Chain Link 12'						24,916				
Fence Chain Link 6'						10,469				
Gates Chain Link				7,894						
Golf Course Bunker Renovation	72,244	74,412	76,644	78,943	81,312	83,751	86,264	88,852	91,517	94,263
Golf Course Fairway Rehab		74,412					86,264			
Golf Course Greens Rehab		74,412					86,264			
Golf Course Tee Boxes Rehab		37,206					43,132			
Golf Course Tree Maint		74,412					86,264			
Irrigation System - Admin										51,844
Lake Banks, Liners, & Dredging - Com	135,458					157,033				
Lake Banks, Liners, & Dredging - Golf	135,458			148,019		157,033			171,595	
Landscape Drywell Clean		31,625			34,558			37,762		
Landscape Granite/Rock Replenish		37,206			40,656			44,426		
Lighting - Bollard					21,348					
Lighting - General Upgrade				52,344						
Lighting - Parking				51,807						
Midge Fly Removal - Allowance		186,029				209,378				235,657
Tee Box Yardage Signs			103,470							
Tunnel Rehabilitation	9,031	9,301	9,581	9,868	10,164	10,469	10,783	11,106	11,440	11,783
Walls - Repair	54,183		57,483		60,984		64,698		68,638	
Walls Dobson, Alma, Minn, East- Repa	54,183		57,483		60,984		64,698		68,638	
Walls Hunt Hwy, Riggs Repaint		83,713			91,476			99,958		
Walls Lakes, Tee & Stub - Repaint	27,092	27,904	28,742	29,604	30,492	31,407	32,349	33,319	34,319	35,348
	487,650	710,633	389,448	481,915	516,643	684,456	560,714	315,423	446,146	428,895

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Category	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Pavement										
Asphalt - Crack Fill	39,734		42,154		44,721		47,445		50,334	
Asphalt - Rehabilitation			245,046					131,389		
Asphalt Repair & Seal	117,254		124,395		131,971		140,008		148,534	
Concrete Refurbish	36,122	37,206	38,322	39,472	40,656	41,876	43,132	44,426	45,759	47,131
Pool Deck Indoor - Resurface	13,546					15,703				
Pool Deck Outdoor Kool Deck (Main) -						151,590				
Pool Deck Outdoor Kool Deck - Reseal				35,722	24,394				41,411	28,279
Pool Resurface (Pebble)	151,729									
Pool Waterline Tile - Repairs	10,172				28,105			8,552		
Sports Court Recoat	12,191	12,557	25,867	13,322	41,164	42,399		29,987	30,887	
Sports Court Resurface				524,974		159,127			86,941	
	380,750	49,763	475,785	613,489	311,011	410,695	230,585	214,355	403,867	75,410
Software										
Reserve Study - Type2	50,135			54,784			59,864			65,415
Reserve Study - Type3		14,324	14,754		15,653	16,122		17,104	17,617	
	50,135	14,324	14,754	54,784	15,653	16,122	59,864	17,104	17,617	65,415
	<u>3,839,161</u>	<u>3,346,578</u>	<u>3,204,168</u>	<u>3,238,823</u>	<u>4,799,623</u>	<u>5,850,155</u>	<u>3,026,180</u>	<u>2,689,894</u>	<u>5,062,705</u>	<u>2,411,396</u>

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Summary

Category	Service Date	Replace Life	Current Cost	Future Cost
Building Exteriors	01/93-01/24	0:00 -28:00	\$ 1,218,803.08	\$ 1,840,068.83
Building Interiors	01/00-01/24	0:00 -26:00	1,740,741.80	2,360,136.44
Design	00/00-01/24	0:00 -14:00	212,000.00	230,664.68
Equipment	01/83-12/24	0:00 -34:00	14,854,111.96	18,610,380.34
Furnishings	01/08-01/24	0:00 -11:00	1,232,614.55	1,327,405.26
Grounds	01/93-01/24	0:00 -36:00	2,174,456.53	2,778,570.99
Pavement	01/02-01/24	0:00 -27:00	2,002,496.55	2,708,443.43
Software	01/22-01/24	0:00 - 2:00	43,158.50	45,079.99
			<u>23,478,382.97</u>	<u>29,900,749.96</u>

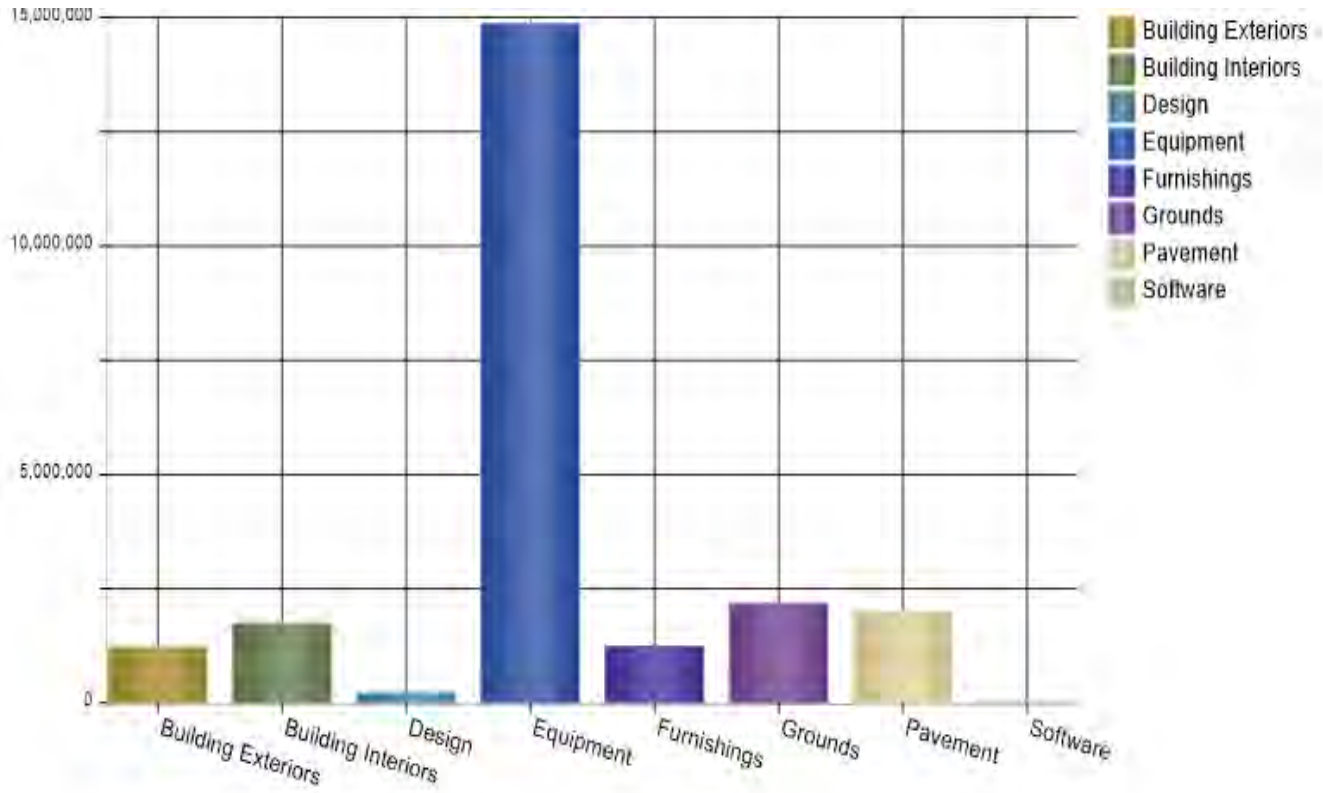
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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Category - Chart



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Sun Lakes 2
January 1, 2025

Disclosures

Site Analysis

Sun Lakes 2 is a planned development association located in Sun Lakes, AZ. The Association consists of 1 units located at the corner of Central Ave and Franklin Ave, encompassing approximately 1.4 acres. The units were constructed as a single phase in January 1, 1979. The project consists of (1) five story building, asphalt parking lot, (1) elevator, and a common office area. Roofs are TPO.

The site analysis was performed on August 15, 2024 by Greg Libke of Facilities Advisors Arizona. The Association manager was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.00% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International's cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

General Exclusions from the analysis are:

Sun Lakes 2
January 1, 2025

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 0.10%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Replacement reserves are funded at a level of 46.91% as of January 1, 2025 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 7,000,000, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

Total Funds available for reserves beginning balance \$ 7,000,000

Significant Assumptions

Sun Lakes 2
January 1, 2025

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.

The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.

The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.

Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.

Proper construction and installation of all improvements is assumed, unless otherwise noted.

This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.

The Association carries comprehensive property insurance to cover most insurable property risks.

Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.

The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.

The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.

Interest rate of 0.10% is used in the funding plan.

Inflation rate of 3.00% is used in the funding plan.

Sun Lakes 2

Analysis Date - January 1, 2025

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

Supplementary Information on Future Major Repairs and Replacements

Category	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
Building Exteriors	1:00 -30:00	0:00 -28:00	\$ 1,840,067
Building Interiors	2:00 -30:00	0:00 -26:00	2,360,139
Design	3:00 -15:00	0:00 -14:00	230,665
Equipment	1:00 -50:00	0:00 -34:00	18,610,382
Furnishings	1:00 -15:00	0:00 -11:00	1,327,405
Grounds	1:00 -40:00	0:00 -36:00	2,778,568
Pavement	2:00 -30:00	0:00 -27:00	2,708,442
Software	3:00	0:00 - 2:00	45,080
			29,900,750

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Aluminum Beams										
	CW Breezeway		01/01/2009	\$ 25,000.00	1 Job	\$ 25,000	15:00	16:00	0:00	\$ 25,000
						25,000				25,000
Angle Master Bed knife Grinder										
	CW Golf Course	G-34	01/01/2014	\$ 29,000.00	1 Each	\$ 29,000	20:00	12:00	1:00	\$ 29,870
	PV Golf Course	G-79	01/01/2022	29,000.00	1 Each	29,000	20:00	5:00	2:00	30,766
						58,000				60,636
Ansul System										
	PV Restaurant		01/01/2011	\$ 8,115.89	1 Each	\$ 8,116	12:00	14:00	0:00	\$ 8,116
						8,116				8,116
Artificial Turf										
	Sisk Park	Bocce	01/01/2024	\$ 7.80	3,600 Sq Ft	\$ 28,080	8:00	8:00	7:00	\$ 34,535
	Sisk Park	Putting	01/01/2017	7.80	5,340 Sq Ft	41,652	8:00	8:00	0:00	41,652
	CW Golf Course	Driving Range	01/01/2023	7.80	3,750 Sq Ft	29,250	8:00	8:00	6:00	34,926
						98,982				111,113
Asphalt - Crack Fill										
	Community		01/01/2023	\$ 22,000.00	1 Job	\$ 22,000	2:00	2:00	0:00	\$ 22,000
						22,000				22,000
Asphalt - Rehabilitation										
	Michigan		01/01/2005	\$ 3.25	4,965 Sq Ft	\$ 16,136	30:00	30:00	10:00	\$ 21,686
	Sisk Park		01/01/2004	3.25	5,030 Sq Ft	16,348	30:00	30:00	9:00	21,330
	PV Maintenance		01/01/2022	3.25	18,200 Sq Ft	59,150	30:00	30:00	27:00	131,389
	CW Maintenanc		01/01/2010	3.25	38,700 Sq Ft	125,775	30:00	30:00	15:00	195,953
	CW Admin/Fit		01/01/2017	3.25	39,350 Sq Ft	127,888	30:00	30:00	22:00	245,046
	PV Clubhouse		01/01/2002	3.25	39,500 Sq Ft	128,375	30:00	30:00	7:00	157,885
	CW Complex		01/01/2002	3.25	149,350 Sq Ft	485,388	30:00	30:00	7:00	596,965
						959,059				1,370,254

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Asphalt Repair & Seal									
Community		01/01/2023	\$ 0.22	295,095 Sq Ft	\$ 64,921	2:00	2:00	0:00	\$ 64,921
					64,921				64,921
Audio/Video System									
CW Bar/Grill		01/01/2020	\$ 30,000.00	2 Job	\$ 60,000	6:00	6:00	1:00	\$ 61,800
PV Restaurant		01/01/2020	30,000.00	0.82 Job	24,600	6:00	6:00	1:00	25,338
CW Saguaro Roo		01/01/2020	30,000.00	0.5 Job	15,000	6:00	6:00	1:00	15,450
CW Ballroom		01/01/2020	30,000.00	2 Job	60,000	6:00	6:00	1:00	61,800
CW Pro Shop		01/01/2020	30,000.00	0.5 Job	15,000	6:00	6:00	1:00	15,450
PV Pro Shop		01/01/2020	30,000.00	0.5 Job	15,000	6:00	6:00	1:00	15,450
CW Fitness		01/01/2020	30,000.00	2 Job	60,000	6:00	6:00	1:00	61,800
CW Learning Ce		01/01/2020	30,000.00	0.5 Job	15,000	6:00	6:00	1:00	15,450
PV Restaurant	1-Amp Rpl,1-Rep	01/01/2024	30,000.00	0.18 Job	5,400	6:00	6:00	5:00	6,260
					270,000				278,798
Bar - Portable									
PV Restaurant		01/01/2015	\$ 18,375.00	1 Each	\$ 18,375	15:00	15:00	5:00	\$ 21,302
					18,375				21,302
Bar Top Polish									
CW Bar/Grill		01/01/2018	\$ 3,150.00	1 Each	\$ 3,150	5:00	7:00	0:00	\$ 3,150
PV Bar		01/01/2018	3,150.00	1 Each	3,150	5:00	7:00	0:00	3,150
					6,300				6,300
Bar Top Refacing									
CW Bar/Grill		01/01/2020	\$ 21,000.00	1 Job	\$ 21,000	20:00	20:00	15:00	\$ 32,717
					21,000				32,717
Bar Top Refinish									
CW Bar/Grill		01/01/2017	\$ 13,000.00	1 Each	\$ 13,000	15:00	15:00	7:00	\$ 15,988
PV Bar		01/01/2015	13,000.00	1 Each	13,000	15:00	15:00	5:00	15,071

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	
Battery Back-Up										
					26,000				31,059	
	Administration	01/01/2021	\$ 3,000.00	1 Job	\$ 3,000	6:00	6:00	2:00	\$ 3,183	
	Administration	01/01/2015	3,000.00	1 Job	3,000	6:00	10:00	0:00	3,000	
					6,000				6,183	
Beer Glycol System										
	PV Restaurant	01/01/2013	\$ 3,150.00	1 Job	\$ 3,150	10:00	12:00	0:00	\$ 3,150	
					3,150				3,150	
Bldg Ext - Built-Up Roofs										
	PV Clubhouse	Cart Garage	01/01/2015	\$ 5.94	514 Sq Ft	\$ 3,053	15:00	15:00	5:00	\$ 3,539
	PV Clubhouse	Storage Area	01/01/2010	5.94	559 Sq Ft	3,320	15:00	15:00	0:00	3,320
					6,374				6,860	
Bldg Ext - Flat Roof										
	CW Maintenanc	01/01/2010	\$ 4.86	1,355 Sq Ft	\$ 6,585	20:00	20:00	5:00	\$ 7,634	
	CW Fitness	01/01/2020	4.86	15,510 Sq Ft	75,379	20:00	20:00	15:00	117,437	
					81,964				125,072	
Bldg Ext - Foam Roofs										
	Administration	01/01/2014	\$ 4.86	3,550 Sq Ft	\$ 17,253	30:00	30:00	19:00	\$ 30,253	
	PV Clubhouse	01/01/2000	4.86	12,850 Sq Ft	62,451	30:00	30:00	5:00	72,398	
	CW Complex	B	01/01/2000	4.86	18,000 Sq Ft	87,480	30:00	30:00	5:00	101,413
	CW Complex	A	01/01/2019	4.86	22,000 Sq Ft	106,920	30:00	30:00	24:00	217,346
					274,104				421,411	
Bldg Ext - General Maintenance										
	CW	01/01/2015	\$ 25,000.00	1 Allow	\$ 25,000	15:00	15:00	5:00	\$ 28,982	
					25,000				28,982	

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Bldg Ext - Metal Roof									
CW Pickleball Co		01/01/2023	\$ 15.00	400 Sq Ft	\$ 6,000	30:00	30:00	28:00	\$ 13,728
PV Maintenance		01/01/2016	15.00	4,500 Sq Ft	67,500	30:00	30:00	21:00	125,570
CW Pump Statio		01/01/2020	15.00	1,600 Sq Ft	24,000	30:00	30:00	25:00	50,251
CW Maintenanc		01/01/2008	15.00	4,500 Sq Ft	67,500	30:00	30:00	13:00	99,126
					165,000				288,674
Bldg Ext - Repaint									
Community		01/01/2023	\$ 30,000.00	1 Sq Ft	\$ 30,000	2:00	2:00	0:00	\$ 30,000
					30,000				30,000
Bldg Ext - Stone Facia									
Community		01/01/2020	\$ 5,000.00	1 Allow	\$ 5,000	5:00	5:00	0:00	\$ 5,000
					5,000				5,000
Bldg Ext Stone - Tile Underlayment									
San Tan Gate		01/01/2007	\$ 4.75	540 Sq Ft	\$ 2,565	30:00	30:00	12:00	\$ 3,657
CW Fitness		01/01/2020	4.75	1,047 Sq Ft	4,973	30:00	30:00	25:00	10,413
Michigan Gate		01/01/2007	4.75	1,700 Sq Ft	8,075	30:00	30:00	12:00	11,513
CW Bar/Grill		01/01/2007	4.75	1,800 Sq Ft	8,550	30:00	30:00	12:00	12,190
Michigan Pool		01/01/2007	4.75	2,050 Sq Ft	9,738	30:00	30:00	12:00	13,883
CW Ballroom		01/01/2010	4.75	2,418 Sq Ft	11,486	30:00	30:00	15:00	17,894
CW A-Rooms		01/01/2007	4.75	3,650 Sq Ft	17,338	30:00	30:00	12:00	24,719
Administration		01/01/2014	4.75	5,946 Sq Ft	28,244	30:00	30:00	19:00	49,525
PV Clubhouse		01/01/2022	4.75	7,500 Sq Ft	35,625	30:00	30:00	27:00	79,133
					126,592				222,928
Bldg Interior Carpet									
CW Library		01/01/2015	\$ 52.50	52 SY	\$ 2,730	15:00	10:00	0:00	\$ 2,730
CW Card Room		01/01/2008	52.50	118 SY	6,195	15:00	17:00	0:00	6,195
PV Pro Shop		01/01/2014	52.50	120 SY	6,300	15:00	11:00	0:00	6,300

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Bldg Interior Carpet										
	PV Bar		01/01/2009	\$ 52.50	185 SY	\$ 9,713	15:00	16:00	0:00	\$ 9,713
	CW Pro Shop		01/01/2024	52.50	242 SY	12,705	15:00	1:00	0:00	12,705
	CW Billiards		01/01/2008	52.50	88 SY	4,620	15:00	17:00	0:00	4,620
	Administration		01/01/2009	52.50	321 SY	16,853	15:00	16:00	0:00	16,853
						59,115				59,115
Bldg Interior Carpet Pro										
	PV Restaurant	Dining Rm	01/01/2016	\$ 75.00	308 SY	\$ 23,100	8:00	9:00	0:00	\$ 23,100
						23,100				23,100
Bldg Interior Ceiling - Replace										
	CW Bar/Grill		01/01/2020	\$ 33,418.35	1 Job	\$ 33,418	20:00	20:00	15:00	\$ 52,065
						33,418				52,065
Bldg Interior Remodel - Admin										
	Administration		01/01/2014	\$ 10,000.00	1 Job	\$ 10,000	20:00	20:00	9:00	\$ 13,048
						10,000				13,048
Bldg Interior Remodel - Card										
	CW Card Room	Mens	01/01/2008	\$ 5,000.00	1 Job	\$ 5,000	20:00	20:00	3:00	\$ 5,464
	CW Card Room	Ladies	01/01/2008	5,000.00	1 Job	5,000	20:00	20:00	3:00	5,464
						10,000				10,927
Bldg Interior Remodel - CW Ballroom										
	CW Ballroom		01/01/2011	\$ 110,000.00	1 Job	\$ 110,000	20:00	20:00	6:00	\$ 131,346
						110,000				131,346
Bldg Interior Remodel - CW Bar										
	CW Bar/Grill		01/01/2020	\$ 20,000.00	1 Job	\$ 20,000	15:00	15:00	10:00	\$ 26,878
						20,000				26,878

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Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Bldg Interior Remodel - CW Billiard Room									
CW Billiards		01/01/2021	\$ 5,000.00	1 Job	\$ 5,000	20:00	20:00	16:00	\$ 8,024
					5,000				8,024
Bldg Interior Remodel - CW Ceramics									
CW Ceramics		01/01/2023	\$ 10,000.00	1 Job	\$ 10,000	20:00	20:00	18:00	\$ 17,024
					10,000				17,024
Bldg Interior Remodel - CW Facility Maint									
CW Maintenanc		01/01/2010	\$ 100,000.00	1 Job	\$ 100,000	20:00	20:00	5:00	\$ 115,927
					100,000				115,927
Bldg Interior Remodel - CW Fitness									
CW Fitness		01/01/2020	\$ 420,000.00	1 Job	\$ 420,000	20:00	20:00	15:00	\$ 654,346
					420,000				654,346
Bldg Interior Remodel - CW Golf Maint									
CW Maintenanc		01/01/2010	\$ 100,000.00	1 Job	\$ 100,000	20:00	20:00	5:00	\$ 115,927
					100,000				115,927
Bldg Interior Remodel - CW Pro Shop									
CW Pro Shop		01/01/2013	\$ 20,000.00	1 Job	\$ 20,000	20:00	20:00	8:00	\$ 25,335
					20,000				25,335
Bldg Interior Remodel - Dance									
CW Dance Room		01/01/2008	\$ 5,000.00	1 Job	\$ 5,000	20:00	20:00	3:00	\$ 5,464
					5,000				5,464
Bldg Interior Remodel - Lapidary									
CW Lapidary		01/01/2013	\$ 35,000.00	1 Job	\$ 35,000	20:00	20:00	8:00	\$ 44,337
					35,000				44,337
Bldg Interior Remodel - Library									
CW Library		01/01/2015	\$ 5,000.00	1 Job	\$ 5,000	20:00	20:00	10:00	\$ 6,720

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Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Bldg Interior Remodel - Painting Rm									
					5,000				6,720
CW Painting Roo		01/01/2008	\$ 5,000.00	1 Job	\$ 5,000	20:00	20:00	3:00	\$ 5,464
					5,000				5,464
Bldg Interior Remodel - PV Golf Maint									
PV Maintenance		01/01/2016	\$ 100,000.00	1 Job	\$ 100,000	20:00	20:00	11:00	\$ 138,423
					100,000				138,423
Bldg Interior Remodel - PV Pro Shop									
PV Pro Shop		01/01/2000	\$ 10,000.00	1 Job	\$ 10,000	20:00	25:00	0:00	\$ 10,000
					10,000				10,000
Bldg Interior Remodel - PV Restaurant									
PV Restaurant		01/01/2010	\$ 50,000.00	1 Job	\$ 50,000	20:00	20:00	5:00	\$ 57,964
					50,000				57,964
Bldg Interior Remodel - Restrooms									
CW Saguaro Roo	Outside	01/01/2012	\$ 7,500.00	1 Job	\$ 7,500	20:00	20:00	7:00	\$ 9,224
CW Saguaro Roo	Inside	01/01/2011	7,500.00	1 Job	7,500	20:00	20:00	6:00	8,955
PV Pool		01/01/2007	7,500.00	1 Job	7,500	20:00	20:00	2:00	7,957
CW Kids Pool		01/01/2006	7,500.00	1 Job	7,500	20:00	20:00	1:00	7,725
CW Main/Lap Po		01/01/2006	7,500.00	1 Job	7,500	20:00	20:00	1:00	7,725
Sisk Park	Ramada	01/01/2005	7,500.00	1 Job	7,500	20:00	20:00	0:00	7,500
Michigan Pool		01/01/2001	7,500.00	1 Job	7,500	20:00	24:00	0:00	7,500
CW Courtyard		01/01/2012	7,500.00	2 Job	15,000	20:00	20:00	7:00	18,448
CW Pro Shop		01/01/2002	7,500.00	3 Job	22,500	20:00	23:00	0:00	22,500
CW Bar/Grill		01/01/2019	7,500.00	6 Job	45,000	20:00	20:00	14:00	68,067
PV Clubhouse		01/01/2016	7,500.00	8 Job	60,000	20:00	20:00	11:00	83,054
PV Golf Course		01/01/2010	7,500.00	1 Job	7,500	20:00	20:00	5:00	8,695

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Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Bldg Interior Remodel - Restrooms									
CW Golf Course		01/01/2010	\$ 7,500.00	1 Job	\$ 7,500	20:00	20:00	5:00	\$ 8,695
Computer Learni		01/01/2022	7,500.00	1 Job	7,500	20:00	22:00	19:00	13,151
					217,500				279,195
Bldg Interior Remodel - Saguaro									
Community		01/01/2022	\$ 30,000.00	1 Job	\$ 30,000	20:00	20:00	17:00	\$ 49,585
					30,000				49,585
Bldg Interior Remodel - Serving Station									
CW Bar/Grill		01/01/2020	\$ 40,000.00	1 Job	\$ 40,000	20:00	20:00	15:00	\$ 62,319
					40,000				62,319
Booths									
CW Bar/Grill		01/01/2020	\$ 26,250.00	1 Job	\$ 26,250	10:00	10:00	5:00	\$ 30,431
					26,250				30,431
Broiler - Salamander									
CW Bar/Grill		01/01/2013	\$ 4,455.78	1 Each	\$ 4,456	10:00	12:00	0:00	\$ 4,456
PV Restaurant		01/01/2013	4,455.78	1 Each	4,456	10:00	12:00	0:00	4,456
					8,912				8,912
Broiler/Char Grill									
PV Restaurant		01/01/2013	\$ 6,100.18	1 Each	\$ 6,100	10:00	13:00	1:00	\$ 6,283
					6,100				6,283
Carryall Landscape Maint									
Community	C-11-ClubCar	01/01/2024	\$ 14,008.00	1 Each	\$ 14,008	8:00	8:00	7:00	\$ 17,228
Community	C-12-Kubota	12/05/2024	14,008.00	1.1 Each	15,409	8:00	7:01	7:00	18,951
Community	C-20	01/01/2019	14,008.00	1 Each	14,008	8:00	8:00	2:00	14,861
					43,425				51,040

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Carryall Utility Cart Golf Maint									
CW Golf Course	G-85	01/01/2015	\$ 12,000.00	1 Each	\$ 12,000	8:00	10:00	0:00	\$ 12,000
PV Golf Course	G-86	01/01/2024	12,000.00	1 Each	12,000	8:00	8:00	7:00	14,758
CW Golf Course	G-87	01/01/2015	12,000.00	1 Each	12,000	8:00	10:00	0:00	12,000
CW Golf Course	G-51	01/01/2015	12,000.00	1 Each	12,000	8:00	10:00	0:00	12,000
PV Golf Course	G-52	01/01/2024	12,000.00	1 Each	12,000	8:00	8:00	7:00	14,758
CW Golf Course	G-54	01/01/2015	12,000.00	1 Each	12,000	8:00	10:00	0:00	12,000
CW Golf Course	G-55	01/01/2015	12,000.00	1 Each	12,000	8:00	10:00	0:00	12,000
CW Golf Course	G-56	01/01/2015	12,000.00	1 Each	12,000	8:00	10:00	0:00	12,000
					96,000				101,517
Chafing Dishes									
PV Restaurant		01/01/2024	\$ 7,850.00	1 Job	\$ 7,850	8:00	8:00	7:00	\$ 9,655
CW Bar/Grill		01/01/2019	7,850.00	2 Job	15,700	8:00	8:00	2:00	16,656
					23,550				26,311
Chair Lift									
CW Fitness	Spa	01/01/2020	\$ 6,000.00	1 Each	\$ 6,000	12:00	12:00	7:00	\$ 7,379
					6,000				7,379
Chairs									
CW A-Rooms		01/01/2018	\$ 50.00	125 Each	\$ 6,250	5:00	7:00	0:00	\$ 6,250
					6,250				6,250
Chairs & Table Set - CW Bar									
CW Bar/Grill		01/01/2020	\$ 95,000.00	1 Job	\$ 95,000	10:00	10:00	5:00	\$ 110,131
					95,000				110,131
Chairs - Administration									
Administration		01/01/2023	\$ 4,500.00	1 Allow	\$ 4,500	8:00	8:00	6:00	\$ 5,373
					4,500				5,373

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Chairs - Banquet									
CW Saguaro Roo	Prestige	01/01/2015	\$ 185.00	140 Each	\$ 25,900	15:00	15:00	5:00	\$ 30,025
					25,900				30,025
Chairs - Banquet Pro									
PV Restaurant		01/01/2013	\$ 275.00	250 Each	\$ 68,750	10:00	12:00	0:00	\$ 68,750
CW Ballroom		01/01/2021	275.00	380 Each	104,500	10:00	10:00	6:00	124,778
					173,250				193,528
Chairs - Bar									
PV Bar		01/01/2018	\$ 350.00	74 Each	\$ 25,900	8:00	8:00	1:00	\$ 26,677
					25,900				26,677
Chairs - Card Rm									
CW Card Room		01/01/2008	\$ 185.00	45 Each	\$ 8,325	15:00	17:00	0:00	\$ 8,325
					8,325				8,325
Chairs - Dining									
PV Restaurant		01/01/2014	\$ 350.00	250 Each	\$ 87,500	10:00	11:00	0:00	\$ 87,500
					87,500				87,500
Chairs - Stools									
PV Bar		01/01/2018	\$ 540.00	48 Each	\$ 25,920	10:00	10:00	3:00	\$ 28,323
CW Bar/Grill		01/01/2020	540.00	80 Each	43,200	10:00	10:00	5:00	50,081
					69,120				78,404
Chillers - Glass - Freezer									
PV Restaurant		01/01/2023	\$ 2,100.00	2 Each	\$ 4,200	7:00	7:00	5:00	\$ 4,869
					4,200				4,869
Cold Drawer Storage									
PV Restaurant		01/01/2018	\$ 10,000.00	1 Each	\$ 10,000	10:00	10:00	3:00	\$ 10,927
					10,000				10,927

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Sun Lakes 2

Analysis Date - January 1, 2025

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Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Computer Learning Center - Remodel										
	CW Learning Ce		01/01/2022	\$ 50,000.00	1 Job	\$ 50,000	20:00	20:00	17:00	\$ 82,642
						50,000				82,642
Computers										
	Administration		01/01/2019	\$ 1,100.00	13 Each	\$ 14,300	6:00	6:00	0:00	\$ 14,300
	Administration		01/01/2020	1,100.00	13 Each	14,300	6:00	6:00	1:00	14,729
	Administration		01/01/2021	1,100.00	13 Each	14,300	6:00	6:00	2:00	15,171
	Administration		01/01/2022	1,100.00	13 Each	14,300	6:00	6:00	3:00	15,626
	Administration		01/01/2023	1,100.00	13 Each	14,300	6:00	6:00	4:00	16,095
	Administration		01/01/2024	1,100.00	13 Each	14,300	6:00	6:00	5:00	16,578
						85,800				92,498
Concrete Refurbish										
	CW Golf Course		01/01/2023	\$ 10,000.00	1 Allowanc	\$ 10,000	2:00	2:00	0:00	\$ 10,000
	PV Golf Course		01/01/2023	10,000.00	1 Allowanc	10,000	2:00	2:00	0:00	10,000
	Community		01/01/2024	10,000.00	1 Allowanc	10,000	2:00	2:00	1:00	10,300
	Community		01/01/2024	10,000.00	1 Allowanc	10,000	2:00	2:00	1:00	10,300
						40,000				40,600
Condensers										
	CW Bar/Grill		01/01/2018	\$ 5,500.00	4 Each	\$ 22,000	5:00	7:00	0:00	\$ 22,000
	PV Restaurant		01/01/2018	5,500.00	5 Each	27,500	5:00	7:00	0:00	27,500
						49,500				49,500
Consultant Fee										
	Community		01/01/2023	\$ 50,000.00	1 Allowanc	\$ 50,000	3:00	3:00	1:00	\$ 51,500
						50,000				51,500
Cooler Lg										
	PV Restaurant	2-Door B	01/01/2022	\$ 5,000.00	1 Each	\$ 5,000	10:00	10:00	7:00	\$ 6,149
	CW Bar/Grill	Bev Air	01/01/2016	5,000.00	1 Each	5,000	10:00	10:00	1:00	5,150

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Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Cooler Lg										
	PV Restaurant	Wine Slider	01/01/2016	\$ 5,000.00	1 Each	\$ 5,000	10:00	10:00	1:00	\$ 5,150
	PV Restaurant	2-Door A	01/01/2022	5,000.00	1 Each	5,000	10:00	10:00	7:00	6,149
						20,000				22,599
Cooler Sm										
	PV Restaurant	72" Mega	01/01/2020	\$ 3,750.00	1 Each	\$ 3,750	10:00	10:00	5:00	\$ 4,347
	PV Restaurant	Salad	01/01/2022	3,750.00	1 Each	3,750	10:00	10:00	7:00	4,612
	PV Restaurant	Sandwich Prep	01/01/2024	3,750.00	1 Each	3,750	10:00	10:00	9:00	4,893
	PV Restaurant		11/22/2024	3,750.00	1 Each	3,750	10:00	10:00	9:10	5,015
	CW Bar/Grill		01/01/2016	3,750.00	1 Each	3,750	10:00	10:00	1:00	3,863
						18,750				22,730
Countertop Cooler 2-Door										
	PV Restaurant		01/01/2016	\$ 3,500.00	1 Each	\$ 3,500	7:00	9:00	0:00	\$ 3,500
						3,500				3,500
Cushman Hauler 1200X Facility Maint										
	Community	M-04	01/01/2017	\$ 12,000.00	1 Each	\$ 12,000	8:00	8:00	0:00	\$ 12,000
	Community	M-12	01/01/2018	12,000.00	1 Each	12,000	8:00	8:00	1:00	12,360
						24,000				24,360
Cushman Hauler 1200X Golf Maint										
	PV Golf Course	G-14	01/01/2018	\$ 12,000.00	1 Each	\$ 12,000	8:00	8:00	1:00	\$ 12,360
	CW Golf Course	G-57	01/01/2018	12,000.00	1 Each	12,000	8:00	8:00	1:00	12,360
						24,000				24,720
Cushman Hauler 1200X Landscape Maint										
	Community	C-4	01/01/2018	\$ 12,000.00	1 Each	\$ 12,000	8:00	8:00	1:00	\$ 12,360
	Community	C-8	01/01/2018	12,000.00	1 Each	12,000	8:00	8:00	1:00	12,360
						24,000				24,720

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Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Cushman Hauler 800X										
Facilities Maint	M-03		01/01/2018	\$ 10,078.55	1 Each	\$ 10,079	8:00	8:00	1:00	\$ 10,381
Facilities Maint	M-06		01/01/2017	10,078.55	1 Each	10,079	8:00	8:00	0:00	10,079
Facilities Maint	M-07		01/01/2017	10,078.55	1 Each	10,079	8:00	8:00	0:00	10,079
Facilities Maint	M-13		01/01/2017	10,078.55	1 Each	10,079	8:00	8:00	0:00	10,079
Facilities Maint	M-16		01/01/2015	10,078.55	1 Each	10,079	8:00	10:00	0:00	10,079
Facilities Maint	M-17		01/01/2018	10,078.55	1 Each	10,079	8:00	8:00	1:00	10,381
						60,471				61,076
Cushman Jr Sod Cutter										
PV Golf Course	G-88		01/01/2013	\$ 6,100.18	1 Each	\$ 6,100	10:00	12:00	0:00	\$ 6,100
						6,100				6,100
Cushman Shuttle 2 Gas										
Community	C-10		01/01/2020	\$ 12,730.80	1 Each	\$ 12,731	8:00	8:00	3:00	\$ 13,911
						12,731				13,911
Defibrillators (AED)										
Community			01/01/2022	\$ 8,000.00	1 Allowanc	\$ 8,000	5:00	5:00	2:00	\$ 8,487
						8,000				8,487
Dishwasher										
CW Saguaro Roo	Kitchen		01/01/2003	\$ 5,569.73	1 Each	\$ 5,570	20:00	22:00	0:00	\$ 5,570
						5,570				5,570
Dishwasher - Bar										
CW Bar/Grill			01/01/2024	\$ 5,569.73	1 Each	\$ 5,570	7:00	7:00	6:00	\$ 6,651
PV Restaurant	Bar		01/01/2023	5,569.73	1 Each	5,570	7:00	7:00	5:00	6,457
						11,139				13,107
Dishwasher - Commercial										
CW Bar/Grill			01/01/2018	\$ 15,595.00	1 Each	\$ 15,595	10:00	10:00	3:00	\$ 17,041
PV Restaurant	Kitchen		01/01/2016	15,595.00	1 Each	15,595	10:00	10:00	1:00	16,063

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Document Management Legal					31,190				33,104
Community		01/01/2024	\$ 8,000.00	1 Job	\$ 8,000	15:00	15:00	14:00	\$ 12,101
					8,000				12,101
Domestic Water Heater 100 Gal									
CW Fitness		01/01/2020	\$ 11,500.00	1 Each	\$ 11,500	10:00	10:00	5:00	\$ 13,332
PV Restaurant		01/01/2015	11,500.00	1 Each	11,500	10:00	10:00	0:00	11,500
CW Saguaro Roo		01/01/2014	11,500.00	1 Each	11,500	10:00	11:00	0:00	11,500
					34,500				36,332
Domestic Water Heater 120 Gal									
CW Bar/Grill		01/01/2015	\$ 15,595.23	1 Each	\$ 15,595	10:00	10:00	0:00	\$ 15,595
					15,595				15,595
Door Folding - Repairs									
CW Bar/Grill Pati		01/01/2024	\$ 3,000.00	3 Each	\$ 9,000	1:00	1:00	0:00	\$ 9,000
					9,000				9,000
Door Garage 10x14									
PV Maintenance		01/01/2014	\$ 2,121.67	3 Each	\$ 6,365	20:00	20:00	9:00	\$ 8,305
					6,365				8,305
Door Garage 9x16									
CW Maintenanc		01/01/2010	\$ 1,326.00	2 Each	\$ 2,652	20:00	20:00	5:00	\$ 3,074
					2,652				3,074
Door Garage 9x20									
PV Pro Shop		01/01/2015	\$ 23,339.80	1 Each	\$ 23,340	20:00	20:00	10:00	\$ 31,367
					23,340				31,367

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost					
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost	
Door Garage 9x9										
	CW Maintenanc	01/01/2010	\$ 1,060.00	10 Each	\$ 10,600	20:00	20:00	5:00	\$ 12,288	
					10,600				12,288	
Door Opener Handicap										
	PV Bar	01/01/2010	\$ 2,652.25	1 Each	\$ 2,652	15:00	15:00	0:00	\$ 2,652	
	CW Complex	01/01/2010	2,652.25	7 Each	18,566	15:00	15:00	0:00	18,566	
					21,218				21,218	
Driving Range Fabric Net										
	CW Golf Course	11/26/2024	\$ 22,224.73	1 Job	\$ 22,225	10:00	10:00	9:10	\$ 29,721	
					22,225				29,721	
Exhaust Hoods										
	CW Bar/Grill	01/01/2010	\$ 6,500.00	2 Each	\$ 13,000	15:00	17:00	2:00	\$ 13,792	
	PV Restaurant	01/01/2010	6,500.00	2 Each	13,000	15:00	17:00	2:00	13,792	
					26,000				27,583	
Exmark Lazer Z E-Series										
	Community	C-9	01/01/2020	\$ 12,000.00	1 Each	\$ 12,000	12:00	12:00	7:00	\$ 14,758
					12,000				14,758	
Express Dual Reel Grinder										
	CW Golf Course	G-33	01/01/2014	\$ 57,000.00	1 Each	\$ 57,000	20:00	20:00	9:00	\$ 74,372
	PV Golf Course	G-78	01/01/2022	57,000.00	1 Each	57,000	20:00	20:00	17:00	94,212
					114,000				168,584	
EZ Go 250 Turf										
	Facilities Maint	M-02	01/01/2015	\$ 10,075.50	1 Each	\$ 10,076	8:00	10:00	0:00	\$ 10,076
	Facilities Maint	M-05	01/01/2015	10,075.50	1 Each	10,076	8:00	10:00	0:00	10,076
					20,151				20,151	

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
EZ Go 250G Terrain Golf Maint										
	PV Golf Course	G-16	01/01/2015	\$ 8,500.00	1 Each	\$ 8,500	8:00	10:00	0:00	\$ 8,500
	PV Golf Course	G-18	01/01/2015	8,500.00	1 Each	8,500	8:00	10:00	0:00	8,500
	CW Golf Course	G-58	01/01/2015	8,500.00	1 Each	8,500	8:00	10:00	0:00	8,500
						25,500				25,500
EZ Go 250G Terrain Landscape Maint										
	Community	M-01	01/01/2016	\$ 8,500.00	1 Each	\$ 8,500	10:00	10:00	1:00	\$ 8,755
	Community	M-10	01/01/2016	8,500.00	1 Each	8,500	10:00	10:00	1:00	8,755
	Community	M-11	01/01/2015	8,500.00	1 Each	8,500	10:00	10:00	0:00	8,500
						25,500				26,010
EZ Go Freedom TXT										
	Facilities Maint	M-09	01/01/2017	\$ 10,500.00	1 Each	\$ 10,500	8:00	8:00	0:00	\$ 10,500
	Facilities Maint	M-14	01/01/2015	10,500.00	1 Each	10,500	8:00	10:00	0:00	10,500
						21,000				21,000
EZ Go w/ Gang Picker										
	CW Pro Shop		01/01/2023	\$ 17,000.00	1 Each	\$ 17,000	7:00	7:00	5:00	\$ 19,708
						17,000				19,708
Fence Chain Link 10'										
	PV Tennis Court	Court #1	01/01/2014	\$ 30.00	243 LF	\$ 7,290	30:00	30:00	19:00	\$ 12,783
	CW Tennis	Court#5	01/01/2014	30.00	340 LF	10,200	30:00	30:00	19:00	17,886
	CW Pickleball Co		01/01/2013	30.00	358 LF	10,740	30:00	30:00	18:00	18,284
	CW Tennis	Courts #2-4	01/01/2018	30.00	811 LF	24,330	30:00	30:00	23:00	48,017
						52,560				96,970
Fence Chain Link 12'										
	CW Golf Course		01/01/2010	\$ 35.00	340 LF	\$ 11,900	20:00	20:00	5:00	\$ 13,795
						11,900				13,795

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Fence Chain Link 4'									
CW Pickleball Co		01/01/2013	\$ 22.50	163 LF	\$ 3,668	30:00	30:00	18:00	\$ 6,244
					3,668				6,244
Fence Chain Link 6'									
CW Golf Course		01/01/2010	\$ 25.00	200 LF	\$ 5,000	20:00	20:00	5:00	\$ 5,796
					5,000				5,796
Fence Vinyl									
CW Golf Course		01/01/2015	\$ 45.00	960 LF	\$ 43,200	25:00	25:00	15:00	\$ 67,304
PV Golf Course		01/01/2015	45.00	415 LF	18,675	25:00	25:00	15:00	29,095
Community		01/01/2015	45.00	400 LF	18,000	25:00	25:00	15:00	28,043
					79,875				124,443
Fencing Wrought Iron 2'									
CW Main/Lap Po		01/01/1998	\$ 35.00	113 LF	\$ 3,955	30:00	30:00	3:00	\$ 4,322
					3,955				4,322
Fencing Wrought Iron 6'									
CW Kids Pool		01/01/1998	\$ 60.00	274 LF	\$ 16,440	30:00	30:00	3:00	\$ 17,964
PV Pool		01/01/1998	60.00	370 LF	22,200	30:00	30:00	3:00	24,259
CW Main/Lap Po		01/01/1998	60.00	483 LF	28,980	30:00	30:00	3:00	31,667
					67,620				73,890
Fill Line (PVC Pipe)									
CW Golf Course	A - Alma to 9th	01/01/2009	\$ 35.00	1,600 LF	\$ 56,000	30:00	30:00	14:00	\$ 84,705
CW Golf Course	B - Alma to 4/5	01/01/1995	35.00	2,500 LF	87,500	30:00	32:00	2:00	92,829
					143,500				177,534
Fire Pits									
CW Bar/Grill Pati		01/01/2017	\$ 5,304.50	4 Each	\$ 21,218	10:00	10:00	2:00	\$ 22,510
PV Clubhouse Pa		01/01/2016	5,304.50	6 Each	31,827	10:00	10:00	1:00	32,782
					53,045				55,292

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Fitness Abdominal									
CW Fitness		01/01/2020	\$ 3,350.00	1 Each	\$ 3,350	20:00	20:00	15:00	\$ 5,219
					3,350				5,219
Fitness Arc Trainers									
CW Fitness		01/01/2020	\$ 7,500.00	2 Each	\$ 15,000	5:00	5:00	0:00	\$ 15,000
					15,000				15,000
Fitness Assist Dip/Chin									
CW Fitness		01/01/2020	\$ 3,675.00	1 Each	\$ 3,675	20:00	20:00	15:00	\$ 5,726
					3,675				5,726
Fitness Back Extension									
CW Fitness		01/01/2020	\$ 3,500.00	1 Each	\$ 3,500	20:00	20:00	15:00	\$ 5,453
					3,500				5,453
Fitness Biceps Curl									
CW Fitness		01/01/2020	\$ 3,350.00	1 Each	\$ 3,350	20:00	20:00	15:00	\$ 5,219
					3,350				5,219
Fitness Chest Press									
CW Fitness		01/01/2020	\$ 3,675.00	1 Each	\$ 3,675	20:00	20:00	15:00	\$ 5,726
					3,675				5,726
Fitness Cross-Trainers									
CW Fitness		01/01/2020	\$ 5,500.00	6 Each	\$ 33,000	5:00	5:00	0:00	\$ 33,000
					33,000				33,000
Fitness Dual Adjustable Pulley									
CW Fitness		01/01/2020	\$ 5,500.00	1 Each	\$ 5,500	20:00	20:00	15:00	\$ 8,569
					5,500				8,569
Fitness Hip Abduction/Adduction									
CW Fitness		01/01/2023	\$ 8,115.00	1 Each	\$ 8,115	20:00	20:00	18:00	\$ 13,815

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Fitness Leg Extension									
					8,115				13,815
CW Fitness		01/01/2020	\$ 3,675.00	1 Each	\$ 3,675	20:00	20:00	15:00	\$ 5,726
					3,675				5,726
Fitness Loaded Calf Raise									
CW Fitness		01/01/2023	\$ 2,660.00	1 Each	\$ 2,660	20:00	20:00	18:00	\$ 4,528
					2,660				4,528
Fitness Misc Equipment									
CW Fitness		01/01/2020	\$ 21,000.00	1 Job	\$ 21,000	20:00	20:00	15:00	\$ 32,717
					21,000				32,717
Fitness Pulldown									
CW Fitness		01/01/2020	\$ 3,500.00	1 Each	\$ 3,500	20:00	20:00	15:00	\$ 5,453
					3,500				5,453
Fitness Recumbent Bikes									
CW Fitness		01/01/2020	\$ 4,000.00	4 Each	\$ 16,000	5:00	5:00	0:00	\$ 16,000
					16,000				16,000
Fitness Recumbent Cross-Trainers									
CW Fitness		01/01/2020	\$ 4,150.00	3 Each	\$ 12,450	5:00	5:00	0:00	\$ 12,450
					12,450				12,450
Fitness Row									
CW Fitness		01/01/2020	\$ 3,350.00	1 Each	\$ 3,350	20:00	20:00	15:00	\$ 5,219
					3,350				5,219
Fitness Rowers									
CW Fitness		01/01/2020	\$ 1,850.00	2 Each	\$ 3,700	5:00	5:00	0:00	\$ 3,700
					3,700				3,700

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Fitness Seated Ellipticals									
CW Fitness		01/01/2020	\$ 6,300.00	2 Each	\$ 12,600	5:00	5:00	0:00	\$ 12,600
					12,600				12,600
Fitness Seated Leg Curl									
CW Fitness		01/01/2020	\$ 4,450.00	1 Each	\$ 4,450	20:00	20:00	15:00	\$ 6,933
					4,450				6,933
Fitness Seated Leg Press									
CW Fitness		01/01/2020	\$ 3,675.00	1 Each	\$ 3,675	20:00	20:00	15:00	\$ 5,726
					3,675				5,726
Fitness Shoulder Press									
CW Fitness		01/01/2020	\$ 3,350.00	1 Each	\$ 3,350	20:00	20:00	15:00	\$ 5,219
					3,350				5,219
Fitness Smith Machine									
CW Fitness		01/01/2020	\$ 3,500.00	1 Each	\$ 3,500	20:00	20:00	15:00	\$ 5,453
					3,500				5,453
Fitness Spin Bikes									
CW Fitness		01/01/2020	\$ 2,350.00	2 Each	\$ 4,700	5:00	5:00	0:00	\$ 4,700
					4,700				4,700
Fitness Treadmills									
CW Fitness		01/01/2020	\$ 6,300.00	10 Each	\$ 63,000	5:00	5:00	0:00	\$ 63,000
					63,000				63,000
Fitness Triceps Press									
CW Fitness		01/01/2020	\$ 3,350.00	1 Each	\$ 3,350	20:00	20:00	15:00	\$ 5,219
					3,350				5,219
Fitness Upright Bikes									
CW Fitness		01/01/2020	\$ 3,850.00	5 Each	\$ 19,250	5:00	5:00	0:00	\$ 19,250

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Floor Epoxy - Repair									
					19,250				19,250
CW Complex		01/01/2009	\$ 5,000.00	1 Job	\$ 5,000	16:00	16:00	0:00	\$ 5,000
PV Clubhouse	Kitchen/Bar	01/01/2009	5,000.00	1 Job	5,000	16:00	16:00	0:00	5,000
					10,000				10,000
Floor Refinish Racquetball									
PV Clubhouse	Racquetball	01/01/2015	\$ 12.73	765 Sq Ft	\$ 9,738	8:00	10:00	0:00	\$ 9,738
					9,738				9,738
Floor Scrubber Lg									
CW Ballroom		01/01/2016	\$ 8,000.00	1 Each	\$ 8,000	8:00	9:00	0:00	\$ 8,000
					8,000				8,000
Floor Scrubber Sm									
CW Clubhouse		01/01/2020	\$ 3,900.00	3 Each	\$ 11,700	8:00	8:00	3:00	\$ 12,785
					11,700				12,785
Floor Tile									
PV Restaurant	Entry	01/01/2016	\$ 16,800.00	1 Job	\$ 16,800	20:00	20:00	11:00	\$ 23,255
					16,800				23,255
Floor Vinyl - Replace									
CW Bar/Grill		01/01/2020	\$ 47,250.00	1 Job	\$ 47,250	7:00	7:00	2:00	\$ 50,128
					47,250				50,128
Floor Wood - Recoat									
CW Ballroom	Dance	01/01/2023	\$ 0.60	6,200 Sq Ft	\$ 3,720	2:00	2:00	0:00	\$ 3,720
					3,720				3,720
Floor Wood - Refinish									
CW Dance Room	Dance	01/01/2023	\$ 5.75	725 Sq Ft	\$ 4,169	10:00	10:00	8:00	\$ 5,281

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem					
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Floor Wood - Refinish									
CW Fitness		01/01/2016	\$ 5.75	2,475 Sq Ft	\$ 14,231	10:00	10:00	1:00	\$ 14,658
CW Ballroom	Dance	01/01/2021	5.75	6,200 Sq Ft	35,650	10:00	4:00	0:00	35,650
					54,050				55,589
Floor Wood - Replace									
PV Restaurant	Dining Rm	01/01/2016	\$ 20.00	890 Sq Ft	\$ 17,800	15:00	15:00	6:00	\$ 21,254
CW Saguaro Roo		01/01/2020	20.00	600 Sq Ft	12,000	15:00	15:00	10:00	16,127
					29,800				37,381
Freezer									
CW Bar/Grill	Ice Cream	01/01/2017	\$ 4,455.67	1 Each	\$ 4,456	10:00	10:00	2:00	\$ 4,727
PV Restaurant	Ice Cream	01/01/2016	4,455.67	1 Each	4,456	10:00	10:00	1:00	4,589
CW Bar/Grill	Main Line	01/01/2016	4,455.67	1 Each	4,456	10:00	10:00	1:00	4,589
					13,367				13,906
Fryer									
CW Bar/Grill		01/01/2021	\$ 27,583.00	1 Each	\$ 27,583	10:00	10:00	6:00	\$ 32,936
PV Restaurant		01/01/2017	27,583.00	1 Each	27,583	10:00	10:00	2:00	29,263
					55,166				62,198
Gas Tank 1,000 gal									
CW Golf Course		01/01/2009	\$ 50,000.00	1 Each	\$ 50,000	50:00	50:00	34:00	\$ 136,595
PV Golf Course		01/01/2009	50,000.00	1 Each	50,000	50:00	50:00	34:00	136,595
					100,000				273,191
Gas Tank 500 gal									
CW Golf Course		01/01/2009	\$ 32,000.00	1 Each	\$ 32,000	50:00	50:00	34:00	\$ 87,421
PV Golf Course		01/01/2009	32,000.00	1 Each	32,000	50:00	50:00	34:00	87,421
					64,000				174,842
Gate Barrier Arm Operators									
Michigan Gate		01/01/2018	\$ 5,039.17	2 Each	\$ 10,078	15:00	15:00	8:00	\$ 12,767

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Gate Barrier Arm Operators									
San Tan Gate		01/01/2018	\$ 5,039.17	4 Each	\$ 20,157	15:00	15:00	8:00	\$ 25,534
					30,235				38,301
Gate Loop Detectors									
Community		01/01/2021	\$ 1,060.80	5 Each	\$ 5,304	15:00	15:00	11:00	\$ 7,342
					5,304				7,342
Gate Operators Sliding									
Michigan Gate		01/01/2008	\$ 4,243.50	2 Each	\$ 8,487	20:00	20:00	3:00	\$ 9,274
San Tan Gate		01/01/2008	4,243.50	2 Each	8,487	20:00	20:00	3:00	9,274
					16,974				18,548
Gates 6' - Wrought Iron									
CW Kids Pool		01/01/2015	\$ 1,200.00	1 Each	\$ 1,200	25:00	25:00	15:00	\$ 1,870
Michigan		01/01/2015	1,200.00	2 Each	2,400	25:00	25:00	15:00	3,739
CW Main/Lap Po		01/01/2015	1,200.00	5 Each	6,000	25:00	25:00	15:00	9,348
					9,600				14,956
Gates Chain Link									
CW Tennis		01/01/2018	\$ 1,000.00	4 Each	\$ 4,000	30:00	30:00	23:00	\$ 7,894
					4,000				7,894
Gates Metal 6x25									
PV Maintenance		01/01/2002	\$ 4,000.00	2 Each	\$ 8,000	30:00	30:00	7:00	\$ 9,839
					8,000				9,839
Gates Metal 8x8									
PV Maintenance		01/01/2002	\$ 2,000.00	1 Each	\$ 2,000	30:00	30:00	7:00	\$ 2,460
Community	Riggs Rd	01/01/2010	2,000.00	4 Each	8,000	30:00	30:00	15:00	12,464
					10,000				14,923

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Gates Metal Ped									
PV Pool		01/01/2015	\$ 1,000.00	5 Each	\$ 5,000	25:00	25:00	15:00	\$ 7,790
					5,000				7,790
Glassware									
PV Restaurant		01/01/2023	\$ 2,500.00	1 Each	\$ 2,500	2:00	2:00	0:00	\$ 2,500
CW Bar/Grill		01/01/2024	2,500.00	1 Each	2,500	2:00	2:00	1:00	2,575
					5,000				5,075
Golf Cart - Lithium Battery									
PV Pro Shop	PVGC1	01/01/2023	\$ 7,000.00	1 Each	\$ 7,000	5:00	5:00	3:00	\$ 7,649
PV Pro Shop	PVGC2	01/01/2023	7,000.00	1 Each	7,000	5:00	5:00	3:00	7,649
PV Pro Shop	PVGC3	01/01/2023	7,000.00	1 Each	7,000	5:00	5:00	3:00	7,649
PV Pro Shop	PVGC4	01/01/2023	7,000.00	1 Each	7,000	5:00	5:00	3:00	7,649
CW Pro Shop	CWGC1	01/01/2023	7,000.00	1 Each	7,000	5:00	5:00	3:00	7,649
CW Pro Shop	CWGC2	01/01/2023	7,000.00	1 Each	7,000	5:00	5:00	3:00	7,649
CW Pro Shop	CWGC3	01/01/2023	7,000.00	1 Each	7,000	5:00	5:00	3:00	7,649
CW Pro Shop	CWGC4	01/01/2023	7,000.00	1 Each	7,000	5:00	5:00	3:00	7,649
CW Pro Shop	CWGC5	01/01/2023	7,000.00	1 Each	7,000	5:00	5:00	3:00	7,649
CW Pro Shop	CWGC6	01/01/2023	7,000.00	1 Each	7,000	5:00	5:00	3:00	7,649
CW Pro Shop	CWGC7	01/01/2023	7,000.00	1 Each	7,000	5:00	5:00	3:00	7,649
CW Pro Shop	CWGC8	01/01/2023	7,000.00	1 Each	7,000	5:00	5:00	3:00	7,649
CW Pro Shop	CWGC9	01/01/2023	7,000.00	1 Each	7,000	5:00	5:00	3:00	7,649
CW Pro Shop	CWGC10	01/01/2023	7,000.00	1 Each	7,000	5:00	5:00	3:00	7,649
					98,000				107,087
Golf Cart Beverage									
Facilities Maint		01/01/2020	\$ 19,000.00	1 Each	\$ 19,000	4:00	5:00	0:00	\$ 19,000
Facilities Maint		01/01/2019	19,000.00	1 Each	19,000	4:00	6:00	0:00	19,000
					38,000				38,000

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Golf Cart Patrol										
	Patrol	P1 - Bill	01/01/2023	\$ 12,500.00	1 Each	\$ 12,500	8:00	8:00	6:00	\$ 14,926
	Patrol	P2 - Tom	01/01/2016	12,500.00	1 Each	12,500	8:00	9:00	0:00	12,500
	Patrol	P3 - Vac Watch	01/01/2024	12,500.00	1 Each	12,500	8:00	8:00	7:00	15,373
						37,500				42,799
Golf Course Bunker Renovation										
	CW Golf Course		01/01/2024	\$ 20,000.00	1 Job	\$ 20,000	1:00	1:00	0:00	\$ 20,000
	PV Golf Course		01/01/2024	20,000.00	1 Job	20,000	1:00	1:00	0:00	20,000
						40,000				40,000
Golf Course Fairway Rehab										
	CW Golf Course		01/01/2021	\$ 20,000.00	1 Allowanc	\$ 20,000	5:00	5:00	1:00	\$ 20,600
	PV Golf Course		01/01/2021	20,000.00	1 Allowanc	20,000	5:00	5:00	1:00	20,600
						40,000				41,200
Golf Course Greens Rehab										
	CW Golf Course		01/01/2021	\$ 20,000.00	1 Allowanc	\$ 20,000	5:00	5:00	1:00	\$ 20,600
	PV Golf Course		01/01/2021	20,000.00	1 Allowanc	20,000	5:00	5:00	1:00	20,600
						40,000				41,200
Golf Course Tee Boxes Rehab										
	CW Golf Course		01/01/2021	\$ 10,000.00	1 Allowanc	\$ 10,000	5:00	5:00	1:00	\$ 10,300
	PV Golf Course		01/01/2021	10,000.00	1 Allowanc	10,000	5:00	5:00	1:00	10,300
						20,000				20,600
Golf Course Tree Maint										
	CW Golf Course		01/01/2021	\$ 20,000.00	1 Allowanc	\$ 20,000	5:00	5:00	1:00	\$ 20,600
	PV Golf Course		01/01/2021	20,000.00	1 Allowanc	20,000	5:00	5:00	1:00	20,600
						40,000				41,200
Golf Lift										
	PV Golf Course	G-31	01/01/2003	\$ 14,852.50	1 Each	\$ 14,853	25:00	25:00	3:00	\$ 16,230

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Golf Lift										
	CW Golf Course	G-80	01/01/2003	\$ 14,852.50	1 Each	\$ 14,853	25:00	25:00	3:00	\$ 16,230
						29,705				32,459
Golf Range Ball Machine										
	CW Pro Shop		01/01/2018	\$ 8,400.00	1 Each	\$ 8,400	10:00	10:00	3:00	\$ 9,179
						8,400				9,179
Gravelly Pro Vac										
	CW Golf Course	G-27	01/01/2013	\$ 22,000.00	1 Each	\$ 22,000	10:00	12:00	0:00	\$ 22,000
	PV Golf Course	G-28	01/01/2013	22,000.00	1 Each	22,000	10:00	12:00	0:00	22,000
						44,000				44,000
Griddle - Flat Top										
	PV Restaurant		01/01/2024	\$ 9,000.00	1 Each	\$ 9,000	10:00	10:00	9:00	\$ 11,743
						9,000				11,743
Grill 3-Burner										
	CW Bar/Grill		01/01/2013	\$ 4,243.60	1 Each	\$ 4,244	10:00	12:00	0:00	\$ 4,244
						4,244				4,244
Harper Turf Vac_Golf Maint										
	Community	G-68	01/01/2016	\$ 26,000.00	1 Each	\$ 26,000	10:00	10:00	1:00	\$ 26,780
						26,000				26,780
Harper Turf Vac_Landscape Maint										
	Community	C-14	01/01/2013	\$ 35,000.00	1 Each	\$ 35,000	10:00	14:00	2:00	\$ 37,132
						35,000				37,132
Heat Lamps - Pulldown										
	PV Restaurant		01/01/2013	\$ 556.80	5 Each	\$ 2,784	15:00	15:00	3:00	\$ 3,042
						2,784				3,042

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Heat Lamps - Strip									
PV Restaurant		01/01/2017	\$ 1,670.50	2 Each	\$ 3,341	10:00	10:00	2:00	\$ 3,544
					3,341				3,544
Holding Cabinets									
PV Restaurant		01/01/2016	\$ 5,250.00	4 Each	\$ 21,000	15:00	15:00	6:00	\$ 25,075
					21,000				25,075
HVAC - Annual Repairs									
Community		01/01/2024	\$ 70,000.00	1 Allow	\$ 70,000	1:00	1:00	0:00	\$ 70,000
					70,000				70,000
HVAC 1-Ton									
Administration	CKT24	01/01/2014	\$ 5,200.00	1 Each	\$ 5,200	10:00	11:00	0:00	\$ 5,200
Administration	CKT25	01/01/2014	5,200.00	1 Each	5,200	10:00	11:00	0:00	5,200
PV Restaurant	Liquor Rm	01/01/2012	5,200.00	1 Each	5,200	10:00	13:00	0:00	5,200
					15,600				15,600
HVAC 10-Ton									
PV Clubhouse	Bar L2	01/01/2020	\$ 30,000.00	1 Each	\$ 30,000	10:00	10:00	5:00	\$ 34,778
PV Clubhouse	Bar L7	01/01/2023	30,000.00	1 Each	30,000	10:00	10:00	8:00	38,003
					60,000				72,781
HVAC 12.5-Ton									
CW Fitness	FC4	01/01/2020	\$ 36,000.00	1 Each	\$ 36,000	10:00	10:00	5:00	\$ 41,734
					36,000				41,734
HVAC 15-Ton									
CW Fitness	FC5	01/01/2020	\$ 42,000.00	1 Each	\$ 42,000	10:00	10:00	5:00	\$ 48,690
CW Fitness	FC6	01/01/2020	42,000.00	1 Each	42,000	10:00	10:00	5:00	48,690
					84,000				97,379

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
HVAC 2.5-Ton										
	CW Clubhouse	PRO1	01/01/2008	\$ 8,600.00	1 Each	\$ 8,600	10:00	17:00	0:00	\$ 8,600
	San Tan Gate		01/01/2022	8,600.00	1 Each	8,600	10:00	10:00	7:00	10,577
						17,200				19,177
HVAC 3-Ton										
	Administration	CKT1	01/01/2014	\$ 9,600.00	1 Each	\$ 9,600	10:00	11:00	0:00	\$ 9,600
	Administration	CKT3	01/01/2014	9,600.00	1 Each	9,600	10:00	11:00	0:00	9,600
	Administration	CKT5	01/01/2014	9,600.00	1 Each	9,600	10:00	11:00	0:00	9,600
	CW Clubhouse	HCB 1	01/01/2018	9,600.00	1 Each	9,600	10:00	10:00	3:00	10,490
	CW Clubhouse	HOS 1	01/01/2008	9,600.00	1 Each	9,600	10:00	17:00	0:00	9,600
	PV Clubhouse	Kitchen KT3	01/01/2024	9,600.00	1 Each	9,600	10:00	10:00	9:00	12,526
	CW Clubhouse	LBR23	01/01/2019	9,600.00	1 Each	9,600	10:00	10:00	4:00	10,805
	CW Clubhouse	OFS 1	01/01/2008	9,600.00	1 Each	9,600	10:00	17:00	0:00	9,600
	CW Clubhouse	PHX2	01/01/2008	9,600.00	1 Each	9,600	10:00	17:00	0:00	9,600
	PV Clubhouse	Maint PVM2	01/01/2016	9,600.00	1 Each	9,600	10:00	10:00	1:00	9,888
	CW Clubhouse	WCR 1	01/01/2012	9,600.00	1 Each	9,600	10:00	13:00	0:00	9,600
						105,600				110,909
HVAC 3.5-Ton										
	CW Clubhouse	PNT 1	01/01/2021	\$ 10,800.00	1 Each	\$ 10,800	10:00	10:00	6:00	\$ 12,896
	CW Clubhouse	S3	01/01/2008	10,800.00	1 Each	10,800	10:00	17:00	0:00	10,800
						21,600				23,696
HVAC 4-Ton										
	CW Clubhouse	CWG12	01/01/2020	\$ 12,600.00	1 Each	\$ 12,600	10:00	10:00	5:00	\$ 14,607
	CW Clubhouse	CWG13	01/01/2020	12,600.00	1 Each	12,600	10:00	10:00	5:00	14,607
	CW Fitness	FC1	01/01/2020	12,600.00	1 Each	12,600	10:00	10:00	5:00	14,607
	CW Fitness	FC3	01/01/2020	12,600.00	1 Each	12,600	10:00	10:00	5:00	14,607
	CW Clubhouse	ICP1	01/01/2008	12,600.00	1 Each	12,600	10:00	17:00	0:00	12,600
	CW Clubhouse	ICP2	01/01/2009	12,600.00	1 Each	12,600	10:00	16:00	0:00	12,600

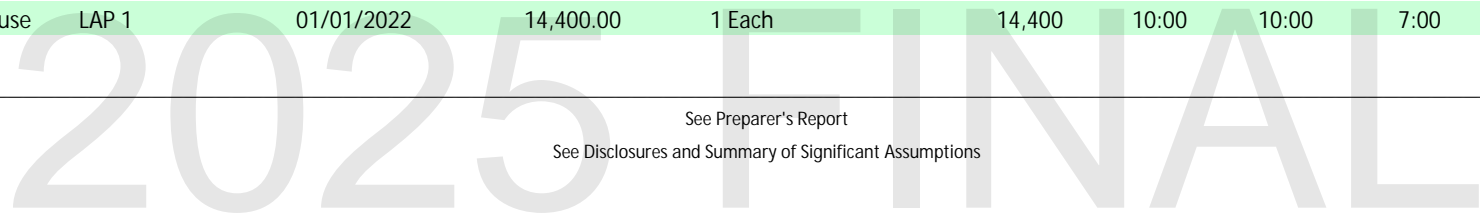
Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
HVAC 4-Ton									
CW Clubhouse	LBR24	01/01/2008	\$ 12,600.00	1 Each	\$ 12,600	10:00	17:00	0:00	\$ 12,600
CW Clubhouse	MCR 1	01/01/2008	12,600.00	1 Each	12,600	10:00	17:00	0:00	12,600
CW Clubhouse	PHX1	01/01/2008	12,600.00	1 Each	12,600	10:00	17:00	0:00	12,600
PV Clubhouse	PV Pro Shop	01/01/2021	12,600.00	1 Each	12,600	10:00	10:00	6:00	15,045
CW Clubhouse	RBR22	01/01/2008	12,600.00	1 Each	12,600	10:00	17:00	0:00	12,600
CW Clubhouse	S4	01/01/2016	12,600.00	1 Each	12,600	10:00	10:00	1:00	12,978
					151,200				162,050
HVAC 5-Ton									
CW Clubhouse	BDR 1	01/01/2008	\$ 14,400.00	1 Each	\$ 14,400	10:00	17:00	0:00	\$ 14,400
Administration	CKT10	01/01/2014	14,400.00	1 Each	14,400	10:00	11:00	0:00	14,400
Administration	CKT11	01/01/2014	14,400.00	1 Each	14,400	10:00	11:00	0:00	14,400
Administration	CKT12	01/01/2014	14,400.00	1 Each	14,400	10:00	11:00	0:00	14,400
Administration	CKT2	01/01/2014	14,400.00	1 Each	14,400	10:00	11:00	0:00	14,400
Administration	CKT4	01/01/2014	14,400.00	1 Each	14,400	10:00	11:00	0:00	14,400
Administration	CKT6	01/01/2014	14,400.00	1 Each	14,400	10:00	11:00	0:00	14,400
Administration	CKT7	01/01/2014	14,400.00	1 Each	14,400	10:00	11:00	0:00	14,400
Administration	CKT8	01/01/2014	14,400.00	1 Each	14,400	10:00	11:00	0:00	14,400
Administration	CKT9	01/01/2014	14,400.00	1 Each	14,400	10:00	11:00	0:00	14,400
CW Clubhouse	CWG11	01/01/2020	14,400.00	1 Each	14,400	10:00	10:00	5:00	16,694
CW Clubhouse	CWG14	01/01/2010	14,400.00	1 Each	14,400	10:00	15:00	0:00	14,400
CW Clubhouse	CWG8	01/01/2018	14,400.00	1 Each	14,400	10:00	10:00	3:00	15,735
CW Clubhouse	CWK1	01/01/2010	14,400.00	1 Each	14,400	10:00	15:00	0:00	14,400
CW Clubhouse	CWK2	01/01/2010	14,400.00	1 Each	14,400	10:00	15:00	0:00	14,400
CW Clubhouse	DNC1	01/01/2024	14,400.00	1 Each	14,400	10:00	10:00	9:00	18,789
CW Fitness	FC2	01/01/2020	14,400.00	1 Each	14,400	10:00	10:00	5:00	16,694
PV Clubhouse	Bar L2-2	01/01/2008	14,400.00	1 Each	14,400	10:00	17:00	0:00	14,400
CW Clubhouse	LAP 1	01/01/2022	14,400.00	1 Each	14,400	10:00	10:00	7:00	17,710



Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
HVAC 5-Ton										
	CW Clubhouse	PRO2	01/01/2020	\$ 14,400.00	1 Each	\$ 14,400	10:00	10:00	5:00	\$ 16,694
	PV Clubhouse	Maint PVM1	01/01/2008	14,400.00	1 Each	14,400	10:00	17:00	0:00	14,400
	PV Clubhouse	Raqball RB1	01/01/2014	14,400.00	1 Each	14,400	10:00	11:00	0:00	14,400
	CW Clubhouse	S6	01/01/2019	14,400.00	1 Each	14,400	10:00	10:00	4:00	16,207
	CW Clubhouse	SKT 7	01/01/2009	14,400.00	1 Each	14,400	10:00	16:00	0:00	14,400
						345,600				363,322
HVAC 6-Ton										
	CW Clubhouse	CWG9	01/01/2019	\$ 16,200.00	1 Each	\$ 16,200	10:00	10:00	4:00	\$ 18,233
	PV Clubhouse	Kitchen KT2	01/01/2024	16,200.00	1 Each	16,200	10:00	10:00	9:00	21,137
						32,400				39,371
HVAC 7.5-Ton										
	CW Clubhouse	BR 16	01/01/2015	\$ 24,000.00	1 Each	\$ 24,000	10:00	10:00	0:00	\$ 24,000
	CW Clubhouse	BR 17	01/01/2021	24,000.00	1 Each	24,000	10:00	10:00	6:00	28,657
	CW Clubhouse	BR 18	01/01/2021	24,000.00	1 Each	24,000	10:00	10:00	6:00	28,657
	CW Clubhouse	BR 19	01/01/2016	24,000.00	1 Each	24,000	10:00	10:00	1:00	24,720
	CW Clubhouse	BR 20	01/01/2021	24,000.00	1 Each	24,000	10:00	10:00	6:00	28,657
	CW Clubhouse	BR 21	01/01/2020	24,000.00	1 Each	24,000	10:00	10:00	5:00	27,823
	CW Clubhouse	CMS 1	01/01/2016	24,000.00	1 Each	24,000	10:00	10:00	1:00	24,720
	CW Clubhouse	CWG10	01/01/2010	24,000.00	1 Each	24,000	10:00	15:00	0:00	24,000
	CW Clubhouse	CWG15	01/01/2021	24,000.00	1 Each	24,000	10:00	10:00	6:00	28,657
	PV Clubhouse	Kitchen KT1	01/01/2008	24,000.00	1 Each	24,000	10:00	17:00	0:00	24,000
	PV Clubhouse	Bar L11	01/01/2008	24,000.00	1 Each	24,000	10:00	17:00	0:00	24,000
	PV Clubhouse	Bar L3	01/01/2023	24,000.00	1 Each	24,000	10:00	10:00	8:00	30,402
	PV Clubhouse	Bar L6	01/01/2010	24,000.00	1 Each	24,000	10:00	15:00	0:00	24,000
	CW Clubhouse	S5	01/01/2010	24,000.00	1 Each	24,000	10:00	15:00	0:00	24,000
						336,000				366,294

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
HVAC Dehumidifier System										
	CW Fitness	FC7	01/01/2020	\$ 13,500.00	1 Each	\$ 13,500	10:00	5:00	0:00	\$ 13,500
						13,500				13,500
HVAC Swamp Coolers										
	Community		01/01/2023	\$ 4,000.00	12 Each	\$ 48,000	6:00	6:00	4:00	\$ 54,024
						48,000				54,024
Ice Machine/Bin										
	CW Bar/Grill	Break Room	01/01/2020	\$ 5,500.00	1 Each	\$ 5,500	6:00	6:00	1:00	\$ 5,665
	CW Bar/Grill	Kitchen	01/01/2020	5,500.00	1 Each	5,500	6:00	6:00	1:00	5,665
						11,000				11,330
Ice Machine/Bin Golf Maint										
	CW Pro Shop		01/01/2020	\$ 5,500.00	1 Each	\$ 5,500	6:00	6:00	1:00	\$ 5,665
						5,500				5,665
Ice Machine/Bin Pro Shop										
	CW Saguaro Roo		01/01/2020	\$ 5,500.00	1 Each	\$ 5,500	6:00	6:00	1:00	\$ 5,665
						5,500				5,665
Ice Machine/Bin XL										
	PV Restaurant	Bar	01/01/2021	\$ 9,500.00	1 Each	\$ 9,500	7:00	7:00	3:00	\$ 10,381
	PV Restaurant	Kitchen	01/01/2019	9,500.00	1 Each	9,500	7:00	7:00	1:00	9,785
						19,000				20,166
Irrigation - Computer & Software										
	CW Golf Course		01/01/2024	\$ 10,500.00	1 Each	\$ 10,500	6:00	6:00	5:00	\$ 12,172
	PV Golf Course		01/01/2018	10,500.00	1 Each	10,500	6:00	7:00	0:00	10,500
						21,000				22,672
Irrigation - Consultant Fee										
	CW Golf Course		01/01/2021	\$ 17,000.00	1 Job	\$ 17,000	15:00	15:00	11:00	\$ 23,532
	PV Golf Course		01/01/2021	17,000.00	1 Job	17,000	15:00	15:00	11:00	23,532

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Irrigation Controller Landscape Maint									
					34,000				47,064
Community		01/01/2022	\$ 355.00	53 Each	\$ 18,815	15:00	15:00	12:00	\$ 26,826
					18,815				26,826
Irrigation Controller Pro Golf Maint									
PV Golf Course		01/01/2024	\$ 6.00	33 Each	\$ 198	15:00	15:00	14:00	\$ 299
CW Golf Course		01/01/2023	6.00	50 Each	300	15:00	15:00	13:00	441
					498				740
Irrigation Controller Pro Landscape Maint									
Community	Winston	01/01/2023	\$ 5,000.00	1 Each	\$ 5,000	15:00	15:00	13:00	\$ 7,343
Community	Unit#20	01/01/2023	5,000.00	3 Each	15,000	15:00	15:00	13:00	22,028
					20,000				29,371
Irrigation Gate Valves Golf Maint									
PV Golf Course	B	01/01/2024	\$ 2,100.00	25 Each	\$ 52,500	25:00	25:00	24:00	\$ 106,722
CW Golf Course		01/01/2023	2,100.00	39 Each	81,900	25:00	25:00	23:00	161,637
					134,400				268,358
Irrigation Gate Valves Landscape Maint									
Community	Lake#12-2	01/01/2013	\$ 2,100.00	1 Each	\$ 2,100	25:00	25:00	13:00	\$ 3,084
Community	Lake#12-1	01/01/1998	2,100.00	1 Each	2,100	25:00	27:00	0:00	2,100
Community	Winston	01/01/1998	2,100.00	4 Each	8,400	25:00	27:00	0:00	8,400
Community	5 Lakes	01/01/1998	2,100.00	10 Each	21,000	25:00	27:00	0:00	21,000
Community	Unit#20	01/01/1998	2,100.00	10 Each	21,000	25:00	27:00	0:00	21,000
Community	5 Lakes	01/01/2014	2,100.00	24 Each	50,400	25:00	25:00	14:00	76,235
					105,000				131,818
Irrigation Gate Valves XL Golf Maint									
PV Golf Course	A	01/01/2000	\$ 9,500.00	36 Each	\$ 342,000	25:00	25:00	0:00	\$ 342,000

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Irrigation Gate Valves XL Landscape Maint									
					342,000				342,000
Community	Winston	01/01/2011	\$ 9,500.00	1 Each	\$ 9,500	25:00	25:00	11:00	\$ 13,150
					9,500				13,150
Irrigation Iron Piping									
CW Golf Course		01/01/1990	\$ 250,000.00	1 Job	\$ 250,000	40:00	40:00	5:00	\$ 289,819
PV Golf Course		01/01/1990	250,000.00	1 Job	250,000	40:00	40:00	5:00	289,819
					500,000				579,637
Irrigation Pump Station Repairs									
CW Golf Course	04/05/2024 12:0	01/01/2021	\$ 20,000.00	1 Job	\$ 20,000	5:00	5:00	1:00	\$ 20,600
CW Golf Course	13-14	01/01/2021	20,000.00	1 Job	20,000	5:00	5:00	1:00	20,600
PV Golf Course	Station 9	01/01/2021	20,000.00	1 Job	20,000	5:00	5:00	1:00	20,600
					60,000				61,800
Irrigation Pump Station Replace									
CW Golf Course	04/05/2024 12:0	01/01/2021	\$ 350,000.00	1 Job	\$ 350,000	20:00	20:00	16:00	\$ 561,647
CW Golf Course	13-14	01/01/2022	350,000.00	1 Job	350,000	20:00	20:00	17:00	578,497
PV Golf Course	Station 9	01/01/2021	350,000.00	1 Job	350,000	20:00	20:00	16:00	561,647
					1,050,000				1,701,791
Irrigation PVC Piping CW									
CW Golf Course		01/01/1997	\$ 1,100,000.00	1 Job	\$ 1,100,000	40:00	40:00	12:00	\$ 1,568,337
					1,100,000				1,568,337
Irrigation PVC Piping PV									
PV Golf Course		01/01/1997	\$ 1,100,000.00	1 Job	\$ 1,100,000	40:00	45:00	17:00	\$ 1,818,132
					1,100,000				1,818,132

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Irrigation Sprinkler Heads Lg									
PV Golf Course		01/01/2024	\$ 250.00	1,315 Each	\$ 328,750	15:00	15:00	14:00	\$ 497,264
CW Golf Course		01/01/2023	250.00	1,443 Each	360,750	15:00	15:00	13:00	529,774
					689,500				1,027,037
Irrigation Sprinkler Heads Sm									
PV Golf Course		01/01/2024	\$ 25.00	1,508 Each	\$ 37,700	15:00	15:00	14:00	\$ 57,025
CW Golf Course		01/01/2023	25.00	385 Each	9,625	15:00	15:00	13:00	14,135
					47,325				71,159
Irrigation System - Admin									
Administration		01/01/2014	\$ 22,000.00	1 Job	\$ 22,000	40:00	40:00	29:00	\$ 51,844
					22,000				51,844
Irrigation System - CW Complex									
CW Complex		01/01/1995	\$ 55,000.00	1 Job	\$ 55,000	40:00	40:00	10:00	\$ 73,915
					55,000				73,915
Irrigation System - Lake #12									
Community	Lake#12	01/01/1993	\$ 65,000.00	1 Job	\$ 65,000	40:00	40:00	8:00	\$ 82,340
					65,000				82,340
Irrigation System - PV Club									
PV Clubhouse		01/01/1993	\$ 35,000.00	1 Job	\$ 35,000	40:00	40:00	8:00	\$ 44,337
					35,000				44,337
Irrigation System - Riggs A									
Community	Riggs - A	01/01/1993	\$ 25,000.00	1 Job	\$ 25,000	40:00	40:00	8:00	\$ 31,669
					25,000				31,669
Irrigation System - Riggs B									
Community	Riggs - B	01/01/2021	\$ 7,500.00	1 Job	\$ 7,500	40:00	40:00	36:00	\$ 21,737
					7,500				21,737

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Irrigation System - Sisk										
	Sisk Park		01/01/1995	\$ 82,500.00	1 Job	\$ 82,500	40:00	40:00	10:00	\$ 110,873
						82,500				110,873
Irrigation System - Unit #20										
	Community	Unit#20	01/01/2004	\$ 163,000.00	1 Job	\$ 163,000	30:00	30:00	9:00	\$ 212,678
						163,000				212,678
Irrigation System - Winston										
	Community	Winston	01/01/2004	\$ 65,000.00	1 Job	\$ 65,000	40:00	40:00	19:00	\$ 113,978
						65,000				113,978
Irrigation Weather Station										
	CW Golf Course		01/01/2021	\$ 25,000.00	1 Each	\$ 25,000	20:00	20:00	16:00	\$ 40,118
						25,000				40,118
Jacobsen Reelmaster 3800										
	PV Golf Course	G-15	01/01/2013	\$ 100,000.00	1 Each	\$ 100,000	10:00	12:00	0:00	\$ 100,000
	PV Golf Course	G-45	01/01/2013	100,000.00	1 Each	100,000	10:00	12:00	0:00	100,000
						200,000				200,000
Jetter Cart Mounted										
	Facilities Maint		01/01/2012	\$ 11,669.90	1 Each	\$ 11,670	15:00	15:00	2:00	\$ 12,381
						11,670				12,381
John Deere 5055E Tractor										
	PV Golf Course	G-26	01/01/2019	\$ 112,000.00	1 Each	\$ 112,000	30:00	30:00	24:00	\$ 227,673
						112,000				227,673
John Deere Tractor 5300										
	CW Golf Course	G-72	01/01/2003	\$ 68,000.00	1 Each	\$ 68,000	20:00	24:00	2:00	\$ 72,141
	CW Golf Course	G-73	01/01/2003	68,000.00	1 Each	68,000	20:00	24:00	2:00	72,141
						136,000				144,282

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Analysis Date - January 1, 2025

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Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
John Deere Tractor 870										
	PV Golf Course	G-25	01/01/2003	\$ 42,000.00	1 Each	\$ 42,000	20:00	22:00	0:00	\$ 42,000
						42,000				42,000
Jukebox										
	CW Saguaro Roo		01/01/2006	\$ 10,609.00	1 Each	\$ 10,609	20:00	20:00	1:00	\$ 10,927
						10,609				10,927
Keg Cooler										
	PV Restaurant	1-Door	01/01/2016	\$ 10,025.51	1 Each	\$ 10,026	10:00	10:00	1:00	\$ 10,326
	PV Restaurant	2-Door	01/01/2016	10,025.51	1 Each	10,026	10:00	10:00	1:00	10,326
						20,051				20,653
Kilns - Ceramics										
	CW Ceramics	1	01/01/2023	\$ 5,500.00	1 Each	\$ 5,500	20:00	20:00	18:00	\$ 9,363
	CW Ceramics	2	01/01/2023	5,500.00	1 Each	5,500	20:00	20:00	18:00	9,363
	CW Ceramics	3	01/01/2023	5,500.00	1 Each	5,500	20:00	20:00	18:00	9,363
						16,500				28,090
Kilns - Glass Fusion										
	CW Ceramics		01/01/2022	\$ 5,000.00	2 Each	\$ 10,000	20:00	20:00	17:00	\$ 16,528
						10,000				16,528
Kioti DK 65S										
	PV Golf Course	G-24	01/01/2010	\$ 51,000.00	1 Each	\$ 51,000	20:00	25:00	10:00	\$ 68,540
						51,000				68,540
Lake Aerator Golf Maint										
	PV Golf Course	Hole#10	01/01/2010	\$ 10,000.00	1 Job	\$ 10,000	15:00	15:00	0:00	\$ 10,000
	CW Golf Course	Hole#13-14	01/01/2010	10,000.00	1 Job	10,000	15:00	15:00	0:00	10,000
	CW Golf Course	Hole#1-9	01/01/2010	10,000.00	1 Job	10,000	15:00	15:00	0:00	10,000
	CW Golf Course	Hole#4-5	01/01/2010	10,000.00	1 Job	10,000	15:00	15:00	0:00	10,000
	PV Golf Course	Hole#8	01/01/2010	10,000.00	1 Job	10,000	15:00	15:00	0:00	10,000

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Analysis Date - January 1, 2025

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

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Lake Aerator Golf Maint										
	CW Golf Course	Hole#18	01/01/2006	\$ 10,000.00	1 Job	\$ 10,000	15:00	19:00	0:00	\$ 10,000
						60,000				60,000
Lake Aerator Landscape Maint										
	Community	5 Lakes (East)	01/01/2011	\$ 10,000.00	1 Job	\$ 10,000	25:00	15:00	1:00	\$ 10,300
	Community	Unit#20	01/01/2011	10,000.00	1 Job	10,000	25:00	15:00	1:00	10,300
	Community	5 Lakes (Center	01/01/2010	10,000.00	1 Job	10,000	25:00	16:00	1:00	10,300
	Community	5 Lakes (North)	01/01/2010	10,000.00	1 Job	10,000	25:00	16:00	1:00	10,300
	Community	5 Lakes (West)	01/01/2010	10,000.00	1 Job	10,000	25:00	16:00	1:00	10,300
	Community	Lake#12	01/01/2010	10,000.00	1 Job	10,000	25:00	16:00	1:00	10,300
	Community	Winston	01/01/2010	10,000.00	1 Job	10,000	25:00	16:00	1:00	10,300
						70,000				72,100
Lake Banks, Liners, & Dredging - Common										
	Community		01/01/2020	\$ 75,000.00	1 Job	\$ 75,000	5:00	5:00	0:00	\$ 75,000
						75,000				75,000
Lake Banks, Liners, & Dredging - Golf										
	CW Golf Course		01/01/2020	\$ 75,000.00	1 Job	\$ 75,000	5:00	5:00	0:00	\$ 75,000
	PV Golf Course		01/01/2023	75,000.00	1 Job	75,000	5:00	5:00	3:00	81,955
						150,000				156,955
Lake Fountain Golf Maint										
	PV Golf Course	Hole#14	01/01/2021	\$ 14,500.00	1 Each	\$ 14,500	8:00	8:00	4:00	\$ 16,320
	CW Golf Course	Hole#14-S	01/01/2021	14,500.00	1 Each	14,500	8:00	8:00	4:00	16,320
	CW Golf Course	Hole#14-N	01/01/2020	14,500.00	1 Each	14,500	8:00	8:00	3:00	15,845
	CW Golf Course	Hole#1	01/01/2019	14,500.00	1 Each	14,500	8:00	8:00	2:00	15,383
	CW Golf Course	Hole#4-N	01/01/2019	14,500.00	1 Each	14,500	8:00	8:00	2:00	15,383
	PV Golf Course	Hole#8	01/01/2016	14,500.00	1 Each	14,500	8:00	9:00	0:00	14,500
	PV Golf Course	Hole#9	01/01/2016	14,500.00	1 Each	14,500	8:00	9:00	0:00	14,500

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

Component List - Detail

Component		Service				Est	Adj	Rem	
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Lake Fountain Golf Maint									
PV Golf Course	Hole#10	01/01/2023	\$ 14,500.00	1 Each	\$ 14,500	8:00	8:00	6:00	\$ 17,314
CW Golf Course	Hole#4-S	01/01/2015	14,500.00	1 Each	14,500	8:00	10:00	0:00	14,500
PV Golf Course	Hole#7	01/01/2023	14,500.00	1 Each	14,500	8:00	8:00	6:00	17,314
CW Golf Course	Hole#9	01/01/2022	14,500.00	1 Each	14,500	8:00	8:00	5:00	16,809
CW Golf Course	Lake#18	01/01/2015	14,500.00	3 Each	43,500	8:00	10:00	0:00	43,500
					203,000				217,687
Lake Fountain Landscape Maint									
Community	Winston	01/01/2021	\$ 18,200.00	1 Each	\$ 18,200	8:00	8:00	4:00	\$ 20,484
Community	Lake#12	01/01/2024	18,200.00	1 Each	18,200	8:00	8:00	7:00	22,384
Community	Unit#12 (Low)A	01/01/2022	18,200.00	1 Each	18,200	8:00	8:00	5:00	21,099
Community	Unit#12 (Low)B	01/01/2015	18,200.00	1 Each	18,200	8:00	10:00	0:00	18,200
Community	Unit#12 (Mid)	01/01/2015	18,200.00	1 Each	18,200	8:00	10:00	0:00	18,200
Community	Unit#12 (Up)	01/01/2024	18,200.00	1 Each	18,200	8:00	8:00	7:00	22,384
					109,200				122,750
Lake Intake Pipe									
CW Golf Course	Hole#13-14	01/01/1983	\$ 1,000,000.00	1 Job	\$ 1,000,000	40:00	42:00	0:00	\$ 1,000,000
					1,000,000				1,000,000
Lakes Circulation System									
Community	Unit#20	01/01/2020	\$ 43,000.00	1 Job	\$ 43,000	20:00	20:00	15:00	\$ 66,993
					43,000				66,993
Landscape Drywell Clean									
Community		01/01/2022	\$ 17,000.00	1 Allowanc	\$ 17,000	3:00	3:00	0:00	\$ 17,000
					17,000				17,000
Landscape Granite/Rock Replenish									
CW Golf Course		01/01/2022	\$ 20,000.00	1 Job	\$ 20,000	1:00	3:00	0:00	\$ 20,000
					20,000				20,000

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Lighting - Bollard										
	Sisk Park	36"	01/01/2019	\$ 954.73	11 Each	\$ 10,502	10:00	10:00	4:00	\$ 11,820
						10,502				11,820
Lighting - General Upgrade										
	Community		01/01/2019	\$ 26,522.50	1 Job	\$ 26,523	20:00	20:00	14:00	\$ 40,118
	PV Restaurant		01/01/2008	26,522.50	1 Job	26,523	20:00	20:00	3:00	28,982
						53,045				69,100
Lighting - LED - CW Bar										
	CW Bar/Grill		01/01/2020	\$ 105,000.00	1 Job	\$ 105,000	20:00	20:00	15:00	\$ 163,587
						105,000				163,587
Lighting - LED - Saguaro										
	CW Saguaro Roo		01/01/2020	\$ 9,250.00	1 Job	\$ 9,250	20:00	20:00	15:00	\$ 14,411
						9,250				14,411
Lighting - LED - Sport Courts										
	Sisk Park	Bocce	01/01/2023	\$ 1,000.00	4 Each	\$ 4,000	20:00	20:00	18:00	\$ 6,810
	PV Tennis Court	Court #1	01/01/2018	1,000.00	8 Each	8,000	20:00	20:00	13:00	11,748
	PV Tennis Court	Court #2	01/01/2018	1,000.00	10 Each	10,000	20:00	20:00	13:00	14,685
	CW Pickleball Co		01/01/2018	1,000.00	20 Each	20,000	20:00	20:00	13:00	29,371
						42,000				62,614
Lighting - Parking										
	PV Clubhouse		01/01/2018	\$ 750.00	10 Each	\$ 7,500	30:00	30:00	23:00	\$ 14,802
	CW Complex		01/01/2018	750.00	25 Each	18,750	30:00	30:00	23:00	37,005
						26,250				51,807
Lighting - Wall Mounted										
	CW Breezeway		01/01/2015	\$ 750.00	100 Each	\$ 75,000	20:00	20:00	10:00	\$ 100,794
						75,000				100,794

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Sun Lakes 2

Analysis Date - January 1, 2025

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Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Lighting Panel										
	PV Restaurant		01/01/2010	\$ 22,000.00	1 Each	\$ 22,000	20:00	20:00	5:00	\$ 25,504
						22,000				25,504
Menu Covers										
	CW Bar/Grill		01/01/2024	\$ 4,000.00	1 Job	\$ 4,000	4:00	4:00	3:00	\$ 4,371
	PV Restaurant		01/01/2024	4,000.00	2 Job	8,000	4:00	4:00	3:00	8,742
						12,000				13,113
Midge Fly Removal - Allowance										
	Community		01/01/2022	\$ 100,000.00	1 Allowanc	\$ 100,000	4:00	4:00	1:00	\$ 103,000
						100,000				103,000
Mister Fans										
	PV Pro Shop		01/01/2018	\$ 8,328.07	1 Job	\$ 8,328	8:00	7:00	0:00	\$ 8,328
						8,328				8,328
Mister System										
	PV Clubhouse Pa		01/01/2015	\$ 14,852.50	1 Each	\$ 14,853	8:00	12:00	2:00	\$ 15,757
	CW Pro Shop		01/01/2014	14,852.50	1 Each	14,853	8:00	13:00	2:00	15,757
						29,705				31,514
Mixer - Floor 20 Qt										
	PV Restaurant		01/01/2019	\$ 6,047.13	1 Each	\$ 6,047	10:00	10:00	4:00	\$ 6,806
						6,047				6,806
Mixer - Floor 30 Qt										
	PV Restaurant		01/01/2015	\$ 6,683.67	1 Each	\$ 6,684	10:00	10:00	0:00	\$ 6,684
						6,684				6,684
Mixer - Floor 40 Qt										
	CW Bar/Grill		01/01/2015	\$ 10,290.73	1 Each	\$ 10,291	14:00	14:00	4:00	\$ 11,582
						10,291				11,582

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Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Monument Signs										
Community	Admin		01/01/2010	\$ 21,000.00	1 Each	\$ 21,000	25:00	25:00	10:00	\$ 28,222
Community	CW Pro		01/01/2010	21,000.00	1 Each	21,000	25:00	25:00	10:00	28,222
Community	CW&Robson		01/01/2010	21,000.00	1 Each	21,000	25:00	25:00	10:00	28,222
Community	E-Riggs&Robson		01/01/2010	21,000.00	1 Each	21,000	25:00	25:00	10:00	28,222
Community	PV Club		01/01/2010	21,000.00	1 Each	21,000	25:00	25:00	10:00	28,222
Community	Riggs&Alma		01/01/2010	21,000.00	1 Each	21,000	25:00	25:00	10:00	28,222
Community	Riggs&Robson		01/01/2010	21,000.00	1 Each	21,000	25:00	25:00	10:00	28,222
Community	Santan&Alma		01/01/2010	21,000.00	1 Each	21,000	25:00	25:00	10:00	28,222
Community	CW Rest		01/01/2010	21,000.00	1 Each	21,000	25:00	25:00	10:00	28,222
						189,000				254,000
Oven - Cook & Hold										
	CW Saguaro Roo		01/01/2013	\$ 11,669.67	1 Each	\$ 11,670	10:00	13:00	1:00	\$ 12,020
	CW Bar/Grill		01/01/2013	11,669.67	1 Each	11,670	10:00	12:00	0:00	11,670
	CW Bar/Grill		01/01/2023	11,669.67	1 Each	11,670	10:00	10:00	8:00	14,783
						35,009				38,472
Overflow Pump Golf Maint										
Community	Lake #12		01/01/2010	\$ 20,000.00	1 Each	\$ 20,000	20:00	15:00	0:00	\$ 20,000
						20,000				20,000
Overflow Pump Landscape Maint										
PV Golf Course	Hole #8		01/01/2003	\$ 10,000.00	1 Each	\$ 10,000	20:00	22:00	0:00	\$ 10,000
						10,000				10,000
Paper Shredder										
Administration			01/01/2016	\$ 5,304.00	1 Each	\$ 5,304	10:00	12:00	3:00	\$ 5,796
						5,304				5,796
Park Furniture										
PV Tennis Court			01/01/2013	\$ 4,200.00	1 Job	\$ 4,200	10:00	12:00	0:00	\$ 4,200

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Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Park Furniture									
Sisk Park		01/01/2008	\$ 4,200.00	4 Job	\$ 16,800	10:00	17:00	0:00	\$ 16,800
					21,000				21,000
Patio Furniture									
CW Saguaro Poo		01/01/2011	\$ 2,050.00	4 Sets	\$ 8,200	12:00	14:00	0:00	\$ 8,200
CW Pro Shop		01/01/2011	2,050.00	10 Sets	20,500	12:00	14:00	0:00	20,500
					28,700				28,700
Patio Furniture CW Club									
CW Bar/Grill Pati		01/01/2017	\$ 73,500.00	1 Job	\$ 73,500	10:00	10:00	2:00	\$ 77,976
					73,500				77,976
Patio Furniture PV Club									
PV Clubhouse Pa		01/01/2016	\$ 90,000.00	1 Job	\$ 90,000	10:00	10:00	1:00	\$ 92,700
					90,000				92,700
Photo ID Printer									
Administration		01/01/2018	\$ 4,250.00	1 Each	\$ 4,250	10:00	10:00	3:00	\$ 4,644
					4,250				4,644
Piano Baby Grand									
CW Ballroom		01/01/2010	\$ 18,000.00	1 Each	\$ 18,000	15:00	15:00	0:00	\$ 18,000
					18,000				18,000
Pool - Consultant Fee									
CW Pool			\$ 120,000.00	1 Job	\$ 120,000	15:00	15:00	0:00	\$ 120,000
					120,000				120,000
Pool Circulation System									
CW Pool		01/01/2015	\$ 10,000.00	1 Job	\$ 10,000	2:00	10:00	0:00	\$ 10,000
PV Pool		01/01/2015	10,000.00	1 Job	10,000	2:00	10:00	0:00	10,000
					20,000				20,000

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Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Pool Deck Indoor - Resurface									
CW Fitness	Spa	01/01/2020	\$ 7,500.00	1 Job	\$ 7,500	5:00	5:00	0:00	\$ 7,500
					7,500				7,500
Pool Deck Outdoor Kool Deck (Main) - Resurface									
CW Main Pool		01/01/2020	\$ 4.00	18,100 Sq Ft	\$ 72,400	15:00	15:00	10:00	\$ 97,300
					72,400				97,300
Pool Deck Outdoor Kool Deck - Reseal									
CW Main Pool		01/01/2024	\$ 1.00	18,100 Sq Ft	\$ 18,100	5:00	4:00	3:00	\$ 19,778
Michigan Pool		01/01/2024	1.00	4,700 Sq Ft	4,700	5:00	5:00	4:00	5,290
PV Pool		01/01/2024	1.00	4,700 Sq Ft	4,700	5:00	5:00	4:00	5,290
CW Kids Pool		01/01/2024	1.00	2,600 Sq Ft	2,600	5:00	5:00	4:00	2,926
					30,100				33,284
Pool Deck Outdoor Kool Deck - Resurface									
CW Kids Pool		01/01/2023	\$ 14.50	2,600 Sq Ft	\$ 37,700	20:00	20:00	18:00	\$ 64,182
Michigan Pool		01/01/2023	14.50	4,700 Sq Ft	68,150	20:00	20:00	18:00	116,021
PV Pool		01/01/2023	14.50	4,700 Sq Ft	68,150	20:00	20:00	18:00	116,021
					174,000				296,223
Pool Furniture - CW Kids									
CW Kids Pool		01/01/2016	\$ 18,565.75	1 Job	\$ 18,566	6:00	9:00	0:00	\$ 18,566
					18,566				18,566
Pool Furniture - CW Main									
CW Main/Lap Po		01/01/2017	\$ 46,679.60	1 Job	\$ 46,680	6:00	8:00	0:00	\$ 46,680
					46,680				46,680
Pool Furniture - Michigan									
Michigan		01/01/2016	\$ 35,540.15	1 Job	\$ 35,540	6:00	9:00	0:00	\$ 35,540
					35,540				35,540

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Pool Furniture - PV									
PV Pool		01/01/2023	\$ 29,705.20	1 Job	\$ 29,705	6:00	6:00	4:00	\$ 33,433
					29,705				33,433
Pool Heater 399 BTU									
CW Main Pool		01/01/2018	\$ 6,100.00	2 Each	\$ 12,200	8:00	8:00	1:00	\$ 12,566
Michigan		11/20/2024	6,100.00	1 Each	6,100	8:00	7:02	7:00	7,502
PV Pool	B	01/01/2015	6,100.00	1 Each	6,100	8:00	10:00	0:00	6,100
CW Kids Pool		01/01/2015	6,100.00	1 Each	6,100	8:00	10:00	0:00	6,100
PV Pool	A	11/20/2024	6,100.00	1 Each	6,100	8:00	7:02	7:00	7,502
CW Lap Pool		01/01/2013	6,100.00	1 Each	6,100	8:00	12:00	0:00	6,100
CW Main Pool		01/01/2022	6,100.00	1 Each	6,100	8:00	8:00	5:00	7,072
					48,800				52,942
Pool Heaters - Repair									
Community		01/01/2024	\$ 10,000.00	1 Allow	\$ 10,000	1:00	1:00	0:00	\$ 10,000
					10,000				10,000
Pool Hydrochair									
CW Lap Pool		01/01/2017	\$ 11,139.00	1 Each	\$ 11,139	8:00	8:00	0:00	\$ 11,139
CW Main Pool		01/01/2017	11,139.00	1 Each	11,139	8:00	8:00	0:00	11,139
					22,278				22,278
Pool Pump/Motor									
CW Kids Pool		01/01/2019	\$ 2,500.00	1 Each	\$ 2,500	6:00	6:00	0:00	\$ 2,500
CW Lap Pool		01/01/2019	2,500.00	1 Each	2,500	6:00	6:00	0:00	2,500
CW Spa		01/01/2019	2,500.00	1 Each	2,500	6:00	6:00	0:00	2,500
Michigan		01/01/2019	2,500.00	1 Each	2,500	6:00	6:00	0:00	2,500
Michigan Spa		01/01/2019	2,500.00	1 Each	2,500	6:00	6:00	0:00	2,500
PV Pool		01/01/2017	2,500.00	1 Each	2,500	6:00	8:00	0:00	2,500
PV Spa		01/01/2017	2,500.00	1 Each	2,500	6:00	8:00	0:00	2,500

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Pool Pump/Motor									
CW Fitness		01/01/2020	\$ 2,500.00	2 Each	\$ 5,000	6:00	6:00	1:00	\$ 5,150
					<u>22,500</u>				<u>22,650</u>
Pool Pump/Motor 10HP & VFD									
CW Main Pool		01/01/2019	\$ 17,500.00	1 Each	\$ 17,500	6:00	6:00	0:00	\$ 17,500
					<u>17,500</u>				<u>17,500</u>
Pool Resurface (Pebble)									
CW Spa		01/01/2016	\$ 8.75	600 Sq Ft	\$ 5,250	14:00	14:00	5:00	\$ 6,086
Michigan Spa		01/01/2016	8.75	600 Sq Ft	5,250	14:00	14:00	5:00	6,086
PV Spa		01/01/2015	8.75	600 Sq Ft	5,250	14:00	14:00	4:00	5,909
CW Kids Pool		01/01/2015	8.75	1,280 Sq Ft	11,200	14:00	14:00	4:00	12,606
Michigan Pool		01/01/2016	8.75	2,300 Sq Ft	20,125	14:00	14:00	5:00	23,330
CW Lap Pool		01/01/2017	8.75	2,336 Sq Ft	20,440	14:00	14:00	6:00	24,406
PV Pool		01/01/2015	8.75	3,500 Sq Ft	30,625	14:00	14:00	4:00	34,469
CW Main Pool		01/01/2017	8.75	7,265 Sq Ft	63,569	14:00	14:00	6:00	75,904
					<u>161,709</u>				<u>188,797</u>
Pool Salt Chlorinating System									
CW Kids Pool		01/01/2024	\$ 4,750.00	1 Each	\$ 4,750	7:00	7:00	6:00	\$ 5,672
CW Lap Pool		01/01/2024	4,750.00	1 Each	4,750	7:00	7:00	6:00	5,672
CW Main Pool		01/01/2024	4,750.00	4 Each	19,000	7:00	7:00	6:00	22,687
Michigan Pool		01/01/2024	4,750.00	1 Each	4,750	7:00	7:00	6:00	5,672
					<u>33,250</u>				<u>39,702</u>
Pool Sauna Heaters									
CW Fitness		01/01/2020	\$ 2,600.00	2 Each	\$ 5,200	20:00	20:00	15:00	\$ 8,101
					<u>5,200</u>				<u>8,101</u>
Pool Spa Heater 199 BTU									
CW Fitness		01/01/2020	\$ 4,500.00	1 Each	\$ 4,500	8:00	8:00	3:00	\$ 4,917

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Pool Spa Heater 199 BTU									
CW Spa		01/01/2018	\$ 4,500.00	1 Each	\$ 4,500	8:00	8:00	1:00	\$ 4,635
Michigan Spa		01/01/2018	4,500.00	1 Each	4,500	8:00	8:00	1:00	4,635
PV Spa		01/01/2023	4,500.00	1 Each	4,500	8:00	8:00	6:00	5,373
					18,000				19,561
Pool String Lights									
PV Pool		01/01/2019	\$ 4,455.78	1 Job	\$ 4,456	10:00	10:00	4:00	\$ 5,015
					4,456				5,015
Pool Waterline Tile - Repairs									
CW Spa		01/01/2016	\$ 15.91	70 LF	\$ 1,114	7:00	9:00	0:00	\$ 1,114
CW Kids Pool		01/01/2015	15.91	120 LF	1,909	7:00	10:00	0:00	1,909
Michigan Pool		01/01/2016	15.91	172 LF	2,737	7:00	9:00	0:00	2,737
PV Pool		01/01/2015	15.91	234 LF	3,723	7:00	10:00	0:00	3,723
CW Main Pool		01/01/2017	15.91	389 LF	6,189	7:00	8:00	0:00	6,189
CW Lap Pool		01/01/2017	15.91	480 LF	7,637	7:00	8:00	0:00	7,637
					23,308				23,308
Pools Deck Drains									
Community		01/01/2021	\$ 80,000.00	1 Job	\$ 80,000	8:00	8:00	4:00	\$ 90,041
					80,000				90,041
POS System									
CW Bar/Grill		01/01/2020	\$ 10,000.00	1 Job	\$ 10,000	5:00	5:00	0:00	\$ 10,000
PV Restaurant		01/01/2020	10,000.00	1 Job	10,000	5:00	5:00	0:00	10,000
					20,000				20,000
Radio System									
Patrol		01/01/2020	\$ 5,000.00	1 Job	\$ 5,000	5:00	5:00	0:00	\$ 5,000
					5,000				5,000

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Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Radios										
	CW Golf Course		01/01/2020	\$ 8,000.00	1 Job	\$ 8,000	8:00	8:00	3:00	\$ 8,742
						8,000				8,742
Range/Oven 10 Burner Front										
	PV Restaurant	Imperial	01/01/2016	\$ 7,797.62	1 Each	\$ 7,798	15:00	15:00	6:00	\$ 9,311
						7,798				9,311
Range/Oven 6 Burner										
	CW Bar/Grill	Imperial	01/01/2009	\$ 6,100.00	1 Each	\$ 6,100	15:00	17:00	1:00	\$ 6,283
	PV Restaurant	Imperial/Back	01/01/2009	6,100.00	1 Each	6,100	15:00	16:00	0:00	6,100
	CW Bar/Grill	US Range	01/01/2008	6,100.00	1 Each	6,100	15:00	18:00	1:00	6,283
						18,300				18,666
Range/Oven Double Stack Convection										
	PV Restaurant		01/01/2023	\$ 9,442.00	1 Each	\$ 9,442	10:00	10:00	8:00	\$ 11,961
	CW Bar/Grill		01/01/2016	9,442.00	1 Each	9,442	10:00	10:00	1:00	9,725
						18,884				21,686
Range/Oven Flat Top Convection										
	CW Bar/Grill		01/01/2022	\$ 17,200.00	1 Each	\$ 17,200	10:00	10:00	7:00	\$ 21,154
						17,200				21,154
Range/Oven Pizza										
	CW Bar/Grill		01/01/2023	\$ 34,000.00	1 Each	\$ 34,000	10:00	10:00	8:00	\$ 43,070
						34,000				43,070
Refrigerator - Draft Beer										
	CW Saguaro Roo	4-tap	01/01/2017	\$ 4,455.78	1 Each	\$ 4,456	7:00	9:00	1:00	\$ 4,589
	CW Bar/Grill	4-tap bar	01/01/2016	4,455.78	1 Each	4,456	7:00	10:00	1:00	4,589
						8,912				9,179

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Sun Lakes 2

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

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Refrigerator - Keg										
	CW Bar/Grill	4-Tap Bar	01/01/2017	\$ 4,721.00	1 Each	\$ 4,721	7:00	9:00	1:00	\$ 4,863
	CW Bar/Grill	4-Tap Ballroom	01/01/2016	4,721.00	1 Each	4,721	7:00	10:00	1:00	4,863
						9,442				9,725
Refrigerator - Reach-In										
	CW Bar/Grill	Main Line	01/01/2017	\$ 2,500.00	1 Each	\$ 2,500	7:00	9:00	1:00	\$ 2,575
	CW Bar/Grill	Banquet	01/01/2016	2,500.00	1 Each	2,500	7:00	10:00	1:00	2,575
	CW Bar/Grill	Under Counter	01/01/2016	2,500.00	1 Each	2,500	7:00	10:00	1:00	2,575
	PV Restaurant	1-door_Sandwic	01/01/2022	2,500.00	1 Each	2,500	7:00	7:00	4:00	2,814
	PV Restaurant		01/01/2018	2,500.00	1 Each	2,500	7:00	7:00	0:00	2,500
						12,500				13,039
Refrigerator Wall Mtd										
	CW Bar/Grill	Display	01/01/2016	\$ 8,168.93	1 Each	\$ 8,169	7:00	10:00	1:00	\$ 8,414
						8,169				8,414
Reserve Study - Type2										
	Administration		01/01/2024	\$ 27,758.50	1 Job	\$ 27,759	3:00	3:00	2:00	\$ 29,449
						27,759				29,449
Reserve Study - Type3										
	Administration		01/01/2022	\$ 7,700.00	1 Job	\$ 7,700	3:00	3:00	0:00	\$ 7,700
	Administration		01/01/2023	7,700.00	1 Job	7,700	3:00	3:00	1:00	7,931
						15,400				15,631
Ryan 3-Point Hitch										
	Community	C-2	01/01/2003	\$ 8,900.00	1 Each	\$ 8,900	20:00	22:00	0:00	\$ 8,900
						8,900				8,900
Ryan Jr Sod Cutter										
	CW Golf Course	G-89	01/01/2015	\$ 6,100.18	1 Each	\$ 6,100	10:00	10:00	0:00	\$ 6,100
						6,100				6,100

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Scissor Lift										
	Community	2 man	01/01/2008	\$ 6,000.00	1 Each	\$ 6,000	12:00	17:00	0:00	\$ 6,000
	Community	single	01/01/2008	6,000.00	1 Each	6,000	12:00	17:00	0:00	6,000
						12,000				12,000
Server - Lake										
	Administration		01/01/2023	\$ 12,000.00	1 Each	\$ 12,000	8:00	8:00	6:00	\$ 14,329
						12,000				14,329
Sewer Line Allowance										
	PV Clubhouse		01/01/2021	\$ 37,000.00	1 Allowanc	\$ 37,000	30:00	30:00	26:00	\$ 79,794
						37,000				79,794
Shade Fabric										
	CW Bar/Grill Pati	Awning	01/01/2023	\$ 7.50	522 Sq Ft	\$ 3,915	10:00	10:00	8:00	\$ 4,959
	Sisk Park	Bocce	01/01/2019	7.50	700 Sq Ft	5,250	10:00	10:00	4:00	5,909
	CW Tennis	Court#1	01/01/2016	7.50	900 Sq Ft	6,750	10:00	10:00	1:00	6,953
	CW Pickleball Co	Awning	01/01/2014	7.50	900 Sq Ft	6,750	10:00	12:00	1:00	6,953
	CW Bar/Grill Pati	Sail	01/01/2019	7.50	1,950 Sq Ft	14,625	10:00	10:00	4:00	16,461
	CW Pickleball Co	Awning	01/01/2023	7.50	700 Sq Ft	5,250	10:00	10:00	8:00	6,651
						42,540				47,884
Silverware										
	CW Bar/Grill		01/01/2024	\$ 8,000.00	1 Job	\$ 8,000	7:00	7:00	6:00	\$ 9,552
	PV Restaurant		01/01/2024	8,000.00	1 Job	8,000	7:00	7:00	6:00	9,552
						16,000				19,105
Silverware Polisher										
	CW Bar/Grill		01/01/2019	\$ 4,880.14	1 Each	\$ 4,880	8:00	8:00	2:00	\$ 5,177
	PV Restaurant		01/01/2018	4,880.14	1 Each	4,880	8:00	8:00	1:00	5,027
						9,760				10,204

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Singage Metal - Replace									
Community		01/01/2024	\$ 15,000.00	1 Allow	\$ 15,000	8:00	8:00	7:00	\$ 18,448
					15,000				18,448
Skillet Swiss Tilt									
CW Bar/Grill		01/01/2003	\$ 22,278.90	1 Each	\$ 22,279	20:00	22:00	0:00	\$ 22,279
					22,279				22,279
Slicer Deli									
PV Restaurant		01/01/2016	\$ 4,500.00	1 Each	\$ 4,500	12:00	12:00	3:00	\$ 4,917
CW Bar/Grill		01/01/2024	4,500.00	1 Each	4,500	12:00	12:00	11:00	6,229
					9,000				11,146
Soup Well									
PV Restaurant	Countertop	01/01/2016	\$ 6,126.70	1 Each	\$ 6,127	10:00	10:00	1:00	\$ 6,311
					6,127				6,311
Speed Displays									
Patrol		01/01/2013	\$ 3,500.00	2 Each	\$ 7,000	12:00	12:00	0:00	\$ 7,000
					7,000				7,000
Sports Court LED Lights									
CW Tennis	Court#2	01/01/2018	\$ 1,000.00	12 Each	\$ 12,000	20:00	20:00	13:00	\$ 17,622
CW Tennis	Court#3	01/01/2018	1,000.00	12 Each	12,000	20:00	20:00	13:00	17,622
CW Tennis	Court#4	01/01/2018	1,000.00	12 Each	12,000	20:00	20:00	13:00	17,622
CW Tennis	Court#5	01/01/2018	1,000.00	12 Each	12,000	20:00	20:00	13:00	17,622
CW Tennis	Court#1	01/01/2018	1,000.00	16 Each	16,000	20:00	20:00	13:00	23,497
Sisk Park		01/01/2023	1,000.00	3 Each	3,000	20:00	20:00	18:00	5,107
PV Tennis Court	Court#1	01/01/2019	1,000.00	8 Each	8,000	20:00	20:00	14:00	12,101
PV Tennis Court	Court#2	01/01/2019	1,000.00	10 Each	10,000	20:00	20:00	14:00	15,126
CW Pickleball Co		01/01/2019	1,000.00	24 Each	24,000	20:00	20:00	14:00	36,302
					109,000				162,622

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Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Sports Court Recoat										
	PV Tennis Court	Court #1	01/01/2022	\$ 6,750.00	1 Job	\$ 6,750	5:00	5:00	2:00	\$ 7,161
	PV Tennis Court	Court #2	01/01/2022	6,750.00	1 Job	6,750	5:00	5:00	2:00	7,161
	CW Pickleball Co	Pickleball	01/01/2020	6,750.00	2 Job	13,500	5:00	6:00	1:00	13,905
	CW Tennis	Court#5	01/01/2020	6,750.00	1 Job	6,750	5:00	5:00	0:00	6,750
	CW Tennis	Court#2	01/01/2019	6,750.00	1 Job	6,750	5:00	6:00	0:00	6,750
	CW Tennis	Court#3	01/01/2019	6,750.00	1 Job	6,750	5:00	6:00	0:00	6,750
	CW Tennis	Court#4	01/01/2019	6,750.00	1 Job	6,750	5:00	6:00	0:00	6,750
	CW Tennis	Court#1	01/01/2018	6,750.00	1 Job	6,750	5:00	7:00	0:00	6,750
	Sisk Park		01/01/2023	6,750.00	1 Job	6,750	5:00	5:00	3:00	7,376
						67,500				69,353
Sports Court Resurface										
	PV Tennis Court	Court #1	01/01/2018	\$ 38,000.00	1 Job	\$ 38,000	15:00	15:00	8:00	\$ 48,137
	PV Tennis Court	Court #2	01/01/2018	38,000.00	1 Job	38,000	15:00	15:00	8:00	48,137
	CW Pickleball Co	Pickleball	01/01/2020	38,000.00	2 Job	76,000	15:00	15:00	10:00	102,138
	CW Tennis	Court#5	01/01/2018	38,000.00	1 Job	38,000	15:00	15:00	8:00	48,137
	CW Tennis	Court#4	01/01/2018	38,000.00	1 Job	38,000	15:00	15:00	8:00	48,137
	CW Tennis	Court#3	01/01/2018	38,000.00	1 Job	38,000	15:00	15:00	8:00	48,137
	CW Tennis	Court#2	01/01/2018	38,000.00	1 Job	38,000	15:00	15:00	8:00	48,137
	CW Tennis	Court#1	01/01/2018	38,000.00	1 Job	38,000	15:00	15:00	8:00	48,137
	Sisk Park	Bocce	01/01/2023	38,000.00	1 Job	38,000	15:00	15:00	13:00	55,804
						380,000				494,903
Spray Tank - 200 gal										
	CW Golf Course	G-90	01/01/2013	\$ 6,300.00	1 Each	\$ 6,300	10:00	12:00	0:00	\$ 6,300
						6,300				6,300
Steamer Double Oven										
	CW Bar/Grill	Banquet Line	01/01/2018	\$ 46,000.00	1 Each	\$ 46,000	10:00	10:00	3:00	\$ 50,265
	CW Bar/Grill	Main Line	01/01/2017	46,000.00	1 Each	46,000	10:00	10:00	2:00	48,801

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Analysis Date - January 1, 2025

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

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Steamer Double Oven										
	PV Restaurant		01/01/2023	\$ 46,000.00	1 Each	\$ 46,000	10:00	10:00	8:00	\$ 58,271
						138,000				157,338
Street Sweeper										
	Facilities Maint	Power Boss	01/01/2023	\$ 70,000.00	1 Each	\$ 70,000	15:00	15:00	13:00	\$ 102,797
						70,000				102,797
Surveillance System - Replace										
	Community		01/01/2022	\$ 177,251.00	1 Job	\$ 177,251	10:00	10:00	7:00	\$ 217,996
						177,251				217,996
Surveillance System Components - Repair										
	Community		01/01/2024	\$ 10,000.00	1 Allowanc	\$ 10,000	1:00	1:00	0:00	\$ 10,000
						10,000				10,000
Table - Billiard - Refelt/Refurbish										
	Community		01/01/2022	\$ 5,000.00	1 Job	\$ 5,000	3:00	3:00	0:00	\$ 5,000
						5,000				5,000
Table - Billiard - Replace										
	CW Billiards		01/01/2015	\$ 180,000.00	1 Each	\$ 180,000	8:00	15:00	5:00	\$ 208,669
						180,000				208,669
Table - Poker - Replace										
	CW Card Room		01/01/2014	\$ 795.57	7 Each	\$ 5,569	15:00	11:00	0:00	\$ 5,569
						5,569				5,569
Tables - Banquet										
	CW Ballroom	A	01/01/2008	\$ 265.22	64 Each	\$ 16,974	15:00	18:00	1:00	\$ 17,483
	CW Ballroom	B	01/01/2016	265.22	66 Each	17,505	15:00	15:00	6:00	20,901
						34,479				38,385

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Tables - Banquet Pro									
CW Saguaro Roo		01/01/2021	\$ 392.53	53 Each	\$ 20,804	15:00	15:00	11:00	\$ 28,798
PV Restaurant		01/01/2008	392.53	63 Each	24,729	15:00	18:00	1:00	25,471
					45,533				54,269
Tables - Bar									
PV Bar		01/01/2018	\$ 1,167.00	21 Each	\$ 24,507	10:00	10:00	3:00	\$ 26,779
					24,507				26,779
Tables - Dining									
PV Restaurant		01/01/2014	\$ 1,100.00	45 Each	\$ 49,500	10:00	11:00	0:00	\$ 49,500
					49,500				49,500
Tableware CW									
CW Bar/Grill	Restaurant	01/01/2015	\$ 15,595.23	1 Job	\$ 15,595	10:00	10:00	0:00	\$ 15,595
					15,595				15,595
Tableware CW Banquet									
CW Bar/Grill	Banquet	01/01/2018	\$ 5,569.73	1 Job	\$ 5,570	10:00	10:00	3:00	\$ 6,086
					5,570				6,086
Tableware PV									
PV Restaurant		01/01/2016	\$ 28,962.57	1 Sets	\$ 28,963	7:00	9:00	0:00	\$ 28,963
					28,963				28,963
Tee Box Yardage Signs									
CW Golf Course		01/01/2023	\$ 1,500.00	18 Job	\$ 27,000	15:00	12:00	10:00	\$ 36,286
PV Golf Course		01/01/2023	1,500.00	18 Job	27,000	15:00	12:00	10:00	36,286
					54,000				72,571
Tile Roof Underlayment									
CW Pro Shop		01/01/1993	\$ 62.50	780 Sq Ft	\$ 48,750	30:00	32:00	0:00	\$ 48,750
PV Clubhouse		01/01/2013	62.50	960 Sq Ft	60,000	30:00	30:00	18:00	102,146
Sisk Park	Ramada	01/01/1995	62.50	1,555 Sq Ft	97,188	30:00	30:00	0:00	97,188

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Tile Roof Underlayment									
Michigan		01/01/2016	\$ 62.50	2,350 Sq Ft	\$ 146,875	30:00	30:00	21:00	\$ 273,231
					352,813				521,314
Tilt Kettle - 40 Gal									
PV Restaurant		01/01/2008	\$ 24,500.00	1 Each	\$ 24,500	15:00	18:00	1:00	\$ 25,235
					24,500				25,235
Tilt Skillet - 40 Gal									
PV Restaurant		01/01/2008	\$ 18,350.00	2 Each	\$ 36,700	15:00	18:00	1:00	\$ 37,801
					36,700				37,801
Toro 5610 Cutting Reels									
PV Golf Course	G-98	01/01/2017	\$ 2,000.00	5 Each	\$ 10,000	6:00	8:00	0:00	\$ 10,000
CW Golf Course	G-99	01/01/2017	2,000.00	1 Each	2,000	6:00	8:00	0:00	2,000
					12,000				12,000
Toro Greensmaster 3150									
PV Golf Course	G-2a	01/01/2015	\$ 53,000.00	1 Each	\$ 53,000	10:00	10:00	0:00	\$ 53,000
CW Golf Course	G-41	01/01/2013	53,000.00	1 Each	53,000	10:00	12:00	0:00	53,000
					106,000				106,000
Toro Greensmaster 3300									
PV Golf Course	G-01	01/01/2016	\$ 50,000.00	1 Each	\$ 50,000	10:00	10:00	1:00	\$ 51,500
PV Golf Course	G-02	01/01/2019	50,000.00	1 Each	50,000	10:00	10:00	4:00	56,275
PV Golf Course	G-03	01/01/2019	50,000.00	1 Each	50,000	10:00	10:00	4:00	56,275
PV Golf Course	G-04	01/01/2016	50,000.00	1 Each	50,000	10:00	10:00	1:00	51,500
CW Golf Course	G-36	01/01/2015	50,000.00	1 Each	50,000	10:00	10:00	0:00	50,000
CW Golf Course	G-37	01/01/2015	50,000.00	1 Each	50,000	10:00	10:00	0:00	50,000
CW Golf Course	G-38	01/01/2017	50,000.00	1 Each	50,000	10:00	10:00	2:00	53,045
					350,000				368,596

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Toro Greensmaster TriFlex 3400										
	CW Golf Course	G-39	01/01/2020	\$ 50,000.00	1 Each	\$ 50,000	10:00	10:00	5:00	\$ 57,964
	CW Golf Course	G-40	01/01/2020	50,000.00	1 Each	50,000	10:00	10:00	5:00	57,964
						100,000				115,927
Toro GreensPro 1260										
	PV Golf Course	G-91	01/01/2017	\$ 21,500.00	1 Each	\$ 21,500	10:00	10:00	2:00	\$ 22,809
	CW Golf Course	G-92	01/01/2017	21,500.00	1 Each	21,500	10:00	10:00	2:00	22,809
						43,000				45,619
Toro Groundmaster 4500 Golf Maint										
	Community	C-19	01/01/2016	\$ 88,000.00	1 Each	\$ 88,000	10:00	10:00	1:00	\$ 90,640
						88,000				90,640
Toro Groundmaster 4500 Landscape Maint										
	PV Golf Course	G-08	01/01/2013	\$ 88,000.00	1 Each	\$ 88,000	10:00	12:00	0:00	\$ 88,000
						88,000				88,000
Toro Pro Care Blower 44538										
	PV Golf Course	G-67	01/01/2023	\$ 12,000.00	1 Each	\$ 12,000	10:00	10:00	8:00	\$ 15,201
	CW Golf Course	G-29	01/01/2023	12,000.00	1 Each	12,000	10:00	10:00	8:00	15,201
						24,000				30,402
Toro ProCore 648 Aero										
	PV Golf Course	G-32	01/01/2010	\$ 36,070.60	1 Each	\$ 36,071	15:00	15:00	0:00	\$ 36,071
						36,071				36,071
Toro ProPass 200										
	CW Golf Course	G-93	01/01/2016	\$ 18,035.30	1 Each	\$ 18,035	15:00	15:00	6:00	\$ 21,535
						18,035				21,535
Toro Reelmaster 3100-D										
	PV Golf Course	G-05	01/01/2019	\$ 42,436.00	1 Each	\$ 42,436	10:00	10:00	4:00	\$ 47,762
	PV Golf Course	G-06	01/01/2019	42,436.00	1 Each	42,436	10:00	10:00	4:00	47,762

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Toro Reelmaster 3100-D										
	CW Golf Course	G-42	01/01/2019	\$ 42,436.00	1 Each	\$ 42,436	10:00	10:00	4:00	\$ 47,762
	PV Golf Course	G-42a	01/01/2013	42,436.00	1 Each	42,436	10:00	12:00	0:00	42,436
						169,744				185,722
Toro Reelmaster 4000-D										
	PV Golf Course	G-49a	01/01/2013	\$ 55,000.00	1 Each	\$ 55,000	10:00	12:00	0:00	\$ 55,000
						55,000				55,000
Toro Reelmaster 5510-D										
	PV Golf Course	G-09	01/01/2015	\$ 65,000.00	1 Each	\$ 65,000	10:00	10:00	0:00	\$ 65,000
						65,000				65,000
Toro Reelmaster 5610-D										
	CW Golf Course	G-45	01/01/2023	\$ 96,000.00	1 Each	\$ 96,000	10:00	10:00	8:00	\$ 121,610
	CW Golf Course	G-46	01/01/2023	96,000.00	1 Each	96,000	10:00	10:00	8:00	121,610
	CW Golf Course	G-47	01/01/2023	96,000.00	1 Each	96,000	10:00	10:00	8:00	121,610
						288,000				364,830
Toro Reelmaster 7000-D										
	CW Golf Course	G-48	01/01/2016	\$ 95,481.00	1 Each	\$ 95,481	10:00	10:00	1:00	\$ 98,345
	PV Golf Course	G-49	01/01/2018	95,481.00	1 Each	95,481	10:00	10:00	3:00	104,335
						190,962				202,680
Toro Sand Pro 3040										
	PV Golf Course	G-11	01/01/2017	\$ 2,121.67	1 Each	\$ 2,122	8:00	8:00	0:00	\$ 2,122
	CW Golf Course	G-64a	01/01/2020	2,121.67	1 Each	2,122	8:00	8:00	3:00	2,318
	CW Golf Course	G-65	01/01/2017	2,121.67	1 Each	2,122	8:00	8:00	0:00	2,122
						6,365				6,562
Toro Workman 3200 Facilities Maint										
	Community	C-13	01/01/2022	\$ 27,500.00	1 Each	\$ 27,500	10:00	10:00	7:00	\$ 33,822
						27,500				33,822

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Toro Workman 3200 Golf Maint										
	Community	C-15	01/01/2013	\$ 27,500.00	1 Each	\$ 27,500	10:00	12:00	0:00	\$ 27,500
	Community	C-6	01/01/2013	27,500.00	1 Each	27,500	10:00	12:00	0:00	27,500
	CW Golf Course	G-21	01/01/2013	27,500.00	1 Each	27,500	10:00	12:00	0:00	27,500
	CW Golf Course	G-22	01/01/2013	27,500.00	1 Each	27,500	10:00	12:00	0:00	27,500
						110,000				110,000
Toro Workman 3200 Landscape Maint										
	CW Golf Course	G-23	01/01/2023	\$ 27,500.00	1 Each	\$ 27,500	10:00	10:00	8:00	\$ 34,836
	CW Golf Course	G-63	01/01/2022	27,500.00	1 Each	27,500	10:00	10:00	7:00	33,822
	Facilities Maint	M-08	01/01/2013	27,500.00	1 Each	27,500	10:00	12:00	0:00	27,500
						82,500				96,158
Toro Workman HDX Golf Maint										
	PV Golf Course	G-20	01/01/2013	\$ 33,500.00	1 Each	\$ 33,500	10:00	12:00	0:00	\$ 33,500
	CW Golf Course	G-59	01/01/2013	33,500.00	1 Each	33,500	10:00	12:00	0:00	33,500
	PV Golf Course	G-60	01/01/2018	33,500.00	1 Each	33,500	10:00	10:00	3:00	36,606
	CW Golf Course	G-62	01/01/2018	33,500.00	1 Each	33,500	10:00	10:00	3:00	36,606
						134,000				140,213
Toro Workman HDX Landscape Maint										
	Community	C-1	01/01/2018	\$ 33,500.00	1 Each	\$ 33,500	10:00	10:00	3:00	\$ 36,606
	Community	C-7	01/01/2016	33,500.00	1 Each	33,500	10:00	10:00	1:00	34,505
						67,000				71,111
Trailer Dual Axle										
	Facilities Maint		01/01/2017	\$ 4,200.00	1 Each	\$ 4,200	15:00	15:00	7:00	\$ 5,165
						4,200				5,165
Tunnel Rehabilitation										
	Community	Alma School	01/01/2024	\$ 5,000.00	1 Job	\$ 5,000	1:00	1:00	0:00	\$ 5,000
	Community	Riggs	01/01/2024	5,000.00	0 Job	0	1:00	1:00	0:00	0

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Service	Est	Adj	Rem	Future Cost				
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Tycrop Topdresser									
					5,000				5,000
CW Golf Course	G-74	01/01/2008	\$ 17,000.00	1 Each	\$ 17,000	15:00	17:00	0:00	\$ 17,000
					17,000				17,000
Vehicle Dodge RAM (2015)									
Facilities Maint	M-15	01/01/2015	\$ 31,296.55	1 Each	\$ 31,297	10:00	10:00	0:00	\$ 31,297
					31,297				31,297
Vehicle Ford F-150									
Community	C-3	01/01/2020	\$ 37,131.00	1 Each	\$ 37,131	7:00	7:00	2:00	\$ 39,392
CW Golf Course	G-77	01/01/2016	37,131.00	1 Each	37,131	7:00	11:00	2:00	39,392
					74,262				78,785
Vehicle GM									
Patrol	P1	01/01/2022	\$ 20,000.00	1 Each	\$ 20,000	3:00	3:00	0:00	\$ 20,000
					20,000				20,000
Vehicle Toyota Prius									
Patrol	P2	01/01/2023	\$ 21,218.00	1 Each	\$ 21,218	3:00	3:00	1:00	\$ 21,855
Patrol	P3	01/01/2024	21,218.00	1 Each	21,218	3:00	3:00	2:00	22,510
					42,436				44,365
Vermeer 4" Trencher									
CW Golf Course	G-76	01/01/2003	\$ 16,709.18	1 Each	\$ 16,709	20:00	22:00	0:00	\$ 16,709
					16,709				16,709
Walls - Repair									
Community		01/01/2023	\$ 30,000.00	1 Allowanc	\$ 30,000	2:00	2:00	0:00	\$ 30,000
					30,000				30,000

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Walls Dobson, Alma, Minn, East- Repaint										
	Community	Alma, Dobson,	01/01/2023	\$ 30,000.00	1 Allowanc	\$ 30,000	2:00	2:00	0:00	\$ 30,000
						30,000				30,000
Walls Hunt Hwy, Riggs Repaint										
	Community		01/01/2022	\$ 45,000.00	1 Allowanc	\$ 45,000	3:00	3:00	0:00	\$ 45,000
						45,000				45,000
Walls Lakes, Tee & Stub - Repaint										
	Community		01/01/2024	\$ 15,000.00	1 Allowanc	\$ 15,000	1:00	1:00	0:00	\$ 15,000
						15,000				15,000
Wiedenmann Terraspikes										
	CW Golf Course	G-70	01/01/2015	\$ 36,070.60	1 Each	\$ 36,071	8:00	10:00	0:00	\$ 36,071
						36,071				36,071
Williams Sprayer										
	PV Golf Course	G-92	01/01/2013	\$ 42,436.00	1 Each	\$ 42,436	10:00	12:00	0:00	\$ 42,436
						42,436				42,436
Window Blinds Electric										
	CW Fitness	OUTDOOR	01/01/2020	\$ 2,500.00	14 Each	\$ 35,000	12:00	6:00	1:00	\$ 36,050
	CW Bar/Grill		01/01/2021	2,500.00	2 Each	5,000	12:00	12:00	8:00	6,334
	CW Saguaro Roo		01/01/2023	2,500.00	4 Each	10,000	12:00	12:00	10:00	13,439
						50,000				55,823
Window Tint										
	Community		01/01/2024	\$ 4,000.00	10 Allowanc	\$ 40,000	1:00	1:00	0:00	\$ 40,000
						40,000				40,000
Workman GTX										
	PV Golf Course	G-17	01/01/2020	\$ 11,500.00	1 Each	\$ 11,500	8:00	8:00	3:00	\$ 12,566
	PV Golf Course	G-50a	01/01/2015	11,500.00	1 Each	11,500	8:00	10:00	0:00	11,500
						23,000				24,066

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Sun Lakes 2

Analysis Date - January 1, 2025

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Component List - Detail

Component	Service				Est	Adj	Rem		
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Zero Turn Mower, ExMark									
Community		08/20/2020	\$ 17,000.00	1 Each	\$ 17,000	10:00	10:00	5:07	\$ 20,050
					<u>17,000</u>				<u>20,050</u>
					<u>23,478,383</u>				<u>29,900,750</u>

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Sun Lakes 2

Supplementary Schedules Reserve Management Plan

Type 2 - Reserve Study Update with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2025

Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

2025 FINAL



Facilities Advisors Arizona
101 N. Colorado Street #1741
Chandler, AZ 85244

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Preparer's Report on Supplemental Information
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

Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the Sun Lakes 2's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other 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
December 16, 2024

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 %	\$ 2,218	\$ 5,877,720	\$ 2,824,502	24.82 %	\$ 11,377,682
1/26 - 12/26	2,824,502	1,785,004	5.00	1,690	2,115,909	2,495,288	21.39	11,663,555
1/27 - 12/27	2,495,288	1,874,254	5.00	2,092	1,399,534	2,972,100	23.29	12,759,588
1/28 - 12/28	2,972,100	1,967,967	5.00	2,716	1,295,094	3,647,689	25.94	14,060,685
1/29 - 12/29	3,647,689	2,066,365	5.00	3,465	1,270,556	4,446,963	28.70	15,493,657
1/30 - 12/30	4,446,963	2,169,684	5.00	2,523	3,152,783	3,466,387	22.95	15,100,873
1/31 - 12/31	3,466,387	2,278,168	5.00	2,896	1,784,863	3,962,587	24.49	16,176,591
1/32 - 12/32	3,962,587	2,392,076	5.00	2,858	2,402,265	3,955,256	23.65	16,722,266
1/33 - 12/33	3,955,256	2,511,680	5.00	2,869	2,444,888	4,024,918	23.24	17,316,451
1/34 - 12/34	4,024,918	2,637,264	5.00	3,890	1,548,801	5,117,271	27.03	18,930,624
1/35 - 12/35	5,117,271	2,769,127	5.00	3,313	3,328,789	4,560,922	24.20	18,839,637
1/36 - 12/36	4,560,922	2,907,584	5.00	3,553	2,569,999	4,902,060	24.99	19,610,566
1/37 - 12/37	4,902,060	3,052,963	5.00	2,143	4,472,741	3,484,425	18.80	18,530,384
1/38 - 12/38	3,484,425	3,205,611	5.00	2,024	3,197,250	3,494,810	18.57	18,819,704
1/39 - 12/39	3,494,810	3,365,892	5.00	2,770	2,515,201	4,348,272	21.83	19,911,072
1/40 - 12/40	4,348,272	3,534,186	5.00	1,863	4,454,442	3,429,879	17.92	19,131,699
1/41 - 12/41	3,429,879	3,710,895	5.00	1,820	3,616,467	3,526,128	18.28	19,287,911
1/42 - 12/42	3,526,128	3,896,440	5.00	1,092	4,657,278	2,766,382	14.97	18,475,991
1/43 - 12/43	2,766,382	4,091,262	5.00	1,701	3,246,421	3,612,925	18.82	19,195,088
1/44 - 12/44	3,612,925	4,295,825	5.00	3,778	2,110,712	5,801,817	27.35	21,211,969
1/45 - 12/45	5,801,817	4,510,617	5.00	4,380	3,839,161	6,477,652	29.96	21,616,299
1/46 - 12/46	6,477,652	4,736,148	5.00	5,646	3,346,578	7,872,867	34.75	22,651,935
1/47 - 12/47	7,872,867	4,972,955	5.00	7,292	3,204,168	9,648,946	40.23	23,980,197
1/48 - 12/48	9,648,946	5,221,603	5.00	9,160	3,238,823	11,640,886	45.77	25,431,081
1/49 - 12/49	11,640,886	5,482,683	5.00	9,787	4,799,623	12,333,733	48.48	25,439,892
1/50 - 12/50	12,333,733	5,756,817	5.00	9,631	5,850,155	12,250,026	50.01	24,493,242
1/51 - 12/51	12,250,026	6,044,658	5.00	12,377	3,026,180	15,280,881	57.54	26,555,703
1/52 - 12/52	15,280,881	6,346,891	5.00	15,883	2,689,894	18,953,761	64.99	29,159,752
1/53 - 12/53	18,953,761	6,664,235	5.00	17,451	5,062,705	20,572,741	69.65	29,535,535
1/54 - 12/54	20,572,741	6,997,447	5.00	21,822	2,411,396	25,180,615	76.11	32,311,783

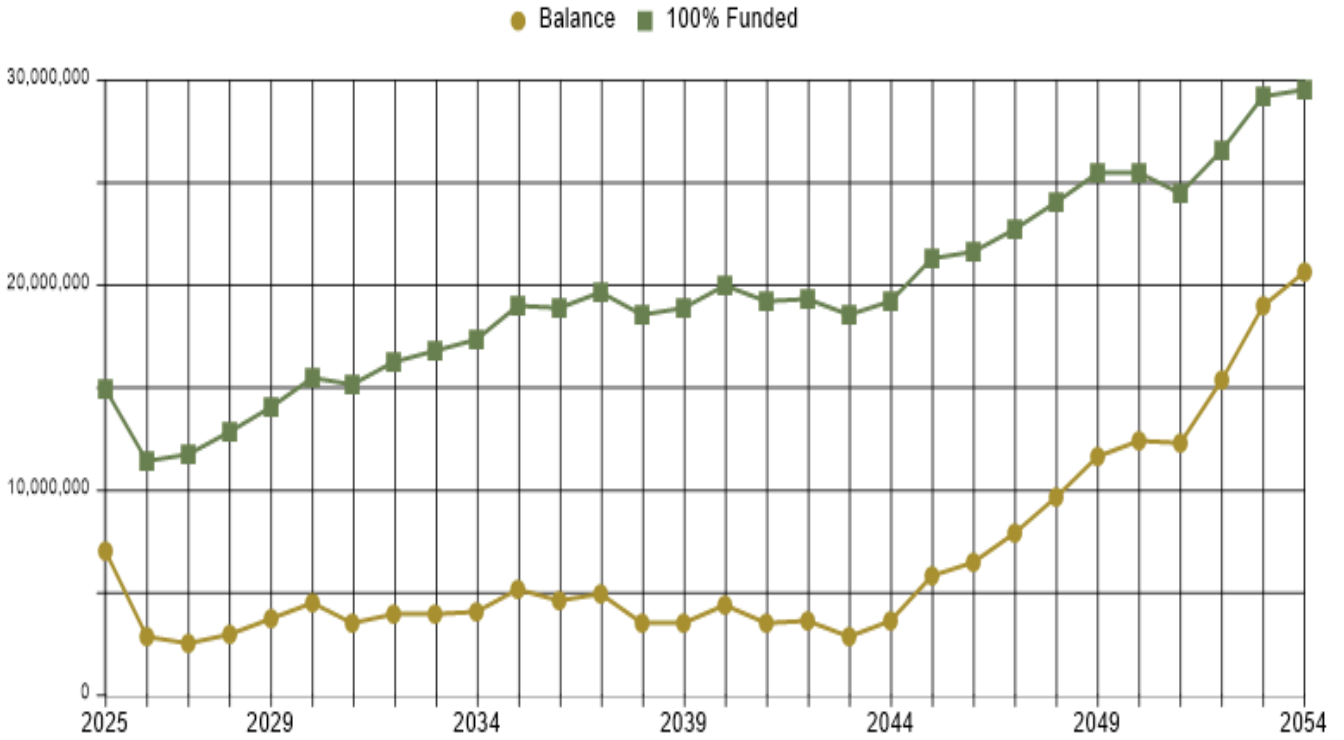
2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Percent Funded - Annual - Chart



2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditure - 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

2025 FINAL

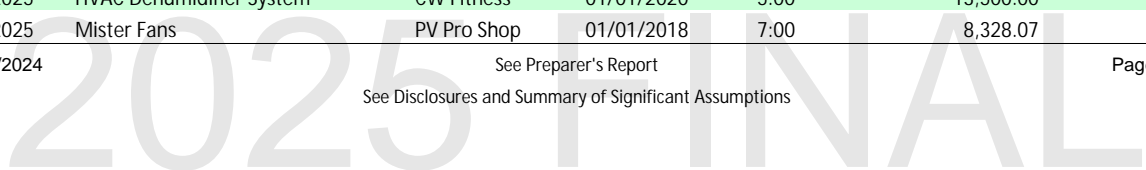
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

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	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



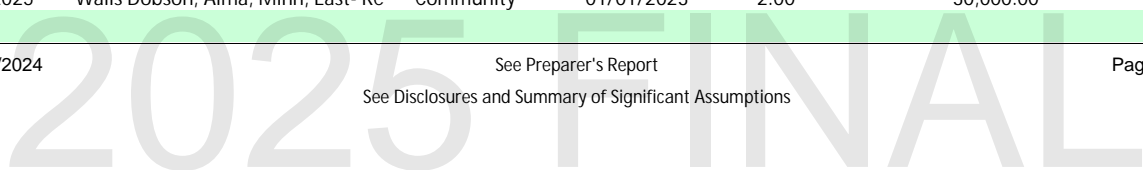
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

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	PV Pool	01/01/2015	10:00	6,100.00	6,100.00
01/01/2025	Pool Heater 399 BTU	CW Kids Pool	01/01/2015	10:00	6,100.00	6,100.00
01/01/2025	Pool Heater 399 BTU	CW Lap Pool	01/01/2013	12:00	6,100.00	6,100.00
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



Sun Lakes 2

Analysis Date - January 1, 2025

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

01/01/2025	Walls Hunt Hwy, Riggs Repaint	Community	01/01/2022	3:00	45,000.00	45,000.00
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2025 FINAL

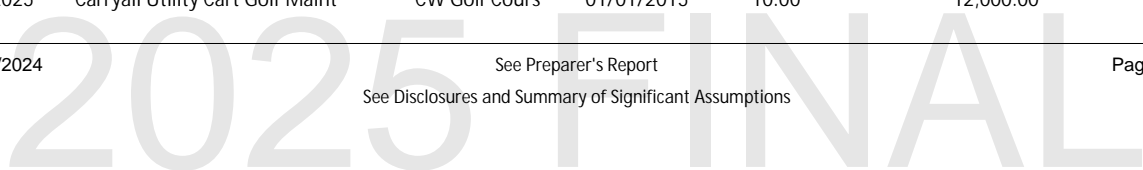
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2025	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2024	1:00	\$ 15,000.00	\$ 15,000.00
01/01/2025	Window Tint	Community	01/01/2024	1:00	40,000.00	40,000.00
					1,926,886.89	1,926,886.89
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 Utility Cart Golf Maint	CW Golf Cours	01/01/2015	10:00	\$ 12,000.00	\$ 12,000.00
01/01/2025	Carryall Utility Cart Golf Maint	CW Golf Cours	01/01/2015	10:00	12,000.00	12,000.00
01/01/2025	Carryall Utility Cart Golf Maint	CW Golf Cours	01/01/2015	10:00	12,000.00	12,000.00
01/01/2025	Carryall Utility Cart Golf Maint	CW Golf Cours	01/01/2015	10:00	12,000.00	12,000.00



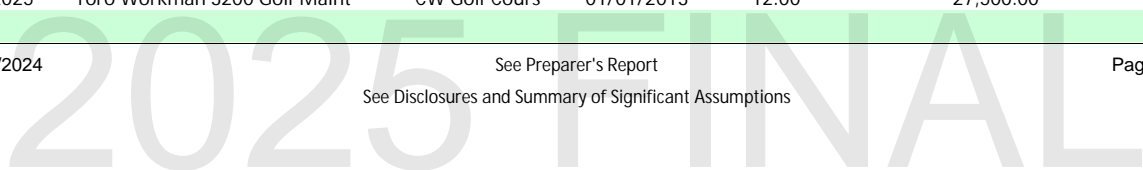
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2025	Carryall Utility Cart Golf Maint	CW Golf Cours	01/01/2015	10:00	\$ 12,000.00	\$ 12,000.00
01/01/2025	Carryall Utility Cart 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



Sun Lakes 2

Analysis Date - January 1, 2025

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

01/01/2025	Toro Workman 3200 Golf Maint	CW Golf Cours	01/01/2013	12:00	27,500.00	27,500.00
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2025 FINAL

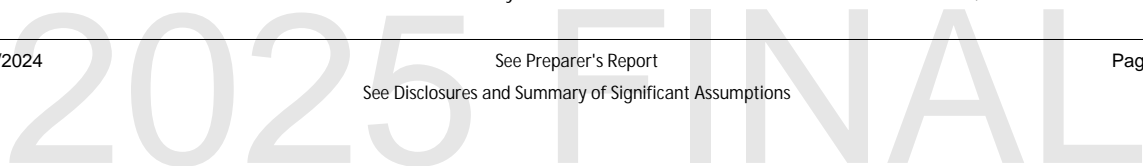
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2025	Toro Workman HDX Golf Maint	PV Golf Course	01/01/2013	12:00	\$ 33,500.00	\$ 33,500.00
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
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
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
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
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



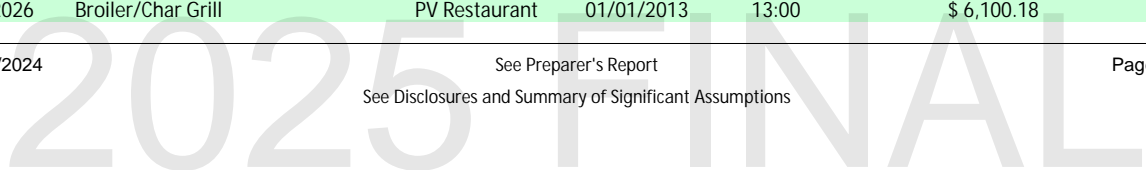
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

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	12,200.00	12,566.00
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
					798,493.35	822,448.16
Food & Beverage						
01/01/2026	Broiler/Char Grill	PV Restaurant	01/01/2013	13:00	\$ 6,100.18	\$ 6,283.19



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

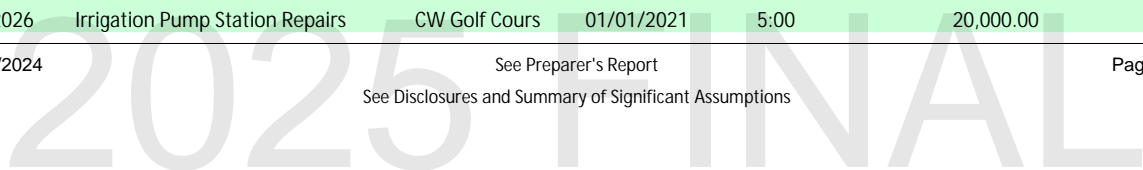
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Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
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	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
					290,588.01	299,305.65

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
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



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

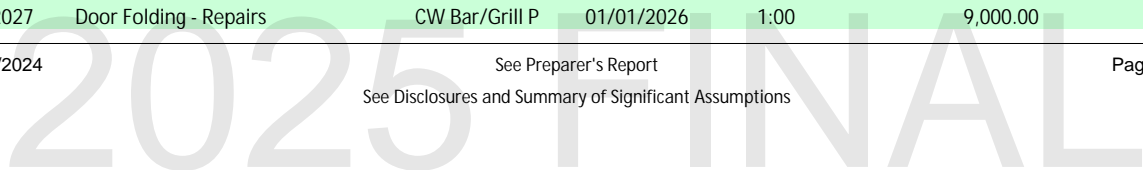
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
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
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
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	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
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
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
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
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



Sun Lakes 2

Analysis Date - January 1, 2025

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2025 FINAL

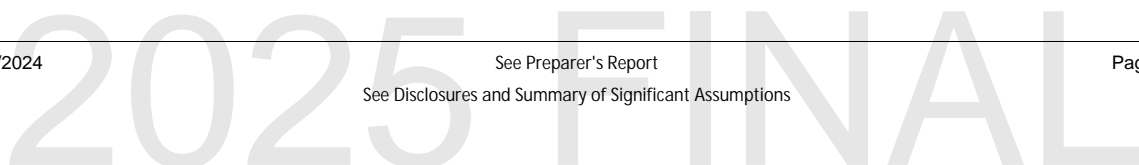
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
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
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
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
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



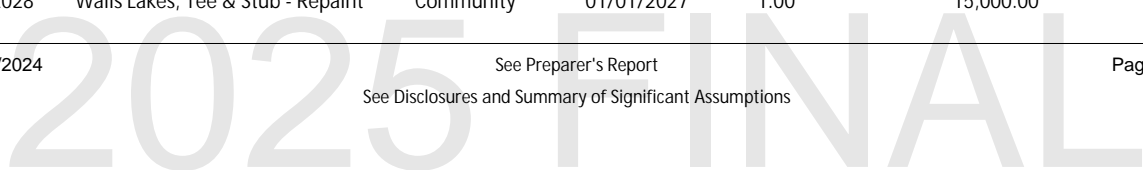
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
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
Landscape Maintenance						
01/01/2027	Carryall Landscape Maint	Community	01/01/2019	8:00	\$ 14,008.00	\$ 14,861.09
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
					69,008.00	73,210.59
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
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
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
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



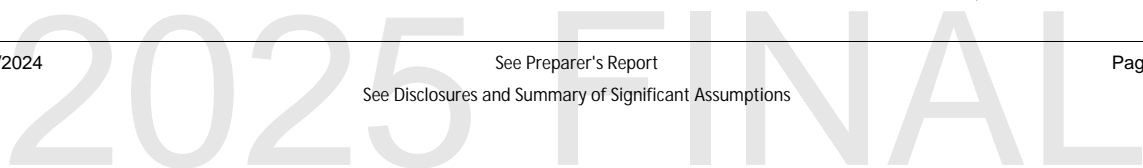
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2		Service		Estimated			
Date	Component	Location	Date	Life	Current Cost	Expenditure	
01/01/2028	Window Tint	Community	01/01/2027	1:00	\$ 40,000.00	\$ 43,709.08	
					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	
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	
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	
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	
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	
					83,230.80	90,948.54	



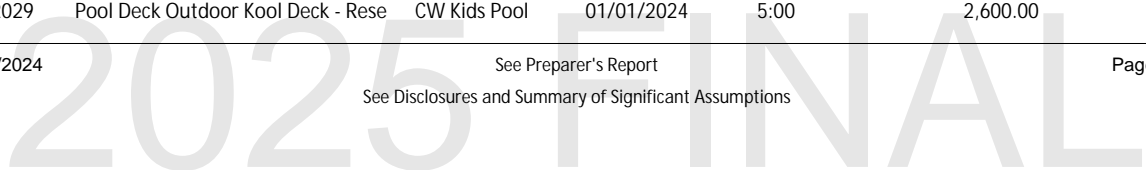
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
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
					36,974.00	40,402.48
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
					106,400.00	116,266.17
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
					55,000.00	61,902.98
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
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



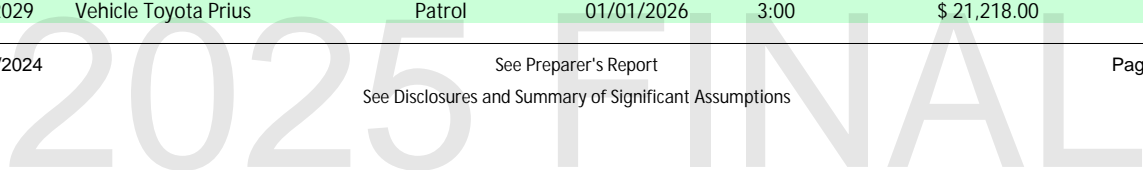
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
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
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
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
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
Landscape Maintenance						
01/01/2029	Concrete Refurbish	CW Golf Cours	01/01/2027	2:00	\$ 10,000.00	\$ 11,255.09
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



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

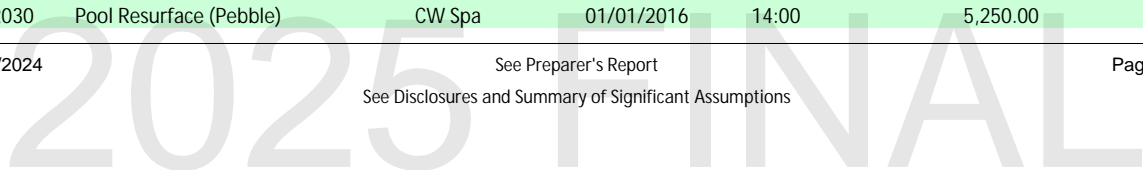
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
					21,218.00	23,881.05
Year : 2030						
BoD						
01/01/2030	Tunnel Rehabilitation	Community	01/01/2029	1:00	\$ 5,000.00	\$ 5,796.37
					5,000.00	5,796.37
Facility Maintenance						
01/01/2030	Audio/Video System	PV Restaurant	01/01/2024	6:00	\$ 5,400.00	\$ 6,260.08
01/01/2030	Bldg Ext - Built-Up Roofs	PV Clubhouse	01/01/2015	15:00	3,053.16	3,539.45
01/01/2030	Bldg Ext - Flat Roof	CW Mainten	01/01/2010	20:00	6,585.30	7,634.17
01/01/2030	Bldg Ext - Foam Roofs	PV Clubhouse	01/01/2000	30:00	62,451.00	72,397.83
01/01/2030	Bldg Ext - Foam Roofs	CW Complex	01/01/2000	30:00	87,480.00	101,413.30
01/01/2030	Bldg Ext - General Maintenance	CW	01/01/2015	15:00	25,000.00	28,981.85
01/01/2030	Bldg Ext - Stone Facia	Community	01/01/2025	5:00	5,000.00	5,796.37
01/01/2030	Bldg Interior Carpet	CW Pro Shop	01/01/2029	1:00	12,705.00	14,728.58
01/01/2030	Bldg Interior Remodel - CW Facility	CW Mainten	01/01/2010	20:00	100,000.00	115,927.41
01/01/2030	Bldg Interior Remodel - CW Golf Mai	CW Mainten	01/01/2010	20:00	100,000.00	115,927.41
01/01/2030	Bldg Interior Remodel - PV Restaura	PV Restaurant	01/01/2010	20:00	50,000.00	57,963.70
01/01/2030	Bldg Interior Remodel - Restrooms	PV Golf Course	01/01/2010	20:00	7,500.00	8,694.56
01/01/2030	Bldg Interior Remodel - Restrooms	CW Golf Cours	01/01/2010	20:00	7,500.00	8,694.56
01/01/2030	Domestic Water Heater 100 Gal	CW Fitness	01/01/2020	10:00	11,500.00	13,331.65
01/01/2030	Door Folding - Repairs	CW Bar/Grill P	01/01/2029	1:00	9,000.00	10,433.47
01/01/2030	Door Garage 9x16	CW Mainten	01/01/2010	20:00	2,652.00	3,074.39
01/01/2030	Door Garage 9x9	CW Mainten	01/01/2010	20:00	10,600.00	12,288.31
01/01/2030	Fence Chain Link 12'	CW Golf Cours	01/01/2010	20:00	11,900.00	13,795.36
01/01/2030	Fence Chain Link 6'	CW Golf Cours	01/01/2010	20:00	5,000.00	5,796.37
01/01/2030	Golf Cart Beverage	Facilities Maint	01/01/2025	5:00	19,000.00	22,026.21
01/01/2030	HVAC - Annual Repairs	Community	01/01/2029	1:00	70,000.00	81,149.19
01/01/2030	HVAC 10-Ton	PV Clubhouse	01/01/2020	10:00	30,000.00	34,778.22
01/01/2030	HVAC 12.5-Ton	CW Fitness	01/01/2020	10:00	36,000.00	41,733.87
01/01/2030	HVAC 15-Ton	CW Fitness	01/01/2020	10:00	42,000.00	48,689.51
01/01/2030	HVAC 15-Ton	CW Fitness	01/01/2020	10:00	42,000.00	48,689.51
01/01/2030	HVAC 4-Ton	CW Clubhouse	01/01/2020	10:00	12,600.00	14,606.85
01/01/2030	HVAC 4-Ton	CW Clubhouse	01/01/2020	10:00	12,600.00	14,606.85
01/01/2030	HVAC 4-Ton	CW Fitness	01/01/2020	10:00	12,600.00	14,606.85
01/01/2030	HVAC 4-Ton	CW Fitness	01/01/2020	10:00	12,600.00	14,606.85
01/01/2030	HVAC 5-Ton	CW Clubhouse	01/01/2020	10:00	14,400.00	16,693.55
01/01/2030	HVAC 5-Ton	CW Fitness	01/01/2020	10:00	14,400.00	16,693.55
01/01/2030	HVAC 5-Ton	CW Clubhouse	01/01/2020	10:00	14,400.00	16,693.55
01/01/2030	HVAC 7.5-Ton	CW Clubhouse	01/01/2020	10:00	24,000.00	27,822.58
01/01/2030	HVAC Dehumidifier System	CW Fitness	01/01/2025	5:00	13,500.00	15,650.20
01/01/2030	Lighting Panel	PV Restaurant	01/01/2010	20:00	22,000.00	25,504.03
01/01/2030	Pool Deck Indoor - Resurface	CW Fitness	01/01/2025	5:00	7,500.00	8,694.56
01/01/2030	Pool Heater 399 BTU	CW Main Pool	01/01/2022	8:00	6,100.00	7,071.57
01/01/2030	Pool Heaters - Repair	Community	01/01/2029	1:00	10,000.00	11,592.74
01/01/2030	Pool Resurface (Pebble)	CW Spa	01/01/2016	14:00	5,250.00	6,086.19



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

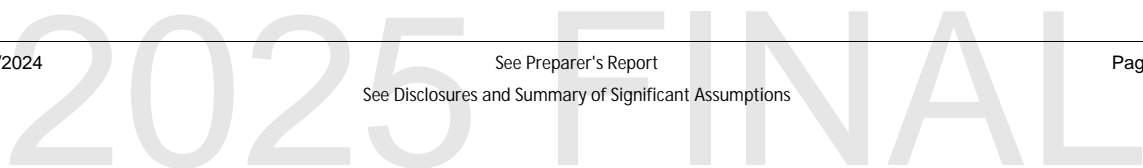
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2030	Pool Resurface (Pebble)	Michigan Spa	01/01/2016	14:00	\$ 5,250.00	\$ 6,086.19
01/01/2030	Pool Resurface (Pebble)	Michigan Pool	01/01/2016	14:00	20,125.00	23,330.39
01/01/2030	Sports Court Recoat	CW Tennis	01/01/2025	5:00	6,750.00	7,825.10
01/01/2030	Surveillance System Components - R	Community	01/01/2029	1:00	10,000.00	11,592.74
01/01/2030	Table - Billiard - Replace	CW Billiards	01/01/2015	15:00	180,000.00	208,669.33
01/01/2030	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2029	1:00	15,000.00	17,389.11
01/01/2030	Window Tint	Community	01/01/2029	1:00	40,000.00	46,370.96
					1,221,401.46	1,415,939.07
Fitness Center						
01/01/2030	Fitness Arc Trainers	CW Fitness	01/01/2025	5:00	\$ 15,000.00	\$ 17,389.11
01/01/2030	Fitness Cross-Trainers	CW Fitness	01/01/2025	5:00	33,000.00	38,256.04
01/01/2030	Fitness Recumbent Bikes	CW Fitness	01/01/2025	5:00	16,000.00	18,548.39
01/01/2030	Fitness Recumbent Cross-Trainers	CW Fitness	01/01/2025	5:00	12,450.00	14,432.96
01/01/2030	Fitness Rowers	CW Fitness	01/01/2025	5:00	3,700.00	4,289.31
01/01/2030	Fitness Seated Ellipticals	CW Fitness	01/01/2025	5:00	12,600.00	14,606.85
01/01/2030	Fitness Spin Bikes	CW Fitness	01/01/2025	5:00	4,700.00	5,448.59
01/01/2030	Fitness Treadmills	CW Fitness	01/01/2025	5:00	63,000.00	73,034.27
01/01/2030	Fitness Upright Bikes	CW Fitness	01/01/2025	5:00	19,250.00	22,316.03
					179,700.00	208,321.55
Food & Beverage						
01/01/2030	Bar - Portable	PV Restaurant	01/01/2015	15:00	\$ 18,375.00	\$ 21,301.66
01/01/2030	Bar Top Refinish	PV Bar	01/01/2015	15:00	13,000.00	15,070.56
01/01/2030	Booths	CW Bar/Grill	01/01/2020	10:00	26,250.00	30,430.94
01/01/2030	Chairs & Table Set - CW Bar	CW Bar/Grill	01/01/2020	10:00	95,000.00	110,131.04
01/01/2030	Chairs - Banquet	CW Saguaro R	01/01/2015	15:00	25,900.00	30,025.20
01/01/2030	Chairs - Stools	CW Bar/Grill	01/01/2020	10:00	43,200.00	50,080.64
01/01/2030	Chillers - Glass - Freezer	PV Restaurant	01/01/2023	7:00	4,200.00	4,868.95
01/01/2030	Cooler Sm	PV Restaurant	01/01/2020	10:00	3,750.00	4,347.28
01/01/2030	Dishwasher - Bar	PV Restaurant	01/01/2023	7:00	5,569.73	6,456.84
01/01/2030	Glassware	CW Bar/Grill	01/01/2028	2:00	2,500.00	2,898.19
					237,744.73	275,611.30
Golf Maintenance						
01/01/2030	Golf Course Bunker Renovation	CW Golf Cours	01/01/2029	1:00	\$ 20,000.00	\$ 23,185.48
01/01/2030	Golf Course Bunker Renovation	PV Golf Course	01/01/2029	1:00	20,000.00	23,185.48
01/01/2030	Irrigation - Computer & Software	CW Golf Cours	01/01/2024	6:00	10,500.00	12,172.38
01/01/2030	Irrigation Iron Piping	CW Golf Cours	01/01/1990	40:00	250,000.00	289,818.52
01/01/2030	Irrigation Iron Piping	PV Golf Course	01/01/1990	40:00	250,000.00	289,818.52
01/01/2030	Lake Banks, Liners, & Dredging - Golf	CW Golf Cours	01/01/2025	5:00	75,000.00	86,945.56
01/01/2030	Lake Fountain Golf Maint	CW Golf Cours	01/01/2022	8:00	14,500.00	16,809.47
01/01/2030	Toro Greensmaster TriFlex 3400	CW Golf Cours	01/01/2020	10:00	50,000.00	57,963.70
01/01/2030	Toro Greensmaster TriFlex 3400	CW Golf Cours	01/01/2020	10:00	50,000.00	57,963.70
					740,000.00	857,862.81



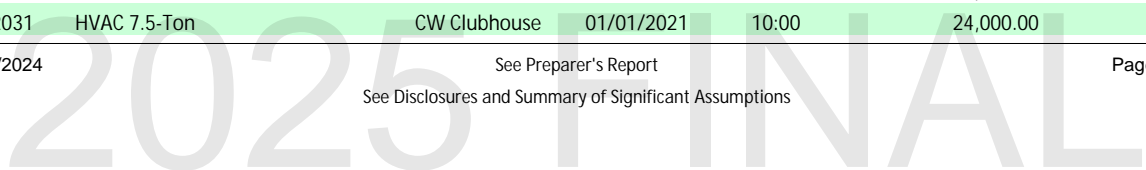
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
IT Department						
01/01/2030	Computers	Administration	01/01/2024	6:00	\$ 14,300.00	\$ 16,577.62
01/01/2030	POS System	CW Bar/Grill	01/01/2025	5:00	10,000.00	11,592.74
01/01/2030	POS System	PV Restaurant	01/01/2025	5:00	10,000.00	11,592.74
01/01/2030	Reserve Study - Type2	Administration	01/01/2027	3:00	27,758.50	32,179.71
					62,058.50	71,942.81
Landscape Maintenance						
01/01/2030	Concrete Refurbish	Community	01/01/2028	2:00	\$ 10,000.00	\$ 11,592.74
01/01/2030	Concrete Refurbish	Community	01/01/2028	2:00	10,000.00	11,592.74
01/01/2030	Lake Banks, Liners, & Dredging - Co	Community	01/01/2025	5:00	75,000.00	86,945.56
01/01/2030	Lake Fountain Landscape Maint	Community	01/01/2022	8:00	18,200.00	21,098.79
01/01/2030	Midge Fly Removal - Allowance	Community	01/01/2026	4:00	100,000.00	115,927.41
08/20/2030	Zero Turn Mower, ExMark	Community	08/20/2020	10:00	17,000.00	20,050.42
					230,200.00	267,207.66
Patrol						
01/01/2030	Radio System	Patrol	01/01/2025	5:00	\$ 5,000.00	\$ 5,796.37
01/01/2030	Vehicle Toyota Prius	Patrol	01/01/2027	3:00	21,218.00	24,597.48
					26,218.00	30,393.85
Pro Shop						
01/01/2030	EZ Go w/ Gang Picker	CW Pro Shop	01/01/2023	7:00	\$ 17,000.00	\$ 19,707.66
					17,000.00	19,707.66
Year : 2031						
BoD						
01/01/2031	Tunnel Rehabilitation	Community	01/01/2030	1:00	\$ 5,000.00	\$ 5,970.26
					5,000.00	5,970.26
Facility Maintenance						
01/01/2031	Asphalt - Crack Fill	Community	01/01/2029	2:00	\$ 22,000.00	\$ 26,269.15
01/01/2031	Asphalt Repair & Seal	Community	01/01/2029	2:00	64,920.90	77,518.95
01/01/2031	Bldg Ext - Repaint	Community	01/01/2029	2:00	30,000.00	35,821.57
01/01/2031	Bldg Interior Carpet	CW Pro Shop	01/01/2030	1:00	12,705.00	15,170.43
01/01/2031	Bldg Interior Remodel - CW Ballroo	CW Ballroom	01/01/2011	20:00	110,000.00	131,345.75
01/01/2031	Bldg Interior Remodel - Restrooms	CW Saguaro R	01/01/2011	20:00	7,500.00	8,955.39
01/01/2031	Chairs - Administration	Administration	01/01/2023	8:00	4,500.00	5,373.24
01/01/2031	Door Folding - Repairs	CW Bar/Grill P	01/01/2030	1:00	9,000.00	10,746.47
01/01/2031	Floor Wood - Recoat	CW Ballroom	01/01/2029	2:00	3,720.00	4,441.87
01/01/2031	Floor Wood - Replace	PV Restaurant	01/01/2016	15:00	17,800.00	21,254.13
01/01/2031	Golf Cart Beverage	Facilities Maint	01/01/2025	6:00	19,000.00	22,686.99
01/01/2031	HVAC - Annual Repairs	Community	01/01/2030	1:00	70,000.00	83,583.66
01/01/2031	HVAC 3.5-Ton	CW Clubhouse	01/01/2021	10:00	10,800.00	12,895.76
01/01/2031	HVAC 4-Ton	PV Clubhouse	01/01/2021	10:00	12,600.00	15,045.06
01/01/2031	HVAC 7.5-Ton	CW Clubhouse	01/01/2021	10:00	24,000.00	28,657.26
01/01/2031	HVAC 7.5-Ton	CW Clubhouse	01/01/2021	10:00	24,000.00	28,657.26
01/01/2031	HVAC 7.5-Ton	CW Clubhouse	01/01/2021	10:00	24,000.00	28,657.26



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

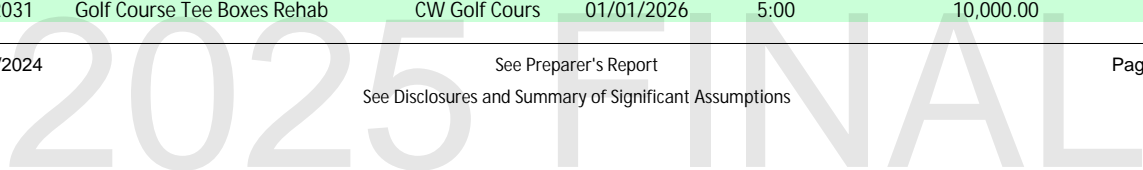
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2031	HVAC 7.5-Ton	CW Clubhouse	01/01/2021	10:00	\$ 24,000.00	\$ 28,657.26
01/01/2031	Pool Heaters - Repair	Community	01/01/2030	1:00	10,000.00	11,940.52
01/01/2031	Pool Pump/Motor	CW Kids Pool	01/01/2025	6:00	2,500.00	2,985.13
01/01/2031	Pool Pump/Motor	CW Lap Pool	01/01/2025	6:00	2,500.00	2,985.13
01/01/2031	Pool Pump/Motor	CW Spa	01/01/2025	6:00	2,500.00	2,985.13
01/01/2031	Pool Pump/Motor	Michigan	01/01/2025	6:00	2,500.00	2,985.13
01/01/2031	Pool Pump/Motor	Michigan Spa	01/01/2025	6:00	2,500.00	2,985.13
01/01/2031	Pool Pump/Motor 10HP & VFD	CW Main Pool	01/01/2025	6:00	17,500.00	20,895.92
01/01/2031	Pool Resurface (Pebble)	CW Lap Pool	01/01/2017	14:00	20,440.00	24,406.43
01/01/2031	Pool Resurface (Pebble)	CW Main Pool	01/01/2017	14:00	63,568.75	75,904.41
01/01/2031	Pool Salt Chlorinating System	CW Kids Pool	01/01/2024	7:00	4,750.00	5,671.75
01/01/2031	Pool Salt Chlorinating System	CW Lap Pool	01/01/2024	7:00	4,750.00	5,671.75
01/01/2031	Pool Salt Chlorinating System	CW Main Pool	01/01/2024	7:00	19,000.00	22,686.99
01/01/2031	Pool Salt Chlorinating System	Michigan Pool	01/01/2024	7:00	4,750.00	5,671.75
01/01/2031	Pool Spa Heater 199 BTU	PV Spa	01/01/2023	8:00	4,500.00	5,373.24
01/01/2031	Sports Court Recoat	CW Tennis	01/01/2025	6:00	6,750.00	8,059.85
01/01/2031	Sports Court Recoat	CW Tennis	01/01/2025	6:00	6,750.00	8,059.85
01/01/2031	Sports Court Recoat	CW Tennis	01/01/2025	6:00	6,750.00	8,059.85
01/01/2031	Surveillance System Components - R	Community	01/01/2030	1:00	10,000.00	11,940.52
01/01/2031	Table - Billiard - Refelt/Refurbish	Community	01/01/2028	3:00	5,000.00	5,970.26
01/01/2031	Walls - Repair	Community	01/01/2029	2:00	30,000.00	35,821.57
01/01/2031	Walls Dobson, Alma, Minn, East- Re	Community	01/01/2029	2:00	30,000.00	35,821.57
01/01/2031	Walls Hunt Hwy, Riggs Repaint	Community	01/01/2028	3:00	45,000.00	53,732.35
01/01/2031	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2030	1:00	15,000.00	17,910.78
01/01/2031	Window Tint	Community	01/01/2030	1:00	40,000.00	47,762.09
					847,554.65	1,012,024.56
Food & Beverage						
01/01/2031	Chairs - Banquet Pro	CW Ballroom	01/01/2021	10:00	\$ 104,500.00	\$ 124,778.46
01/01/2031	Dishwasher - Bar	CW Bar/Grill	01/01/2024	7:00	5,569.73	6,650.55
01/01/2031	Fryer	CW Bar/Grill	01/01/2021	10:00	27,583.00	32,935.54
01/01/2031	Glassware	PV Restaurant	01/01/2029	2:00	2,500.00	2,985.13
01/01/2031	Holding Cabinets	PV Restaurant	01/01/2016	15:00	21,000.00	25,075.10
01/01/2031	Range/Oven 10 Burner Front	PV Restaurant	01/01/2016	15:00	7,797.62	9,310.77
01/01/2031	Silverware	CW Bar/Grill	01/01/2024	7:00	8,000.00	9,552.42
01/01/2031	Silverware	PV Restaurant	01/01/2024	7:00	8,000.00	9,552.42
01/01/2031	Tables - Banquet	CW Ballroom	01/01/2016	15:00	17,504.52	20,901.31
					202,454.87	241,741.70
Golf Maintenance						
01/01/2031	Golf Course Bunker Renovation	CW Golf Cours	01/01/2030	1:00	\$ 20,000.00	\$ 23,881.05
01/01/2031	Golf Course Bunker Renovation	PV Golf Course	01/01/2030	1:00	20,000.00	23,881.05
01/01/2031	Golf Course Fairway Rehab	CW Golf Cours	01/01/2026	5:00	20,000.00	23,881.05
01/01/2031	Golf Course Fairway Rehab	PV Golf Course	01/01/2026	5:00	20,000.00	23,881.05
01/01/2031	Golf Course Greens Rehab	CW Golf Cours	01/01/2026	5:00	20,000.00	23,881.05
01/01/2031	Golf Course Greens Rehab	PV Golf Course	01/01/2026	5:00	20,000.00	23,881.05
01/01/2031	Golf Course Tee Boxes Rehab	CW Golf Cours	01/01/2026	5:00	10,000.00	11,940.52



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

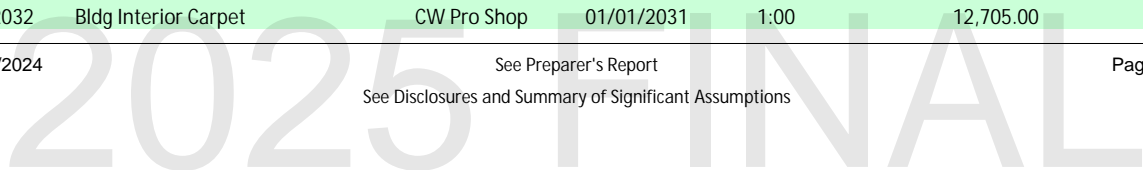
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2031	Golf Course Tee Boxes Rehab	PV Golf Course	01/01/2026	5:00	\$ 10,000.00	\$ 11,940.52
01/01/2031	Golf Course Tree Maint	CW Golf Cours	01/01/2026	5:00	20,000.00	23,881.05
01/01/2031	Golf Course Tree Maint	PV Golf Course	01/01/2026	5:00	20,000.00	23,881.05
01/01/2031	Irrigation Pump Station Repairs	CW Golf Cours	01/01/2026	5:00	20,000.00	23,881.05
01/01/2031	Irrigation Pump Station Repairs	CW Golf Cours	01/01/2026	5:00	20,000.00	23,881.05
01/01/2031	Irrigation Pump Station Repairs	PV Golf Course	01/01/2026	5:00	20,000.00	23,881.05
01/01/2031	Lake Fountain Golf Maint	PV Golf Course	01/01/2023	8:00	14,500.00	17,313.76
01/01/2031	Lake Fountain Golf Maint	PV Golf Course	01/01/2023	8:00	14,500.00	17,313.76
01/01/2031	Landscape Granite/Rock Replenish	CW Golf Cours	01/01/2028	3:00	20,000.00	23,881.05
01/01/2031	Toro ProPass 200	CW Golf Cours	01/01/2016	15:00	18,035.30	21,535.09
					307,035.30	366,616.25
IT Department						
01/01/2031	Computers	Administration	01/01/2025	6:00	\$ 14,300.00	\$ 17,074.95
01/01/2031	Reserve Study - Type3	Administration	01/01/2028	3:00	7,700.00	9,194.20
01/01/2031	Server - Lake	Administration	01/01/2023	8:00	12,000.00	14,328.63
					34,000.00	40,597.78
Landscape Maintenance						
01/01/2031	Artificial Turf	CW Golf Cours	01/01/2023	8:00	\$ 29,250.00	\$ 34,926.03
01/01/2031	Concrete Refurbish	CW Golf Cours	01/01/2029	2:00	10,000.00	11,940.52
01/01/2031	Concrete Refurbish	PV Golf Course	01/01/2029	2:00	10,000.00	11,940.52
01/01/2031	Landscape Drywell Clean	Community	01/01/2028	3:00	17,000.00	20,298.89
					66,250.00	79,105.96
Patrol						
01/01/2031	Golf Cart Patrol	Patrol	01/01/2023	8:00	\$ 12,500.00	\$ 14,925.65
01/01/2031	Vehicle GM	Patrol	01/01/2028	3:00	20,000.00	23,881.05
					32,500.00	38,806.70
Year : 2032						
BoD						
01/01/2032	Consultant Fee	Community	01/01/2029	3:00	\$ 50,000.00	\$ 61,493.69
01/01/2032	Tunnel Rehabilitation	Community	01/01/2031	1:00	5,000.00	6,149.37
					55,000.00	67,643.06
Facility Maintenance						
01/01/2032	Asphalt - Rehabilitation	PV Clubhouse	01/01/2002	30:00	\$ 128,375.00	\$ 157,885.06
01/01/2032	Asphalt - Rehabilitation	CW Complex	01/01/2002	30:00	485,387.50	596,965.40
01/01/2032	Audio/Video System	CW Bar/Grill	01/01/2026	6:00	60,000.00	73,792.43
01/01/2032	Audio/Video System	PV Restaurant	01/01/2026	6:00	24,600.00	30,254.90
01/01/2032	Audio/Video System	CW Saguaro R	01/01/2026	6:00	15,000.00	18,448.11
01/01/2032	Audio/Video System	CW Ballroom	01/01/2026	6:00	60,000.00	73,792.43
01/01/2032	Audio/Video System	CW Pro Shop	01/01/2026	6:00	15,000.00	18,448.11
01/01/2032	Audio/Video System	PV Pro Shop	01/01/2026	6:00	15,000.00	18,448.11
01/01/2032	Audio/Video System	CW Fitness	01/01/2026	6:00	60,000.00	73,792.43
01/01/2032	Audio/Video System	CW Learning C	01/01/2026	6:00	15,000.00	18,448.11
01/01/2032	Bldg Interior Carpet	CW Pro Shop	01/01/2031	1:00	12,705.00	15,625.55



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

Sun Lakes 2

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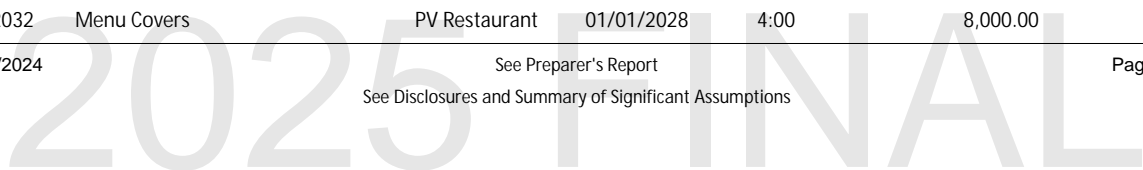
Expenditures

Subcategory 2

Date	Component	Location	Service Date	Estimated Life	Current Cost	Expenditure
01/01/2032	Bldg Interior Remodel - Restrooms	CW Saguario R	01/01/2012	20:00	\$ 7,500.00	\$ 9,224.05
01/01/2032	Bldg Interior Remodel - Restrooms	CW Courtyard	01/01/2012	20:00	15,000.00	18,448.11
01/01/2032	Chair Lift	CW Fitness	01/01/2020	12:00	6,000.00	7,379.24
01/01/2032	Chairs	CW A-Rooms	01/01/2025	7:00	6,250.00	7,686.71
01/01/2032	Defibrillators (AED)	Community	01/01/2027	5:00	8,000.00	9,838.99
01/01/2032	Door Folding - Repairs	CW Bar/Grill P	01/01/2031	1:00	9,000.00	11,068.86
01/01/2032	Gates Metal 6x25	PV Maintenanc	01/01/2002	30:00	8,000.00	9,838.99
01/01/2032	Gates Metal 8x8	PV Maintenanc	01/01/2002	30:00	2,000.00	2,459.75
01/01/2032	HVAC - Annual Repairs	Community	01/01/2031	1:00	70,000.00	86,091.17
01/01/2032	HVAC 2.5-Ton	San Tan Gate	01/01/2022	10:00	8,600.00	10,576.92
01/01/2032	HVAC 5-Ton	CW Clubhouse	01/01/2022	10:00	14,400.00	17,710.18
01/01/2032	Ice Machine/Bin	CW Bar/Grill	01/01/2026	6:00	5,500.00	6,764.31
01/01/2032	Ice Machine/Bin	CW Bar/Grill	01/01/2026	6:00	5,500.00	6,764.31
01/01/2032	Ice Machine/Bin Golf Maint	CW Pro Shop	01/01/2026	6:00	5,500.00	6,764.31
01/01/2032	Ice Machine/Bin Pro Shop	CW Saguario R	01/01/2026	6:00	5,500.00	6,764.31
01/01/2032	Mister Fans	PV Pro Shop	01/01/2025	7:00	8,328.07	10,242.48
01/20/2032	Pool Heater 399 BTU	Michigan	11/20/2024	7:02	6,100.00	7,502.23
01/20/2032	Pool Heater 399 BTU	PV Pool	11/20/2024	7:02	6,100.00	7,502.23
01/01/2032	Pool Heaters - Repair	Community	01/01/2031	1:00	10,000.00	12,298.74
01/01/2032	Pool Pump/Motor	CW Fitness	01/01/2026	6:00	5,000.00	6,149.37
01/01/2032	Singage Metal - Replace	Community	01/01/2024	8:00	15,000.00	18,448.11
01/01/2032	Sports Court Recoat	PV Tennis Cour	01/01/2027	5:00	6,750.00	8,301.65
01/01/2032	Sports Court Recoat	PV Tennis Cour	01/01/2027	5:00	6,750.00	8,301.65
01/01/2032	Sports Court Recoat	CW Pickleball C	01/01/2026	6:00	13,500.00	16,603.30
01/01/2032	Sports Court Recoat	CW Tennis	01/01/2025	7:00	6,750.00	8,301.65
01/01/2032	Surveillance System - Replace	Community	01/01/2022	10:00	177,251.00	217,996.37
01/01/2032	Surveillance System Components - R	Community	01/01/2031	1:00	10,000.00	12,298.74
01/01/2032	Toro Workman 3200 Facilities Maint	Community	01/01/2022	10:00	27,500.00	33,821.53
01/01/2032	Trailer Dual Axle	Facilities Maint	01/01/2017	15:00	4,200.00	5,165.47
01/01/2032	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2031	1:00	15,000.00	18,448.11
01/01/2032	Window Blinds Electric	CW Fitness	01/01/2026	6:00	35,000.00	43,045.59
01/01/2032	Window Tint	Community	01/01/2031	1:00	40,000.00	49,194.95
					1,461,046.57	1,796,903.02

Food & Beverage

01/01/2032	Bar Top Polish	CW Bar/Grill	01/01/2025	7:00	\$ 3,150.00	\$ 3,874.10
01/01/2032	Bar Top Polish	PV Bar	01/01/2025	7:00	3,150.00	3,874.10
01/01/2032	Bar Top Refinish	CW Bar/Grill	01/01/2017	15:00	13,000.00	15,988.36
01/01/2032	Chafing Dishes	PV Restaurant	01/01/2024	8:00	7,850.00	9,654.51
01/01/2032	Condensers	CW Bar/Grill	01/01/2025	7:00	22,000.00	27,057.23
01/01/2032	Condensers	PV Restaurant	01/01/2025	7:00	27,500.00	33,821.53
01/01/2032	Cooler Lg	PV Restaurant	01/01/2022	10:00	5,000.00	6,149.37
01/01/2032	Cooler Lg	PV Restaurant	01/01/2022	10:00	5,000.00	6,149.37
01/01/2032	Cooler Sm	PV Restaurant	01/01/2022	10:00	3,750.00	4,612.03
01/01/2032	Glassware	CW Bar/Grill	01/01/2030	2:00	2,500.00	3,074.68
01/01/2032	Menu Covers	CW Bar/Grill	01/01/2028	4:00	4,000.00	4,919.50
01/01/2032	Menu Covers	PV Restaurant	01/01/2028	4:00	8,000.00	9,838.99



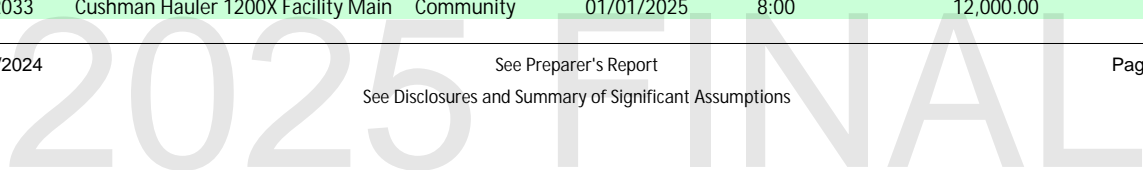
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2032	Range/Oven Flat Top Convection	CW Bar/Grill	01/01/2022	10:00	\$ 17,200.00	\$ 21,153.83
01/01/2032	Refrigerator - Reach-In	PV Restaurant	01/01/2025	7:00	2,500.00	3,074.68
					124,600.00	153,242.28
Golf Maintenance						
01/01/2032	Angle Master Bed knife Grinder	PV Golf Course	01/01/2027	5:00	\$ 29,000.00	\$ 35,666.34
01/01/2032	Carryall Utility Cart Golf Maint	PV Golf Course	01/01/2024	8:00	12,000.00	14,758.49
01/01/2032	Carryall Utility Cart Golf Maint	PV Golf Course	01/01/2024	8:00	12,000.00	14,758.49
01/01/2032	Golf Course Bunker Renovation	CW Golf Cours	01/01/2031	1:00	20,000.00	24,597.48
01/01/2032	Golf Course Bunker Renovation	PV Golf Course	01/01/2031	1:00	20,000.00	24,597.48
01/01/2032	Irrigation - Computer & Software	PV Golf Course	01/01/2025	7:00	10,500.00	12,913.68
					103,500.00	127,291.96
IT Department						
01/01/2032	Computers	Administration	01/01/2026	6:00	\$ 14,300.00	\$ 17,587.20
01/01/2032	Reserve Study - Type3	Administration	01/01/2029	3:00	7,700.00	9,470.03
					22,000.00	27,057.23
Landscape Maintenance						
01/01/2032	Artificial Turf	Sisk Park	01/01/2024	8:00	\$ 28,080.00	\$ 34,534.86
01/01/2032	Carryall Landscape Maint	Community	01/01/2024	8:00	14,008.00	17,228.07
01/05/2032	Carryall Landscape Maint	Community	12/05/2024	7:01	15,408.80	18,950.88
01/01/2032	Concrete Refurbish	Community	01/01/2030	2:00	10,000.00	12,298.74
01/01/2032	Concrete Refurbish	Community	01/01/2030	2:00	10,000.00	12,298.74
01/01/2032	Exmark Lazer Z E-Series	Community	01/01/2020	12:00	12,000.00	14,758.49
01/01/2032	Lake Fountain Landscape Maint	Community	01/01/2024	8:00	18,200.00	22,383.70
01/01/2032	Lake Fountain Landscape Maint	Community	01/01/2024	8:00	18,200.00	22,383.70
01/01/2032	Toro Workman 3200 Landscape Mai	CW Golf Cours	01/01/2022	10:00	27,500.00	33,821.53
					153,396.80	188,658.71
Patrol						
01/01/2032	Golf Cart Patrol	Patrol	01/01/2024	8:00	\$ 12,500.00	\$ 15,373.42
01/01/2032	Vehicle Toyota Prius	Patrol	01/01/2029	3:00	21,218.00	26,095.46
					33,718.00	41,468.88
Year : 2033						
BoD						
01/01/2033	Tunnel Rehabilitation	Community	01/01/2032	1:00	\$ 5,000.00	\$ 6,333.85
					5,000.00	6,333.85
Facility Maintenance						
01/01/2033	Asphalt - Crack Fill	Community	01/01/2031	2:00	\$ 22,000.00	\$ 27,868.94
01/01/2033	Asphalt Repair & Seal	Community	01/01/2031	2:00	64,920.90	82,239.85
01/01/2033	Bldg Ext - Repaint	Community	01/01/2031	2:00	30,000.00	38,003.10
01/01/2033	Bldg Interior Carpet	CW Pro Shop	01/01/2032	1:00	12,705.00	16,094.31
01/01/2033	Bldg Interior Remodel - CW Pro Shop	CW Pro Shop	01/01/2013	20:00	20,000.00	25,335.40
01/01/2033	Bldg Interior Remodel - Lapidary	CW Lapidary	01/01/2013	20:00	35,000.00	44,336.95
01/01/2033	Cushman Hauler 1200X Facility Main	Community	01/01/2025	8:00	12,000.00	15,201.24



Sun Lakes 2

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2025 FINAL

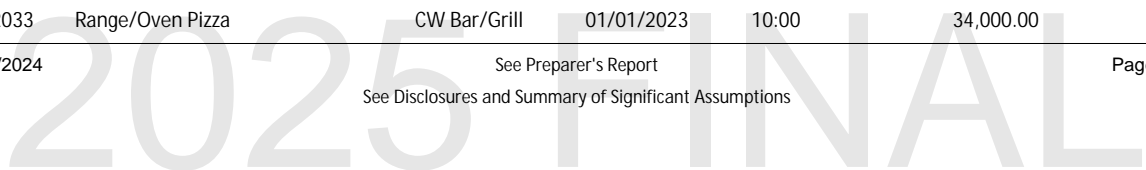
Sun Lakes 2

Analysis Date - January 1, 2025

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Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2033	Cushman Hauler 800X	Facilities Maint	01/01/2025	8:00	\$ 10,078.55	\$ 12,767.21
01/01/2033	Cushman Hauler 800X	Facilities Maint	01/01/2025	8:00	10,078.55	12,767.21
01/01/2033	Cushman Hauler 800X	Facilities Maint	01/01/2025	8:00	10,078.55	12,767.21
01/01/2033	Door Folding - Repairs	CW Bar/Grill P	01/01/2032	1:00	9,000.00	11,400.93
01/01/2033	EZ Go Freedom TXT	Facilities Maint	01/01/2025	8:00	10,500.00	13,301.09
01/01/2033	Floor Wood - Recoat	CW Ballroom	01/01/2031	2:00	3,720.00	4,712.38
01/01/2033	Floor Wood - Refinish	CW Dance Roo	01/01/2023	10:00	4,168.75	5,280.85
01/01/2033	Floor Wood - Refinish	CW Ballroom	01/01/2029	4:00	35,650.00	45,160.35
01/01/2033	HVAC - Annual Repairs	Community	01/01/2032	1:00	70,000.00	88,673.91
01/01/2033	HVAC 10-Ton	PV Clubhouse	01/01/2023	10:00	30,000.00	38,003.10
01/01/2033	HVAC 7.5-Ton	PV Clubhouse	01/01/2023	10:00	24,000.00	30,402.48
01/01/2033	Ice Machine/Bin XL	PV Restaurant	01/01/2026	7:00	9,500.00	12,034.32
01/01/2033	Pool Deck Outdoor Kool Deck - Rese	CW Main Pool	01/01/2028	5:00	18,100.00	22,928.54
01/01/2033	Pool Furniture - CW Main	CW Main/Lap	01/01/2025	8:00	46,679.60	59,132.32
01/01/2033	Pool Heater 399 BTU	PV Pool	01/01/2025	8:00	6,100.00	7,727.30
01/01/2033	Pool Heater 399 BTU	CW Kids Pool	01/01/2025	8:00	6,100.00	7,727.30
01/01/2033	Pool Heater 399 BTU	CW Lap Pool	01/01/2025	8:00	6,100.00	7,727.30
01/01/2033	Pool Heaters - Repair	Community	01/01/2032	1:00	10,000.00	12,667.70
01/01/2033	Pool Hydrochair	CW Lap Pool	01/01/2025	8:00	11,139.00	14,110.55
01/01/2033	Pool Hydrochair	CW Main Pool	01/01/2025	8:00	11,139.00	14,110.55
01/01/2033	Pool Pump/Motor	PV Pool	01/01/2025	8:00	2,500.00	3,166.93
01/01/2033	Pool Pump/Motor	PV Spa	01/01/2025	8:00	2,500.00	3,166.93
01/01/2033	Pool Waterline Tile - Repairs	CW Main Pool	01/01/2025	8:00	6,188.99	7,840.03
01/01/2033	Pool Waterline Tile - Repairs	CW Lap Pool	01/01/2025	8:00	7,636.80	9,674.07
01/01/2033	Shade Fabric	CW Bar/Grill P	01/01/2023	10:00	3,915.00	4,959.40
01/01/2033	Shade Fabric	CW Pickleball C	01/01/2023	10:00	5,250.00	6,650.54
01/01/2033	Sports Court Recoat	Sisk Park	01/01/2028	5:00	6,750.00	8,550.70
01/01/2033	Sports Court Resurface	PV Tennis Cour	01/01/2018	15:00	38,000.00	48,137.26
01/01/2033	Sports Court Resurface	PV Tennis Cour	01/01/2018	15:00	38,000.00	48,137.26
01/01/2033	Sports Court Resurface	CW Tennis	01/01/2018	15:00	38,000.00	48,137.26
01/01/2033	Sports Court Resurface	CW Tennis	01/01/2018	15:00	38,000.00	48,137.26
01/01/2033	Sports Court Resurface	CW Tennis	01/01/2018	15:00	38,000.00	48,137.26
01/01/2033	Sports Court Resurface	CW Tennis	01/01/2018	15:00	38,000.00	48,137.26
01/01/2033	Sports Court Resurface	CW Tennis	01/01/2018	15:00	38,000.00	48,137.26
01/01/2033	Surveillance System Components - R	Community	01/01/2032	1:00	10,000.00	12,667.70
01/01/2033	Walls - Repair	Community	01/01/2031	2:00	30,000.00	38,003.10
01/01/2033	Walls Dobson, Alma, Minn, East- Re	Community	01/01/2031	2:00	30,000.00	38,003.10
01/01/2033	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2032	1:00	15,000.00	19,001.55
01/01/2033	Window Blinds Electric	CW Bar/Grill	01/01/2021	12:00	5,000.00	6,333.85
01/01/2033	Window Tint	Community	01/01/2032	1:00	40,000.00	50,670.80
					969,498.69	1,228,131.91
Food & Beverage						
01/01/2033	Glassware	PV Restaurant	01/01/2031	2:00	\$ 2,500.00	\$ 3,166.93
01/01/2033	Oven - Cook & Hold	CW Bar/Grill	01/01/2023	10:00	11,669.67	14,782.79
01/01/2033	Range/Oven Double Stack Convectio	PV Restaurant	01/01/2023	10:00	9,442.00	11,960.84
01/01/2033	Range/Oven Pizza	CW Bar/Grill	01/01/2023	10:00	34,000.00	43,070.18



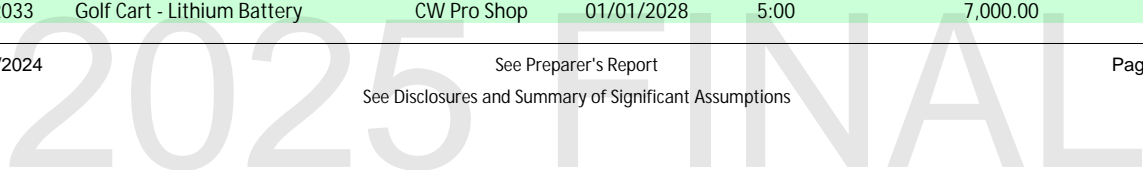
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2033	Steamer Double Oven	PV Restaurant	01/01/2023	10:00	\$ 46,000.00	\$ 58,271.42
					103,611.67	131,252.16
Golf Maintenance						
01/01/2033	Golf Course Bunker Renovation	CW Golf Cours	01/01/2032	1:00	\$ 20,000.00	\$ 25,335.40
01/01/2033	Golf Course Bunker Renovation	PV Golf Course	01/01/2032	1:00	20,000.00	25,335.40
01/01/2033	Lake Banks, Liners, & Dredging - Golf	PV Golf Course	01/01/2028	5:00	75,000.00	95,007.76
01/01/2033	Toro 5610 Cutting Reels	PV Golf Course	01/01/2025	8:00	10,000.00	12,667.70
01/01/2033	Toro 5610 Cutting Reels	CW Golf Cours	01/01/2025	8:00	2,000.00	2,533.54
01/01/2033	Toro Pro Care Blower 44538	PV Golf Course	01/01/2023	10:00	12,000.00	15,201.24
01/01/2033	Toro Pro Care Blower 44538	CW Golf Cours	01/01/2023	10:00	12,000.00	15,201.24
01/01/2033	Toro Reelmaster 5610-D	CW Golf Cours	01/01/2023	10:00	96,000.00	121,609.93
01/01/2033	Toro Reelmaster 5610-D	CW Golf Cours	01/01/2023	10:00	96,000.00	121,609.93
01/01/2033	Toro Reelmaster 5610-D	CW Golf Cours	01/01/2023	10:00	96,000.00	121,609.93
01/01/2033	Toro Sand Pro 3040	PV Golf Course	01/01/2025	8:00	2,121.67	2,687.67
01/01/2033	Toro Sand Pro 3040	CW Golf Cours	01/01/2025	8:00	2,121.67	2,687.67
					443,243.34	561,487.41
IT Department						
01/01/2033	Battery Back-Up	Administration	01/01/2027	6:00	\$ 3,000.00	\$ 3,800.31
01/01/2033	Computers	Administration	01/01/2027	6:00	14,300.00	18,114.81
01/01/2033	Reserve Study - Type2	Administration	01/01/2030	3:00	27,758.50	35,163.64
					45,058.50	57,078.76
Landscape Maintenance						
01/01/2033	Artificial Turf	Sisk Park	01/01/2025	8:00	\$ 41,652.00	\$ 52,763.51
01/01/2033	Concrete Refurbish	CW Golf Cours	01/01/2031	2:00	10,000.00	12,667.70
01/01/2033	Concrete Refurbish	PV Golf Course	01/01/2031	2:00	10,000.00	12,667.70
01/01/2033	Irrigation System - Lake #12	Community	01/01/1993	40:00	65,000.00	82,340.06
01/01/2033	Irrigation System - PV Club	PV Clubhouse	01/01/1993	40:00	35,000.00	44,336.95
01/01/2033	Irrigation System - Riggs A	Community	01/01/1993	40:00	25,000.00	31,669.25
01/01/2033	Toro Workman 3200 Landscape Mai	CW Golf Cours	01/01/2023	10:00	27,500.00	34,836.18
					214,152.00	271,281.35
Patrol						
01/01/2033	Gate Barrier Arm Operators	Michigan Gate	01/01/2018	15:00	\$ 10,078.34	\$ 12,766.94
01/01/2033	Gate Barrier Arm Operators	San Tan Gate	01/01/2018	15:00	20,156.68	25,533.88
01/01/2033	Vehicle Toyota Prius	Patrol	01/01/2030	3:00	21,218.00	26,878.33
					51,453.02	65,179.15
Pro Shop						
01/01/2033	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2028	5:00	\$ 7,000.00	\$ 8,867.39
01/01/2033	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2033	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2028	5:00	\$ 7,000.00	\$ 8,867.39
01/01/2033	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
					98,000.00	124,143.46

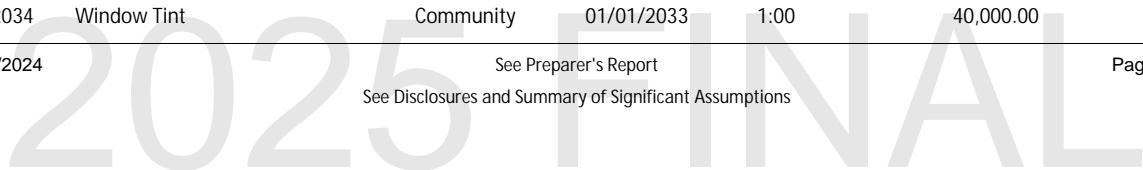
Year : 2034

BoD

01/01/2034	Tunnel Rehabilitation	Community	01/01/2033	1:00	\$ 5,000.00	\$ 6,523.87
					5,000.00	6,523.87

Facility Maintenance

01/01/2034	Asphalt - Rehabilitation	Sisk Park	01/01/2004	30:00	\$ 16,347.50	\$ 21,329.78
01/01/2034	Bldg Interior Carpet	CW Pro Shop	01/01/2033	1:00	12,705.00	16,577.14
01/01/2034	Bldg Interior Carpet Pro	PV Restaurant	01/01/2025	9:00	23,100.00	30,140.26
01/01/2034	Bldg Interior Remodel - Admin	Administration	01/01/2014	20:00	10,000.00	13,047.73
01/01/2034	Chairs - Bar	PV Bar	01/01/2026	8:00	25,900.00	33,793.63
01/01/2034	Cushman Hauler 1200X Facility Main	Community	01/01/2026	8:00	12,000.00	15,657.28
01/01/2034	Cushman Hauler 800X	Facilities Maint	01/01/2026	8:00	10,078.55	13,150.22
01/01/2034	Cushman Hauler 800X	Facilities Maint	01/01/2026	8:00	10,078.55	13,150.22
01/01/2034	Door Folding - Repairs	CW Bar/Grill P	01/01/2033	1:00	9,000.00	11,742.96
01/01/2034	Door Garage 10x14	PV Maintenanc	01/01/2014	20:00	6,365.01	8,304.89
01/01/2034	Floor Scrubber Lg	CW Ballroom	01/01/2025	9:00	8,000.00	10,438.19
01/01/2034	Floor Vinyl - Replace	CW Bar/Grill	01/01/2027	7:00	47,250.00	61,650.53
01/01/2034	HVAC - Annual Repairs	Community	01/01/2033	1:00	70,000.00	91,334.12
01/01/2034	HVAC 3-Ton	PV Clubhouse	01/01/2024	10:00	9,600.00	12,525.82
01/01/2034	HVAC 5-Ton	CW Clubhouse	01/01/2024	10:00	14,400.00	18,788.73
01/01/2034	HVAC 6-Ton	PV Clubhouse	01/01/2024	10:00	16,200.00	21,137.33
01/01/2034	Pool Deck Outdoor Kool Deck - Rese	Michigan Pool	01/01/2029	5:00	4,700.00	6,132.43
01/01/2034	Pool Deck Outdoor Kool Deck - Rese	PV Pool	01/01/2029	5:00	4,700.00	6,132.43
01/01/2034	Pool Deck Outdoor Kool Deck - Rese	CW Kids Pool	01/01/2029	5:00	2,600.00	3,392.41
01/01/2034	Pool Furniture - CW Kids	CW Kids Pool	01/01/2025	9:00	18,565.75	24,224.09
01/01/2034	Pool Furniture - Michigan	Michigan	01/01/2025	9:00	35,540.15	46,371.83
01/01/2034	Pool Heater 399 BTU	CW Main Pool	01/01/2026	8:00	12,200.00	15,918.23
01/01/2034	Pool Heaters - Repair	Community	01/01/2033	1:00	10,000.00	13,047.73
01/01/2034	Pool Spa Heater 199 BTU	CW Spa	01/01/2026	8:00	4,500.00	5,871.48
01/01/2034	Pool Spa Heater 199 BTU	Michigan Spa	01/01/2026	8:00	4,500.00	5,871.48
01/01/2034	Pool Waterline Tile - Repairs	CW Spa	01/01/2025	9:00	1,113.70	1,453.13
01/01/2034	Pool Waterline Tile - Repairs	Michigan Pool	01/01/2025	9:00	2,736.52	3,570.54
01/01/2034	Surveillance System Components - R	Community	01/01/2033	1:00	10,000.00	13,047.73
01/01/2034	Table - Billiard - Refelt/Refurbish	Community	01/01/2031	3:00	5,000.00	6,523.87
01/01/2034	Walls Hunt Hwy, Riggs Repaint	Community	01/01/2031	3:00	45,000.00	58,714.79
01/01/2034	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2033	1:00	15,000.00	19,571.60
01/01/2034	Window Tint	Community	01/01/2033	1:00	40,000.00	52,190.93



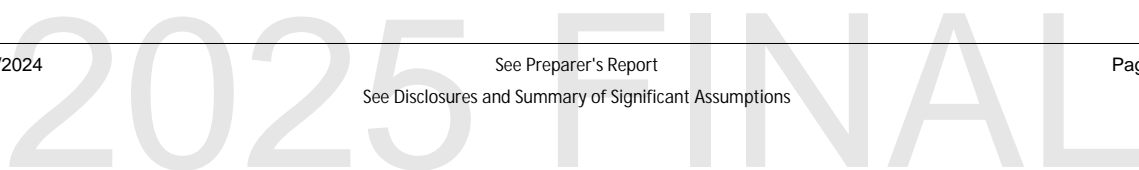
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2		Service			Estimated	Current Cost	Expenditure
Date	Component	Location	Date	Life			
						517,180.73	674,803.53
Food & Beverage							
01/01/2034	Cooler Sm	PV Restaurant	01/01/2024	10:00	\$ 3,750.00	\$ 4,892.90	
01/01/2034	Countertop Cooler 2-Door	PV Restaurant	01/01/2025	9:00	3,500.00	4,566.71	
01/01/2034	Glassware	CW Bar/Grill	01/01/2032	2:00	2,500.00	3,261.93	
01/01/2034	Griddle - Flat Top	PV Restaurant	01/01/2024	10:00	9,000.00	11,742.96	
01/01/2034	Silverware Polisher	PV Restaurant	01/01/2026	8:00	4,880.14	6,367.48	
01/01/2034	Tableware PV	PV Restaurant	01/01/2025	9:00	28,962.57	37,789.58	
11/22/2034	Cooler Sm	PV Restaurant	11/22/2024	10:00	3,750.00	5,014.92	
						56,342.71	73,636.48
Golf Maintenance							
01/01/2034	Cushman Hauler 1200X Golf Maint	PV Golf Course	01/01/2026	8:00	\$ 12,000.00	\$ 15,657.28	
01/01/2034	Cushman Hauler 1200X Golf Maint	CW Golf Cours	01/01/2026	8:00	12,000.00	15,657.28	
01/01/2034	Express Dual Reel Grinder	CW Golf Cours	01/01/2014	20:00	57,000.00	74,372.07	
01/01/2034	Golf Course Bunker Renovation	CW Golf Cours	01/01/2033	1:00	20,000.00	26,095.46	
01/01/2034	Golf Course Bunker Renovation	PV Golf Course	01/01/2033	1:00	20,000.00	26,095.46	
01/01/2034	Lake Fountain Golf Maint	PV Golf Course	01/01/2025	9:00	14,500.00	18,919.21	
01/01/2034	Lake Fountain Golf Maint	PV Golf Course	01/01/2025	9:00	14,500.00	18,919.21	
01/01/2034	Landscape Granite/Rock Replenish	CW Golf Cours	01/01/2031	3:00	20,000.00	26,095.46	
01/01/2034	Vehicle Ford F-150	Community	01/01/2027	7:00	37,131.00	48,447.53	
11/26/2034	Driving Range Fabric Net	CW Golf Cours	11/26/2024	10:00	22,224.73	29,721.40	
						229,355.73	299,980.36
IT Department							
01/01/2034	Computers	Administration	01/01/2028	6:00	\$ 14,300.00	\$ 18,658.26	
01/01/2034	Reserve Study - Type3	Administration	01/01/2031	3:00	7,700.00	10,046.75	
						22,000.00	28,705.01
Landscape Maintenance							
01/01/2034	Concrete Refurbish	Community	01/01/2032	2:00	\$ 10,000.00	\$ 13,047.73	
01/01/2034	Concrete Refurbish	Community	01/01/2032	2:00	10,000.00	13,047.73	
01/01/2034	Cushman Hauler 1200X Landscape	Community	01/01/2026	8:00	12,000.00	15,657.28	
01/01/2034	Cushman Hauler 1200X Landscape	Community	01/01/2026	8:00	12,000.00	15,657.28	
01/01/2034	Irrigation System - Unit #20	Community	01/01/2004	30:00	163,000.00	212,678.03	
01/01/2034	Landscape Drywell Clean	Community	01/01/2031	3:00	17,000.00	22,181.14	
01/01/2034	Midge Fly Removal - Allowance	Community	01/01/2030	4:00	100,000.00	130,477.32	
						324,000.00	422,746.51
Patrol							
01/01/2034	Golf Cart Patrol	Patrol	01/01/2025	9:00	\$ 12,500.00	\$ 16,309.66	
01/01/2034	Vehicle GM	Patrol	01/01/2031	3:00	20,000.00	26,095.46	
						32,500.00	42,405.12



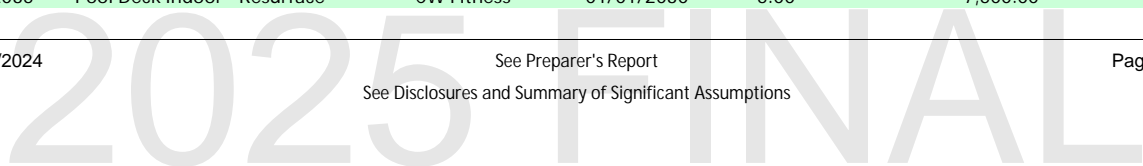
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Year : 2035						
BoD						
01/01/2035	Consultant Fee	Community	01/01/2032	3:00	\$ 50,000.00	\$ 67,195.82
01/01/2035	Tunnel Rehabilitation	Community	01/01/2034	1:00	5,000.00	6,719.58
					55,000.00	73,915.40
Facility Maintenance						
01/01/2035	Asphalt - Crack Fill	Community	01/01/2033	2:00	\$ 22,000.00	\$ 29,566.16
01/01/2035	Asphalt - Rehabilitation	Michigan	01/01/2005	30:00	16,136.25	21,685.77
01/01/2035	Asphalt Repair & Seal	Community	01/01/2033	2:00	64,920.90	87,248.26
01/01/2035	Bldg Ext - Repaint	Community	01/01/2033	2:00	30,000.00	40,317.49
01/01/2035	Bldg Ext - Stone Facia	Community	01/01/2030	5:00	5,000.00	6,719.58
01/01/2035	Bldg Interior Carpet	CW Library	01/01/2025	10:00	2,730.00	3,668.89
01/01/2035	Bldg Interior Carpet	CW Pro Shop	01/01/2034	1:00	12,705.00	17,074.46
01/01/2035	Bldg Interior Remodel - CW Bar	CW Bar/Grill	01/01/2020	15:00	20,000.00	26,878.33
01/01/2035	Bldg Interior Remodel - Library	CW Library	01/01/2015	20:00	5,000.00	6,719.58
01/01/2035	Cushman Hauler 800X	Facilities Maint	01/01/2025	10:00	10,078.55	13,544.73
01/01/2035	Domestic Water Heater 100 Gal	PV Restaurant	01/01/2025	10:00	11,500.00	15,455.04
01/01/2035	Domestic Water Heater 120 Gal	CW Bar/Grill	01/01/2025	10:00	15,595.23	20,958.69
01/01/2035	Door Folding - Repairs	CW Bar/Grill P	01/01/2034	1:00	9,000.00	12,095.25
01/01/2035	Door Garage 9x20	PV Pro Shop	01/01/2015	20:00	23,339.80	31,366.74
01/01/2035	EZ Go 250 Turf	Facilities Maint	01/01/2025	10:00	10,075.50	13,540.63
01/01/2035	EZ Go 250 Turf	Facilities Maint	01/01/2025	10:00	10,075.50	13,540.63
01/01/2035	EZ Go Freedom TXT	Facilities Maint	01/01/2025	10:00	10,500.00	14,111.12
01/01/2035	Floor Refinish Racquetball	PV Clubhouse	01/01/2025	10:00	9,738.45	13,087.66
01/01/2035	Floor Wood - Recoat	CW Ballroom	01/01/2033	2:00	3,720.00	4,999.37
01/01/2035	Floor Wood - Replace	CW Saguaro R	01/01/2020	15:00	12,000.00	16,127.00
01/01/2035	Golf Cart Beverage	Facilities Maint	01/01/2030	5:00	19,000.00	25,534.41
01/01/2035	HVAC - Annual Repairs	Community	01/01/2034	1:00	70,000.00	94,074.15
01/01/2035	HVAC 7.5-Ton	CW Clubhouse	01/01/2025	10:00	24,000.00	32,253.99
01/01/2035	HVAC Dehumidifier System	CW Fitness	01/01/2030	5:00	13,500.00	18,142.87
01/01/2035	HVAC Swamp Coolers	Community	01/01/2029	6:00	48,000.00	64,507.99
01/01/2035	Ice Machine/Bin XL	PV Restaurant	01/01/2028	7:00	9,500.00	12,767.21
01/01/2035	Lighting - Wall Mounted	CW Breezeway	01/01/2015	20:00	75,000.00	100,793.73
01/01/2035	Monument Signs	Community	01/01/2010	25:00	21,000.00	28,222.24
01/01/2035	Monument Signs	Community	01/01/2010	25:00	21,000.00	28,222.24
01/01/2035	Monument Signs	Community	01/01/2010	25:00	21,000.00	28,222.24
01/01/2035	Monument Signs	Community	01/01/2010	25:00	21,000.00	28,222.24
01/01/2035	Monument Signs	Community	01/01/2010	25:00	21,000.00	28,222.24
01/01/2035	Monument Signs	Community	01/01/2010	25:00	21,000.00	28,222.24
01/01/2035	Monument Signs	Community	01/01/2010	25:00	21,000.00	28,222.24
01/01/2035	Monument Signs	Community	01/01/2010	25:00	21,000.00	28,222.24
01/01/2035	Monument Signs	Community	01/01/2010	25:00	21,000.00	28,222.24
01/01/2035	Pool Circulation System	CW Pool	01/01/2025	10:00	10,000.00	13,439.16
01/01/2035	Pool Circulation System	PV Pool	01/01/2025	10:00	10,000.00	13,439.16
01/01/2035	Pool Deck Indoor - Resurface	CW Fitness	01/01/2030	5:00	7,500.00	10,079.37



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

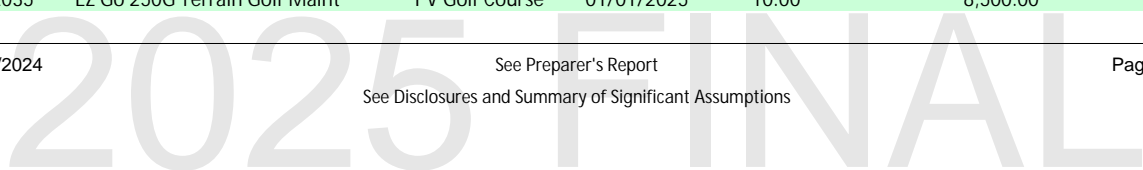
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2035	Pool Deck Outdoor Kool Deck (Main)	CW Main Pool	01/01/2020	15:00	\$ 72,400.00	\$ 97,299.55
01/01/2035	Pool Furniture - PV	PV Pool	01/01/2029	6:00	29,705.20	39,921.30
01/01/2035	Pool Heaters - Repair	Community	01/01/2034	1:00	10,000.00	13,439.16
01/01/2035	Pool Waterline Tile - Repairs	CW Kids Pool	01/01/2025	10:00	1,909.20	2,565.81
01/01/2035	Pool Waterline Tile - Repairs	PV Pool	01/01/2025	10:00	3,722.94	5,003.32
01/01/2035	Sports Court Recoat	CW Tennis	01/01/2030	5:00	6,750.00	9,071.44
01/01/2035	Sports Court Resurface	CW Pickleball C	01/01/2020	15:00	76,000.00	102,137.64
01/01/2035	Surveillance System Components - R	Community	01/01/2034	1:00	10,000.00	13,439.16
01/01/2035	Vehicle Dodge RAM (2015)	Facilities Maint	01/01/2025	10:00	31,296.55	42,059.95
01/01/2035	Walls - Repair	Community	01/01/2033	2:00	30,000.00	40,317.49
01/01/2035	Walls Dobson, Alma, Minn, East- Re	Community	01/01/2033	2:00	30,000.00	40,317.49
01/01/2035	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2034	1:00	15,000.00	20,158.75
01/01/2035	Window Blinds Electric	CW Saguario R	01/01/2023	12:00	10,000.00	13,439.16
01/01/2035	Window Tint	Community	01/01/2034	1:00	40,000.00	53,756.66
					1,146,399.07	1,540,664.46
Fitness Center						
01/01/2035	Fitness Arc Trainers	CW Fitness	01/01/2030	5:00	\$ 15,000.00	\$ 20,158.75
01/01/2035	Fitness Cross-Trainers	CW Fitness	01/01/2030	5:00	33,000.00	44,349.24
01/01/2035	Fitness Recumbent Bikes	CW Fitness	01/01/2030	5:00	16,000.00	21,502.66
01/01/2035	Fitness Recumbent Cross-Trainers	CW Fitness	01/01/2030	5:00	12,450.00	16,731.76
01/01/2035	Fitness Rowers	CW Fitness	01/01/2030	5:00	3,700.00	4,972.49
01/01/2035	Fitness Seated Ellipticals	CW Fitness	01/01/2030	5:00	12,600.00	16,933.35
01/01/2035	Fitness Spin Bikes	CW Fitness	01/01/2030	5:00	4,700.00	6,316.41
01/01/2035	Fitness Treadmills	CW Fitness	01/01/2030	5:00	63,000.00	84,666.73
01/01/2035	Fitness Upright Bikes	CW Fitness	01/01/2030	5:00	19,250.00	25,870.39
					179,700.00	241,501.78
Food & Beverage						
01/01/2035	Chafing Dishes	CW Bar/Grill	01/01/2027	8:00	\$ 15,700.00	\$ 21,099.49
01/01/2035	Glassware	PV Restaurant	01/01/2033	2:00	2,500.00	3,359.79
01/01/2035	Mixer - Floor 30 Qt	PV Restaurant	01/01/2025	10:00	6,683.67	8,982.29
01/01/2035	Refrigerator - Draft Beer	CW Saguario R	01/01/2026	9:00	4,455.78	5,988.20
01/01/2035	Refrigerator - Keg	CW Bar/Grill	01/01/2026	9:00	4,721.00	6,344.63
01/01/2035	Refrigerator - Reach-In	CW Bar/Grill	01/01/2026	9:00	2,500.00	3,359.79
01/01/2035	Silverware Polisher	CW Bar/Grill	01/01/2027	8:00	4,880.14	6,558.50
01/01/2035	Tableware CW	CW Bar/Grill	01/01/2025	10:00	15,595.23	20,958.69
					57,035.82	76,651.38
Golf Maintenance						
01/01/2035	Carryall Utility Cart Golf Maint	CW Golf Courts	01/01/2025	10:00	\$ 12,000.00	\$ 16,127.00
01/01/2035	Carryall Utility Cart Golf Maint	CW Golf Courts	01/01/2025	10:00	12,000.00	16,127.00
01/01/2035	Carryall Utility Cart Golf Maint	CW Golf Courts	01/01/2025	10:00	12,000.00	16,127.00
01/01/2035	Carryall Utility Cart Golf Maint	CW Golf Courts	01/01/2025	10:00	12,000.00	16,127.00
01/01/2035	Carryall Utility Cart Golf Maint	CW Golf Courts	01/01/2025	10:00	12,000.00	16,127.00
01/01/2035	Carryall Utility Cart Golf Maint	CW Golf Courts	01/01/2025	10:00	12,000.00	16,127.00
01/01/2035	EZ Go 250G Terrain Golf Maint	PV Golf Course	01/01/2025	10:00	8,500.00	11,423.29



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

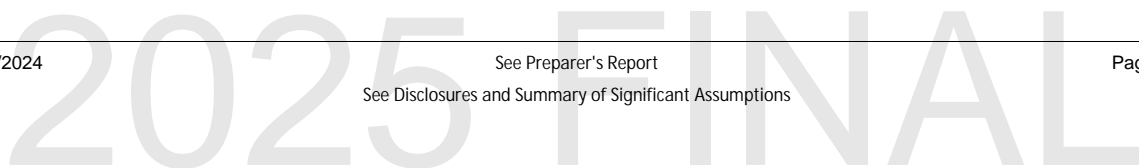
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2035	EZ Go 250G Terrain Golf Maint	PV Golf Course	01/01/2025	10:00	\$ 8,500.00	\$ 11,423.29
01/01/2035	EZ Go 250G Terrain Golf Maint	CW Golf Cours	01/01/2025	10:00	8,500.00	11,423.29
01/01/2035	Golf Course Bunker Renovation	CW Golf Cours	01/01/2034	1:00	20,000.00	26,878.33
01/01/2035	Golf Course Bunker Renovation	PV Golf Course	01/01/2034	1:00	20,000.00	26,878.33
01/01/2035	Kioti DK 65S	PV Golf Course	01/01/2010	25:00	51,000.00	68,539.74
01/01/2035	Lake Banks, Liners, & Dredging - Golf	CW Golf Cours	01/01/2030	5:00	75,000.00	100,793.73
01/01/2035	Lake Fountain Golf Maint	CW Golf Cours	01/01/2027	8:00	14,500.00	19,486.79
01/01/2035	Lake Fountain Golf Maint	CW Golf Cours	01/01/2027	8:00	14,500.00	19,486.79
01/01/2035	Lake Fountain Golf Maint	CW Golf Cours	01/01/2025	10:00	14,500.00	19,486.79
01/01/2035	Lake Fountain Golf Maint	CW Golf Cours	01/01/2025	10:00	43,500.00	58,460.36
01/01/2035	Ryan Jr Sod Cutter	CW Golf Cours	01/01/2025	10:00	6,100.18	8,198.13
01/01/2035	Tee Box Yardage Signs	CW Golf Cours	01/01/2023	12:00	27,000.00	36,285.74
01/01/2035	Tee Box Yardage Signs	PV Golf Course	01/01/2023	12:00	27,000.00	36,285.74
01/01/2035	Toro Greensmaster 3150	PV Golf Course	01/01/2025	10:00	53,000.00	71,227.57
01/01/2035	Toro Greensmaster 3300	CW Golf Cours	01/01/2025	10:00	50,000.00	67,195.82
01/01/2035	Toro Greensmaster 3300	CW Golf Cours	01/01/2025	10:00	50,000.00	67,195.82
01/01/2035	Toro Reelmaster 5510-D	PV Golf Course	01/01/2025	10:00	65,000.00	87,354.56
01/01/2035	Wiedenmann Terraspikes	CW Golf Cours	01/01/2025	10:00	36,070.60	48,475.87
01/01/2035	Workman GTX	PV Golf Course	01/01/2025	10:00	11,500.00	15,455.04
					676,170.78	908,717.02
IT Department						
01/01/2035	Battery Back-Up	Administration	01/01/2025	10:00	\$ 3,000.00	\$ 4,031.75
01/01/2035	Computers	Administration	01/01/2029	6:00	14,300.00	19,218.00
01/01/2035	POS System	CW Bar/Grill	01/01/2030	5:00	10,000.00	13,439.16
01/01/2035	POS System	PV Restaurant	01/01/2030	5:00	10,000.00	13,439.16
01/01/2035	Reserve Study - Type3	Administration	01/01/2032	3:00	7,700.00	10,348.16
					45,000.00	60,476.23
Landscape Maintenance						
01/01/2035	Carryall Landscape Maint	Community	01/01/2027	8:00	\$ 14,008.00	\$ 18,825.58
01/01/2035	Concrete Refurbish	CW Golf Cours	01/01/2033	2:00	10,000.00	13,439.16
01/01/2035	Concrete Refurbish	PV Golf Course	01/01/2033	2:00	10,000.00	13,439.16
01/01/2035	EZ Go 250G Terrain Landscape Main	Community	01/01/2025	10:00	8,500.00	11,423.29
01/01/2035	Irrigation System - CW Complex	CW Complex	01/01/1995	40:00	55,000.00	73,915.40
01/01/2035	Irrigation System - Sisk	Sisk Park	01/01/1995	40:00	82,500.00	110,873.10
01/01/2035	Lake Banks, Liners, & Dredging - Co	Community	01/01/2030	5:00	75,000.00	100,793.73
01/01/2035	Lake Fountain Landscape Maint	Community	01/01/2025	10:00	18,200.00	24,459.28
01/01/2035	Lake Fountain Landscape Maint	Community	01/01/2025	10:00	18,200.00	24,459.28
					291,408.00	391,627.98
Patrol						
01/01/2035	Radio System	Patrol	01/01/2030	5:00	\$ 5,000.00	\$ 6,719.58
01/01/2035	Vehicle Toyota Prius	Patrol	01/01/2032	3:00	21,218.00	28,515.22
					26,218.00	35,234.80



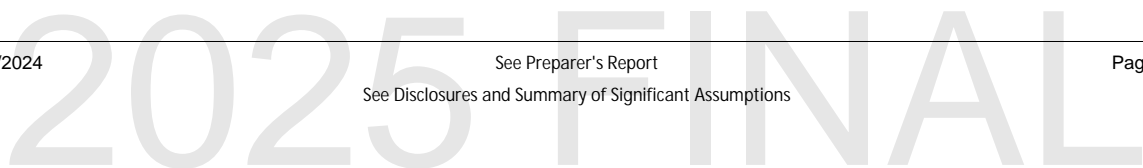
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Year : 2036						
BoD						
01/01/2036	Tunnel Rehabilitation	Community	01/01/2035	1:00	\$ 5,000.00	\$ 6,921.17
					5,000.00	6,921.17
Facility Maintenance						
01/01/2036	Audio/Video System	PV Restaurant	01/01/2030	6:00	\$ 5,400.00	\$ 7,474.86
01/01/2036	Bldg Interior Carpet	PV Pro Shop	01/01/2025	11:00	6,300.00	8,720.67
01/01/2036	Bldg Interior Carpet	CW Pro Shop	01/01/2035	1:00	12,705.00	17,586.69
01/01/2036	Bldg Interior Remodel - PV Golf Mai	PV Maintenanc	01/01/2016	20:00	100,000.00	138,423.39
01/01/2036	Bldg Interior Remodel - Restrooms	PV Clubhouse	01/01/2016	20:00	60,000.00	83,054.03
01/01/2036	Domestic Water Heater 100 Gal	CW Saguaro R	01/01/2025	11:00	11,500.00	15,918.69
01/01/2036	Door Folding - Repairs	CW Bar/Grill P	01/01/2035	1:00	9,000.00	12,458.10
01/01/2036	Floor Scrubber Sm	CW Clubhouse	01/01/2028	8:00	11,700.00	16,195.54
01/01/2036	Floor Tile	PV Restaurant	01/01/2016	20:00	16,800.00	23,255.13
01/01/2036	Floor Wood - Refinish	CW Fitness	01/01/2026	10:00	14,231.25	19,699.38
01/01/2036	HVAC - Annual Repairs	Community	01/01/2035	1:00	70,000.00	96,896.37
01/01/2036	HVAC 1-Ton	Administration	01/01/2025	11:00	5,200.00	7,198.02
01/01/2036	HVAC 1-Ton	Administration	01/01/2025	11:00	5,200.00	7,198.02
01/01/2036	HVAC 3-Ton	Administration	01/01/2025	11:00	9,600.00	13,288.65
01/01/2036	HVAC 3-Ton	Administration	01/01/2025	11:00	9,600.00	13,288.65
01/01/2036	HVAC 3-Ton	Administration	01/01/2025	11:00	9,600.00	13,288.65
01/01/2036	HVAC 3-Ton	PV Clubhouse	01/01/2026	10:00	9,600.00	13,288.65
01/01/2036	HVAC 4-Ton	CW Clubhouse	01/01/2026	10:00	12,600.00	17,441.35
01/01/2036	HVAC 5-Ton	Administration	01/01/2025	11:00	14,400.00	19,932.97
01/01/2036	HVAC 5-Ton	Administration	01/01/2025	11:00	14,400.00	19,932.97
01/01/2036	HVAC 5-Ton	Administration	01/01/2025	11:00	14,400.00	19,932.97
01/01/2036	HVAC 5-Ton	Administration	01/01/2025	11:00	14,400.00	19,932.97
01/01/2036	HVAC 5-Ton	Administration	01/01/2025	11:00	14,400.00	19,932.97
01/01/2036	HVAC 5-Ton	Administration	01/01/2025	11:00	14,400.00	19,932.97
01/01/2036	HVAC 5-Ton	Administration	01/01/2025	11:00	14,400.00	19,932.97
01/01/2036	HVAC 5-Ton	PV Clubhouse	01/01/2025	11:00	14,400.00	19,932.97
01/01/2036	HVAC 7.5-Ton	CW Clubhouse	01/01/2026	10:00	24,000.00	33,221.61
01/01/2036	HVAC 7.5-Ton	CW Clubhouse	01/01/2026	10:00	24,000.00	33,221.61
01/01/2036	Patio Furniture PV Club	PV Clubhouse	01/01/2026	10:00	90,000.00	124,581.05
01/01/2036	Pool Heaters - Repair	Community	01/01/2035	1:00	10,000.00	13,842.34
01/01/2036	Pool Spa Heater 199 BTU	CW Fitness	01/01/2028	8:00	4,500.00	6,229.05
01/01/2036	Shade Fabric	CW Tennis	01/01/2026	10:00	6,750.00	9,343.58
01/01/2036	Surveillance System Components - R	Community	01/01/2035	1:00	10,000.00	13,842.34
01/01/2036	Table - Poker - Replace	CW Card Room	01/01/2025	11:00	5,568.99	7,708.78
01/01/2036	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2035	1:00	15,000.00	20,763.51
01/01/2036	Window Tint	Community	01/01/2035	1:00	40,000.00	55,369.35
					752,855.24	1,042,127.76



Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Food & Beverage						
01/01/2036	Chairs - Dining	PV Restaurant	01/01/2025	11:00	\$ 87,500.00	\$ 121,120.46
01/01/2036	Cooler Lg	CW Bar/Grill	01/01/2026	10:00	5,000.00	6,921.17
01/01/2036	Cooler Lg	PV Restaurant	01/01/2026	10:00	5,000.00	6,921.17
01/01/2036	Cooler Sm	CW Bar/Grill	01/01/2026	10:00	3,750.00	5,190.88
01/01/2036	Dishwasher - Commercial	PV Restaurant	01/01/2026	10:00	15,595.00	21,587.13
01/01/2036	Fire Pits	PV Clubhouse	01/01/2026	10:00	31,827.00	44,056.01
01/01/2036	Freezer	PV Restaurant	01/01/2026	10:00	4,455.67	6,167.69
01/01/2036	Freezer	CW Bar/Grill	01/01/2026	10:00	4,455.67	6,167.69
01/01/2036	Glassware	CW Bar/Grill	01/01/2034	2:00	2,500.00	3,460.58
01/01/2036	Keg Cooler	PV Restaurant	01/01/2026	10:00	10,025.51	13,877.65
01/01/2036	Keg Cooler	PV Restaurant	01/01/2026	10:00	10,025.51	13,877.65
01/01/2036	Menu Covers	CW Bar/Grill	01/01/2032	4:00	4,000.00	5,536.94
01/01/2036	Menu Covers	PV Restaurant	01/01/2032	4:00	8,000.00	11,073.87
01/01/2036	Range/Oven Double Stack Convectio	CW Bar/Grill	01/01/2026	10:00	9,442.00	13,069.94
01/01/2036	Refrigerator - Draft Beer	CW Bar/Grill	01/01/2026	10:00	4,455.78	6,167.84
01/01/2036	Refrigerator - Keg	CW Bar/Grill	01/01/2026	10:00	4,721.00	6,534.97
01/01/2036	Refrigerator - Reach-In	CW Bar/Grill	01/01/2026	10:00	2,500.00	3,460.58
01/01/2036	Refrigerator - Reach-In	CW Bar/Grill	01/01/2026	10:00	2,500.00	3,460.58
01/01/2036	Refrigerator - Reach-In	PV Restaurant	01/01/2029	7:00	2,500.00	3,460.58
01/01/2036	Refrigerator Wall Mtd	CW Bar/Grill	01/01/2026	10:00	8,168.93	11,307.71
01/01/2036	Slicer Deli	CW Bar/Grill	01/01/2024	12:00	4,500.00	6,229.05
01/01/2036	Soup Well	PV Restaurant	01/01/2026	10:00	6,126.70	8,480.79
01/01/2036	Tables - Banquet Pro	CW Saguaro R	01/01/2021	15:00	20,804.09	28,797.73
01/01/2036	Tables - Dining	PV Restaurant	01/01/2025	11:00	49,500.00	68,519.58
					<u>307,352.86</u>	<u>425,448.24</u>
Golf Maintenance						
01/01/2036	Golf Course Bunker Renovation	CW Golf Cours	01/01/2035	1:00	\$ 20,000.00	\$ 27,684.68
01/01/2036	Golf Course Bunker Renovation	PV Golf Course	01/01/2035	1:00	20,000.00	27,684.68
01/01/2036	Golf Course Fairway Rehab	CW Golf Cours	01/01/2031	5:00	20,000.00	27,684.68
01/01/2036	Golf Course Fairway Rehab	PV Golf Course	01/01/2031	5:00	20,000.00	27,684.68
01/01/2036	Golf Course Greens Rehab	CW Golf Cours	01/01/2031	5:00	20,000.00	27,684.68
01/01/2036	Golf Course Greens Rehab	PV Golf Course	01/01/2031	5:00	20,000.00	27,684.68
01/01/2036	Golf Course Tee Boxes Rehab	CW Golf Cours	01/01/2031	5:00	10,000.00	13,842.34
01/01/2036	Golf Course Tee Boxes Rehab	PV Golf Course	01/01/2031	5:00	10,000.00	13,842.34
01/01/2036	Golf Course Tree Maint	CW Golf Cours	01/01/2031	5:00	20,000.00	27,684.68
01/01/2036	Golf Course Tree Maint	PV Golf Course	01/01/2031	5:00	20,000.00	27,684.68
01/01/2036	Harper Turf Vac_Golf Maint	Community	01/01/2026	10:00	26,000.00	35,990.08
01/01/2036	Irrigation - Computer & Software	CW Golf Cours	01/01/2030	6:00	10,500.00	14,534.46
01/01/2036	Irrigation - Consultant Fee	CW Golf Cours	01/01/2021	15:00	17,000.00	23,531.98
01/01/2036	Irrigation - Consultant Fee	PV Golf Course	01/01/2021	15:00	17,000.00	23,531.98
01/01/2036	Irrigation Pump Station Repairs	CW Golf Cours	01/01/2031	5:00	20,000.00	27,684.68
01/01/2036	Irrigation Pump Station Repairs	CW Golf Cours	01/01/2031	5:00	20,000.00	27,684.68
01/01/2036	Irrigation Pump Station Repairs	PV Golf Course	01/01/2031	5:00	20,000.00	27,684.68
01/01/2036	Lake Fountain Golf Maint	CW Golf Cours	01/01/2028	8:00	14,500.00	20,071.39
01/01/2036	Radios	CW Golf Cours	01/01/2028	8:00	8,000.00	11,073.87

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

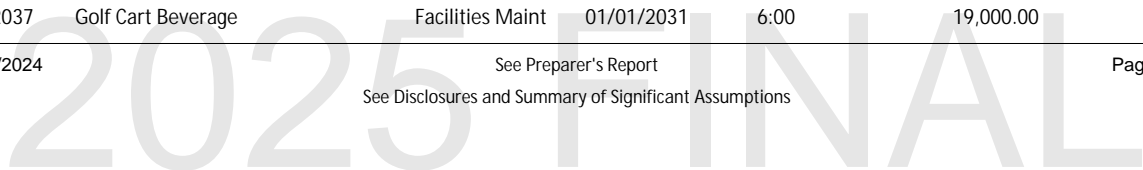
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2036	Toro Greensmaster 3300	PV Golf Course	01/01/2026	10:00	\$ 50,000.00	\$ 69,211.69
01/01/2036	Toro Greensmaster 3300	PV Golf Course	01/01/2026	10:00	50,000.00	69,211.69
01/01/2036	Toro Groundmaster 4500 Golf Maint	Community	01/01/2026	10:00	88,000.00	121,812.58
01/01/2036	Toro Reelmaster 7000-D	CW Golf Cours	01/01/2026	10:00	95,481.00	132,168.03
01/01/2036	Toro Sand Pro 3040	CW Golf Cours	01/01/2028	8:00	2,121.67	2,936.89
01/01/2036	Workman GTX	PV Golf Course	01/01/2028	8:00	11,500.00	15,918.69
					630,102.67	872,209.49
IT Department						
01/01/2036	Computers	Administration	01/01/2030	6:00	\$ 14,300.00	\$ 19,794.54
01/01/2036	Reserve Study - Type2	Administration	01/01/2033	3:00	27,758.50	38,424.26
					42,058.50	58,218.80
Landscape Maintenance						
01/01/2036	Concrete Refurbish	Community	01/01/2034	2:00	\$ 10,000.00	\$ 13,842.34
01/01/2036	Concrete Refurbish	Community	01/01/2034	2:00	10,000.00	13,842.34
01/01/2036	Cushman Shuttle 2 Gas	Community	01/01/2028	8:00	12,730.80	17,622.40
01/01/2036	EZ Go 250G Terrain Landscape Main	Community	01/01/2026	10:00	8,500.00	11,765.99
01/01/2036	EZ Go 250G Terrain Landscape Main	Community	01/01/2026	10:00	8,500.00	11,765.99
01/01/2036	Irrigation Gate Valves XL Landscape	Community	01/01/2011	25:00	9,500.00	13,150.22
01/01/2036	Toro Workman HDX Landscape Main	Community	01/01/2026	10:00	33,500.00	46,371.83
					92,730.80	128,361.11
Patrol						
01/01/2036	Gate Loop Detectors	Community	01/01/2021	15:00	\$ 5,304.00	\$ 7,341.98
01/01/2036	Vehicle Toyota Prius	Patrol	01/01/2033	3:00	21,218.00	29,370.67
					26,522.00	36,712.65
Year : 2037						
BoD						
01/01/2037	Tunnel Rehabilitation	Community	01/01/2036	1:00	\$ 5,000.00	\$ 7,128.80
					5,000.00	7,128.80
Facility Maintenance						
01/01/2037	Asphalt - Crack Fill	Community	01/01/2035	2:00	\$ 22,000.00	\$ 31,366.74
01/01/2037	Asphalt Repair & Seal	Community	01/01/2035	2:00	64,920.90	92,561.68
01/01/2037	Bldg Ext - Repaint	Community	01/01/2035	2:00	30,000.00	42,772.83
01/01/2037	Bldg Ext Stone - Tile Underlayment	San Tan Gate	01/01/2007	30:00	2,565.00	3,657.08
01/01/2037	Bldg Ext Stone - Tile Underlayment	Michigan Gate	01/01/2007	30:00	8,075.00	11,513.02
01/01/2037	Bldg Ext Stone - Tile Underlayment	CW Bar/Grill	01/01/2007	30:00	8,550.00	12,190.26
01/01/2037	Bldg Ext Stone - Tile Underlayment	Michigan Pool	01/01/2007	30:00	9,737.50	13,883.35
01/01/2037	Bldg Ext Stone - Tile Underlayment	CW A-Rooms	01/01/2007	30:00	17,337.50	24,719.13
01/01/2037	Bldg Interior Carpet	CW Pro Shop	01/01/2036	1:00	12,705.00	18,114.29
01/01/2037	Defibrillators (AED)	Community	01/01/2032	5:00	8,000.00	11,406.09
01/01/2037	Door Folding - Repairs	CW Bar/Grill P	01/01/2036	1:00	9,000.00	12,831.85
01/01/2037	Floor Wood - Recoat	CW Ballroom	01/01/2035	2:00	3,720.00	5,303.83
01/01/2037	Floor Wood - Refinish	CW Ballroom	01/01/2033	4:00	35,650.00	50,828.38
01/01/2037	Golf Cart Beverage	Facilities Maint	01/01/2031	6:00	19,000.00	27,089.46



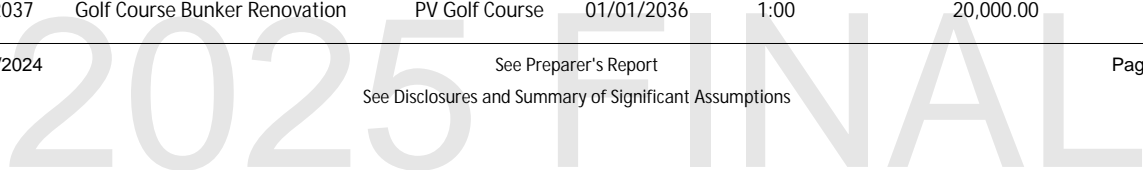
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2037	HVAC - Annual Repairs	Community	01/01/2036	1:00	\$ 70,000.00	\$ 99,803.26
01/01/2037	Park Furniture	PV Tennis Cour	01/01/2025	12:00	4,200.00	5,988.20
01/01/2037	Patio Furniture CW Club	CW Bar/Grill P	01/01/2027	10:00	73,500.00	104,793.43
01/01/2037	Pool Heaters - Repair	Community	01/01/2036	1:00	10,000.00	14,257.61
01/01/2037	Pool Pump/Motor	CW Kids Pool	01/01/2031	6:00	2,500.00	3,564.40
01/01/2037	Pool Pump/Motor	CW Lap Pool	01/01/2031	6:00	2,500.00	3,564.40
01/01/2037	Pool Pump/Motor	CW Spa	01/01/2031	6:00	2,500.00	3,564.40
01/01/2037	Pool Pump/Motor	Michigan	01/01/2031	6:00	2,500.00	3,564.40
01/01/2037	Pool Pump/Motor	Michigan Spa	01/01/2031	6:00	2,500.00	3,564.40
01/01/2037	Pool Pump/Motor 10HP & VFD	CW Main Pool	01/01/2031	6:00	17,500.00	24,950.82
01/01/2037	Pools Deck Drains	Community	01/01/2029	8:00	80,000.00	114,060.87
01/01/2037	Sports Court Recoat	PV Tennis Cour	01/01/2032	5:00	6,750.00	9,623.89
01/01/2037	Sports Court Recoat	PV Tennis Cour	01/01/2032	5:00	6,750.00	9,623.89
01/01/2037	Sports Court Recoat	CW Tennis	01/01/2031	6:00	6,750.00	9,623.89
01/01/2037	Sports Court Recoat	CW Tennis	01/01/2031	6:00	6,750.00	9,623.89
01/01/2037	Sports Court Recoat	CW Tennis	01/01/2031	6:00	6,750.00	9,623.89
01/01/2037	Surveillance System Components - R	Community	01/01/2036	1:00	10,000.00	14,257.61
01/01/2037	Table - Billiard - Refelt/Refurbish	Community	01/01/2034	3:00	5,000.00	7,128.80
01/01/2037	Walls - Repair	Community	01/01/2035	2:00	30,000.00	42,772.83
01/01/2037	Walls Dobson, Alma, Minn, East- Re	Community	01/01/2035	2:00	30,000.00	42,772.83
01/01/2037	Walls Hunt Hwy, Riggs Repaint	Community	01/01/2034	3:00	45,000.00	64,159.24
01/01/2037	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2036	1:00	15,000.00	21,386.41
01/01/2037	Window Tint	Community	01/01/2036	1:00	40,000.00	57,030.44
					727,710.90	1,037,541.79
Food & Beverage						
01/01/2037	Beer Glycol System	PV Restaurant	01/01/2025	12:00	\$ 3,150.00	\$ 4,491.15
01/01/2037	Broiler - Salamander	CW Bar/Grill	01/01/2025	12:00	4,455.78	6,352.88
01/01/2037	Broiler - Salamander	PV Restaurant	01/01/2025	12:00	4,455.78	6,352.88
01/01/2037	Chairs - Banquet Pro	PV Restaurant	01/01/2025	12:00	68,750.00	98,021.06
01/01/2037	Chillers - Glass - Freezer	PV Restaurant	01/01/2030	7:00	4,200.00	5,988.20
01/01/2037	Dishwasher - Bar	PV Restaurant	01/01/2030	7:00	5,569.73	7,941.10
01/01/2037	Fire Pits	CW Bar/Grill P	01/01/2027	10:00	21,218.00	30,251.79
01/01/2037	Freezer	CW Bar/Grill	01/01/2027	10:00	4,455.67	6,352.72
01/01/2037	Fryer	PV Restaurant	01/01/2027	10:00	27,583.00	39,326.76
01/01/2037	Glassware	PV Restaurant	01/01/2035	2:00	2,500.00	3,564.40
01/01/2037	Grill 3-Burner	CW Bar/Grill	01/01/2025	12:00	4,243.60	6,050.36
01/01/2037	Heat Lamps - Strip	PV Restaurant	01/01/2027	10:00	3,341.00	4,763.47
01/01/2037	Oven - Cook & Hold	CW Bar/Grill	01/01/2025	12:00	11,669.67	16,638.16
01/01/2037	Steamer Double Oven	CW Bar/Grill	01/01/2027	10:00	46,000.00	65,585.00
					211,592.23	301,679.93
Golf Maintenance						
01/01/2037	Angle Master Bed knife Grinder	PV Golf Course	01/01/2032	5:00	\$ 29,000.00	\$ 41,347.07
01/01/2037	Cushman Jr Sod Cutter	PV Golf Course	01/01/2025	12:00	6,100.18	8,697.40
01/01/2037	Golf Course Bunker Renovation	CW Golf Cours	01/01/2036	1:00	20,000.00	28,515.22
01/01/2037	Golf Course Bunker Renovation	PV Golf Course	01/01/2036	1:00	20,000.00	28,515.22



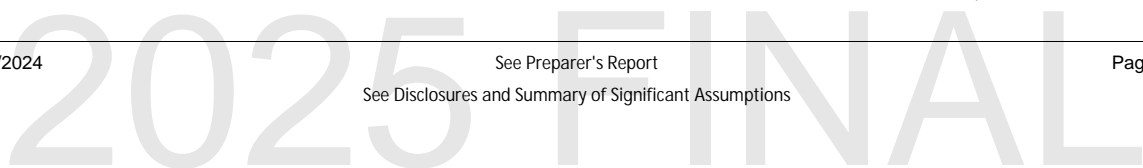
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2037	Gravelly Pro Vac	CW Golf Cours	01/01/2025	12:00	\$ 22,000.00	\$ 31,366.74
01/01/2037	Gravelly Pro Vac	PV Golf Course	01/01/2025	12:00	22,000.00	31,366.74
01/01/2037	Irrigation PVC Piping CW	CW Golf Cours	01/01/1997	40:00	1,100,000.00	1,568,336.98
01/01/2037	Jacobsen Reelmaster 3800	PV Golf Course	01/01/2025	12:00	100,000.00	142,576.09
01/01/2037	Jacobsen Reelmaster 3800	PV Golf Course	01/01/2025	12:00	100,000.00	142,576.09
01/01/2037	Lake Fountain Golf Maint	PV Golf Course	01/01/2029	8:00	14,500.00	20,673.53
01/01/2037	Lake Fountain Golf Maint	CW Golf Cours	01/01/2029	8:00	14,500.00	20,673.53
01/01/2037	Landscape Granite/Rock Replenish	CW Golf Cours	01/01/2034	3:00	20,000.00	28,515.22
01/01/2037	Spray Tank - 200 gal	CW Golf Cours	01/01/2025	12:00	6,300.00	8,982.29
01/01/2037	Toro Greensmaster 3150	CW Golf Cours	01/01/2025	12:00	53,000.00	75,565.33
01/01/2037	Toro Greensmaster 3300	CW Golf Cours	01/01/2027	10:00	50,000.00	71,288.04
01/01/2037	Toro GreensPro 1260	PV Golf Course	01/01/2027	10:00	21,500.00	30,653.86
01/01/2037	Toro GreensPro 1260	CW Golf Cours	01/01/2027	10:00	21,500.00	30,653.86
01/01/2037	Toro Reelmaster 3100-D	PV Golf Course	01/01/2025	12:00	42,436.00	60,503.59
01/01/2037	Toro Reelmaster 4000-D	PV Golf Course	01/01/2025	12:00	55,000.00	78,416.85
01/01/2037	Toro Workman 3200 Golf Maint	Community	01/01/2025	12:00	27,500.00	39,208.42
01/01/2037	Toro Workman 3200 Golf Maint	Community	01/01/2025	12:00	27,500.00	39,208.42
01/01/2037	Toro Workman 3200 Golf Maint	CW Golf Cours	01/01/2025	12:00	27,500.00	39,208.42
01/01/2037	Toro Workman 3200 Golf Maint	CW Golf Cours	01/01/2025	12:00	27,500.00	39,208.42
01/01/2037	Toro Workman HDX Golf Maint	PV Golf Course	01/01/2025	12:00	33,500.00	47,762.99
01/01/2037	Toro Workman HDX Golf Maint	CW Golf Cours	01/01/2025	12:00	33,500.00	47,762.99
01/01/2037	Williams Sprayer	PV Golf Course	01/01/2025	12:00	42,436.00	60,503.59
					1,937,272.18	2,762,086.90
IT Department						
01/01/2037	Computers	Administration	01/01/2031	6:00	\$ 14,300.00	\$ 20,388.38
01/01/2037	Reserve Study - Type3	Administration	01/01/2034	3:00	7,700.00	10,978.36
					22,000.00	31,366.74
Landscape Maintenance						
01/01/2037	Concrete Refurbish	CW Golf Cours	01/01/2035	2:00	\$ 10,000.00	\$ 14,257.61
01/01/2037	Concrete Refurbish	PV Golf Course	01/01/2035	2:00	10,000.00	14,257.61
01/01/2037	Irrigation Controller Landscape Main	Community	01/01/2022	15:00	18,815.00	26,825.69
01/01/2037	Lake Fountain Landscape Maint	Community	01/01/2029	8:00	18,200.00	25,948.85
01/01/2037	Landscape Drywell Clean	Community	01/01/2034	3:00	17,000.00	24,237.94
01/01/2037	Toro Groundmaster 4500 Landscape	PV Golf Course	01/01/2025	12:00	88,000.00	125,466.96
01/01/2037	Toro Workman 3200 Landscape Mai	Facilities Maint	01/01/2025	12:00	27,500.00	39,208.42
					189,515.00	270,203.08
Patrol						
01/01/2037	Speed Displays	Patrol	01/01/2025	12:00	\$ 7,000.00	\$ 9,980.33
01/01/2037	Vehicle GM	Patrol	01/01/2034	3:00	20,000.00	28,515.22
					27,000.00	38,495.55
Pro Shop						
01/01/2037	EZ Go w/ Gang Picker	CW Pro Shop	01/01/2030	7:00	\$ 17,000.00	\$ 24,237.94
					17,000.00	24,237.94



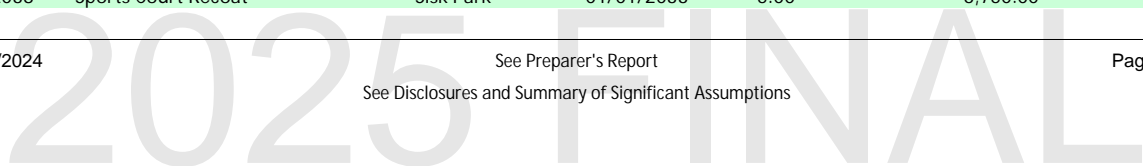
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Year : 2038						
BoD						
01/01/2038	Consultant Fee	Community	01/01/2035	3:00	\$ 50,000.00	\$ 73,426.69
01/01/2038	Tunnel Rehabilitation	Community	01/01/2037	1:00	5,000.00	7,342.67
					55,000.00	80,769.36
Facility Maintenance						
01/01/2038	Audio/Video System	CW Bar/Grill	01/01/2032	6:00	\$ 60,000.00	\$ 88,112.02
01/01/2038	Audio/Video System	PV Restaurant	01/01/2032	6:00	24,600.00	36,125.93
01/01/2038	Audio/Video System	CW Saguaro R	01/01/2032	6:00	15,000.00	22,028.01
01/01/2038	Audio/Video System	CW Ballroom	01/01/2032	6:00	60,000.00	88,112.02
01/01/2038	Audio/Video System	CW Pro Shop	01/01/2032	6:00	15,000.00	22,028.01
01/01/2038	Audio/Video System	PV Pro Shop	01/01/2032	6:00	15,000.00	22,028.01
01/01/2038	Audio/Video System	CW Fitness	01/01/2032	6:00	60,000.00	88,112.02
01/01/2038	Audio/Video System	CW Learning C	01/01/2032	6:00	15,000.00	22,028.01
01/01/2038	Bldg Ext - Metal Roof	CW Maintenanc	01/01/2008	30:00	67,500.00	99,126.03
01/01/2038	Bldg Interior Carpet	CW Pro Shop	01/01/2037	1:00	12,705.00	18,657.72
01/01/2038	Door Folding - Repairs	CW Bar/Grill P	01/01/2037	1:00	9,000.00	13,216.80
01/01/2038	HVAC - Annual Repairs	Community	01/01/2037	1:00	70,000.00	102,797.36
01/01/2038	HVAC 1-Ton	PV Restaurant	01/01/2025	13:00	5,200.00	7,636.38
01/01/2038	HVAC 3-Ton	CW Clubhouse	01/01/2028	10:00	9,600.00	14,097.92
01/01/2038	HVAC 3-Ton	CW Clubhouse	01/01/2025	13:00	9,600.00	14,097.92
01/01/2038	HVAC 5-Ton	CW Clubhouse	01/01/2028	10:00	14,400.00	21,146.89
01/01/2038	Ice Machine/Bin	CW Bar/Grill	01/01/2032	6:00	5,500.00	8,076.94
01/01/2038	Ice Machine/Bin	CW Bar/Grill	01/01/2032	6:00	5,500.00	8,076.94
01/01/2038	Ice Machine/Bin Golf Maint	CW Pro Shop	01/01/2032	6:00	5,500.00	8,076.94
01/01/2038	Ice Machine/Bin Pro Shop	CW Saguaro R	01/01/2032	6:00	5,500.00	8,076.94
01/01/2038	Lighting - LED - Sport Courts	PV Tennis Cour	01/01/2018	20:00	8,000.00	11,748.27
01/01/2038	Lighting - LED - Sport Courts	PV Tennis Cour	01/01/2018	20:00	10,000.00	14,685.34
01/01/2038	Lighting - LED - Sport Courts	CW Pickleball C	01/01/2018	20:00	20,000.00	29,370.67
01/01/2038	Pool Deck Outdoor Kool Deck - Rese	CW Main Pool	01/01/2033	5:00	18,100.00	26,580.46
01/01/2038	Pool Heater 399 BTU	CW Main Pool	01/01/2030	8:00	6,100.00	8,958.06
01/01/2038	Pool Heaters - Repair	Community	01/01/2037	1:00	10,000.00	14,685.34
01/01/2038	Pool Pump/Motor	CW Fitness	01/01/2032	6:00	5,000.00	7,342.67
01/01/2038	Pool Salt Chlorinating System	CW Kids Pool	01/01/2031	7:00	4,750.00	6,975.54
01/01/2038	Pool Salt Chlorinating System	CW Lap Pool	01/01/2031	7:00	4,750.00	6,975.54
01/01/2038	Pool Salt Chlorinating System	CW Main Pool	01/01/2031	7:00	19,000.00	27,902.14
01/01/2038	Pool Salt Chlorinating System	Michigan Pool	01/01/2031	7:00	4,750.00	6,975.54
01/01/2038	Shade Fabric	CW Pickleball C	01/01/2026	12:00	6,750.00	9,912.60
01/01/2038	Sports Court LED Lights	CW Tennis	01/01/2018	20:00	12,000.00	17,622.40
01/01/2038	Sports Court LED Lights	CW Tennis	01/01/2018	20:00	12,000.00	17,622.40
01/01/2038	Sports Court LED Lights	CW Tennis	01/01/2018	20:00	12,000.00	17,622.40
01/01/2038	Sports Court LED Lights	CW Tennis	01/01/2018	20:00	12,000.00	17,622.40
01/01/2038	Sports Court LED Lights	CW Tennis	01/01/2018	20:00	16,000.00	23,496.54
01/01/2038	Sports Court Recoat	CW Pickleball C	01/01/2032	6:00	13,500.00	19,825.21
01/01/2038	Sports Court Recoat	Sisk Park	01/01/2033	5:00	6,750.00	9,912.60



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

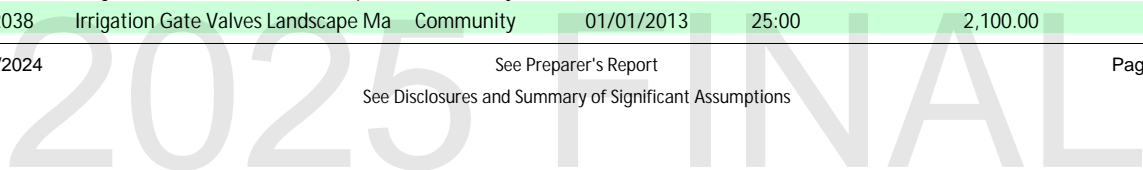
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2038	Sports Court Resurface	Sisk Park	01/01/2023	15:00	\$ 38,000.00	\$ 55,804.28
01/01/2038	Street Sweeper	Facilities Maint	01/01/2023	15:00	70,000.00	102,797.36
01/01/2038	Surveillance System Components - R	Community	01/01/2037	1:00	10,000.00	14,685.34
01/01/2038	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2037	1:00	15,000.00	22,028.01
01/01/2038	Window Blinds Electric	CW Fitness	01/01/2032	6:00	35,000.00	51,398.68
01/01/2038	Window Tint	Community	01/01/2037	1:00	40,000.00	58,741.35
					894,055.00	1,312,949.95
Food & Beverage						
01/01/2038	Chairs - Stools	PV Bar	01/01/2028	10:00	\$ 25,920.00	\$ 38,064.39
01/01/2038	Cold Drawer Storage	PV Restaurant	01/01/2028	10:00	10,000.00	14,685.34
01/01/2038	Dishwasher - Bar	CW Bar/Grill	01/01/2031	7:00	5,569.73	8,179.34
01/01/2038	Dishwasher - Commercial	CW Bar/Grill	01/01/2028	10:00	15,595.00	22,901.78
01/01/2038	Glassware	CW Bar/Grill	01/01/2036	2:00	2,500.00	3,671.33
01/01/2038	Silverware	CW Bar/Grill	01/01/2031	7:00	8,000.00	11,748.27
01/01/2038	Silverware	PV Restaurant	01/01/2031	7:00	8,000.00	11,748.27
01/01/2038	Steamer Double Oven	CW Bar/Grill	01/01/2028	10:00	46,000.00	67,552.55
01/01/2038	Tables - Bar	PV Bar	01/01/2028	10:00	24,507.00	35,989.36
01/01/2038	Tableware CW Banquet	CW Bar/Grill	01/01/2028	10:00	5,569.73	8,179.34
					151,661.46	222,719.97
Golf Maintenance						
01/01/2038	Angle Master Bed knife Grinder	CW Golf Cours	01/01/2026	12:00	\$ 29,000.00	\$ 42,587.48
01/01/2038	Golf Course Bunker Renovation	CW Golf Cours	01/01/2037	1:00	20,000.00	29,370.67
01/01/2038	Golf Course Bunker Renovation	PV Golf Course	01/01/2037	1:00	20,000.00	29,370.67
01/01/2038	Irrigation Controller Pro Golf Maint	CW Golf Cours	01/01/2023	15:00	300.00	440.56
01/01/2038	Irrigation Sprinkler Heads Lg	CW Golf Cours	01/01/2023	15:00	360,750.00	529,773.54
01/01/2038	Irrigation Sprinkler Heads Sm	CW Golf Cours	01/01/2023	15:00	9,625.00	14,134.64
01/01/2038	Lake Banks, Liners, & Dredging - Golf	PV Golf Course	01/01/2033	5:00	75,000.00	110,140.03
01/01/2038	Lake Fountain Golf Maint	CW Golf Cours	01/01/2030	8:00	14,500.00	21,293.74
01/01/2038	Toro Reelmaster 7000-D	PV Golf Course	01/01/2028	10:00	95,481.00	140,217.07
01/01/2038	Toro Workman HDX Golf Maint	PV Golf Course	01/01/2028	10:00	33,500.00	49,195.88
01/01/2038	Toro Workman HDX Golf Maint	CW Golf Cours	01/01/2028	10:00	33,500.00	49,195.88
01/01/2038	Vehicle Ford F-150	CW Golf Cours	01/01/2027	11:00	37,131.00	54,528.13
					728,787.00	1,070,248.29
IT Department						
01/01/2038	Computers	Administration	01/01/2032	6:00	\$ 14,300.00	\$ 21,000.03
01/01/2038	Photo ID Printer	Administration	01/01/2028	10:00	4,250.00	6,241.27
01/01/2038	Reserve Study - Type3	Administration	01/01/2035	3:00	7,700.00	11,307.71
					26,250.00	38,549.01
Landscape Maintenance						
01/01/2038	Concrete Refurbish	Community	01/01/2036	2:00	\$ 10,000.00	\$ 14,685.34
01/01/2038	Concrete Refurbish	Community	01/01/2036	2:00	10,000.00	14,685.34
01/01/2038	Irrigation Controller Pro Landscape	Community	01/01/2023	15:00	5,000.00	7,342.67
01/01/2038	Irrigation Controller Pro Landscape	Community	01/01/2023	15:00	15,000.00	22,028.01
01/01/2038	Irrigation Gate Valves Landscape Ma	Community	01/01/2013	25:00	2,100.00	3,083.92



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

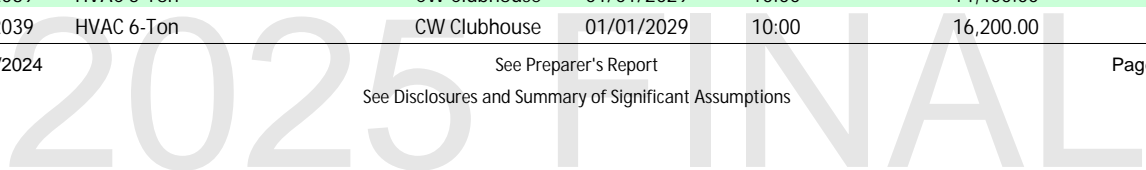
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2038	Lake Fountain Landscape Maint	Community	01/01/2030	8:00	\$ 18,200.00	\$ 26,727.31
01/01/2038	Midge Fly Removal - Allowance	Community	01/01/2034	4:00	100,000.00	146,853.37
01/01/2038	Toro Workman HDX Landscape Main	Community	01/01/2028	10:00	33,500.00	49,195.88
					193,800.00	284,601.84
Patrol						
01/01/2038	Vehicle Toyota Prius	Patrol	01/01/2035	3:00	\$ 21,218.00	\$ 31,159.35
					21,218.00	31,159.35
Pro Shop						
01/01/2038	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2033	5:00	\$ 7,000.00	\$ 10,279.74
01/01/2038	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	Golf Range Ball Machine	CW Pro Shop	01/01/2028	10:00	8,400.00	12,335.68
					106,400.00	156,252.04
Year : 2039						
BoD						
01/01/2039	Document Management Legal	Community	01/01/2024	15:00	\$ 8,000.00	\$ 12,100.72
01/01/2039	Tunnel Rehabilitation	Community	01/01/2038	1:00	5,000.00	7,562.95
					13,000.00	19,663.67
Facility Maintenance						
01/01/2039	Ansul System	PV Restaurant	01/01/2025	14:00	\$ 8,115.89	\$ 12,276.01
01/01/2039	Asphalt - Crack Fill	Community	01/01/2037	2:00	22,000.00	33,276.97
01/01/2039	Asphalt Repair & Seal	Community	01/01/2037	2:00	64,920.90	98,198.69
01/01/2039	Bldg Ext - Repaint	Community	01/01/2037	2:00	30,000.00	45,377.69
01/01/2039	Bldg Interior Carpet	CW Pro Shop	01/01/2038	1:00	12,705.00	19,217.45
01/01/2039	Bldg Interior Remodel - Restrooms	CW Bar/Grill	01/01/2019	20:00	45,000.00	68,066.54
01/01/2039	Chairs	CW A-Rooms	01/01/2032	7:00	6,250.00	9,453.69
01/01/2039	Chairs - Administration	Administration	01/01/2031	8:00	4,500.00	6,806.65
01/01/2039	Door Folding - Repairs	CW Bar/Grill P	01/01/2038	1:00	9,000.00	13,613.31
01/01/2039	Floor Wood - Recoat	CW Ballroom	01/01/2037	2:00	3,720.00	5,626.83
01/01/2039	HVAC - Annual Repairs	Community	01/01/2038	1:00	70,000.00	105,881.28
01/01/2039	HVAC 3-Ton	CW Clubhouse	01/01/2029	10:00	9,600.00	14,520.86
01/01/2039	HVAC 5-Ton	CW Clubhouse	01/01/2029	10:00	14,400.00	21,781.29
01/01/2039	HVAC 6-Ton	CW Clubhouse	01/01/2029	10:00	16,200.00	24,503.95



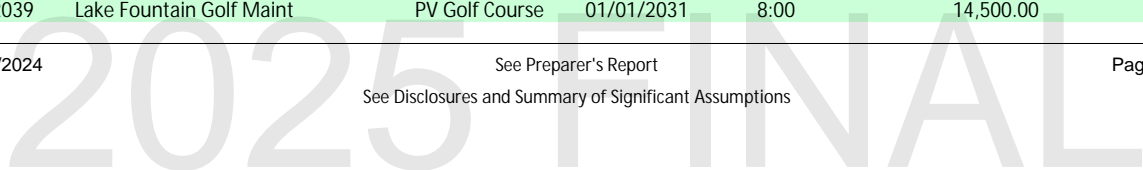
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2039	Lighting - Bollard	Sisk Park	01/01/2029	10:00	\$ 10,502.03	\$ 15,885.26
01/01/2039	Lighting - General Upgrade	Community	01/01/2019	20:00	26,522.50	40,117.66
01/01/2039	Mister Fans	PV Pro Shop	01/01/2032	7:00	8,328.07	12,596.95
01/01/2039	Mister System	PV Clubhouse	01/01/2027	12:00	14,852.50	22,465.74
01/01/2039	Patio Furniture	CW Saguaro Po	01/01/2025	14:00	8,200.00	12,403.24
01/01/2039	Patio Furniture	CW Pro Shop	01/01/2025	14:00	20,500.00	31,008.09
01/01/2039	Pool Deck Outdoor Kool Deck - Rese	Michigan Pool	01/01/2034	5:00	4,700.00	7,109.17
01/01/2039	Pool Deck Outdoor Kool Deck - Rese	PV Pool	01/01/2034	5:00	4,700.00	7,109.17
01/01/2039	Pool Deck Outdoor Kool Deck - Rese	CW Kids Pool	01/01/2034	5:00	2,600.00	3,932.73
01/01/2039	Pool Heaters - Repair	Community	01/01/2038	1:00	10,000.00	15,125.90
01/01/2039	Pool Spa Heater 199 BTU	PV Spa	01/01/2031	8:00	4,500.00	6,806.65
01/01/2039	Pool String Lights	PV Pool	01/01/2029	10:00	4,455.78	6,739.77
01/01/2039	Shade Fabric	Sisk Park	01/01/2029	10:00	5,250.00	7,941.10
01/01/2039	Shade Fabric	CW Bar/Grill P	01/01/2029	10:00	14,625.00	22,121.62
01/01/2039	Sports Court LED Lights	PV Tennis Cour	01/01/2019	20:00	8,000.00	12,100.72
01/01/2039	Sports Court LED Lights	PV Tennis Cour	01/01/2019	20:00	10,000.00	15,125.90
01/01/2039	Sports Court LED Lights	CW Pickleball C	01/01/2019	20:00	24,000.00	36,302.15
01/01/2039	Sports Court Recoat	CW Tennis	01/01/2032	7:00	6,750.00	10,209.98
01/01/2039	Surveillance System Components - R	Community	01/01/2038	1:00	10,000.00	15,125.90
01/01/2039	Walls - Repair	Community	01/01/2037	2:00	30,000.00	45,377.69
01/01/2039	Walls Dobson, Alma, Minn, East- Re	Community	01/01/2037	2:00	30,000.00	45,377.69
01/01/2039	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2038	1:00	15,000.00	22,688.85
01/01/2039	Window Tint	Community	01/01/2038	1:00	40,000.00	60,503.59
					629,897.67	952,776.73
Food & Beverage						
01/01/2039	Bar Top Polish	CW Bar/Grill	01/01/2032	7:00	\$ 3,150.00	\$ 4,764.66
01/01/2039	Bar Top Polish	PV Bar	01/01/2032	7:00	3,150.00	4,764.66
01/01/2039	Broiler/Char Grill	PV Restaurant	01/01/2026	13:00	6,100.18	9,227.07
01/01/2039	Condensers	CW Bar/Grill	01/01/2032	7:00	22,000.00	33,276.97
01/01/2039	Condensers	PV Restaurant	01/01/2032	7:00	27,500.00	41,596.22
01/01/2039	Glassware	PV Restaurant	01/01/2037	2:00	2,500.00	3,781.47
01/01/2039	Mixer - Floor 20 Qt	PV Restaurant	01/01/2029	10:00	6,047.13	9,146.83
01/01/2039	Oven - Cook & Hold	CW Saguaro R	01/01/2026	13:00	11,669.67	17,651.42
01/01/2039	Refrigerator - Reach-In	PV Restaurant	01/01/2032	7:00	2,500.00	3,781.47
					84,616.98	127,990.77
Golf Maintenance						
01/01/2039	Fill Line (PVC Pipe)	CW Golf Cours	01/01/2009	30:00	\$ 56,000.00	\$ 84,705.02
01/01/2039	Golf Course Bunker Renovation	CW Golf Cours	01/01/2038	1:00	20,000.00	30,251.79
01/01/2039	Golf Course Bunker Renovation	PV Golf Course	01/01/2038	1:00	20,000.00	30,251.79
01/01/2039	Irrigation - Computer & Software	PV Golf Course	01/01/2032	7:00	10,500.00	15,882.19
01/01/2039	Irrigation Controller Pro Golf Maint	PV Golf Course	01/01/2024	15:00	198.00	299.49
01/01/2039	Irrigation Sprinkler Heads Lg	PV Golf Course	01/01/2024	15:00	328,750.00	497,263.87
01/01/2039	Irrigation Sprinkler Heads Sm	PV Golf Course	01/01/2024	15:00	37,700.00	57,024.63
01/01/2039	Lake Fountain Golf Maint	PV Golf Course	01/01/2031	8:00	14,500.00	21,932.55
01/01/2039	Lake Fountain Golf Maint	PV Golf Course	01/01/2031	8:00	14,500.00	21,932.55



Sun Lakes 2

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2025 FINAL

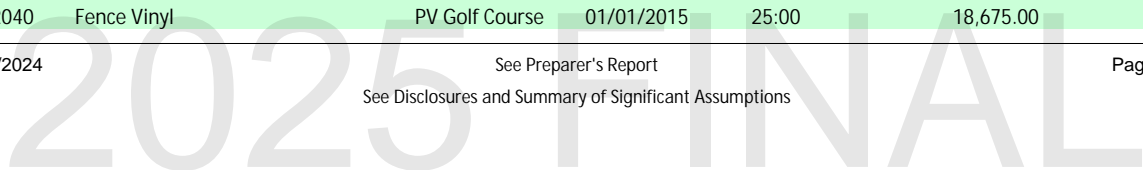
Sun Lakes 2

Analysis Date - January 1, 2025

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Expenditures

Subcategory 2		Service		Estimated			
Date	Component	Location	Date	Life	Current Cost	Expenditure	
01/01/2039	Toro Greensmaster 3300	PV Golf Course	01/01/2029	10:00	\$ 50,000.00	\$ 75,629.49	
01/01/2039	Toro Greensmaster 3300	PV Golf Course	01/01/2029	10:00	50,000.00	75,629.49	
01/01/2039	Toro Reelmaster 3100-D	PV Golf Course	01/01/2029	10:00	42,436.00	64,188.26	
01/01/2039	Toro Reelmaster 3100-D	PV Golf Course	01/01/2029	10:00	42,436.00	64,188.26	
01/01/2039	Toro Reelmaster 3100-D	CW Golf Cours	01/01/2029	10:00	42,436.00	64,188.26	
					729,456.00	1,103,367.64	
IT Department							
01/01/2039	Battery Back-Up	Administration	01/01/2033	6:00	\$ 3,000.00	\$ 4,537.77	
01/01/2039	Computers	Administration	01/01/2033	6:00	14,300.00	21,630.03	
01/01/2039	Reserve Study - Type2	Administration	01/01/2036	3:00	27,758.50	41,987.22	
01/01/2039	Server - Lake	Administration	01/01/2031	8:00	12,000.00	18,151.08	
					57,058.50	86,306.10	
Landscape Maintenance							
01/01/2039	Artificial Turf	CW Golf Cours	01/01/2031	8:00	\$ 29,250.00	\$ 44,243.25	
01/01/2039	Concrete Refurbish	CW Golf Cours	01/01/2037	2:00	10,000.00	15,125.90	
01/01/2039	Concrete Refurbish	PV Golf Course	01/01/2037	2:00	10,000.00	15,125.90	
01/01/2039	Irrigation Gate Valves Landscape Ma	Community	01/01/2014	25:00	50,400.00	76,234.52	
02/05/2039	Carryall Landscape Maint	Community	01/05/2032	7:01	15,408.80	23,364.67	
					115,058.80	174,094.24	
Patrol							
01/01/2039	Golf Cart Patrol	Patrol	01/01/2031	8:00	\$ 12,500.00	\$ 18,907.37	
01/01/2039	Vehicle Toyota Prius	Patrol	01/01/2036	3:00	21,218.00	32,094.13	
					33,718.00	51,001.50	
Year : 2040							
BoD							
01/01/2040	Tunnel Rehabilitation	Community	01/01/2039	1:00	\$ 5,000.00	\$ 7,789.84	
					5,000.00	7,789.84	
Facility Maintenance							
01/01/2040	Asphalt - Rehabilitation	CW Maintenanc	01/01/2010	30:00	\$ 125,775.00	\$ 195,953.35	
01/01/2040	Bldg Ext - Built-Up Roofs	PV Clubhouse	01/01/2025	15:00	3,320.46	5,173.17	
01/01/2040	Bldg Ext - Flat Roof	CW Fitness	01/01/2020	20:00	75,378.60	117,437.40	
01/01/2040	Bldg Ext - Stone Facia	Community	01/01/2035	5:00	5,000.00	7,789.84	
01/01/2040	Bldg Ext Stone - Tile Underlayment	CW Ballroom	01/01/2010	30:00	11,485.50	17,894.03	
01/01/2040	Bldg Interior Carpet	CW Pro Shop	01/01/2039	1:00	12,705.00	19,793.98	
01/01/2040	Bldg Interior Ceiling - Replace	CW Bar/Grill	01/01/2020	20:00	33,418.35	52,064.70	
01/01/2040	Bldg Interior Remodel - CW Fitness	CW Fitness	01/01/2020	20:00	420,000.00	654,346.31	
01/01/2040	Bldg Interior Remodel - Serving Stati	CW Bar/Grill	01/01/2020	20:00	40,000.00	62,318.70	
01/01/2040	Domestic Water Heater 100 Gal	CW Fitness	01/01/2030	10:00	11,500.00	17,916.63	
01/01/2040	Door Folding - Repairs	CW Bar/Grill P	01/01/2039	1:00	9,000.00	14,021.71	
01/01/2040	Door Opener Handicap	PV Bar	01/01/2025	15:00	2,652.25	4,132.12	
01/01/2040	Door Opener Handicap	CW Complex	01/01/2025	15:00	18,565.75	28,924.83	
01/01/2040	Fence Vinyl	CW Golf Course	01/01/2015	25:00	43,200.00	67,304.19	
01/01/2040	Fence Vinyl	PV Golf Course	01/01/2015	25:00	18,675.00	29,095.04	



Sun Lakes 2

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2025 FINAL

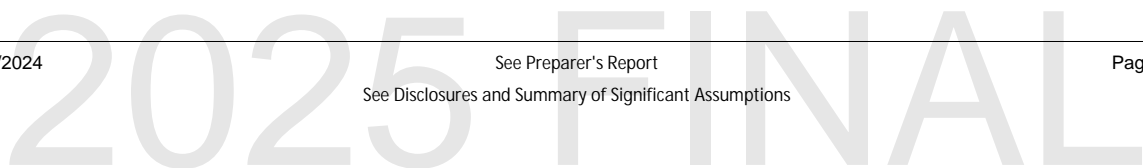
Sun Lakes 2

Analysis Date - January 1, 2025

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Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2040	Fence Vinyl	Community	01/01/2015	25:00	\$ 18,000.00	\$ 28,043.41
01/01/2040	Gates 6' - Wrought Iron	CW Kids Pool	01/01/2015	25:00	1,200.00	1,869.56
01/01/2040	Gates 6' - Wrought Iron	Michigan	01/01/2015	25:00	2,400.00	3,739.12
01/01/2040	Gates 6' - Wrought Iron	CW Main/Lap	01/01/2015	25:00	6,000.00	9,347.80
01/01/2040	Gates Metal 8x8	Community	01/01/2010	30:00	8,000.00	12,463.74
01/01/2040	Gates Metal Ped	PV Pool	01/01/2015	25:00	5,000.00	7,789.84
01/01/2040	Golf Cart Beverage	Facilities Maint	01/01/2035	5:00	19,000.00	29,601.38
01/01/2040	HVAC - Annual Repairs	Community	01/01/2039	1:00	70,000.00	109,057.72
01/01/2040	HVAC 10-Ton	PV Clubhouse	01/01/2030	10:00	30,000.00	46,739.02
01/01/2040	HVAC 12.5-Ton	CW Fitness	01/01/2030	10:00	36,000.00	56,086.83
01/01/2040	HVAC 15-Ton	CW Fitness	01/01/2030	10:00	42,000.00	65,434.63
01/01/2040	HVAC 15-Ton	CW Fitness	01/01/2030	10:00	42,000.00	65,434.63
01/01/2040	HVAC 4-Ton	CW Clubhouse	01/01/2030	10:00	12,600.00	19,630.39
01/01/2040	HVAC 4-Ton	CW Clubhouse	01/01/2030	10:00	12,600.00	19,630.39
01/01/2040	HVAC 4-Ton	CW Fitness	01/01/2030	10:00	12,600.00	19,630.39
01/01/2040	HVAC 4-Ton	CW Fitness	01/01/2030	10:00	12,600.00	19,630.39
01/01/2040	HVAC 5-Ton	CW Clubhouse	01/01/2030	10:00	14,400.00	22,434.73
01/01/2040	HVAC 5-Ton	CW Clubhouse	01/01/2025	15:00	14,400.00	22,434.73
01/01/2040	HVAC 5-Ton	CW Clubhouse	01/01/2025	15:00	14,400.00	22,434.73
01/01/2040	HVAC 5-Ton	CW Clubhouse	01/01/2025	15:00	14,400.00	22,434.73
01/01/2040	HVAC 5-Ton	CW Fitness	01/01/2030	10:00	14,400.00	22,434.73
01/01/2040	HVAC 5-Ton	CW Clubhouse	01/01/2030	10:00	14,400.00	22,434.73
01/01/2040	HVAC 7.5-Ton	CW Clubhouse	01/01/2030	10:00	24,000.00	37,391.22
01/01/2040	HVAC 7.5-Ton	CW Clubhouse	01/01/2025	15:00	24,000.00	37,391.22
01/01/2040	HVAC 7.5-Ton	PV Clubhouse	01/01/2025	15:00	24,000.00	37,391.22
01/01/2040	HVAC 7.5-Ton	CW Clubhouse	01/01/2025	15:00	24,000.00	37,391.22
01/01/2040	HVAC Dehumidifier System	CW Fitness	01/01/2035	5:00	13,500.00	21,032.56
01/01/2040	Ice Machine/Bin XL	PV Restaurant	01/01/2033	7:00	9,500.00	14,800.69
01/01/2040	Lighting - LED - CW Bar	CW Bar/Grill	01/01/2020	20:00	105,000.00	163,586.58
01/01/2040	Lighting - LED - Saguaro	CW Saguaro R	01/01/2020	20:00	9,250.00	14,411.20
01/01/2040	Mister System	CW Pro Shop	01/01/2027	13:00	14,852.50	23,139.71
01/01/2040	Piano Baby Grand	CW Ballroom	01/01/2025	15:00	18,000.00	28,043.41
01/01/2040	Pool Deck Indoor - Resurface	CW Fitness	01/01/2035	5:00	7,500.00	11,684.76
01/20/2040	Pool Heater 399 BTU	Michigan	01/20/2032	8:00	6,100.00	9,503.60
01/20/2040	Pool Heater 399 BTU	PV Pool	01/20/2032	8:00	6,100.00	9,503.60
01/01/2040	Pool Heaters - Repair	Community	01/01/2039	1:00	10,000.00	15,579.67
01/01/2040	Pool Sauna Heaters	CW Fitness	01/01/2020	20:00	5,200.00	8,101.43
01/01/2040	Singage Metal - Replace	Community	01/01/2032	8:00	15,000.00	23,369.51
01/01/2040	Sports Court Recoat	CW Tennis	01/01/2035	5:00	6,750.00	10,516.28
01/01/2040	Surveillance System Components - R	Community	01/01/2039	1:00	10,000.00	15,579.67
01/01/2040	Table - Billiard - Refelt/Refurbish	Community	01/01/2037	3:00	5,000.00	7,789.84
01/01/2040	Walls Hunt Hwy, Riggs Repaint	Community	01/01/2037	3:00	45,000.00	70,108.53
01/01/2040	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2039	1:00	15,000.00	23,369.51
01/01/2040	Window Tint	Community	01/01/2039	1:00	40,000.00	62,318.70
					1,684,828.41	2,624,907.75



Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Fitness Center						
01/01/2040	Fitness Abdominal	CW Fitness	01/01/2020	20:00	\$ 3,350.00	\$ 5,219.19
01/01/2040	Fitness Arc Trainers	CW Fitness	01/01/2035	5:00	15,000.00	23,369.51
01/01/2040	Fitness Assist Dip/Chin	CW Fitness	01/01/2020	20:00	3,675.00	5,725.53
01/01/2040	Fitness Back Extension	CW Fitness	01/01/2020	20:00	3,500.00	5,452.89
01/01/2040	Fitness Biceps Curl	CW Fitness	01/01/2020	20:00	3,350.00	5,219.19
01/01/2040	Fitness Chest Press	CW Fitness	01/01/2020	20:00	3,675.00	5,725.53
01/01/2040	Fitness Cross-Trainers	CW Fitness	01/01/2035	5:00	33,000.00	51,412.92
01/01/2040	Fitness Dual Adjustable Pulley	CW Fitness	01/01/2020	20:00	5,500.00	8,568.82
01/01/2040	Fitness Leg Extension	CW Fitness	01/01/2020	20:00	3,675.00	5,725.53
01/01/2040	Fitness Misc Equipment	CW Fitness	01/01/2020	20:00	21,000.00	32,717.32
01/01/2040	Fitness Pulldown	CW Fitness	01/01/2020	20:00	3,500.00	5,452.89
01/01/2040	Fitness Recumbent Bikes	CW Fitness	01/01/2035	5:00	16,000.00	24,927.48
01/01/2040	Fitness Recumbent Cross-Trainers	CW Fitness	01/01/2035	5:00	12,450.00	19,396.69
01/01/2040	Fitness Row	CW Fitness	01/01/2020	20:00	3,350.00	5,219.19
01/01/2040	Fitness Rowers	CW Fitness	01/01/2035	5:00	3,700.00	5,764.48
01/01/2040	Fitness Seated Ellipticals	CW Fitness	01/01/2035	5:00	12,600.00	19,630.39
01/01/2040	Fitness Seated Leg Curl	CW Fitness	01/01/2020	20:00	4,450.00	6,932.96
01/01/2040	Fitness Seated Leg Press	CW Fitness	01/01/2020	20:00	3,675.00	5,725.53
01/01/2040	Fitness Shoulder Press	CW Fitness	01/01/2020	20:00	3,350.00	5,219.19
01/01/2040	Fitness Smith Machine	CW Fitness	01/01/2020	20:00	3,500.00	5,452.89
01/01/2040	Fitness Spin Bikes	CW Fitness	01/01/2035	5:00	4,700.00	7,322.45
01/01/2040	Fitness Treadmills	CW Fitness	01/01/2035	5:00	63,000.00	98,151.95
01/01/2040	Fitness Triceps Press	CW Fitness	01/01/2020	20:00	3,350.00	5,219.19
01/01/2040	Fitness Upright Bikes	CW Fitness	01/01/2035	5:00	19,250.00	29,990.87
					252,600.00	393,542.58
Food & Beverage						
01/01/2040	Bar Top Refacing	CW Bar/Grill	01/01/2020	20:00	\$ 21,000.00	\$ 32,717.32
01/01/2040	Booths	CW Bar/Grill	01/01/2030	10:00	26,250.00	40,896.64
01/01/2040	Chafing Dishes	PV Restaurant	01/01/2032	8:00	7,850.00	12,230.04
01/01/2040	Chairs & Table Set - CW Bar	CW Bar/Grill	01/01/2030	10:00	95,000.00	148,006.90
01/01/2040	Chairs - Stools	CW Bar/Grill	01/01/2030	10:00	43,200.00	67,304.19
01/01/2040	Cooler Sm	PV Restaurant	01/01/2030	10:00	3,750.00	5,842.38
01/01/2040	Glassware	CW Bar/Grill	01/01/2038	2:00	2,500.00	3,894.92
01/01/2040	Menu Covers	CW Bar/Grill	01/01/2036	4:00	4,000.00	6,231.87
01/01/2040	Menu Covers	PV Restaurant	01/01/2036	4:00	8,000.00	12,463.74
01/01/2040	Slicer Deli	PV Restaurant	01/01/2028	12:00	4,500.00	7,010.85
					216,050.00	336,598.85
Golf Maintenance						
01/01/2040	Carryall Utility Cart Golf Maint	PV Golf Course	01/01/2032	8:00	\$ 12,000.00	\$ 18,695.61
01/01/2040	Carryall Utility Cart Golf Maint	PV Golf Course	01/01/2032	8:00	12,000.00	18,695.61
01/01/2040	Golf Course Bunker Renovation	CW Golf Cours	01/01/2039	1:00	20,000.00	31,159.35
01/01/2040	Golf Course Bunker Renovation	PV Golf Course	01/01/2039	1:00	20,000.00	31,159.35
01/01/2040	Lake Aerator Golf Maint	PV Golf Course	01/01/2025	15:00	10,000.00	15,579.67
01/01/2040	Lake Aerator Golf Maint	CW Golf Cours	01/01/2025	15:00	10,000.00	15,579.67

2025 FINAL

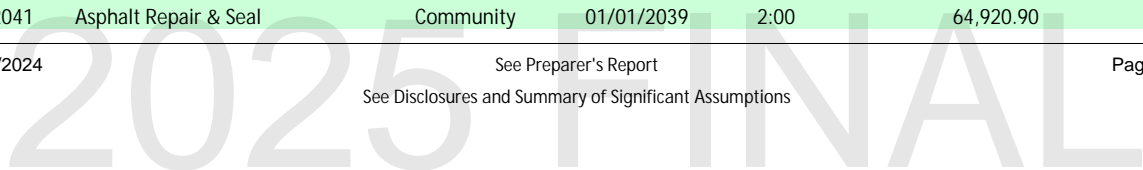
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2040	Lake Aerator Golf Maint	CW Golf Cours	01/01/2025	15:00	\$ 10,000.00	\$ 15,579.67
01/01/2040	Lake Aerator Golf Maint	CW Golf Cours	01/01/2025	15:00	10,000.00	15,579.67
01/01/2040	Lake Aerator Golf Maint	PV Golf Course	01/01/2025	15:00	10,000.00	15,579.67
01/01/2040	Lake Banks, Liners, & Dredging - Golf	CW Golf Cours	01/01/2035	5:00	75,000.00	116,847.56
01/01/2040	Landscape Granite/Rock Replenish	CW Golf Cours	01/01/2037	3:00	20,000.00	31,159.35
01/01/2040	Overflow Pump Golf Maint	Community	01/01/2025	15:00	20,000.00	31,159.35
01/01/2040	Toro Greensmaster TriFlex 3400	CW Golf Cours	01/01/2030	10:00	50,000.00	77,898.37
01/01/2040	Toro Greensmaster TriFlex 3400	CW Golf Cours	01/01/2030	10:00	50,000.00	77,898.37
01/01/2040	Toro ProCore 648 Aero	PV Golf Course	01/01/2025	15:00	36,070.60	56,196.82
					365,070.60	568,768.09
IT Department						
01/01/2040	Computers	Administration	01/01/2034	6:00	\$ 14,300.00	\$ 22,278.93
01/01/2040	Paper Shredder	Administration	01/01/2028	12:00	5,304.00	8,263.46
01/01/2040	POS System	CW Bar/Grill	01/01/2035	5:00	10,000.00	15,579.67
01/01/2040	POS System	PV Restaurant	01/01/2035	5:00	10,000.00	15,579.67
01/01/2040	Reserve Study - Type3	Administration	01/01/2037	3:00	7,700.00	11,996.35
					47,304.00	73,698.08
Landscape Maintenance						
01/01/2040	Artificial Turf	Sisk Park	01/01/2032	8:00	\$ 28,080.00	\$ 43,747.73
01/01/2040	Carryall Landscape Maint	Community	01/01/2032	8:00	14,008.00	21,824.01
01/01/2040	Concrete Refurbish	Community	01/01/2038	2:00	10,000.00	15,579.67
01/01/2040	Concrete Refurbish	Community	01/01/2038	2:00	10,000.00	15,579.67
01/01/2040	Lake Banks, Liners, & Dredging - Co	Community	01/01/2035	5:00	75,000.00	116,847.56
01/01/2040	Lake Fountain Landscape Maint	Community	01/01/2032	8:00	18,200.00	28,355.01
01/01/2040	Lake Fountain Landscape Maint	Community	01/01/2032	8:00	18,200.00	28,355.01
01/01/2040	Lakes Circulation System	Community	01/01/2020	20:00	43,000.00	66,992.60
01/01/2040	Landscape Drywell Clean	Community	01/01/2037	3:00	17,000.00	26,485.45
08/20/2040	Zero Turn Mower, ExMark	Community	08/20/2030	10:00	17,000.00	26,946.08
					250,488.00	390,712.79
Patrol						
01/01/2040	Golf Cart Patrol	Patrol	01/01/2032	8:00	\$ 12,500.00	\$ 19,474.59
01/01/2040	Radio System	Patrol	01/01/2035	5:00	5,000.00	7,789.84
01/01/2040	Vehicle GM	Patrol	01/01/2037	3:00	20,000.00	31,159.35
					37,500.00	58,423.78
Year : 2041						
BoD						
01/01/2041	Consultant Fee	Community	01/01/2038	3:00	\$ 50,000.00	\$ 80,235.32
01/01/2041	Tunnel Rehabilitation	Community	01/01/2040	1:00	5,000.00	8,023.53
					55,000.00	88,258.85
Facility Maintenance						
01/01/2041	Aluminum Beams	CW Breezeway	01/01/2025	16:00	\$ 25,000.00	\$ 40,117.66
01/01/2041	Asphalt - Crack Fill	Community	01/01/2039	2:00	22,000.00	35,303.54
01/01/2041	Asphalt Repair & Seal	Community	01/01/2039	2:00	64,920.90	104,178.99



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

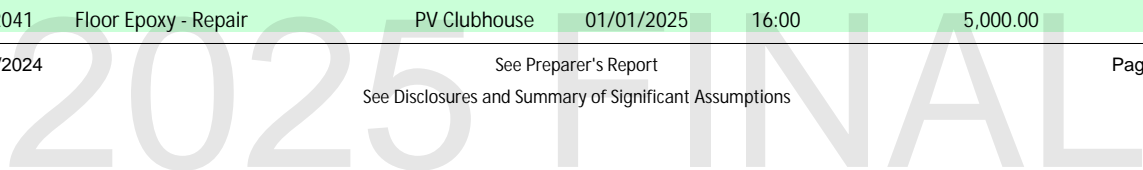
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2041	Bldg Ext - Repaint	Community	01/01/2039	2:00	\$ 30,000.00	\$ 48,141.19
01/01/2041	Bldg Interior Carpet	PV Bar	01/01/2025	16:00	9,712.50	15,585.71
01/01/2041	Bldg Interior Carpet	CW Pro Shop	01/01/2040	1:00	12,705.00	20,387.80
01/01/2041	Bldg Interior Carpet	Administration	01/01/2025	16:00	16,852.50	27,043.32
01/01/2041	Bldg Interior Remodel - CW Billiard R	CW Billiards	01/01/2021	20:00	5,000.00	8,023.53
01/01/2041	Cushman Hauler 1200X Facility Main	Community	01/01/2033	8:00	12,000.00	19,256.48
01/01/2041	Cushman Hauler 800X	Facilities Maint	01/01/2033	8:00	10,078.55	16,173.11
01/01/2041	Cushman Hauler 800X	Facilities Maint	01/01/2033	8:00	10,078.55	16,173.11
01/01/2041	Cushman Hauler 800X	Facilities Maint	01/01/2033	8:00	10,078.55	16,173.11
01/01/2041	Door Folding - Repairs	CW Bar/Grill P	01/01/2040	1:00	9,000.00	14,442.36
01/01/2041	EZ Go Freedom TXT	Facilities Maint	01/01/2033	8:00	10,500.00	16,849.42
01/01/2041	Floor Vinyl - Replace	CW Bar/Grill	01/01/2034	7:00	47,250.00	75,822.38
01/01/2041	Floor Wood - Recoat	CW Ballroom	01/01/2039	2:00	3,720.00	5,969.51
01/01/2041	Floor Wood - Refinish	CW Ballroom	01/01/2037	4:00	35,650.00	57,207.78
01/01/2041	HVAC - Annual Repairs	Community	01/01/2040	1:00	70,000.00	112,329.45
01/01/2041	HVAC 3.5-Ton	CW Clubhouse	01/01/2031	10:00	10,800.00	17,330.83
01/01/2041	HVAC 4-Ton	CW Clubhouse	01/01/2025	16:00	12,600.00	20,219.30
01/01/2041	HVAC 4-Ton	PV Clubhouse	01/01/2031	10:00	12,600.00	20,219.30
01/01/2041	HVAC 5-Ton	CW Clubhouse	01/01/2025	16:00	14,400.00	23,107.77
01/01/2041	HVAC 7.5-Ton	CW Clubhouse	01/01/2031	10:00	24,000.00	38,512.95
01/01/2041	HVAC 7.5-Ton	CW Clubhouse	01/01/2031	10:00	24,000.00	38,512.95
01/01/2041	HVAC 7.5-Ton	CW Clubhouse	01/01/2031	10:00	24,000.00	38,512.95
01/01/2041	HVAC 7.5-Ton	CW Clubhouse	01/01/2031	10:00	24,000.00	38,512.95
01/01/2041	HVAC Swamp Coolers	Community	01/01/2035	6:00	48,000.00	77,025.91
01/01/2041	Pool Furniture - CW Main	CW Main/Lap	01/01/2033	8:00	46,679.60	74,907.05
01/01/2041	Pool Furniture - PV	PV Pool	01/01/2035	6:00	29,705.20	47,668.13
01/01/2041	Pool Heater 399 BTU	PV Pool	01/01/2033	8:00	6,100.00	9,788.71
01/01/2041	Pool Heater 399 BTU	CW Kids Pool	01/01/2033	8:00	6,100.00	9,788.71
01/01/2041	Pool Heater 399 BTU	CW Lap Pool	01/01/2033	8:00	6,100.00	9,788.71
01/01/2041	Pool Heaters - Repair	Community	01/01/2040	1:00	10,000.00	16,047.06
01/01/2041	Pool Hydrochair	CW Lap Pool	01/01/2033	8:00	11,139.00	17,874.83
01/01/2041	Pool Hydrochair	CW Main Pool	01/01/2033	8:00	11,139.00	17,874.83
01/01/2041	Pool Pump/Motor	PV Pool	01/01/2033	8:00	2,500.00	4,011.77
01/01/2041	Pool Pump/Motor	PV Spa	01/01/2033	8:00	2,500.00	4,011.77
01/01/2041	Pool Waterline Tile - Repairs	CW Main Pool	01/01/2033	8:00	6,188.99	9,931.51
01/01/2041	Pool Waterline Tile - Repairs	CW Lap Pool	01/01/2033	8:00	7,636.80	12,254.82
01/01/2041	Surveillance System Components - R	Community	01/01/2040	1:00	10,000.00	16,047.06
01/01/2041	Walls - Repair	Community	01/01/2039	2:00	30,000.00	48,141.19
01/01/2041	Walls Dobson, Alma, Minn, East- Re	Community	01/01/2039	2:00	30,000.00	48,141.19
01/01/2041	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2040	1:00	15,000.00	24,070.60
01/01/2041	Window Tint	Community	01/01/2040	1:00	40,000.00	64,188.26
					869,735.14	1,395,669.56
Food & Beverage						
01/01/2041	Chairs - Banquet Pro	CW Ballroom	01/01/2031	10:00	\$ 104,500.00	\$ 167,691.82
01/01/2041	Floor Epoxy - Repair	CW Complex	01/01/2025	16:00	5,000.00	8,023.53
01/01/2041	Floor Epoxy - Repair	PV Clubhouse	01/01/2025	16:00	5,000.00	8,023.53



Sun Lakes 2

Analysis Date - January 1, 2025

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2025 FINAL

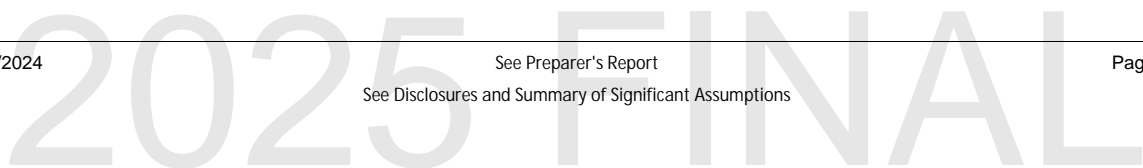
Sun Lakes 2

Analysis Date - January 1, 2025

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Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2041	Fryer	CW Bar/Grill	01/01/2031	10:00	\$ 27,583.00	\$ 44,262.62
01/01/2041	Glassware	PV Restaurant	01/01/2039	2:00	2,500.00	4,011.77
01/01/2041	Range/Oven 6 Burner	PV Restaurant	01/01/2025	16:00	6,100.00	9,788.71
					150,683.00	241,801.98
Golf Maintenance						
01/01/2041	Golf Course Bunker Renovation	CW Golf Cours	01/01/2040	1:00	\$ 20,000.00	\$ 32,094.13
01/01/2041	Golf Course Bunker Renovation	PV Golf Course	01/01/2040	1:00	20,000.00	32,094.13
01/01/2041	Golf Course Fairway Rehab	CW Golf Cours	01/01/2036	5:00	20,000.00	32,094.13
01/01/2041	Golf Course Fairway Rehab	PV Golf Course	01/01/2036	5:00	20,000.00	32,094.13
01/01/2041	Golf Course Greens Rehab	CW Golf Cours	01/01/2036	5:00	20,000.00	32,094.13
01/01/2041	Golf Course Greens Rehab	PV Golf Course	01/01/2036	5:00	20,000.00	32,094.13
01/01/2041	Golf Course Tee Boxes Rehab	CW Golf Cours	01/01/2036	5:00	10,000.00	16,047.06
01/01/2041	Golf Course Tee Boxes Rehab	PV Golf Course	01/01/2036	5:00	10,000.00	16,047.06
01/01/2041	Golf Course Tree Maint	CW Golf Cours	01/01/2036	5:00	20,000.00	32,094.13
01/01/2041	Golf Course Tree Maint	PV Golf Course	01/01/2036	5:00	20,000.00	32,094.13
01/01/2041	Irrigation Pump Station Repairs	CW Golf Cours	01/01/2036	5:00	20,000.00	32,094.13
01/01/2041	Irrigation Pump Station Repairs	CW Golf Cours	01/01/2036	5:00	20,000.00	32,094.13
01/01/2041	Irrigation Pump Station Repairs	PV Golf Course	01/01/2036	5:00	20,000.00	32,094.13
01/01/2041	Irrigation Pump Station Replace	CW Golf Cours	01/01/2021	20:00	350,000.00	561,647.25
01/01/2041	Irrigation Pump Station Replace	PV Golf Course	01/01/2021	20:00	350,000.00	561,647.25
01/01/2041	Irrigation Weather Station	CW Golf Cours	01/01/2021	20:00	25,000.00	40,117.66
01/01/2041	Toro 5610 Cutting Reels	PV Golf Course	01/01/2033	8:00	10,000.00	16,047.06
01/01/2041	Toro 5610 Cutting Reels	CW Golf Cours	01/01/2033	8:00	2,000.00	3,209.41
01/01/2041	Toro Sand Pro 3040	PV Golf Course	01/01/2033	8:00	2,121.67	3,404.66
01/01/2041	Toro Sand Pro 3040	CW Golf Cours	01/01/2033	8:00	2,121.67	3,404.66
01/01/2041	Vehicle Ford F-150	Community	01/01/2034	7:00	37,131.00	59,584.35
					1,018,374.34	1,634,191.85
IT Department						
01/01/2041	Computers	Administration	01/01/2035	6:00	\$ 14,300.00	\$ 22,947.30
01/01/2041	Reserve Study - Type3	Administration	01/01/2038	3:00	7,700.00	12,356.24
					22,000.00	35,303.54
Landscape Maintenance						
01/01/2041	Artificial Turf	Sisk Park	01/01/2033	8:00	\$ 41,652.00	\$ 66,839.23
01/01/2041	Concrete Refurbish	CW Golf Cours	01/01/2039	2:00	10,000.00	16,047.06
01/01/2041	Concrete Refurbish	PV Golf Course	01/01/2039	2:00	10,000.00	16,047.06
01/01/2041	Harper Turf Vac_Landscape Maint	Community	01/01/2027	14:00	35,000.00	56,164.73
01/01/2041	Lake Aerator Landscape Maint	Community	01/01/2026	15:00	10,000.00	16,047.06
01/01/2041	Lake Aerator Landscape Maint	Community	01/01/2026	15:00	10,000.00	16,047.06
					116,652.00	187,192.20
Patrol						
01/01/2041	Vehicle Toyota Prius	Patrol	01/01/2038	3:00	\$ 21,218.00	\$ 34,048.66
					21,218.00	34,048.66



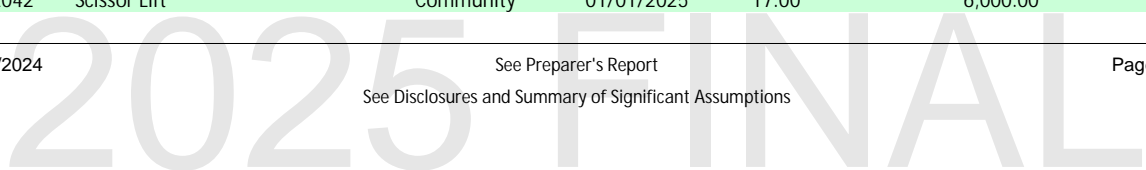
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Year : 2042						
BoD						
01/01/2042	Computer Learning Center - Remode	CW Learning C	01/01/2022	20:00	\$ 50,000.00	\$ 82,642.38
01/01/2042	Tunnel Rehabilitation	Community	01/01/2041	1:00	5,000.00	8,264.24
					55,000.00	90,906.62
Facility Maintenance						
01/01/2042	Audio/Video System	PV Restaurant	01/01/2036	6:00	\$ 5,400.00	\$ 8,925.38
01/01/2042	Bldg Interior Carpet	CW Card Room	01/01/2025	17:00	6,195.00	10,239.39
01/01/2042	Bldg Interior Carpet	CW Pro Shop	01/01/2041	1:00	12,705.00	20,999.43
01/01/2042	Bldg Interior Carpet	CW Billiards	01/01/2025	17:00	4,620.00	7,636.16
01/01/2042	Bldg Interior Remodel - Saguaro	Community	01/01/2022	20:00	30,000.00	49,585.43
01/01/2042	Chairs - Bar	PV Bar	01/01/2034	8:00	25,900.00	42,808.75
01/01/2042	Chairs - Card Rm	CW Card Room	01/01/2025	17:00	8,325.00	13,759.96
01/01/2042	Cushman Hauler 1200X Facility Main	Community	01/01/2034	8:00	12,000.00	19,834.17
01/01/2042	Cushman Hauler 800X	Facilities Maint	01/01/2034	8:00	10,078.55	16,658.31
01/01/2042	Cushman Hauler 800X	Facilities Maint	01/01/2034	8:00	10,078.55	16,658.31
01/01/2042	Defibrillators (AED)	Community	01/01/2037	5:00	8,000.00	13,222.78
01/01/2042	Door Folding - Repairs	CW Bar/Grill P	01/01/2041	1:00	9,000.00	14,875.63
01/01/2042	HVAC - Annual Repairs	Community	01/01/2041	1:00	70,000.00	115,699.33
01/01/2042	HVAC 2.5-Ton	CW Clubhouse	01/01/2025	17:00	8,600.00	14,214.49
01/01/2042	HVAC 2.5-Ton	San Tan Gate	01/01/2032	10:00	8,600.00	14,214.49
01/01/2042	HVAC 3-Ton	CW Clubhouse	01/01/2025	17:00	9,600.00	15,867.34
01/01/2042	HVAC 3-Ton	CW Clubhouse	01/01/2025	17:00	9,600.00	15,867.34
01/01/2042	HVAC 3-Ton	CW Clubhouse	01/01/2025	17:00	9,600.00	15,867.34
01/01/2042	HVAC 3.5-Ton	CW Clubhouse	01/01/2025	17:00	10,800.00	17,850.75
01/01/2042	HVAC 4-Ton	CW Clubhouse	01/01/2025	17:00	12,600.00	20,825.88
01/01/2042	HVAC 4-Ton	CW Clubhouse	01/01/2025	17:00	12,600.00	20,825.88
01/01/2042	HVAC 4-Ton	CW Clubhouse	01/01/2025	17:00	12,600.00	20,825.88
01/01/2042	HVAC 4-Ton	CW Clubhouse	01/01/2025	17:00	12,600.00	20,825.88
01/01/2042	HVAC 4-Ton	CW Clubhouse	01/01/2025	17:00	12,600.00	20,825.88
01/01/2042	HVAC 4-Ton	CW Clubhouse	01/01/2025	17:00	12,600.00	20,825.88
01/01/2042	HVAC 5-Ton	CW Clubhouse	01/01/2025	17:00	14,400.00	23,801.01
01/01/2042	HVAC 5-Ton	PV Clubhouse	01/01/2025	17:00	14,400.00	23,801.01
01/01/2042	HVAC 5-Ton	CW Clubhouse	01/01/2032	10:00	14,400.00	23,801.01
01/01/2042	HVAC 5-Ton	PV Clubhouse	01/01/2025	17:00	14,400.00	23,801.01
01/01/2042	HVAC 7.5-Ton	PV Clubhouse	01/01/2025	17:00	24,000.00	39,668.34
01/01/2042	HVAC 7.5-Ton	PV Clubhouse	01/01/2025	17:00	24,000.00	39,668.34
01/01/2042	Ice Machine/Bin XL	PV Restaurant	01/01/2035	7:00	9,500.00	15,702.05
01/01/2042	Jetter Cart Mounted	Facilities Maint	01/01/2027	15:00	11,669.90	19,288.57
01/01/2042	Kilns - Glass Fusion	CW Ceramics	01/01/2022	20:00	10,000.00	16,528.48
01/01/2042	Park Furniture	Sisk Park	01/01/2025	17:00	16,800.00	27,767.84
01/01/2042	Pool Heater 399 BTU	CW Main Pool	01/01/2034	8:00	12,200.00	20,164.74
01/01/2042	Pool Heaters - Repair	Community	01/01/2041	1:00	10,000.00	16,528.48
01/01/2042	Pool Spa Heater 199 BTU	CW Spa	01/01/2034	8:00	4,500.00	7,437.81
01/01/2042	Pool Spa Heater 199 BTU	Michigan Spa	01/01/2034	8:00	4,500.00	7,437.81
01/01/2042	Scissor Lift	Community	01/01/2025	17:00	6,000.00	9,917.09



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

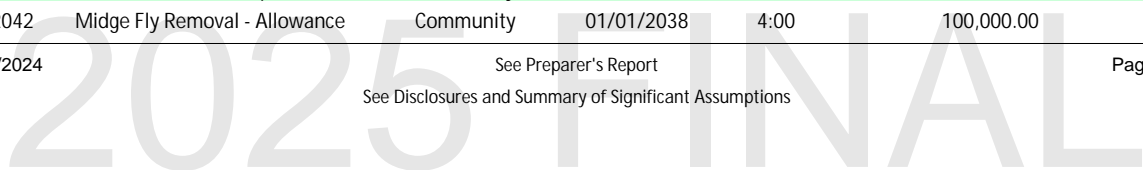
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2042	Scissor Lift	Community	01/01/2025	17:00	\$ 6,000.00	\$ 9,917.09
01/01/2042	Sports Court Recoat	PV Tennis Cour	01/01/2037	5:00	6,750.00	11,156.72
01/01/2042	Sports Court Recoat	PV Tennis Cour	01/01/2037	5:00	6,750.00	11,156.72
01/01/2042	Surveillance System - Replace	Community	01/01/2032	10:00	177,251.00	292,968.90
01/01/2042	Surveillance System Components - R	Community	01/01/2041	1:00	10,000.00	16,528.48
01/01/2042	Toro Workman 3200 Facilities Maint	Community	01/01/2032	10:00	27,500.00	45,453.31
01/01/2042	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2041	1:00	15,000.00	24,792.71
01/01/2042	Window Tint	Community	01/01/2041	1:00	40,000.00	66,113.91
					812,123.00	1,342,315.61
Food & Beverage						
01/01/2042	Cooler Lg	PV Restaurant	01/01/2032	10:00	\$ 5,000.00	\$ 8,264.24
01/01/2042	Cooler Lg	PV Restaurant	01/01/2032	10:00	5,000.00	8,264.24
01/01/2042	Cooler Sm	PV Restaurant	01/01/2032	10:00	3,750.00	6,198.18
01/01/2042	Glassware	CW Bar/Grill	01/01/2040	2:00	2,500.00	4,132.12
01/01/2042	Range/Oven Flat Top Convection	CW Bar/Grill	01/01/2032	10:00	17,200.00	28,428.98
01/01/2042	Silverware Polisher	PV Restaurant	01/01/2034	8:00	4,880.14	8,066.13
					38,330.14	63,353.89
Golf Maintenance						
01/01/2042	Angle Master Bed knife Grinder	PV Golf Course	01/01/2037	5:00	\$ 29,000.00	\$ 47,932.58
01/01/2042	Cushman Hauler 1200X Golf Maint	PV Golf Course	01/01/2034	8:00	12,000.00	19,834.17
01/01/2042	Cushman Hauler 1200X Golf Maint	CW Golf Cours	01/01/2034	8:00	12,000.00	19,834.17
01/01/2042	Express Dual Reel Grinder	PV Golf Course	01/01/2022	20:00	57,000.00	94,212.32
01/01/2042	Golf Course Bunker Renovation	CW Golf Cours	01/01/2041	1:00	20,000.00	33,056.95
01/01/2042	Golf Course Bunker Renovation	PV Golf Course	01/01/2041	1:00	20,000.00	33,056.95
01/01/2042	Irrigation - Computer & Software	CW Golf Cours	01/01/2036	6:00	10,500.00	17,354.90
01/01/2042	Irrigation Pump Station Replace	CW Golf Cours	01/01/2022	20:00	350,000.00	578,496.67
01/01/2042	Irrigation PVC Piping PV	PV Golf Course	01/01/1997	45:00	1,100,000.00	1,818,132.40
01/01/2042	Tycrop Topdresser	CW Golf Cours	01/01/2025	17:00	17,000.00	28,098.41
					1,627,500.00	2,690,009.52
IT Department						
01/01/2042	Computers	Administration	01/01/2036	6:00	\$ 14,300.00	\$ 23,635.72
01/01/2042	Reserve Study - Type2	Administration	01/01/2039	3:00	27,758.50	45,880.57
					42,058.50	69,516.29
Landscape Maintenance						
01/01/2042	Concrete Refurbish	Community	01/01/2040	2:00	\$ 10,000.00	\$ 16,528.48
01/01/2042	Concrete Refurbish	Community	01/01/2040	2:00	10,000.00	16,528.48
01/01/2042	Cushman Hauler 1200X Landscape	Community	01/01/2034	8:00	12,000.00	19,834.17
01/01/2042	Cushman Hauler 1200X Landscape	Community	01/01/2034	8:00	12,000.00	19,834.17
01/01/2042	Lake Aerator Landscape Maint	Community	01/01/2026	16:00	10,000.00	16,528.48
01/01/2042	Lake Aerator Landscape Maint	Community	01/01/2026	16:00	10,000.00	16,528.48
01/01/2042	Lake Aerator Landscape Maint	Community	01/01/2026	16:00	10,000.00	16,528.48
01/01/2042	Lake Aerator Landscape Maint	Community	01/01/2026	16:00	10,000.00	16,528.48
01/01/2042	Lake Aerator Landscape Maint	Community	01/01/2026	16:00	10,000.00	16,528.48
01/01/2042	Midge Fly Removal - Allowance	Community	01/01/2038	4:00	100,000.00	165,284.76



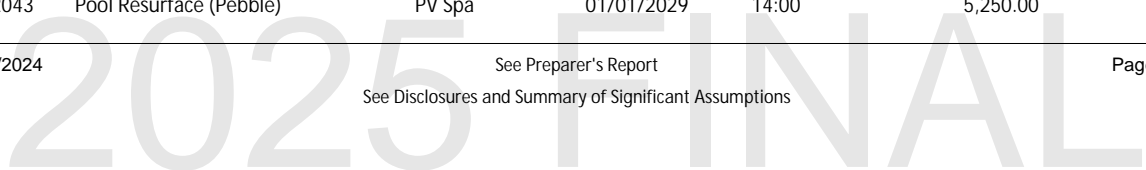
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2042	Toro Workman 3200 Landscape Mai	CW Golf Cours	01/01/2032	10:00	\$ 27,500.00	\$ 45,453.31
					221,500.00	366,105.77
Patrol						
01/01/2042	Vehicle Toyota Prius	Patrol	01/01/2039	3:00	\$ 21,218.00	\$ 35,070.12
					21,218.00	35,070.12
Year : 2043						
BoD						
01/01/2043	Tunnel Rehabilitation	Community	01/01/2042	1:00	\$ 5,000.00	\$ 8,512.17
					5,000.00	8,512.17
Facility Maintenance						
01/01/2043	Asphalt - Crack Fill	Community	01/01/2041	2:00	\$ 22,000.00	\$ 37,453.53
01/01/2043	Asphalt Repair & Seal	Community	01/01/2041	2:00	64,920.90	110,523.49
01/01/2043	Bldg Ext - Repaint	Community	01/01/2041	2:00	30,000.00	51,072.99
01/01/2043	Bldg Interior Carpet	CW Pro Shop	01/01/2042	1:00	12,705.00	21,629.41
01/01/2043	Bldg Interior Carpet Pro	PV Restaurant	01/01/2034	9:00	23,100.00	39,326.20
01/01/2043	Bldg Interior Remodel - CW Ceramic	CW Ceramics	01/01/2023	20:00	10,000.00	17,024.33
01/01/2043	Door Folding - Repairs	CW Bar/Grill P	01/01/2042	1:00	9,000.00	15,321.90
01/01/2043	Fence Chain Link 10'	CW Pickleball C	01/01/2013	30:00	10,740.00	18,284.13
01/01/2043	Fence Chain Link 4'	CW Pickleball C	01/01/2013	30:00	3,667.50	6,243.67
01/01/2043	Floor Scrubber Lg	CW Ballroom	01/01/2034	9:00	8,000.00	13,619.46
01/01/2043	Floor Wood - Recoat	CW Ballroom	01/01/2041	2:00	3,720.00	6,333.05
01/01/2043	Floor Wood - Refinish	CW Dance Roo	01/01/2033	10:00	4,168.75	7,097.02
01/01/2043	Golf Cart Beverage	Facilities Maint	01/01/2037	6:00	19,000.00	32,346.23
01/01/2043	HVAC - Annual Repairs	Community	01/01/2042	1:00	70,000.00	119,170.31
01/01/2043	HVAC 10-Ton	PV Clubhouse	01/01/2033	10:00	30,000.00	51,072.99
01/01/2043	HVAC 7.5-Ton	PV Clubhouse	01/01/2033	10:00	24,000.00	40,858.39
01/01/2043	Kilns - Ceramics	CW Ceramics	01/01/2023	20:00	5,500.00	9,363.38
01/01/2043	Kilns - Ceramics	CW Ceramics	01/01/2023	20:00	5,500.00	9,363.38
01/01/2043	Kilns - Ceramics	CW Ceramics	01/01/2023	20:00	5,500.00	9,363.38
01/01/2043	Lighting - LED - Sport Courts	Sisk Park	01/01/2023	20:00	4,000.00	6,809.73
01/01/2043	Pool Deck Outdoor Kool Deck - Rese	CW Main Pool	01/01/2038	5:00	18,100.00	30,814.04
01/01/2043	Pool Deck Outdoor Kool Deck - Resu	CW Kids Pool	01/01/2023	20:00	37,700.00	64,181.73
01/01/2043	Pool Deck Outdoor Kool Deck - Resu	Michigan Pool	01/01/2023	20:00	68,150.00	116,020.81
01/01/2043	Pool Deck Outdoor Kool Deck - Resu	PV Pool	01/01/2023	20:00	68,150.00	116,020.81
01/01/2043	Pool Furniture - CW Kids	CW Kids Pool	01/01/2034	9:00	18,565.75	31,606.95
01/01/2043	Pool Furniture - Michigan	Michigan	01/01/2034	9:00	35,540.15	60,504.73
01/01/2043	Pool Heaters - Repair	Community	01/01/2042	1:00	10,000.00	17,024.33
01/01/2043	Pool Pump/Motor	CW Kids Pool	01/01/2037	6:00	2,500.00	4,256.08
01/01/2043	Pool Pump/Motor	CW Lap Pool	01/01/2037	6:00	2,500.00	4,256.08
01/01/2043	Pool Pump/Motor	CW Spa	01/01/2037	6:00	2,500.00	4,256.08
01/01/2043	Pool Pump/Motor	Michigan	01/01/2037	6:00	2,500.00	4,256.08
01/01/2043	Pool Pump/Motor	Michigan Spa	01/01/2037	6:00	2,500.00	4,256.08
01/01/2043	Pool Pump/Motor 10HP & VFD	CW Main Pool	01/01/2037	6:00	17,500.00	29,792.58
01/01/2043	Pool Resurface (Pebble)	PV Spa	01/01/2029	14:00	5,250.00	8,937.77



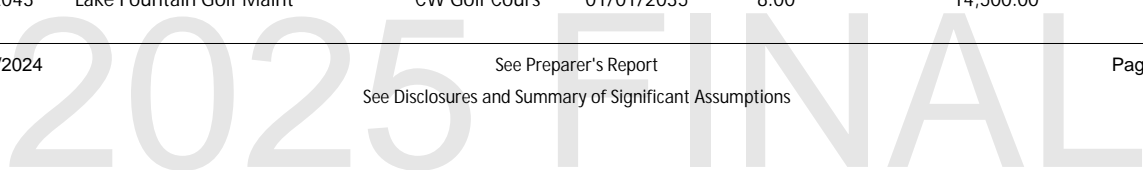
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2043	Pool Resurface (Pebble)	CW Kids Pool	01/01/2029	14:00	\$ 11,200.00	\$ 19,067.25
01/01/2043	Pool Resurface (Pebble)	PV Pool	01/01/2029	14:00	30,625.00	52,137.01
01/01/2043	Pool Waterline Tile - Repairs	CW Spa	01/01/2034	9:00	1,113.70	1,896.00
01/01/2043	Pool Waterline Tile - Repairs	Michigan Pool	01/01/2034	9:00	2,736.52	4,658.74
01/01/2043	Shade Fabric	CW Bar/Grill P	01/01/2033	10:00	3,915.00	6,665.03
01/01/2043	Shade Fabric	CW Pickleball C	01/01/2033	10:00	5,250.00	8,937.77
01/01/2043	Sports Court LED Lights	Sisk Park	01/01/2023	20:00	3,000.00	5,107.30
01/01/2043	Sports Court Recoat	CW Tennis	01/01/2037	6:00	6,750.00	11,491.42
01/01/2043	Sports Court Recoat	CW Tennis	01/01/2037	6:00	6,750.00	11,491.42
01/01/2043	Sports Court Recoat	CW Tennis	01/01/2037	6:00	6,750.00	11,491.42
01/01/2043	Sports Court Recoat	Sisk Park	01/01/2038	5:00	6,750.00	11,491.42
01/01/2043	Surveillance System Components - R	Community	01/01/2042	1:00	10,000.00	17,024.33
01/01/2043	Table - Billiard - Refelt/Refurbish	Community	01/01/2040	3:00	5,000.00	8,512.17
01/01/2043	Tile Roof Underlayment	PV Clubhouse	01/01/2013	30:00	60,000.00	102,145.98
01/01/2043	Walls - Repair	Community	01/01/2041	2:00	30,000.00	51,072.99
01/01/2043	Walls Dobson, Alma, Minn, East- Re	Community	01/01/2041	2:00	30,000.00	51,072.99
01/01/2043	Walls Hunt Hwy, Riggs Repaint	Community	01/01/2040	3:00	45,000.00	76,609.49
01/01/2043	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2042	1:00	15,000.00	25,536.50
01/01/2043	Window Tint	Community	01/01/2042	1:00	40,000.00	68,097.32
					976,818.27	1,662,967.67
Fitness Center						
01/01/2043	Fitness Hip Abduction/Adduction	CW Fitness	01/01/2023	20:00	\$ 8,115.00	\$ 13,815.24
01/01/2043	Fitness Loaded Calf Raise	CW Fitness	01/01/2023	20:00	2,660.00	4,528.47
					10,775.00	18,343.71
Food & Beverage						
01/01/2043	Chafing Dishes	CW Bar/Grill	01/01/2035	8:00	\$ 15,700.00	\$ 26,728.20
01/01/2043	Countertop Cooler 2-Door	PV Restaurant	01/01/2034	9:00	3,500.00	5,958.52
01/01/2043	Glassware	PV Restaurant	01/01/2041	2:00	2,500.00	4,256.08
01/01/2043	Heat Lamps - Pulldown	PV Restaurant	01/01/2028	15:00	2,784.00	4,739.57
01/01/2043	Mixer - Floor 40 Qt	CW Bar/Grill	01/01/2029	14:00	10,290.73	17,519.28
01/01/2043	Oven - Cook & Hold	CW Bar/Grill	01/01/2033	10:00	11,669.67	19,866.83
01/01/2043	Range/Oven 6 Burner	CW Bar/Grill	01/01/2026	17:00	6,100.00	10,384.84
01/01/2043	Range/Oven Double Stack Convection	PV Restaurant	01/01/2033	10:00	9,442.00	16,074.37
01/01/2043	Range/Oven Pizza	CW Bar/Grill	01/01/2033	10:00	34,000.00	57,882.72
01/01/2043	Refrigerator - Reach-In	PV Restaurant	01/01/2036	7:00	2,500.00	4,256.08
01/01/2043	Silverware Polisher	CW Bar/Grill	01/01/2035	8:00	4,880.14	8,308.11
01/01/2043	Steamer Double Oven	PV Restaurant	01/01/2033	10:00	46,000.00	78,311.92
01/01/2043	Tableware PV	PV Restaurant	01/01/2034	9:00	28,962.57	49,306.84
					178,329.11	303,593.36
Golf Maintenance						
01/01/2043	Golf Course Bunker Renovation	CW Golf Cours	01/01/2042	1:00	\$ 20,000.00	\$ 34,048.66
01/01/2043	Golf Course Bunker Renovation	PV Golf Course	01/01/2042	1:00	20,000.00	34,048.66
01/01/2043	Lake Banks, Liners, & Dredging - Golf	PV Golf Course	01/01/2038	5:00	75,000.00	127,682.48
01/01/2043	Lake Fountain Golf Maint	CW Golf Cours	01/01/2035	8:00	14,500.00	24,685.28



Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2

Date	Component	Location	Service Date	Estimated Life	Current Cost	Expenditure
01/01/2043	Lake Fountain Golf Maint	CW Golf Cours	01/01/2035	8:00	\$ 14,500.00	\$ 24,685.28
01/01/2043	Lake Fountain Golf Maint	PV Golf Course	01/01/2034	9:00	14,500.00	24,685.28
01/01/2043	Lake Fountain Golf Maint	PV Golf Course	01/01/2034	9:00	14,500.00	24,685.28
01/01/2043	Landscape Granite/Rock Replenish	CW Golf Cours	01/01/2040	3:00	20,000.00	34,048.66
01/01/2043	Toro Pro Care Blower 44538	PV Golf Course	01/01/2033	10:00	12,000.00	20,429.20
01/01/2043	Toro Pro Care Blower 44538	CW Golf Cours	01/01/2033	10:00	12,000.00	20,429.20
01/01/2043	Toro Reelmaster 5610-D	CW Golf Cours	01/01/2033	10:00	96,000.00	163,433.57
01/01/2043	Toro Reelmaster 5610-D	CW Golf Cours	01/01/2033	10:00	96,000.00	163,433.57
01/01/2043	Toro Reelmaster 5610-D	CW Golf Cours	01/01/2033	10:00	96,000.00	163,433.57
					505,000.00	859,728.69

IT Department

01/01/2043	Computers	Administration	01/01/2037	6:00	\$ 14,300.00	\$ 24,344.79
01/01/2043	Reserve Study - Type3	Administration	01/01/2040	3:00	7,700.00	13,108.73
					22,000.00	37,453.52

Landscape Maintenance

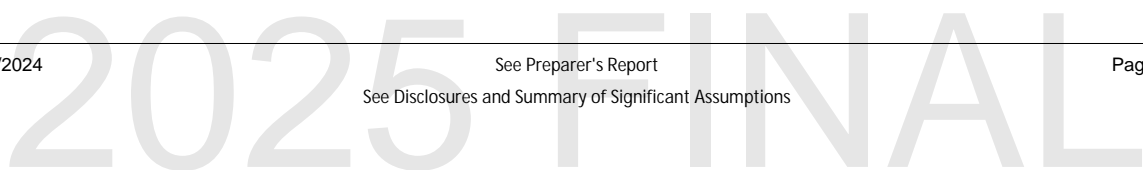
01/01/2043	Carryall Landscape Maint	Community	01/01/2035	8:00	\$ 14,008.00	\$ 23,847.68
01/01/2043	Concrete Refurbish	CW Golf Cours	01/01/2041	2:00	10,000.00	17,024.33
01/01/2043	Concrete Refurbish	PV Golf Course	01/01/2041	2:00	10,000.00	17,024.33
01/01/2043	Landscape Drywell Clean	Community	01/01/2040	3:00	17,000.00	28,941.36
01/01/2043	Toro Workman 3200 Landscape Mai	CW Golf Cours	01/01/2033	10:00	27,500.00	46,816.91
					78,508.00	133,654.61

Patrol

01/01/2043	Golf Cart Patrol	Patrol	01/01/2034	9:00	\$ 12,500.00	\$ 21,280.41
01/01/2043	Vehicle GM	Patrol	01/01/2040	3:00	20,000.00	34,048.66
					32,500.00	55,329.07

Pro Shop

01/01/2043	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2038	5:00	\$ 7,000.00	\$ 11,917.03
01/01/2043	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
					98,000.00	166,838.42



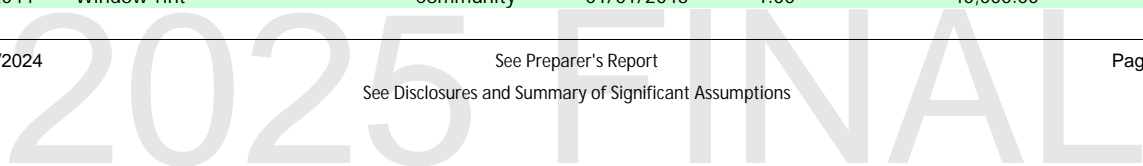
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Year : 2044						
BoD						
01/01/2044	Consultant Fee	Community	01/01/2041	3:00	\$ 50,000.00	\$ 87,675.30
01/01/2044	Tunnel Rehabilitation	Community	01/01/2043	1:00	5,000.00	8,767.53
					55,000.00	96,442.83
Facility Maintenance						
01/01/2044	Audio/Video System	CW Bar/Grill	01/01/2038	6:00	\$ 60,000.00	\$ 105,210.36
01/01/2044	Audio/Video System	PV Restaurant	01/01/2038	6:00	24,600.00	43,136.25
01/01/2044	Audio/Video System	CW Saguaro R	01/01/2038	6:00	15,000.00	26,302.59
01/01/2044	Audio/Video System	CW Ballroom	01/01/2038	6:00	60,000.00	105,210.36
01/01/2044	Audio/Video System	CW Pro Shop	01/01/2038	6:00	15,000.00	26,302.59
01/01/2044	Audio/Video System	PV Pro Shop	01/01/2038	6:00	15,000.00	26,302.59
01/01/2044	Audio/Video System	CW Fitness	01/01/2038	6:00	60,000.00	105,210.36
01/01/2044	Audio/Video System	CW Learning C	01/01/2038	6:00	15,000.00	26,302.59
01/01/2044	Bldg Ext - Foam Roofs	Administration	01/01/2014	30:00	17,253.00	30,253.24
01/01/2044	Bldg Ext Stone - Tile Underlayment	Administration	01/01/2014	30:00	28,243.50	49,525.15
01/01/2044	Bldg Interior Carpet	CW Pro Shop	01/01/2043	1:00	12,705.00	22,278.29
01/01/2044	Bldg Interior Remodel - Restrooms	Computer Lear	01/01/2022	22:00	7,500.00	13,151.30
01/01/2044	Chair Lift	CW Fitness	01/01/2032	12:00	6,000.00	10,521.04
01/01/2044	Door Folding - Repairs	CW Bar/Grill P	01/01/2043	1:00	9,000.00	15,781.55
01/01/2044	Fence Chain Link 10'	PV Tennis Cour	01/01/2014	30:00	7,290.00	12,783.06
01/01/2044	Fence Chain Link 10'	CW Tennis	01/01/2014	30:00	10,200.00	17,885.76
01/01/2044	Floor Scrubber Sm	CW Clubhouse	01/01/2036	8:00	11,700.00	20,516.02
01/01/2044	HVAC - Annual Repairs	Community	01/01/2043	1:00	70,000.00	122,745.42
01/01/2044	HVAC 3-Ton	PV Clubhouse	01/01/2034	10:00	9,600.00	16,833.66
01/01/2044	HVAC 5-Ton	CW Clubhouse	01/01/2034	10:00	14,400.00	25,250.49
01/01/2044	HVAC 6-Ton	PV Clubhouse	01/01/2034	10:00	16,200.00	28,406.80
01/01/2044	Ice Machine/Bin	CW Bar/Grill	01/01/2038	6:00	5,500.00	9,644.28
01/01/2044	Ice Machine/Bin	CW Bar/Grill	01/01/2038	6:00	5,500.00	9,644.28
01/01/2044	Ice Machine/Bin Golf Maint	CW Pro Shop	01/01/2038	6:00	5,500.00	9,644.28
01/01/2044	Ice Machine/Bin Pro Shop	CW Saguaro R	01/01/2038	6:00	5,500.00	9,644.28
01/01/2044	Pool Deck Outdoor Kool Deck - Rese	Michigan Pool	01/01/2039	5:00	4,700.00	8,241.48
01/01/2044	Pool Deck Outdoor Kool Deck - Rese	PV Pool	01/01/2039	5:00	4,700.00	8,241.48
01/01/2044	Pool Deck Outdoor Kool Deck - Rese	CW Kids Pool	01/01/2039	5:00	2,600.00	4,559.12
01/01/2044	Pool Heaters - Repair	Community	01/01/2043	1:00	10,000.00	17,535.06
01/01/2044	Pool Pump/Motor	CW Fitness	01/01/2038	6:00	5,000.00	8,767.53
01/01/2044	Pool Resurface (Pebble)	CW Spa	01/01/2030	14:00	5,250.00	9,205.91
01/01/2044	Pool Resurface (Pebble)	Michigan Spa	01/01/2030	14:00	5,250.00	9,205.91
01/01/2044	Pool Resurface (Pebble)	Michigan Pool	01/01/2030	14:00	20,125.00	35,289.31
01/01/2044	Pool Spa Heater 199 BTU	CW Fitness	01/01/2036	8:00	4,500.00	7,890.78
01/01/2044	Sports Court Recoat	CW Pickleball C	01/01/2038	6:00	13,500.00	23,672.33
01/01/2044	Surveillance System Components - R	Community	01/01/2043	1:00	10,000.00	17,535.06
01/01/2044	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2043	1:00	15,000.00	26,302.59
01/01/2044	Window Blinds Electric	CW Fitness	01/01/2038	6:00	35,000.00	61,372.71
01/01/2044	Window Tint	Community	01/01/2043	1:00	40,000.00	70,140.24



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

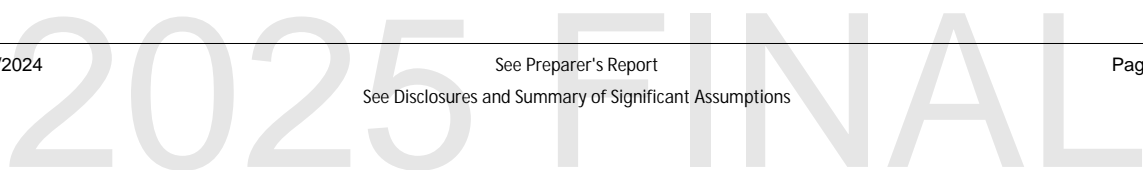
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
					682,316.50	1,196,446.10
Food & Beverage						
01/01/2044	Chillers - Glass - Freezer	PV Restaurant	01/01/2037	7:00	\$ 4,200.00	\$ 7,364.73
01/01/2044	Cooler Sm	PV Restaurant	01/01/2034	10:00	3,750.00	6,575.65
01/01/2044	Dishwasher - Bar	PV Restaurant	01/01/2037	7:00	5,569.73	9,766.56
01/01/2044	Exhaust Hoods	CW Bar/Grill	01/01/2027	17:00	13,000.00	22,795.58
01/01/2044	Exhaust Hoods	PV Restaurant	01/01/2027	17:00	13,000.00	22,795.58
01/01/2044	Glassware	CW Bar/Grill	01/01/2042	2:00	2,500.00	4,383.77
01/01/2044	Griddle - Flat Top	PV Restaurant	01/01/2034	10:00	9,000.00	15,781.55
01/01/2044	Menu Covers	CW Bar/Grill	01/01/2040	4:00	4,000.00	7,014.02
01/01/2044	Menu Covers	PV Restaurant	01/01/2040	4:00	8,000.00	14,028.05
01/01/2044	Range/Oven 6 Burner	CW Bar/Grill	01/01/2026	18:00	6,100.00	10,696.39
01/01/2044	Refrigerator - Draft Beer	CW Saguario R	01/01/2035	9:00	4,455.78	7,813.24
01/01/2044	Refrigerator - Keg	CW Bar/Grill	01/01/2035	9:00	4,721.00	8,278.30
01/01/2044	Refrigerator - Reach-In	CW Bar/Grill	01/01/2035	9:00	2,500.00	4,383.77
01/01/2044	Tables - Banquet	CW Ballroom	01/01/2026	18:00	16,974.08	29,764.15
01/01/2044	Tables - Banquet Pro	PV Restaurant	01/01/2026	18:00	24,729.39	43,363.14
01/01/2044	Tilt Kettle - 40 Gal	PV Restaurant	01/01/2026	18:00	24,500.00	42,960.90
01/01/2044	Tilt Skillet - 40 Gal	PV Restaurant	01/01/2026	18:00	36,700.00	64,353.67
11/22/2044	Cooler Sm	PV Restaurant	11/22/2034	10:00	3,750.00	6,739.63
					187,449.98	328,858.68
Golf Maintenance						
01/01/2044	Golf Course Bunker Renovation	CW Golf Cours	01/01/2043	1:00	\$ 20,000.00	\$ 35,070.12
01/01/2044	Golf Course Bunker Renovation	PV Golf Course	01/01/2043	1:00	20,000.00	35,070.12
01/01/2044	Lake Aerator Golf Maint	CW Golf Cours	01/01/2025	19:00	10,000.00	17,535.06
01/01/2044	Lake Fountain Golf Maint	CW Golf Cours	01/01/2036	8:00	14,500.00	25,425.84
01/01/2044	Radios	CW Golf Cours	01/01/2036	8:00	8,000.00	14,028.05
01/01/2044	Toro Sand Pro 3040	CW Golf Cours	01/01/2036	8:00	2,121.67	3,720.36
01/01/2044	Workman GTX	PV Golf Course	01/01/2036	8:00	11,500.00	20,165.32
11/26/2044	Driving Range Fabric Net	CW Golf Cours	11/26/2034	10:00	22,224.73	39,943.07
					108,346.40	190,957.94
IT Department						
01/01/2044	Computers	Administration	01/01/2038	6:00	\$ 14,300.00	\$ 25,075.14
01/01/2044	Reserve Study - Type3	Administration	01/01/2041	3:00	7,700.00	13,502.00
					22,000.00	38,577.14
Landscape Maintenance						
01/01/2044	Concrete Refurbish	Community	01/01/2042	2:00	\$ 10,000.00	\$ 17,535.06
01/01/2044	Concrete Refurbish	Community	01/01/2042	2:00	10,000.00	17,535.06
01/01/2044	Cushman Shuttle 2 Gas	Community	01/01/2036	8:00	12,730.80	22,323.53
01/01/2044	Exmark Lazer Z E-Series	Community	01/01/2032	12:00	12,000.00	21,042.07
01/01/2044	Irrigation System - Winston	Community	01/01/2004	40:00	65,000.00	113,977.89
					109,730.80	192,413.61



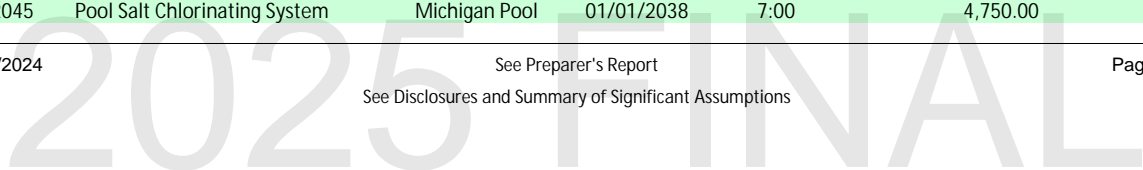
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Patrol						
01/01/2044	Vehicle Toyota Prius	Patrol	01/01/2041	3:00	\$ 21,218.00	\$ 37,205.89
					21,218.00	37,205.89
Pro Shop						
01/01/2044	EZ Go w/ Gang Picker	CW Pro Shop	01/01/2037	7:00	\$ 17,000.00	\$ 29,809.60
					17,000.00	29,809.60
Year : 2045						
BoD						
01/01/2045	Tunnel Rehabilitation	Community	01/01/2044	1:00	\$ 5,000.00	\$ 9,030.56
					5,000.00	9,030.56
Facility Maintenance						
01/01/2045	Asphalt - Crack Fill	Community	01/01/2043	2:00	\$ 22,000.00	\$ 39,734.45
01/01/2045	Asphalt Repair & Seal	Community	01/01/2043	2:00	64,920.90	117,254.37
01/01/2045	Bldg Ext - Built-Up Roofs	PV Clubhouse	01/01/2030	15:00	3,053.16	5,514.35
01/01/2045	Bldg Ext - General Maintenance	CW	01/01/2030	15:00	25,000.00	45,152.78
01/01/2045	Bldg Ext - Repaint	Community	01/01/2043	2:00	30,000.00	54,183.34
01/01/2045	Bldg Ext - Stone Facia	Community	01/01/2040	5:00	5,000.00	9,030.56
01/01/2045	Bldg Interior Carpet	CW Library	01/01/2035	10:00	2,730.00	4,930.68
01/01/2045	Bldg Interior Carpet	CW Pro Shop	01/01/2044	1:00	12,705.00	22,946.64
01/01/2045	Bldg Interior Remodel - Restrooms	Sisk Park	01/01/2025	20:00	7,500.00	13,545.83
01/01/2045	Cushman Hauler 800X	Facilities Maint	01/01/2035	10:00	10,078.55	18,202.98
01/01/2045	Domestic Water Heater 100 Gal	PV Restaurant	01/01/2035	10:00	11,500.00	20,770.28
01/01/2045	Domestic Water Heater 120 Gal	CW Bar/Grill	01/01/2035	10:00	15,595.23	28,166.72
01/01/2045	Door Folding - Repairs	CW Bar/Grill P	01/01/2044	1:00	9,000.00	16,255.00
01/01/2045	EZ Go 250 Turf	Facilities Maint	01/01/2035	10:00	10,075.50	18,197.47
01/01/2045	EZ Go 250 Turf	Facilities Maint	01/01/2035	10:00	10,075.50	18,197.47
01/01/2045	EZ Go Freedom TXT	Facilities Maint	01/01/2035	10:00	10,500.00	18,964.17
01/01/2045	Floor Refinish Racquetball	PV Clubhouse	01/01/2035	10:00	9,738.45	17,588.72
01/01/2045	Floor Wood - Recoat	CW Ballroom	01/01/2043	2:00	3,720.00	6,718.73
01/01/2045	Floor Wood - Refinish	CW Ballroom	01/01/2041	4:00	35,650.00	64,387.87
01/01/2045	Golf Cart Beverage	Facilities Maint	01/01/2040	5:00	19,000.00	34,316.11
01/01/2045	HVAC - Annual Repairs	Community	01/01/2044	1:00	70,000.00	126,427.79
01/01/2045	HVAC 7.5-Ton	CW Clubhouse	01/01/2035	10:00	24,000.00	43,346.67
01/01/2045	HVAC Dehumidifier System	CW Fitness	01/01/2040	5:00	13,500.00	24,382.50
01/01/2045	Pool Circulation System	CW Pool	01/01/2035	10:00	10,000.00	18,061.11
01/01/2045	Pool Circulation System	PV Pool	01/01/2035	10:00	10,000.00	18,061.11
01/01/2045	Pool Deck Indoor - Resurface	CW Fitness	01/01/2040	5:00	7,500.00	13,545.83
01/01/2045	Pool Heaters - Repair	Community	01/01/2044	1:00	10,000.00	18,061.11
01/01/2045	Pool Resurface (Pebble)	CW Lap Pool	01/01/2031	14:00	20,440.00	36,916.91
01/01/2045	Pool Resurface (Pebble)	CW Main Pool	01/01/2031	14:00	63,568.75	114,812.23
01/01/2045	Pool Salt Chlorinating System	CW Kids Pool	01/01/2038	7:00	4,750.00	8,579.03
01/01/2045	Pool Salt Chlorinating System	CW Lap Pool	01/01/2038	7:00	4,750.00	8,579.03
01/01/2045	Pool Salt Chlorinating System	CW Main Pool	01/01/2038	7:00	19,000.00	34,316.11
01/01/2045	Pool Salt Chlorinating System	Michigan Pool	01/01/2038	7:00	4,750.00	8,579.03



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

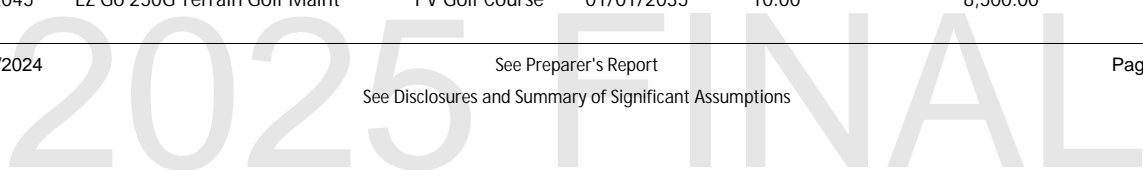
Sun Lakes 2

Analysis Date - January 1, 2025

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Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2045	Pool Waterline Tile - Repairs	CW Kids Pool	01/01/2035	10:00	\$ 1,909.20	\$ 3,448.23
01/01/2045	Pool Waterline Tile - Repairs	PV Pool	01/01/2035	10:00	3,722.94	6,724.04
01/01/2045	Pools Deck Drains	Community	01/01/2037	8:00	80,000.00	144,488.90
01/01/2045	Sports Court Recoat	CW Tennis	01/01/2040	5:00	6,750.00	12,191.25
01/01/2045	Surveillance System Components - R	Community	01/01/2044	1:00	10,000.00	18,061.11
01/01/2045	Table - Billiard - Replace	CW Billiards	01/01/2030	15:00	180,000.00	325,100.02
01/01/2045	Vehicle Dodge RAM (2015)	Facilities Maint	01/01/2035	10:00	31,296.55	56,525.05
01/01/2045	Walls - Repair	Community	01/01/2043	2:00	30,000.00	54,183.34
01/01/2045	Walls Dobson, Alma, Minn, East- Re	Community	01/01/2043	2:00	30,000.00	54,183.34
01/01/2045	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2044	1:00	15,000.00	27,091.67
01/01/2045	Window Blinds Electric	CW Bar/Grill	01/01/2033	12:00	5,000.00	9,030.56
01/01/2045	Window Tint	Community	01/01/2044	1:00	40,000.00	72,244.45
					1,013,779.73	1,830,998.94
Fitness Center						
01/01/2045	Fitness Arc Trainers	CW Fitness	01/01/2040	5:00	\$ 15,000.00	\$ 27,091.67
01/01/2045	Fitness Cross-Trainers	CW Fitness	01/01/2040	5:00	33,000.00	59,601.67
01/01/2045	Fitness Recumbent Bikes	CW Fitness	01/01/2040	5:00	16,000.00	28,897.78
01/01/2045	Fitness Recumbent Cross-Trainers	CW Fitness	01/01/2040	5:00	12,450.00	22,486.08
01/01/2045	Fitness Rowers	CW Fitness	01/01/2040	5:00	3,700.00	6,682.61
01/01/2045	Fitness Seated Ellipticals	CW Fitness	01/01/2040	5:00	12,600.00	22,757.00
01/01/2045	Fitness Spin Bikes	CW Fitness	01/01/2040	5:00	4,700.00	8,488.72
01/01/2045	Fitness Treadmills	CW Fitness	01/01/2040	5:00	63,000.00	113,785.01
01/01/2045	Fitness Upright Bikes	CW Fitness	01/01/2040	5:00	19,250.00	34,767.64
					179,700.00	324,558.18
Food & Beverage						
01/01/2045	Bar - Portable	PV Restaurant	01/01/2030	15:00	\$ 18,375.00	\$ 33,187.29
01/01/2045	Bar Top Refinish	PV Bar	01/01/2030	15:00	13,000.00	23,479.45
01/01/2045	Chairs - Banquet	CW Saguaro R	01/01/2030	15:00	25,900.00	46,778.28
01/01/2045	Dishwasher - Bar	CW Bar/Grill	01/01/2038	7:00	5,569.73	10,059.55
01/01/2045	Glassware	PV Restaurant	01/01/2043	2:00	2,500.00	4,515.28
01/01/2045	Mixer - Floor 30 Qt	PV Restaurant	01/01/2035	10:00	6,683.67	12,071.45
01/01/2045	Silverware	CW Bar/Grill	01/01/2038	7:00	8,000.00	14,448.89
01/01/2045	Silverware	PV Restaurant	01/01/2038	7:00	8,000.00	14,448.89
01/01/2045	Tableware CW	CW Bar/Grill	01/01/2035	10:00	15,595.23	28,166.72
					103,623.63	187,155.80
Golf Maintenance						
01/01/2045	Carryall Utility Cart Golf Maint	CW Golf Cours	01/01/2035	10:00	\$ 12,000.00	\$ 21,673.33
01/01/2045	Carryall Utility Cart Golf Maint	CW Golf Cours	01/01/2035	10:00	12,000.00	21,673.33
01/01/2045	Carryall Utility Cart Golf Maint	CW Golf Cours	01/01/2035	10:00	12,000.00	21,673.33
01/01/2045	Carryall Utility Cart Golf Maint	CW Golf Cours	01/01/2035	10:00	12,000.00	21,673.33
01/01/2045	Carryall Utility Cart Golf Maint	CW Golf Cours	01/01/2035	10:00	12,000.00	21,673.33
01/01/2045	Carryall Utility Cart Golf Maint	CW Golf Cours	01/01/2035	10:00	12,000.00	21,673.33
01/01/2045	EZ Go 250G Terrain Golf Maint	PV Golf Course	01/01/2035	10:00	8,500.00	15,351.95
01/01/2045	EZ Go 250G Terrain Golf Maint	PV Golf Course	01/01/2035	10:00	8,500.00	15,351.95



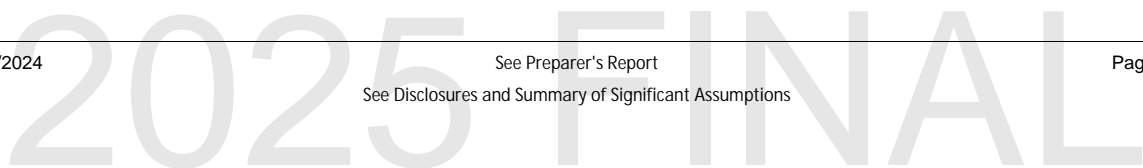
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2045	EZ Go 250G Terrain Golf Maint	CW Golf Cours	01/01/2035	10:00	\$ 8,500.00	\$ 15,351.95
01/01/2045	Golf Course Bunker Renovation	CW Golf Cours	01/01/2044	1:00	20,000.00	36,122.22
01/01/2045	Golf Course Bunker Renovation	PV Golf Course	01/01/2044	1:00	20,000.00	36,122.22
01/01/2045	Lake Banks, Liners, & Dredging - Golf	CW Golf Cours	01/01/2040	5:00	75,000.00	135,458.34
01/01/2045	Lake Fountain Golf Maint	PV Golf Course	01/01/2037	8:00	14,500.00	26,188.61
01/01/2045	Lake Fountain Golf Maint	CW Golf Cours	01/01/2037	8:00	14,500.00	26,188.61
01/01/2045	Lake Fountain Golf Maint	CW Golf Cours	01/01/2035	10:00	14,500.00	26,188.61
01/01/2045	Lake Fountain Golf Maint	CW Golf Cours	01/01/2035	10:00	43,500.00	78,565.84
01/01/2045	Ryan Jr Sod Cutter	CW Golf Cours	01/01/2035	10:00	6,100.18	11,017.60
01/01/2045	Toro Greensmaster 3150	PV Golf Course	01/01/2035	10:00	53,000.00	95,723.90
01/01/2045	Toro Greensmaster 3300	CW Golf Cours	01/01/2035	10:00	50,000.00	90,305.56
01/01/2045	Toro Greensmaster 3300	CW Golf Cours	01/01/2035	10:00	50,000.00	90,305.56
01/01/2045	Toro Reelmaster 5510-D	PV Golf Course	01/01/2035	10:00	65,000.00	117,397.23
01/01/2045	Wiedenmann Terraspikes	CW Golf Cours	01/01/2035	10:00	36,070.60	65,147.52
01/01/2045	Workman GTX	PV Golf Course	01/01/2035	10:00	11,500.00	20,770.28
					571,170.78	1,031,597.93
IT Department						
01/01/2045	Battery Back-Up	Administration	01/01/2039	6:00	\$ 3,000.00	\$ 5,418.33
01/01/2045	Battery Back-Up	Administration	01/01/2035	10:00	3,000.00	5,418.33
01/01/2045	Computers	Administration	01/01/2039	6:00	14,300.00	25,827.39
01/01/2045	POS System	CW Bar/Grill	01/01/2040	5:00	10,000.00	18,061.11
01/01/2045	POS System	PV Restaurant	01/01/2040	5:00	10,000.00	18,061.11
01/01/2045	Reserve Study - Type2	Administration	01/01/2042	3:00	27,758.50	50,134.94
					68,058.50	122,921.21
Landscape Maintenance						
01/01/2045	Concrete Refurbish	CW Golf Cours	01/01/2043	2:00	\$ 10,000.00	\$ 18,061.11
01/01/2045	Concrete Refurbish	PV Golf Course	01/01/2043	2:00	10,000.00	18,061.11
01/01/2045	EZ Go 250G Terrain Landscape Main	Community	01/01/2035	10:00	8,500.00	15,351.95
01/01/2045	Lake Banks, Liners, & Dredging - Co	Community	01/01/2040	5:00	75,000.00	135,458.34
01/01/2045	Lake Fountain Landscape Maint	Community	01/01/2037	8:00	18,200.00	32,871.22
01/01/2045	Lake Fountain Landscape Maint	Community	01/01/2035	10:00	18,200.00	32,871.22
01/01/2045	Lake Fountain Landscape Maint	Community	01/01/2035	10:00	18,200.00	32,871.22
					158,100.00	285,546.17
Patrol						
01/01/2045	Radio System	Patrol	01/01/2040	5:00	\$ 5,000.00	\$ 9,030.56
01/01/2045	Vehicle Toyota Prius	Patrol	01/01/2042	3:00	21,218.00	38,322.07
					26,218.00	47,352.63
Year : 2046						
BoD						
01/01/2046	Tunnel Rehabilitation	Community	01/01/2045	1:00	\$ 5,000.00	\$ 9,301.47
					5,000.00	9,301.47



Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Facility Maintenance						
01/01/2046	Bldg Ext - Metal Roof	PV Maintenanc	01/01/2016	30:00	\$ 67,500.00	\$ 125,569.88
01/01/2046	Bldg Interior Carpet	CW Pro Shop	01/01/2045	1:00	12,705.00	23,635.04
01/01/2046	Bldg Interior Remodel - Restrooms	CW Kids Pool	01/01/2026	20:00	7,500.00	13,952.21
01/01/2046	Bldg Interior Remodel - Restrooms	CW Main/Lap	01/01/2026	20:00	7,500.00	13,952.21
01/01/2046	Chairs	CW A-Rooms	01/01/2039	7:00	6,250.00	11,626.84
01/01/2046	Door Folding - Repairs	CW Bar/Grill P	01/01/2045	1:00	9,000.00	16,742.65
01/01/2046	Floor Wood - Refinish	CW Fitness	01/01/2036	10:00	14,231.25	26,474.32
01/01/2046	Floor Wood - Replace	PV Restaurant	01/01/2031	15:00	17,800.00	33,113.24
01/01/2046	HVAC - Annual Repairs	Community	01/01/2045	1:00	70,000.00	130,220.62
01/01/2046	HVAC 3-Ton	PV Clubhouse	01/01/2036	10:00	9,600.00	17,858.83
01/01/2046	HVAC 4-Ton	CW Clubhouse	01/01/2036	10:00	12,600.00	23,439.71
01/01/2046	HVAC 7.5-Ton	CW Clubhouse	01/01/2036	10:00	24,000.00	44,647.07
01/01/2046	HVAC 7.5-Ton	CW Clubhouse	01/01/2036	10:00	24,000.00	44,647.07
01/01/2046	Mister Fans	PV Pro Shop	01/01/2039	7:00	8,328.07	15,492.66
01/01/2046	Patio Furniture PV Club	PV Clubhouse	01/01/2036	10:00	90,000.00	167,426.51
01/01/2046	Pool Heater 399 BTU	CW Main Pool	01/01/2038	8:00	6,100.00	11,347.80
01/01/2046	Pool Heaters - Repair	Community	01/01/2045	1:00	10,000.00	18,602.95
01/01/2046	Shade Fabric	CW Tennis	01/01/2036	10:00	6,750.00	12,556.99
01/01/2046	Sports Court Recoat	CW Tennis	01/01/2039	7:00	6,750.00	12,556.99
01/01/2046	Surveillance System Components - R	Community	01/01/2045	1:00	10,000.00	18,602.95
01/01/2046	Table - Billiard - Refelt/Refurbish	Community	01/01/2043	3:00	5,000.00	9,301.47
01/01/2046	Tile Roof Underlayment	Michigan	01/01/2016	30:00	146,875.00	273,230.77
01/01/2046	Walls Hunt Hwy, Riggs Repaint	Community	01/01/2043	3:00	45,000.00	83,713.26
01/01/2046	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2045	1:00	15,000.00	27,904.42
01/01/2046	Window Tint	Community	01/01/2045	1:00	40,000.00	74,411.78
					672,489.32	1,251,028.24
Food & Beverage						
01/01/2046	Bar Top Polish	CW Bar/Grill	01/01/2039	7:00	\$ 3,150.00	\$ 5,859.93
01/01/2046	Bar Top Polish	PV Bar	01/01/2039	7:00	3,150.00	5,859.93
01/01/2046	Condensers	CW Bar/Grill	01/01/2039	7:00	22,000.00	40,926.48
01/01/2046	Condensers	PV Restaurant	01/01/2039	7:00	27,500.00	51,158.10
01/01/2046	Cooler Lg	CW Bar/Grill	01/01/2036	10:00	5,000.00	9,301.47
01/01/2046	Cooler Lg	PV Restaurant	01/01/2036	10:00	5,000.00	9,301.47
01/01/2046	Cooler Sm	CW Bar/Grill	01/01/2036	10:00	3,750.00	6,976.10
01/01/2046	Dishwasher - Commercial	PV Restaurant	01/01/2036	10:00	15,595.00	29,011.29
01/01/2046	Fire Pits	PV Clubhouse	01/01/2036	10:00	31,827.00	59,207.60
01/01/2046	Freezer	PV Restaurant	01/01/2036	10:00	4,455.67	8,288.86
01/01/2046	Freezer	CW Bar/Grill	01/01/2036	10:00	4,455.67	8,288.86
01/01/2046	Glassware	CW Bar/Grill	01/01/2044	2:00	2,500.00	4,650.74
01/01/2046	Holding Cabinets	PV Restaurant	01/01/2031	15:00	21,000.00	39,066.19
01/01/2046	Jukebox	CW Saguaro R	01/01/2026	20:00	10,609.00	19,735.87
01/01/2046	Keg Cooler	PV Restaurant	01/01/2036	10:00	10,025.51	18,650.40
01/01/2046	Keg Cooler	PV Restaurant	01/01/2036	10:00	10,025.51	18,650.40
01/01/2046	Range/Oven 10 Burner Front	PV Restaurant	01/01/2031	15:00	7,797.62	14,505.87
01/01/2046	Range/Oven Double Stack Convectio	CW Bar/Grill	01/01/2036	10:00	9,442.00	17,564.90

2025 FINAL

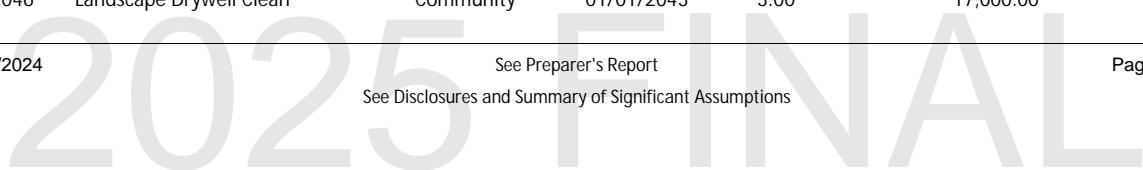
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2046	Refrigerator - Draft Beer	CW Bar/Grill	01/01/2036	10:00	\$ 4,455.78	\$ 8,289.06
01/01/2046	Refrigerator - Keg	CW Bar/Grill	01/01/2036	10:00	4,721.00	8,782.45
01/01/2046	Refrigerator - Reach-In	CW Bar/Grill	01/01/2036	10:00	2,500.00	4,650.74
01/01/2046	Refrigerator - Reach-In	CW Bar/Grill	01/01/2036	10:00	2,500.00	4,650.74
01/01/2046	Refrigerator - Reach-In	PV Restaurant	01/01/2039	7:00	2,500.00	4,650.74
01/01/2046	Refrigerator Wall Mtd	CW Bar/Grill	01/01/2036	10:00	8,168.93	15,196.62
01/01/2046	Soup Well	PV Restaurant	01/01/2036	10:00	6,126.70	11,397.47
01/01/2046	Tables - Banquet	CW Ballroom	01/01/2031	15:00	17,504.52	32,563.56
					245,759.91	457,185.84
Golf Maintenance						
01/01/2046	Golf Course Bunker Renovation	CW Golf Cours	01/01/2045	1:00	\$ 20,000.00	\$ 37,205.89
01/01/2046	Golf Course Bunker Renovation	PV Golf Course	01/01/2045	1:00	20,000.00	37,205.89
01/01/2046	Golf Course Fairway Rehab	CW Golf Cours	01/01/2041	5:00	20,000.00	37,205.89
01/01/2046	Golf Course Fairway Rehab	PV Golf Course	01/01/2041	5:00	20,000.00	37,205.89
01/01/2046	Golf Course Greens Rehab	CW Golf Cours	01/01/2041	5:00	20,000.00	37,205.89
01/01/2046	Golf Course Greens Rehab	PV Golf Course	01/01/2041	5:00	20,000.00	37,205.89
01/01/2046	Golf Course Tee Boxes Rehab	CW Golf Cours	01/01/2041	5:00	10,000.00	18,602.95
01/01/2046	Golf Course Tee Boxes Rehab	PV Golf Course	01/01/2041	5:00	10,000.00	18,602.95
01/01/2046	Golf Course Tree Maint	CW Golf Cours	01/01/2041	5:00	20,000.00	37,205.89
01/01/2046	Golf Course Tree Maint	PV Golf Course	01/01/2041	5:00	20,000.00	37,205.89
01/01/2046	Harper Turf Vac_Golf Maint	Community	01/01/2036	10:00	26,000.00	48,367.66
01/01/2046	Irrigation - Computer & Software	PV Golf Course	01/01/2039	7:00	10,500.00	19,533.09
01/01/2046	Irrigation Pump Station Repairs	CW Golf Cours	01/01/2041	5:00	20,000.00	37,205.89
01/01/2046	Irrigation Pump Station Repairs	CW Golf Cours	01/01/2041	5:00	20,000.00	37,205.89
01/01/2046	Irrigation Pump Station Repairs	PV Golf Course	01/01/2041	5:00	20,000.00	37,205.89
01/01/2046	Lake Fountain Golf Maint	CW Golf Cours	01/01/2038	8:00	14,500.00	26,974.27
01/01/2046	Landscape Granite/Rock Replenish	CW Golf Cours	01/01/2043	3:00	20,000.00	37,205.89
01/01/2046	Toro Greensmaster 3300	PV Golf Course	01/01/2036	10:00	50,000.00	93,014.73
01/01/2046	Toro Greensmaster 3300	PV Golf Course	01/01/2036	10:00	50,000.00	93,014.73
01/01/2046	Toro Groundmaster 4500 Golf Maint	Community	01/01/2036	10:00	88,000.00	163,705.92
01/01/2046	Toro ProPass 200	CW Golf Cours	01/01/2031	15:00	18,035.30	33,550.97
01/01/2046	Toro Reelmaster 7000-D	CW Golf Cours	01/01/2036	10:00	95,481.00	177,622.79
					612,516.30	1,139,460.74
IT Department						
01/01/2046	Computers	Administration	01/01/2040	6:00	\$ 14,300.00	\$ 26,602.21
01/01/2046	Reserve Study - Type3	Administration	01/01/2043	3:00	7,700.00	14,324.27
					22,000.00	40,926.48
Landscape Maintenance						
01/01/2046	Concrete Refurbish	Community	01/01/2044	2:00	\$ 10,000.00	\$ 18,602.95
01/01/2046	Concrete Refurbish	Community	01/01/2044	2:00	10,000.00	18,602.95
01/01/2046	EZ Go 250G Terrain Landscape Main	Community	01/01/2036	10:00	8,500.00	15,812.50
01/01/2046	EZ Go 250G Terrain Landscape Main	Community	01/01/2036	10:00	8,500.00	15,812.50
01/01/2046	Lake Fountain Landscape Maint	Community	01/01/2038	8:00	18,200.00	33,857.36
01/01/2046	Landscape Drywell Clean	Community	01/01/2043	3:00	17,000.00	31,625.01



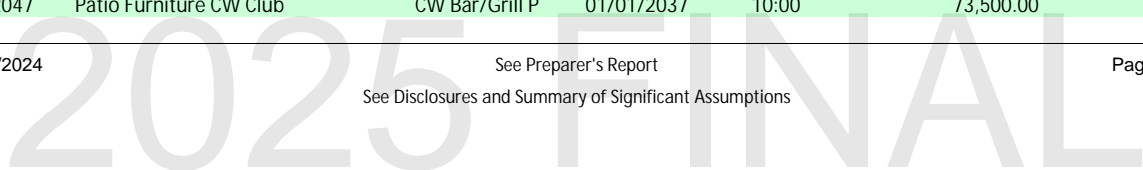
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2046	Midge Fly Removal - Allowance	Community	01/01/2042	4:00	\$ 100,000.00	\$ 186,029.46
01/01/2046	Toro Workman HDX Landscape Main	Community	01/01/2036	10:00	33,500.00	62,319.87
03/05/2046	Carryall Landscape Maint	Community	02/05/2039	7:01	15,408.80	28,806.47
					221,108.80	411,469.07
Patrol						
01/01/2046	Vehicle GM	Patrol	01/01/2043	3:00	\$ 20,000.00	\$ 37,205.89
					20,000.00	37,205.89
Year : 2047						
BoD						
01/01/2047	Consultant Fee	Community	01/01/2044	3:00	\$ 50,000.00	\$ 95,805.17
01/01/2047	Tunnel Rehabilitation	Community	01/01/2046	1:00	5,000.00	9,580.52
					55,000.00	105,385.69
Facility Maintenance						
01/01/2047	Asphalt - Crack Fill	Community	01/01/2045	2:00	\$ 22,000.00	\$ 42,154.27
01/01/2047	Asphalt - Rehabilitation	CW Admin/Fit	01/01/2017	30:00	127,887.50	245,045.67
01/01/2047	Asphalt Repair & Seal	Community	01/01/2045	2:00	64,920.90	124,395.16
01/01/2047	Bldg Ext - Repaint	Community	01/01/2045	2:00	30,000.00	57,483.10
01/01/2047	Bldg Interior Carpet	PV Pro Shop	01/01/2036	11:00	6,300.00	12,071.45
01/01/2047	Bldg Interior Carpet	CW Pro Shop	01/01/2046	1:00	12,705.00	24,344.09
01/01/2047	Bldg Interior Remodel - Restrooms	PV Pool	01/01/2027	20:00	7,500.00	14,370.78
01/01/2047	Chairs - Administration	Administration	01/01/2039	8:00	4,500.00	8,622.47
01/01/2047	Defibrillators (AED)	Community	01/01/2042	5:00	8,000.00	15,328.83
01/01/2047	Domestic Water Heater 100 Gal	CW Saguaro R	01/01/2036	11:00	11,500.00	22,035.19
01/01/2047	Door Folding - Repairs	CW Bar/Grill P	01/01/2046	1:00	9,000.00	17,244.93
01/01/2047	Floor Wood - Recoat	CW Ballroom	01/01/2045	2:00	3,720.00	7,127.90
01/01/2047	HVAC - Annual Repairs	Community	01/01/2046	1:00	70,000.00	134,127.24
01/01/2047	HVAC 1-Ton	Administration	01/01/2036	11:00	5,200.00	9,963.74
01/01/2047	HVAC 1-Ton	Administration	01/01/2036	11:00	5,200.00	9,963.74
01/01/2047	HVAC 3-Ton	Administration	01/01/2036	11:00	9,600.00	18,394.59
01/01/2047	HVAC 3-Ton	Administration	01/01/2036	11:00	9,600.00	18,394.59
01/01/2047	HVAC 3-Ton	Administration	01/01/2036	11:00	9,600.00	18,394.59
01/01/2047	HVAC 3-Ton	Administration	01/01/2036	11:00	9,600.00	18,394.59
01/01/2047	HVAC 5-Ton	Administration	01/01/2036	11:00	14,400.00	27,591.89
01/01/2047	HVAC 5-Ton	Administration	01/01/2036	11:00	14,400.00	27,591.89
01/01/2047	HVAC 5-Ton	Administration	01/01/2036	11:00	14,400.00	27,591.89
01/01/2047	HVAC 5-Ton	Administration	01/01/2036	11:00	14,400.00	27,591.89
01/01/2047	HVAC 5-Ton	Administration	01/01/2036	11:00	14,400.00	27,591.89
01/01/2047	HVAC 5-Ton	Administration	01/01/2036	11:00	14,400.00	27,591.89
01/01/2047	HVAC 5-Ton	Administration	01/01/2036	11:00	14,400.00	27,591.89
01/01/2047	HVAC 5-Ton	Administration	01/01/2036	11:00	14,400.00	27,591.89
01/01/2047	HVAC 5-Ton	PV Clubhouse	01/01/2036	11:00	14,400.00	27,591.89
01/01/2047	HVAC Swamp Coolers	Community	01/01/2041	6:00	48,000.00	91,972.96
01/01/2047	Ice Machine/Bin XL	PV Restaurant	01/01/2040	7:00	9,500.00	18,202.98
01/01/2047	Patio Furniture CW Club	CW Bar/Grill P	01/01/2037	10:00	73,500.00	140,833.60



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

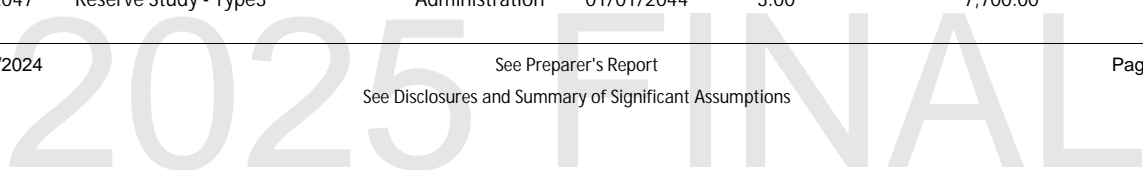
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2		Service	Estimated			
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2047	Pool Furniture - PV	PV Pool	01/01/2041	6:00	\$ 29,705.20	\$ 56,918.23
01/01/2047	Pool Heaters - Repair	Community	01/01/2046	1:00	10,000.00	19,161.03
01/01/2047	Pool Spa Heater 199 BTU	PV Spa	01/01/2039	8:00	4,500.00	8,622.47
01/01/2047	Sports Court Recoat	PV Tennis Cour	01/01/2042	5:00	6,750.00	12,933.70
01/01/2047	Sports Court Recoat	PV Tennis Cour	01/01/2042	5:00	6,750.00	12,933.70
01/01/2047	Surveillance System Components - R	Community	01/01/2046	1:00	10,000.00	19,161.03
01/01/2047	Table - Poker - Replace	CW Card Room	01/01/2036	11:00	5,568.99	10,670.76
01/01/2047	Trailer Dual Axle	Facilities Maint	01/01/2032	15:00	4,200.00	8,047.63
01/01/2047	Walls - Repair	Community	01/01/2045	2:00	30,000.00	57,483.10
01/01/2047	Walls Dobson, Alma, Minn, East- Re	Community	01/01/2045	2:00	30,000.00	57,483.10
01/01/2047	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2046	1:00	15,000.00	28,741.55
01/01/2047	Window Blinds Electric	CW Saguaro R	01/01/2035	12:00	10,000.00	19,161.03
01/01/2047	Window Tint	Community	01/01/2046	1:00	40,000.00	76,644.14
					894,707.59	1,714,352.24
Food & Beverage						
01/01/2047	Bar Top Refinish	CW Bar/Grill	01/01/2032	15:00	\$ 13,000.00	\$ 24,909.34
01/01/2047	Chairs - Dining	PV Restaurant	01/01/2036	11:00	87,500.00	167,659.05
01/01/2047	Dishwasher	CW Saguaro R	01/01/2025	22:00	5,569.73	10,672.18
01/01/2047	Fire Pits	CW Bar/Grill P	01/01/2037	10:00	21,218.00	40,655.88
01/01/2047	Freezer	CW Bar/Grill	01/01/2037	10:00	4,455.67	8,537.52
01/01/2047	Fryer	PV Restaurant	01/01/2037	10:00	27,583.00	52,851.88
01/01/2047	Glassware	PV Restaurant	01/01/2045	2:00	2,500.00	4,790.26
01/01/2047	Heat Lamps - Strip	PV Restaurant	01/01/2037	10:00	3,341.00	6,401.70
01/01/2047	Skillet Swiss Tilt	CW Bar/Grill	01/01/2025	22:00	22,278.90	42,688.68
01/01/2047	Steamer Double Oven	CW Bar/Grill	01/01/2037	10:00	46,000.00	88,140.76
01/01/2047	Tables - Dining	PV Restaurant	01/01/2036	11:00	49,500.00	94,847.12
					282,946.30	542,154.37
Golf Maintenance						
01/01/2047	Angle Master Bed knife Grinder	PV Golf Course	01/01/2042	5:00	\$ 29,000.00	\$ 55,567.00
01/01/2047	Golf Course Bunker Renovation	CW Golf Cours	01/01/2046	1:00	20,000.00	38,322.07
01/01/2047	Golf Course Bunker Renovation	PV Golf Course	01/01/2046	1:00	20,000.00	38,322.07
01/01/2047	John Deere Tractor 870	PV Golf Course	01/01/2025	22:00	42,000.00	80,476.34
01/01/2047	Lake Fountain Golf Maint	PV Golf Course	01/01/2039	8:00	14,500.00	27,783.50
01/01/2047	Lake Fountain Golf Maint	PV Golf Course	01/01/2039	8:00	14,500.00	27,783.50
01/01/2047	Tee Box Yardage Signs	CW Golf Cours	01/01/2035	12:00	27,000.00	51,734.79
01/01/2047	Tee Box Yardage Signs	PV Golf Course	01/01/2035	12:00	27,000.00	51,734.79
01/01/2047	Toro Greensmaster 3300	CW Golf Cours	01/01/2037	10:00	50,000.00	95,805.17
01/01/2047	Toro GreensPro 1260	PV Golf Course	01/01/2037	10:00	21,500.00	41,196.22
01/01/2047	Toro GreensPro 1260	CW Golf Cours	01/01/2037	10:00	21,500.00	41,196.22
01/01/2047	Vermeer 4" Trencher	CW Golf Cours	01/01/2025	22:00	16,709.18	32,016.52
					303,709.18	581,938.19
IT Department						
01/01/2047	Computers	Administration	01/01/2041	6:00	\$ 14,300.00	\$ 27,400.28
01/01/2047	Reserve Study - Type3	Administration	01/01/2044	3:00	7,700.00	14,754.00



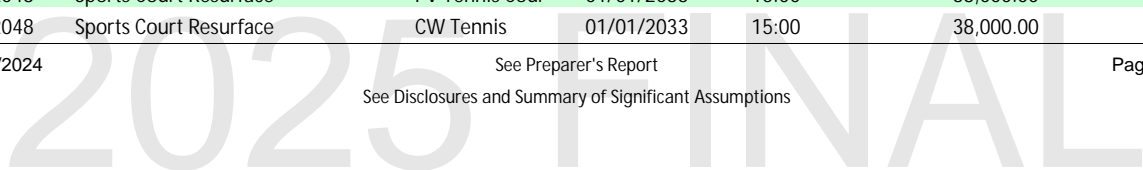
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2047	Server - Lake	Administration	01/01/2039	8:00	\$ 12,000.00	\$ 22,993.24
					34,000.00	65,147.52
Landscape Maintenance						
01/01/2047	Artificial Turf	CW Golf Cours	01/01/2039	8:00	\$ 29,250.00	\$ 56,046.02
01/01/2047	Concrete Refurbish	CW Golf Cours	01/01/2045	2:00	10,000.00	19,161.03
01/01/2047	Concrete Refurbish	PV Golf Course	01/01/2045	2:00	10,000.00	19,161.03
01/01/2047	Overflow Pump Landscape Maint	PV Golf Course	01/01/2025	22:00	10,000.00	19,161.03
01/01/2047	Ryan 3-Point Hitch	Community	01/01/2025	22:00	8,900.00	17,053.32
					68,150.00	130,582.43
Patrol						
01/01/2047	Golf Cart Patrol	Patrol	01/01/2039	8:00	\$ 12,500.00	\$ 23,951.29
01/01/2047	Vehicle Toyota Prius	Patrol	01/01/2044	3:00	21,218.00	40,655.88
					33,718.00	64,607.17
Year : 2048						
BoD						
01/01/2048	Tunnel Rehabilitation	Community	01/01/2047	1:00	\$ 5,000.00	\$ 9,867.93
					5,000.00	9,867.93
Facility Maintenance						
01/01/2048	Audio/Video System	PV Restaurant	01/01/2042	6:00	\$ 5,400.00	\$ 10,657.37
01/01/2048	Bldg Interior Carpet	CW Pro Shop	01/01/2047	1:00	12,705.00	25,074.42
01/01/2048	Bldg Interior Remodel - Card	CW Card Room	01/01/2028	20:00	5,000.00	9,867.93
01/01/2048	Bldg Interior Remodel - Card	CW Card Room	01/01/2028	20:00	5,000.00	9,867.93
01/01/2048	Bldg Interior Remodel - Dance	CW Dance Roo	01/01/2028	20:00	5,000.00	9,867.93
01/01/2048	Bldg Interior Remodel - Painting Rm	CW Painting R	01/01/2028	20:00	5,000.00	9,867.93
01/01/2048	Bldg Interior Remodel - Restrooms	CW Pro Shop	01/01/2025	23:00	22,500.00	44,405.70
01/01/2048	Door Folding - Repairs	CW Bar/Grill P	01/01/2047	1:00	9,000.00	17,762.28
01/01/2048	Fence Chain Link 10'	CW Tennis	01/01/2018	30:00	24,330.00	48,017.36
01/01/2048	Floor Vinyl - Replace	CW Bar/Grill	01/01/2041	7:00	47,250.00	93,251.96
01/01/2048	Gates Chain Link	CW Tennis	01/01/2018	30:00	4,000.00	7,894.35
01/01/2048	HVAC - Annual Repairs	Community	01/01/2047	1:00	70,000.00	138,151.06
01/01/2048	HVAC 3-Ton	CW Clubhouse	01/01/2038	10:00	9,600.00	18,946.43
01/01/2048	HVAC 5-Ton	CW Clubhouse	01/01/2038	10:00	14,400.00	28,419.65
01/01/2048	Lighting - General Upgrade	PV Restaurant	01/01/2028	20:00	26,522.50	52,344.45
01/01/2048	Lighting - Parking	PV Clubhouse	01/01/2018	30:00	7,500.00	14,801.90
01/01/2048	Lighting - Parking	CW Complex	01/01/2018	30:00	18,750.00	37,004.75
01/01/2048	Pool Deck Outdoor Kool Deck - Rese	CW Main Pool	01/01/2043	5:00	18,100.00	35,721.92
01/20/2048	Pool Heater 399 BTU	Michigan	01/20/2040	8:00	6,100.00	12,038.88
01/20/2048	Pool Heater 399 BTU	PV Pool	01/20/2040	8:00	6,100.00	12,038.88
01/01/2048	Pool Heaters - Repair	Community	01/01/2047	1:00	10,000.00	19,735.87
01/01/2048	Singage Metal - Replace	Community	01/01/2040	8:00	15,000.00	29,603.80
01/01/2048	Sports Court Recoat	Sisk Park	01/01/2043	5:00	6,750.00	13,321.71
01/01/2048	Sports Court Resurface	PV Tennis Cour	01/01/2033	15:00	38,000.00	74,996.29
01/01/2048	Sports Court Resurface	PV Tennis Cour	01/01/2033	15:00	38,000.00	74,996.29
01/01/2048	Sports Court Resurface	CW Tennis	01/01/2033	15:00	38,000.00	74,996.29



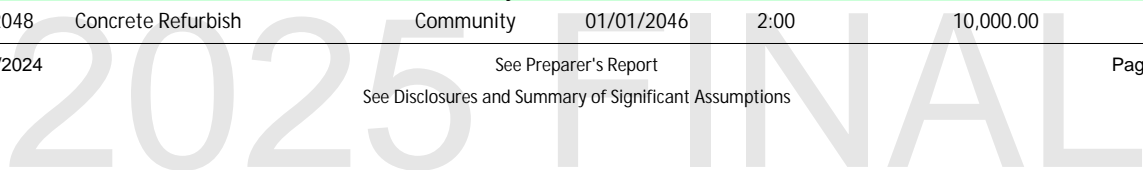
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2048	Sports Court Resurface	CW Tennis	01/01/2033	15:00	\$ 38,000.00	\$ 74,996.29
01/01/2048	Sports Court Resurface	CW Tennis	01/01/2033	15:00	38,000.00	74,996.29
01/01/2048	Sports Court Resurface	CW Tennis	01/01/2033	15:00	38,000.00	74,996.29
01/01/2048	Sports Court Resurface	CW Tennis	01/01/2033	15:00	38,000.00	74,996.29
01/01/2048	Surveillance System Components - R	Community	01/01/2047	1:00	10,000.00	19,735.87
01/01/2048	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2047	1:00	15,000.00	29,603.80
01/01/2048	Window Tint	Community	01/01/2047	1:00	40,000.00	78,943.46
					685,007.50	1,351,921.62
Food & Beverage						
01/01/2048	Chafing Dishes	PV Restaurant	01/01/2040	8:00	\$ 7,850.00	\$ 15,492.65
01/01/2048	Chairs - Stools	PV Bar	01/01/2038	10:00	25,920.00	51,155.36
01/01/2048	Cold Drawer Storage	PV Restaurant	01/01/2038	10:00	10,000.00	19,735.87
01/01/2048	Dishwasher - Commercial	CW Bar/Grill	01/01/2038	10:00	15,595.00	30,778.08
01/01/2048	Glassware	CW Bar/Grill	01/01/2046	2:00	2,500.00	4,933.97
01/01/2048	Menu Covers	CW Bar/Grill	01/01/2044	4:00	4,000.00	7,894.35
01/01/2048	Menu Covers	PV Restaurant	01/01/2044	4:00	8,000.00	15,788.69
01/01/2048	Slicer Deli	CW Bar/Grill	01/01/2036	12:00	4,500.00	8,881.14
01/01/2048	Steamer Double Oven	CW Bar/Grill	01/01/2038	10:00	46,000.00	90,784.98
01/01/2048	Tables - Bar	PV Bar	01/01/2038	10:00	24,507.00	48,366.68
01/01/2048	Tableware CW Banquet	CW Bar/Grill	01/01/2038	10:00	5,569.73	10,992.34
					154,441.73	304,804.11
Golf Maintenance						
01/01/2048	Carryall Utility Cart Golf Maint	PV Golf Course	01/01/2040	8:00	\$ 12,000.00	\$ 23,683.04
01/01/2048	Carryall Utility Cart Golf Maint	PV Golf Course	01/01/2040	8:00	12,000.00	23,683.04
01/01/2048	Golf Course Bunker Renovation	CW Golf Cours	01/01/2047	1:00	20,000.00	39,471.73
01/01/2048	Golf Course Bunker Renovation	PV Golf Course	01/01/2047	1:00	20,000.00	39,471.73
01/01/2048	Irrigation - Computer & Software	CW Golf Cours	01/01/2042	6:00	10,500.00	20,722.66
01/01/2048	Irrigation Gate Valves Golf Maint	CW Golf Cours	01/01/2023	25:00	81,900.00	161,636.74
01/01/2048	Lake Banks, Liners, & Dredging - Golf	PV Golf Course	01/01/2043	5:00	75,000.00	148,018.99
01/01/2048	Toro Reelmaster 7000-D	PV Golf Course	01/01/2038	10:00	95,481.00	188,440.01
01/01/2048	Toro Workman HDX Golf Maint	PV Golf Course	01/01/2038	10:00	33,500.00	66,115.15
01/01/2048	Toro Workman HDX Golf Maint	CW Golf Cours	01/01/2038	10:00	33,500.00	66,115.15
01/01/2048	Vehicle Ford F-150	Community	01/01/2041	7:00	37,131.00	73,281.24
					431,012.00	850,639.48
IT Department						
01/01/2048	Computers	Administration	01/01/2042	6:00	\$ 14,300.00	\$ 28,222.29
01/01/2048	Photo ID Printer	Administration	01/01/2038	10:00	4,250.00	8,387.74
01/01/2048	Reserve Study - Type2	Administration	01/01/2045	3:00	27,758.50	54,783.80
					46,308.50	91,393.83
Landscape Maintenance						
01/01/2048	Artificial Turf	Sisk Park	01/01/2040	8:00	\$ 28,080.00	\$ 55,418.31
01/01/2048	Carryall Landscape Maint	Community	01/01/2040	8:00	14,008.00	27,646.00
01/01/2048	Concrete Refurbish	Community	01/01/2046	2:00	10,000.00	19,735.87
01/01/2048	Concrete Refurbish	Community	01/01/2046	2:00	10,000.00	19,735.87



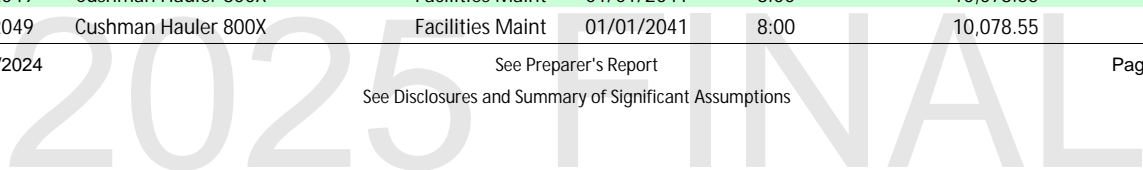
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2048	Lake Fountain Landscape Maint	Community	01/01/2040	8:00	\$ 18,200.00	\$ 35,919.27
01/01/2048	Lake Fountain Landscape Maint	Community	01/01/2040	8:00	18,200.00	35,919.27
01/01/2048	Toro Workman HDX Landscape Main	Community	01/01/2038	10:00	33,500.00	66,115.15
					131,988.00	260,489.74
Patrol						
01/01/2048	Gate Barrier Arm Operators	Michigan Gate	01/01/2033	15:00	\$ 10,078.34	\$ 19,890.48
01/01/2048	Gate Barrier Arm Operators	San Tan Gate	01/01/2033	15:00	20,156.68	39,780.95
01/01/2048	Gate Operators Sliding	Michigan Gate	01/01/2028	20:00	8,487.00	16,749.83
01/01/2048	Gate Operators Sliding	San Tan Gate	01/01/2028	20:00	8,487.00	16,749.83
01/01/2048	Golf Cart Patrol	Patrol	01/01/2040	8:00	12,500.00	24,669.83
01/01/2048	Vehicle Toyota Prius	Patrol	01/01/2045	3:00	21,218.00	41,875.56
					80,927.02	159,716.48
Pro Shop						
01/01/2048	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2043	5:00	\$ 7,000.00	\$ 13,815.11
01/01/2048	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	Golf Range Ball Machine	CW Pro Shop	01/01/2038	10:00	8,400.00	16,578.13
					106,400.00	209,989.67
Year : 2049						
BoD						
01/01/2049	Tunnel Rehabilitation	Community	01/01/2048	1:00	\$ 5,000.00	\$ 10,163.97
					5,000.00	10,163.97
Facility Maintenance						
01/01/2049	Asphalt - Crack Fill	Community	01/01/2047	2:00	\$ 22,000.00	\$ 44,721.47
01/01/2049	Asphalt Repair & Seal	Community	01/01/2047	2:00	64,920.90	131,970.82
01/01/2049	Bldg Ext - Foam Roofs	CW Complex	01/01/2019	30:00	106,920.00	217,346.35
01/01/2049	Bldg Ext - Repaint	Community	01/01/2047	2:00	30,000.00	60,983.82
01/01/2049	Bldg Interior Carpet	CW Pro Shop	01/01/2048	1:00	12,705.00	25,826.65
01/01/2049	Bldg Interior Remodel - Restrooms	Michigan Pool	01/01/2025	24:00	7,500.00	15,245.96
01/01/2049	Cushman Hauler 1200X Facility Main	Community	01/01/2041	8:00	12,000.00	24,393.53
01/01/2049	Cushman Hauler 800X	Facilities Maint	01/01/2041	8:00	10,078.55	20,487.62
01/01/2049	Cushman Hauler 800X	Facilities Maint	01/01/2041	8:00	10,078.55	20,487.62
01/01/2049	Cushman Hauler 800X	Facilities Maint	01/01/2041	8:00	10,078.55	20,487.62



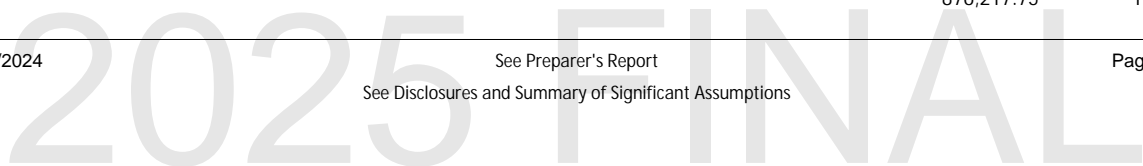
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2049	Door Folding - Repairs	CW Bar/Grill P	01/01/2048	1:00	\$ 9,000.00	\$ 18,295.15
01/01/2049	EZ Go Freedom TXT	Facilities Maint	01/01/2041	8:00	10,500.00	21,344.34
01/01/2049	Floor Wood - Recoat	CW Ballroom	01/01/2047	2:00	3,720.00	7,561.99
01/01/2049	Floor Wood - Refinish	CW Ballroom	01/01/2045	4:00	35,650.00	72,469.11
01/01/2049	Golf Cart Beverage	Facilities Maint	01/01/2043	6:00	19,000.00	38,623.09
01/01/2049	HVAC - Annual Repairs	Community	01/01/2048	1:00	70,000.00	142,295.59
01/01/2049	HVAC 3-Ton	CW Clubhouse	01/01/2039	10:00	9,600.00	19,514.82
01/01/2049	HVAC 5-Ton	CW Clubhouse	01/01/2039	10:00	14,400.00	29,272.24
01/01/2049	HVAC 6-Ton	CW Clubhouse	01/01/2039	10:00	16,200.00	32,931.26
01/01/2049	Ice Machine/Bin XL	PV Restaurant	01/01/2042	7:00	9,500.00	19,311.54
01/01/2049	Lighting - Bollard	Sisk Park	01/01/2039	10:00	10,502.03	21,348.46
01/01/2049	Park Furniture	PV Tennis Cour	01/01/2037	12:00	4,200.00	8,537.74
01/01/2049	Pool Deck Outdoor Kool Deck - Rese	Michigan Pool	01/01/2044	5:00	4,700.00	9,554.13
01/01/2049	Pool Deck Outdoor Kool Deck - Rese	PV Pool	01/01/2044	5:00	4,700.00	9,554.13
01/01/2049	Pool Deck Outdoor Kool Deck - Rese	CW Kids Pool	01/01/2044	5:00	2,600.00	5,285.26
01/01/2049	Pool Furniture - CW Main	CW Main/Lap	01/01/2041	8:00	46,679.60	94,890.02
01/01/2049	Pool Heater 399 BTU	PV Pool	01/01/2041	8:00	6,100.00	12,400.04
01/01/2049	Pool Heater 399 BTU	CW Kids Pool	01/01/2041	8:00	6,100.00	12,400.04
01/01/2049	Pool Heater 399 BTU	CW Lap Pool	01/01/2041	8:00	6,100.00	12,400.04
01/01/2049	Pool Heaters - Repair	Community	01/01/2048	1:00	10,000.00	20,327.94
01/01/2049	Pool Hydrochair	CW Lap Pool	01/01/2041	8:00	11,139.00	22,643.29
01/01/2049	Pool Hydrochair	CW Main Pool	01/01/2041	8:00	11,139.00	22,643.29
01/01/2049	Pool Pump/Motor	CW Kids Pool	01/01/2043	6:00	2,500.00	5,081.99
01/01/2049	Pool Pump/Motor	CW Lap Pool	01/01/2043	6:00	2,500.00	5,081.99
01/01/2049	Pool Pump/Motor	CW Spa	01/01/2043	6:00	2,500.00	5,081.99
01/01/2049	Pool Pump/Motor	Michigan	01/01/2043	6:00	2,500.00	5,081.99
01/01/2049	Pool Pump/Motor	Michigan Spa	01/01/2043	6:00	2,500.00	5,081.99
01/01/2049	Pool Pump/Motor	PV Pool	01/01/2041	8:00	2,500.00	5,081.99
01/01/2049	Pool Pump/Motor	PV Spa	01/01/2041	8:00	2,500.00	5,081.99
01/01/2049	Pool Pump/Motor 10HP & VFD	CW Main Pool	01/01/2043	6:00	17,500.00	35,573.90
01/01/2049	Pool String Lights	PV Pool	01/01/2039	10:00	4,455.78	9,057.68
01/01/2049	Pool Waterline Tile - Repairs	CW Main Pool	01/01/2041	8:00	6,188.99	12,580.94
01/01/2049	Pool Waterline Tile - Repairs	CW Lap Pool	01/01/2041	8:00	7,636.80	15,524.04
01/01/2049	Shade Fabric	Sisk Park	01/01/2039	10:00	5,250.00	10,672.17
01/01/2049	Shade Fabric	CW Bar/Grill P	01/01/2039	10:00	14,625.00	29,729.61
01/01/2049	Sports Court Recoat	CW Tennis	01/01/2043	6:00	6,750.00	13,721.36
01/01/2049	Sports Court Recoat	CW Tennis	01/01/2043	6:00	6,750.00	13,721.36
01/01/2049	Sports Court Recoat	CW Tennis	01/01/2043	6:00	6,750.00	13,721.36
01/01/2049	Surveillance System Components - R	Community	01/01/2048	1:00	10,000.00	20,327.94
01/01/2049	Table - Billiard - Refelt/Refurbish	Community	01/01/2046	3:00	5,000.00	10,163.97
01/01/2049	Walls - Repair	Community	01/01/2047	2:00	30,000.00	60,983.82
01/01/2049	Walls Dobson, Alma, Minn, East- Re	Community	01/01/2047	2:00	30,000.00	60,983.82
01/01/2049	Walls Hunt Hwy, Riggs Repaint	Community	01/01/2046	3:00	45,000.00	91,475.73
01/01/2049	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2048	1:00	15,000.00	30,491.91
01/01/2049	Window Tint	Community	01/01/2048	1:00	40,000.00	81,311.76
					876,217.75	1,781,170.27



Sun Lakes 2

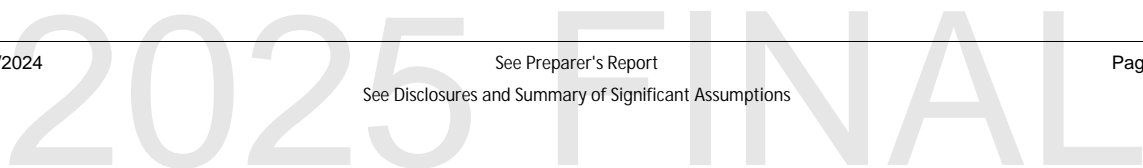
Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2

Date	Component	Location	Service Date	Estimated Life	Current Cost	Expenditure
Food & Beverage						
01/01/2049	Beer Glycol System	PV Restaurant	01/01/2037	12:00	\$ 3,150.00	\$ 6,403.30
01/01/2049	Broiler - Salamander	CW Bar/Grill	01/01/2037	12:00	4,455.78	9,057.68
01/01/2049	Broiler - Salamander	PV Restaurant	01/01/2037	12:00	4,455.78	9,057.68
01/01/2049	Chairs - Banquet Pro	PV Restaurant	01/01/2037	12:00	68,750.00	139,754.59
01/01/2049	Glassware	PV Restaurant	01/01/2047	2:00	2,500.00	5,081.99
01/01/2049	Grill 3-Burner	CW Bar/Grill	01/01/2037	12:00	4,243.60	8,626.37
01/01/2049	Mixer - Floor 20 Qt	PV Restaurant	01/01/2039	10:00	6,047.13	12,292.57
01/01/2049	Oven - Cook & Hold	CW Bar/Grill	01/01/2037	12:00	11,669.67	23,722.04
					105,271.96	213,996.22
Golf Maintenance						
01/01/2049	Cushman Jr Sod Cutter	PV Golf Course	01/01/2037	12:00	\$ 6,100.18	\$ 12,400.41
01/01/2049	Golf Course Bunker Renovation	CW Golf Cours	01/01/2048	1:00	20,000.00	40,655.88
01/01/2049	Golf Course Bunker Renovation	PV Golf Course	01/01/2048	1:00	20,000.00	40,655.88
01/01/2049	Gravely Pro Vac	CW Golf Cours	01/01/2037	12:00	22,000.00	44,721.47
01/01/2049	Gravely Pro Vac	PV Golf Course	01/01/2037	12:00	22,000.00	44,721.47
01/01/2049	Irrigation Gate Valves Golf Maint	PV Golf Course	01/01/2024	25:00	52,500.00	106,721.69
01/01/2049	Jacobsen Reelmaster 3800	PV Golf Course	01/01/2037	12:00	100,000.00	203,279.41
01/01/2049	Jacobsen Reelmaster 3800	PV Golf Course	01/01/2037	12:00	100,000.00	203,279.41
01/01/2049	John Deere 5055E Tractor	PV Golf Course	01/01/2019	30:00	112,000.00	227,672.94
01/01/2049	Landscape Granite/Rock Replenish	CW Golf Cours	01/01/2046	3:00	20,000.00	40,655.88
01/01/2049	Spray Tank - 200 gal	CW Golf Cours	01/01/2037	12:00	6,300.00	12,806.60
01/01/2049	Toro 5610 Cutting Reels	PV Golf Course	01/01/2041	8:00	10,000.00	20,327.94
01/01/2049	Toro 5610 Cutting Reels	CW Golf Cours	01/01/2041	8:00	2,000.00	4,065.59
01/01/2049	Toro Greensmaster 3150	CW Golf Cours	01/01/2037	12:00	53,000.00	107,738.09
01/01/2049	Toro Greensmaster 3300	PV Golf Course	01/01/2039	10:00	50,000.00	101,639.71
01/01/2049	Toro Greensmaster 3300	PV Golf Course	01/01/2039	10:00	50,000.00	101,639.71
01/01/2049	Toro Reelmaster 3100-D	PV Golf Course	01/01/2039	10:00	42,436.00	86,263.65
01/01/2049	Toro Reelmaster 3100-D	PV Golf Course	01/01/2039	10:00	42,436.00	86,263.65
01/01/2049	Toro Reelmaster 3100-D	CW Golf Cours	01/01/2039	10:00	42,436.00	86,263.65
01/01/2049	Toro Reelmaster 3100-D	PV Golf Course	01/01/2037	12:00	42,436.00	86,263.65
01/01/2049	Toro Reelmaster 4000-D	PV Golf Course	01/01/2037	12:00	55,000.00	111,803.68
01/01/2049	Toro Sand Pro 3040	PV Golf Course	01/01/2041	8:00	2,121.67	4,312.92
01/01/2049	Toro Sand Pro 3040	CW Golf Cours	01/01/2041	8:00	2,121.67	4,312.92
01/01/2049	Toro Workman 3200 Golf Maint	Community	01/01/2037	12:00	27,500.00	55,901.84
01/01/2049	Toro Workman 3200 Golf Maint	Community	01/01/2037	12:00	27,500.00	55,901.84
01/01/2049	Toro Workman 3200 Golf Maint	CW Golf Cours	01/01/2037	12:00	27,500.00	55,901.84
01/01/2049	Toro Workman 3200 Golf Maint	CW Golf Cours	01/01/2037	12:00	27,500.00	55,901.84
01/01/2049	Toro Workman HDX Golf Maint	PV Golf Course	01/01/2037	12:00	33,500.00	68,098.60
01/01/2049	Toro Workman HDX Golf Maint	CW Golf Cours	01/01/2037	12:00	33,500.00	68,098.60
01/01/2049	Vehicle Ford F-150	CW Golf Cours	01/01/2038	11:00	37,131.00	75,479.68
01/01/2049	Williams Sprayer	PV Golf Course	01/01/2037	12:00	42,436.00	86,263.65
					1,131,454.52	2,300,014.09



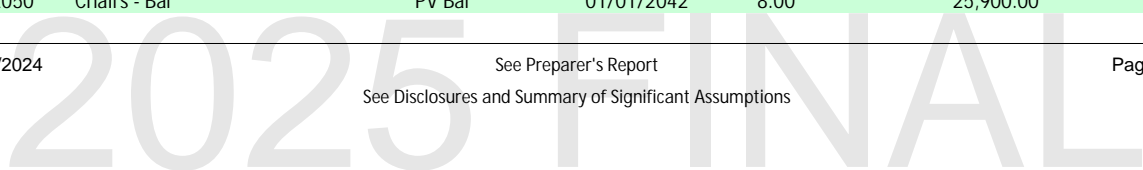
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
IT Department						
01/01/2049	Computers	Administration	01/01/2043	6:00	\$ 14,300.00	\$ 29,068.96
01/01/2049	Reserve Study - Type3	Administration	01/01/2046	3:00	7,700.00	15,652.51
					22,000.00	44,721.47
Landscape Maintenance						
01/01/2049	Artificial Turf	Sisk Park	01/01/2041	8:00	\$ 41,652.00	\$ 84,669.94
01/01/2049	Concrete Refurbish	CW Golf Cours	01/01/2047	2:00	10,000.00	20,327.94
01/01/2049	Concrete Refurbish	PV Golf Course	01/01/2047	2:00	10,000.00	20,327.94
01/01/2049	Landscape Drywell Clean	Community	01/01/2046	3:00	17,000.00	34,557.50
01/01/2049	Toro Groundmaster 4500 Landscape	PV Golf Course	01/01/2037	12:00	88,000.00	178,885.88
01/01/2049	Toro Workman 3200 Landscape Mai	Facilities Maint	01/01/2037	12:00	27,500.00	55,901.84
					194,152.00	394,671.04
Patrol						
01/01/2049	Speed Displays	Patrol	01/01/2037	12:00	\$ 7,000.00	\$ 14,229.56
01/01/2049	Vehicle GM	Patrol	01/01/2046	3:00	20,000.00	40,655.88
					27,000.00	54,885.44
Year : 2050						
BoD						
01/01/2050	Consultant Fee	Community	01/01/2047	3:00	\$ 50,000.00	\$ 104,688.90
01/01/2050	Tunnel Rehabilitation	Community	01/01/2049	1:00	5,000.00	10,468.89
					55,000.00	115,157.79
Facility Maintenance						
01/01/2050	Audio/Video System	CW Bar/Grill	01/01/2044	6:00	\$ 60,000.00	\$ 125,626.68
01/01/2050	Audio/Video System	PV Restaurant	01/01/2044	6:00	24,600.00	51,506.94
01/01/2050	Audio/Video System	CW Saguaro R	01/01/2044	6:00	15,000.00	31,406.67
01/01/2050	Audio/Video System	CW Ballroom	01/01/2044	6:00	60,000.00	125,626.68
01/01/2050	Audio/Video System	CW Pro Shop	01/01/2044	6:00	15,000.00	31,406.67
01/01/2050	Audio/Video System	PV Pro Shop	01/01/2044	6:00	15,000.00	31,406.67
01/01/2050	Audio/Video System	CW Fitness	01/01/2044	6:00	60,000.00	125,626.68
01/01/2050	Audio/Video System	CW Learning C	01/01/2044	6:00	15,000.00	31,406.67
01/01/2050	Bldg Ext - Flat Roof	CW Maintenanc	01/01/2030	20:00	6,585.30	13,788.16
01/01/2050	Bldg Ext - Metal Roof	CW Pump Stati	01/01/2020	30:00	24,000.00	50,250.67
01/01/2050	Bldg Ext - Stone Facia	Community	01/01/2045	5:00	5,000.00	10,468.89
01/01/2050	Bldg Ext Stone - Tile Underlayment	CW Fitness	01/01/2020	30:00	4,973.25	10,412.88
01/01/2050	Bldg Interior Carpet	CW Pro Shop	01/01/2049	1:00	12,705.00	26,601.45
01/01/2050	Bldg Interior Remodel - CW Bar	CW Bar/Grill	01/01/2035	15:00	20,000.00	41,875.56
01/01/2050	Bldg Interior Remodel - CW Facility	CW Maintenanc	01/01/2030	20:00	100,000.00	209,377.79
01/01/2050	Bldg Interior Remodel - CW Golf Mai	CW Maintenanc	01/01/2030	20:00	100,000.00	209,377.79
01/01/2050	Bldg Interior Remodel - PV Pro Shop	PV Pro Shop	01/01/2025	25:00	10,000.00	20,937.78
01/01/2050	Bldg Interior Remodel - PV Restaura	PV Restaurant	01/01/2030	20:00	50,000.00	104,688.90
01/01/2050	Bldg Interior Remodel - Restrooms	PV Golf Course	01/01/2030	20:00	7,500.00	15,703.33
01/01/2050	Bldg Interior Remodel - Restrooms	CW Golf Cours	01/01/2030	20:00	7,500.00	15,703.33
01/01/2050	Chairs - Bar	PV Bar	01/01/2042	8:00	25,900.00	54,228.85



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

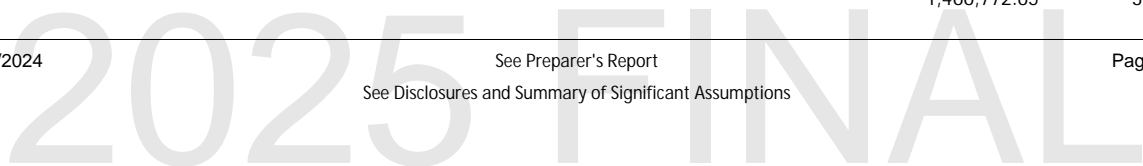
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2050	Cushman Hauler 1200X Facility Main	Community	01/01/2042	8:00	\$ 12,000.00	\$ 25,125.34
01/01/2050	Cushman Hauler 800X	Facilities Maint	01/01/2042	8:00	10,078.55	21,102.25
01/01/2050	Cushman Hauler 800X	Facilities Maint	01/01/2042	8:00	10,078.55	21,102.25
01/01/2050	Domestic Water Heater 100 Gal	CW Fitness	01/01/2040	10:00	11,500.00	24,078.45
01/01/2050	Door Folding - Repairs	CW Bar/Grill P	01/01/2049	1:00	9,000.00	18,844.00
01/01/2050	Door Garage 9x16	CW Mainten	01/01/2030	20:00	2,652.00	5,552.70
01/01/2050	Door Garage 9x9	CW Mainten	01/01/2030	20:00	10,600.00	22,194.05
01/01/2050	Fence Chain Link 12'	CW Golf Cours	01/01/2030	20:00	11,900.00	24,915.96
01/01/2050	Fence Chain Link 6'	CW Golf Cours	01/01/2030	20:00	5,000.00	10,468.89
01/01/2050	Floor Wood - Replace	CW Saguario R	01/01/2035	15:00	12,000.00	25,125.34
01/01/2050	Golf Cart Beverage	Facilities Maint	01/01/2045	5:00	19,000.00	39,781.78
01/01/2050	HVAC - Annual Repairs	Community	01/01/2049	1:00	70,000.00	146,564.46
01/01/2050	HVAC 10-Ton	PV Clubhouse	01/01/2040	10:00	30,000.00	62,813.34
01/01/2050	HVAC 12.5-Ton	CW Fitness	01/01/2040	10:00	36,000.00	75,376.01
01/01/2050	HVAC 15-Ton	CW Fitness	01/01/2040	10:00	42,000.00	87,938.67
01/01/2050	HVAC 15-Ton	CW Fitness	01/01/2040	10:00	42,000.00	87,938.67
01/01/2050	HVAC 4-Ton	CW Clubhouse	01/01/2040	10:00	12,600.00	26,381.60
01/01/2050	HVAC 4-Ton	CW Clubhouse	01/01/2040	10:00	12,600.00	26,381.60
01/01/2050	HVAC 4-Ton	CW Fitness	01/01/2040	10:00	12,600.00	26,381.60
01/01/2050	HVAC 4-Ton	CW Fitness	01/01/2040	10:00	12,600.00	26,381.60
01/01/2050	HVAC 5-Ton	CW Clubhouse	01/01/2040	10:00	14,400.00	30,150.40
01/01/2050	HVAC 5-Ton	CW Fitness	01/01/2040	10:00	14,400.00	30,150.40
01/01/2050	HVAC 5-Ton	CW Clubhouse	01/01/2040	10:00	14,400.00	30,150.40
01/01/2050	HVAC 7.5-Ton	CW Clubhouse	01/01/2040	10:00	24,000.00	50,250.67
01/01/2050	HVAC Dehumidifier System	CW Fitness	01/01/2045	5:00	13,500.00	28,266.00
01/01/2050	Ice Machine/Bin	CW Bar/Grill	01/01/2044	6:00	5,500.00	11,515.78
01/01/2050	Ice Machine/Bin	CW Bar/Grill	01/01/2044	6:00	5,500.00	11,515.78
01/01/2050	Ice Machine/Bin Golf Maint	CW Pro Shop	01/01/2044	6:00	5,500.00	11,515.78
01/01/2050	Ice Machine/Bin Pro Shop	CW Saguario R	01/01/2044	6:00	5,500.00	11,515.78
01/01/2050	Lighting Panel	PV Restaurant	01/01/2030	20:00	22,000.00	46,063.11
01/01/2050	Pool Deck Indoor - Resurface	CW Fitness	01/01/2045	5:00	7,500.00	15,703.33
01/01/2050	Pool Deck Outdoor Kool Deck (Main)	CW Main Pool	01/01/2035	15:00	72,400.00	151,589.52
01/01/2050	Pool Heater 399 BTU	CW Main Pool	01/01/2042	8:00	12,200.00	25,544.09
01/01/2050	Pool Heaters - Repair	Community	01/01/2049	1:00	10,000.00	20,937.78
01/01/2050	Pool Pump/Motor	CW Fitness	01/01/2044	6:00	5,000.00	10,468.89
01/01/2050	Pool Spa Heater 199 BTU	CW Spa	01/01/2042	8:00	4,500.00	9,422.00
01/01/2050	Pool Spa Heater 199 BTU	Michigan Spa	01/01/2042	8:00	4,500.00	9,422.00
01/01/2050	Shade Fabric	CW Pickleball C	01/01/2038	12:00	6,750.00	14,133.00
01/01/2050	Sports Court Recoat	CW Pickleball C	01/01/2044	6:00	13,500.00	28,266.00
01/01/2050	Sports Court Recoat	CW Tennis	01/01/2045	5:00	6,750.00	14,133.00
01/01/2050	Sports Court Resurface	CW Pickleball C	01/01/2035	15:00	76,000.00	159,127.12
01/01/2050	Surveillance System Components - R	Community	01/01/2049	1:00	10,000.00	20,937.78
01/01/2050	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2049	1:00	15,000.00	31,406.67
01/01/2050	Window Blinds Electric	CW Fitness	01/01/2044	6:00	35,000.00	73,282.23
01/01/2050	Window Tint	Community	01/01/2049	1:00	40,000.00	83,751.12
					1,466,772.65	3,071,096.23



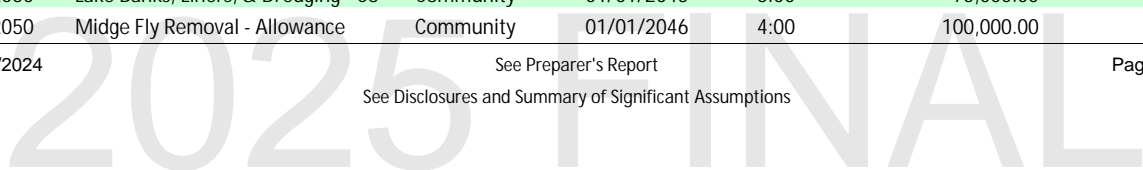
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Fitness Center						
01/01/2050	Fitness Arc Trainers	CW Fitness	01/01/2045	5:00	\$ 15,000.00	\$ 31,406.67
01/01/2050	Fitness Cross-Trainers	CW Fitness	01/01/2045	5:00	33,000.00	69,094.67
01/01/2050	Fitness Recumbent Bikes	CW Fitness	01/01/2045	5:00	16,000.00	33,500.45
01/01/2050	Fitness Recumbent Cross-Trainers	CW Fitness	01/01/2045	5:00	12,450.00	26,067.54
01/01/2050	Fitness Rowers	CW Fitness	01/01/2045	5:00	3,700.00	7,746.98
01/01/2050	Fitness Seated Ellipticals	CW Fitness	01/01/2045	5:00	12,600.00	26,381.60
01/01/2050	Fitness Spin Bikes	CW Fitness	01/01/2045	5:00	4,700.00	9,840.76
01/01/2050	Fitness Treadmills	CW Fitness	01/01/2045	5:00	63,000.00	131,908.01
01/01/2050	Fitness Upright Bikes	CW Fitness	01/01/2045	5:00	19,250.00	40,305.23
					179,700.00	376,251.91
Food & Beverage						
01/01/2050	Booths	CW Bar/Grill	01/01/2040	10:00	\$ 26,250.00	\$ 54,961.67
01/01/2050	Chairs & Table Set - CW Bar	CW Bar/Grill	01/01/2040	10:00	95,000.00	198,908.90
01/01/2050	Chairs - Stools	CW Bar/Grill	01/01/2040	10:00	43,200.00	90,451.21
01/01/2050	Cooler Sm	PV Restaurant	01/01/2040	10:00	3,750.00	7,851.67
01/01/2050	Glassware	CW Bar/Grill	01/01/2048	2:00	2,500.00	5,234.44
01/01/2050	Refrigerator - Reach-In	PV Restaurant	01/01/2043	7:00	2,500.00	5,234.44
01/01/2050	Silverware Polisher	PV Restaurant	01/01/2042	8:00	4,880.14	10,217.93
					178,080.14	372,860.26
Golf Maintenance						
01/01/2050	Angle Master Bed knife Grinder	CW Golf Cours	01/01/2038	12:00	\$ 29,000.00	\$ 60,719.56
01/01/2050	Cushman Hauler 1200X Golf Maint	PV Golf Course	01/01/2042	8:00	12,000.00	25,125.34
01/01/2050	Cushman Hauler 1200X Golf Maint	CW Golf Cours	01/01/2042	8:00	12,000.00	25,125.34
01/01/2050	Golf Course Bunker Renovation	CW Golf Cours	01/01/2049	1:00	20,000.00	41,875.56
01/01/2050	Golf Course Bunker Renovation	PV Golf Course	01/01/2049	1:00	20,000.00	41,875.56
01/01/2050	Irrigation Gate Valves XL Golf Maint	PV Golf Course	01/01/2025	25:00	342,000.00	716,072.05
01/01/2050	Lake Banks, Liners, & Dredging - Golf	CW Golf Cours	01/01/2045	5:00	75,000.00	157,033.34
01/01/2050	Toro Greensmaster TriFlex 3400	CW Golf Cours	01/01/2040	10:00	50,000.00	104,688.90
01/01/2050	Toro Greensmaster TriFlex 3400	CW Golf Cours	01/01/2040	10:00	50,000.00	104,688.90
					610,000.00	1,277,204.55
IT Department						
01/01/2050	Computers	Administration	01/01/2044	6:00	\$ 14,300.00	\$ 29,941.02
01/01/2050	POS System	CW Bar/Grill	01/01/2045	5:00	10,000.00	20,937.78
01/01/2050	POS System	PV Restaurant	01/01/2045	5:00	10,000.00	20,937.78
01/01/2050	Reserve Study - Type3	Administration	01/01/2047	3:00	7,700.00	16,122.09
					42,000.00	87,938.67
Landscape Maintenance						
01/01/2050	Concrete Refurbish	Community	01/01/2048	2:00	\$ 10,000.00	\$ 20,937.78
01/01/2050	Concrete Refurbish	Community	01/01/2048	2:00	10,000.00	20,937.78
01/01/2050	Cushman Hauler 1200X Landscape	Community	01/01/2042	8:00	12,000.00	25,125.34
01/01/2050	Cushman Hauler 1200X Landscape	Community	01/01/2042	8:00	12,000.00	25,125.34
01/01/2050	Lake Banks, Liners, & Dredging - Co	Community	01/01/2045	5:00	75,000.00	157,033.34
01/01/2050	Midge Fly Removal - Allowance	Community	01/01/2046	4:00	100,000.00	209,377.79



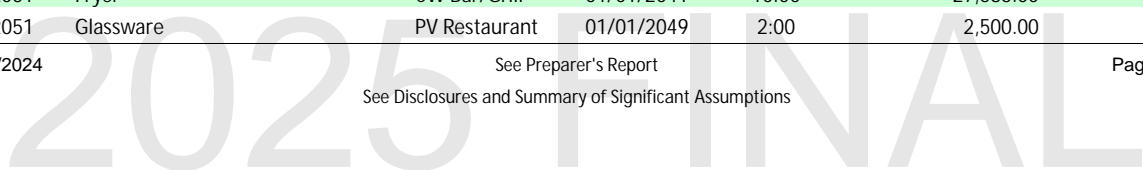
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
08/20/2050	Zero Turn Mower, ExMark	Community	08/20/2040	10:00	\$ 17,000.00	\$ 36,213.28
					236,000.00	494,750.65
Patrol						
01/01/2050	Radio System	Patrol	01/01/2045	5:00	\$ 5,000.00	\$ 10,468.89
01/01/2050	Vehicle Toyota Prius	Patrol	01/01/2047	3:00	21,218.00	44,425.78
					26,218.00	54,894.67
Year : 2051						
BoD						
01/01/2051	Tunnel Rehabilitation	Community	01/01/2050	1:00	\$ 5,000.00	\$ 10,782.96
					5,000.00	10,782.96
Facility Maintenance						
01/01/2051	Asphalt - Crack Fill	Community	01/01/2049	2:00	\$ 22,000.00	\$ 47,445.01
01/01/2051	Asphalt Repair & Seal	Community	01/01/2049	2:00	64,920.90	140,007.85
01/01/2051	Bldg Ext - Repaint	Community	01/01/2049	2:00	30,000.00	64,697.74
01/01/2051	Bldg Interior Carpet	CW Pro Shop	01/01/2050	1:00	12,705.00	27,399.49
01/01/2051	Bldg Interior Remodel - CW Ballroo	CW Ballroom	01/01/2031	20:00	110,000.00	237,225.04
01/01/2051	Bldg Interior Remodel - Restrooms	CW Saguaro R	01/01/2031	20:00	7,500.00	16,174.43
01/01/2051	Door Folding - Repairs	CW Bar/Grill P	01/01/2050	1:00	9,000.00	19,409.32
01/01/2051	Floor Wood - Recoat	CW Ballroom	01/01/2049	2:00	3,720.00	8,022.52
01/01/2051	HVAC - Annual Repairs	Community	01/01/2050	1:00	70,000.00	150,961.39
01/01/2051	HVAC 1-Ton	PV Restaurant	01/01/2038	13:00	5,200.00	11,214.27
01/01/2051	HVAC 3-Ton	CW Clubhouse	01/01/2038	13:00	9,600.00	20,703.28
01/01/2051	HVAC 3.5-Ton	CW Clubhouse	01/01/2041	10:00	10,800.00	23,291.19
01/01/2051	HVAC 4-Ton	PV Clubhouse	01/01/2041	10:00	12,600.00	27,173.05
01/01/2051	HVAC 7.5-Ton	CW Clubhouse	01/01/2041	10:00	24,000.00	51,758.19
01/01/2051	HVAC 7.5-Ton	CW Clubhouse	01/01/2041	10:00	24,000.00	51,758.19
01/01/2051	HVAC 7.5-Ton	CW Clubhouse	01/01/2041	10:00	24,000.00	51,758.19
01/01/2051	HVAC 7.5-Ton	CW Clubhouse	01/01/2041	10:00	24,000.00	51,758.19
01/01/2051	Mister System	PV Clubhouse	01/01/2039	12:00	14,852.50	32,030.77
01/01/2051	Pool Heaters - Repair	Community	01/01/2050	1:00	10,000.00	21,565.91
01/01/2051	Sewer Line Allowance	PV Clubhouse	01/01/2021	30:00	37,000.00	79,793.88
01/01/2051	Surveillance System Components - R	Community	01/01/2050	1:00	10,000.00	21,565.91
01/01/2051	Walls - Repair	Community	01/01/2049	2:00	30,000.00	64,697.74
01/01/2051	Walls Dobson, Alma, Minn, East- Re	Community	01/01/2049	2:00	30,000.00	64,697.74
01/01/2051	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2050	1:00	15,000.00	32,348.87
01/01/2051	Window Tint	Community	01/01/2050	1:00	40,000.00	86,263.65
					650,898.40	1,403,721.81
Food & Beverage						
01/01/2051	Chafing Dishes	CW Bar/Grill	01/01/2043	8:00	\$ 15,700.00	\$ 33,858.48
01/01/2051	Chairs - Banquet Pro	CW Ballroom	01/01/2041	10:00	104,500.00	225,363.79
01/01/2051	Chillers - Glass - Freezer	PV Restaurant	01/01/2044	7:00	4,200.00	9,057.68
01/01/2051	Dishwasher - Bar	PV Restaurant	01/01/2044	7:00	5,569.73	12,011.63
01/01/2051	Fryer	CW Bar/Grill	01/01/2041	10:00	27,583.00	59,485.26
01/01/2051	Glassware	PV Restaurant	01/01/2049	2:00	2,500.00	5,391.48



Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2

Date	Component	Location	Service Date	Estimated Life	Current Cost	Expenditure
01/01/2051	Silverware Polisher	CW Bar/Grill	01/01/2043	8:00	\$ 4,880.14	\$ 10,524.47
01/01/2051	Tables - Banquet Pro	CW Saguaro R	01/01/2036	15:00	20,804.09	44,865.92
					185,736.96	400,558.71

Golf Maintenance

01/01/2051	Golf Course Bunker Renovation	CW Golf Cours	01/01/2050	1:00	\$ 20,000.00	\$ 43,131.83
01/01/2051	Golf Course Bunker Renovation	PV Golf Course	01/01/2050	1:00	20,000.00	43,131.83
01/01/2051	Golf Course Fairway Rehab	CW Golf Cours	01/01/2046	5:00	20,000.00	43,131.83
01/01/2051	Golf Course Fairway Rehab	PV Golf Course	01/01/2046	5:00	20,000.00	43,131.83
01/01/2051	Golf Course Greens Rehab	CW Golf Cours	01/01/2046	5:00	20,000.00	43,131.83
01/01/2051	Golf Course Greens Rehab	PV Golf Course	01/01/2046	5:00	20,000.00	43,131.83
01/01/2051	Golf Course Tee Boxes Rehab	CW Golf Cours	01/01/2046	5:00	10,000.00	21,565.91
01/01/2051	Golf Course Tee Boxes Rehab	PV Golf Course	01/01/2046	5:00	10,000.00	21,565.91
01/01/2051	Golf Course Tree Maint	CW Golf Cours	01/01/2046	5:00	20,000.00	43,131.83
01/01/2051	Golf Course Tree Maint	PV Golf Course	01/01/2046	5:00	20,000.00	43,131.83
01/01/2051	Irrigation - Consultant Fee	CW Golf Cours	01/01/2036	15:00	17,000.00	36,662.05
01/01/2051	Irrigation - Consultant Fee	PV Golf Course	01/01/2036	15:00	17,000.00	36,662.05
01/01/2051	Irrigation Pump Station Repairs	CW Golf Cours	01/01/2046	5:00	20,000.00	43,131.83
01/01/2051	Irrigation Pump Station Repairs	CW Golf Cours	01/01/2046	5:00	20,000.00	43,131.83
01/01/2051	Irrigation Pump Station Repairs	PV Golf Course	01/01/2046	5:00	20,000.00	43,131.83
01/01/2051	John Deere Tractor 5300	CW Golf Cours	01/01/2027	24:00	68,000.00	146,648.21
01/01/2051	John Deere Tractor 5300	CW Golf Cours	01/01/2027	24:00	68,000.00	146,648.21
01/01/2051	Lake Fountain Golf Maint	CW Golf Cours	01/01/2043	8:00	14,500.00	31,270.57
01/01/2051	Lake Fountain Golf Maint	CW Golf Cours	01/01/2043	8:00	14,500.00	31,270.57
					439,000.00	946,743.61

IT Department

01/01/2051	Battery Back-Up	Administration	01/01/2045	6:00	\$ 3,000.00	\$ 6,469.77
01/01/2051	Computers	Administration	01/01/2045	6:00	14,300.00	30,839.26
01/01/2051	Reserve Study - Type2	Administration	01/01/2048	3:00	27,758.50	59,863.74
					45,058.50	97,172.77

Landscape Maintenance

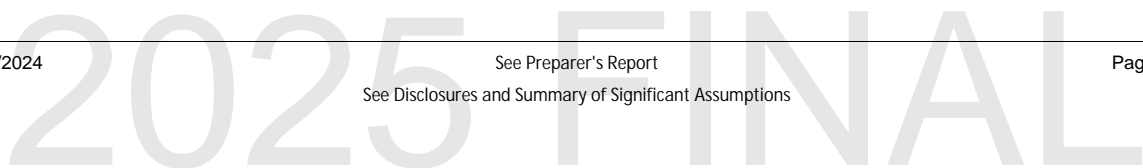
01/01/2051	Carryall Landscape Maint	Community	01/01/2043	8:00	\$ 14,008.00	\$ 30,209.53
01/01/2051	Concrete Refurbish	CW Golf Cours	01/01/2049	2:00	10,000.00	21,565.91
01/01/2051	Concrete Refurbish	PV Golf Course	01/01/2049	2:00	10,000.00	21,565.91
					34,008.00	73,341.35

Patrol

01/01/2051	Gate Loop Detectors	Community	01/01/2036	15:00	\$ 5,304.00	\$ 11,438.56
01/01/2051	Vehicle Toyota Prius	Patrol	01/01/2048	3:00	21,218.00	45,758.55
					26,522.00	57,197.11

Pro Shop

01/01/2051	EZ Go w/ Gang Picker	CW Pro Shop	01/01/2044	7:00	\$ 17,000.00	\$ 36,662.05
					17,000.00	36,662.05



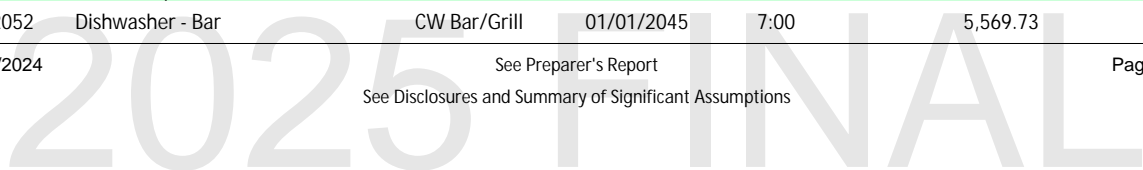
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2				Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure	
Year : 2052							
BoD							
01/01/2052	Tunnel Rehabilitation	Community	01/01/2051	1:00	\$ 5,000.00	\$ 11,106.45	
					5,000.00	11,106.45	
Facility Maintenance							
01/01/2052	Asphalt - Rehabilitation	PV Maintenanc	01/01/2022	30:00	\$ 59,150.00	\$ 131,389.24	
01/01/2052	Bldg Ext Stone - Tile Underlayment	PV Clubhouse	01/01/2022	30:00	35,625.00	79,133.42	
01/01/2052	Bldg Interior Carpet	CW Pro Shop	01/01/2051	1:00	12,705.00	28,221.48	
01/01/2052	Bldg Interior Carpet Pro	PV Restaurant	01/01/2043	9:00	23,100.00	51,311.78	
01/01/2052	Bldg Interior Remodel - Restrooms	CW Saguaro R	01/01/2032	20:00	7,500.00	16,659.67	
01/01/2052	Bldg Interior Remodel - Restrooms	CW Courtyard	01/01/2032	20:00	15,000.00	33,319.34	
01/01/2052	Defibrillators (AED)	Community	01/01/2047	5:00	8,000.00	17,770.31	
01/01/2052	Door Folding - Repairs	CW Bar/Grill P	01/01/2051	1:00	9,000.00	19,991.60	
01/01/2052	Floor Scrubber Lg	CW Ballroom	01/01/2043	9:00	8,000.00	17,770.31	
01/01/2052	Floor Scrubber Sm	CW Clubhouse	01/01/2044	8:00	11,700.00	25,989.08	
01/01/2052	HVAC - Annual Repairs	Community	01/01/2051	1:00	70,000.00	155,490.23	
01/01/2052	HVAC 2.5-Ton	San Tan Gate	01/01/2042	10:00	8,600.00	19,103.09	
01/01/2052	HVAC 5-Ton	CW Clubhouse	01/01/2042	10:00	14,400.00	31,986.56	
01/01/2052	Pool Furniture - CW Kids	CW Kids Pool	01/01/2043	9:00	18,565.75	41,239.90	
01/01/2052	Pool Furniture - Michigan	Michigan	01/01/2043	9:00	35,540.15	78,944.94	
01/01/2052	Pool Heaters - Repair	Community	01/01/2051	1:00	10,000.00	22,212.89	
01/01/2052	Pool Salt Chlorinating System	CW Kids Pool	01/01/2045	7:00	4,750.00	10,551.12	
01/01/2052	Pool Salt Chlorinating System	CW Lap Pool	01/01/2045	7:00	4,750.00	10,551.12	
01/01/2052	Pool Salt Chlorinating System	CW Main Pool	01/01/2045	7:00	19,000.00	42,204.49	
01/01/2052	Pool Salt Chlorinating System	Michigan Pool	01/01/2045	7:00	4,750.00	10,551.12	
01/01/2052	Pool Spa Heater 199 BTU	CW Fitness	01/01/2044	8:00	4,500.00	9,995.80	
01/01/2052	Pool Waterline Tile - Repairs	CW Spa	01/01/2043	9:00	1,113.70	2,473.85	
01/01/2052	Pool Waterline Tile - Repairs	Michigan Pool	01/01/2043	9:00	2,736.52	6,078.60	
01/01/2052	Sports Court Recoat	PV Tennis Cour	01/01/2047	5:00	6,750.00	14,993.70	
01/01/2052	Sports Court Recoat	PV Tennis Cour	01/01/2047	5:00	6,750.00	14,993.70	
01/01/2052	Surveillance System - Replace	Community	01/01/2042	10:00	177,251.00	393,725.70	
01/01/2052	Surveillance System Components - R	Community	01/01/2051	1:00	10,000.00	22,212.89	
01/01/2052	Table - Billiard - Refelt/Refurbish	Community	01/01/2049	3:00	5,000.00	11,106.45	
01/01/2052	Toro Workman 3200 Facilities Maint	Community	01/01/2042	10:00	27,500.00	61,085.45	
01/01/2052	Walls Hunt Hwy, Riggs Repaint	Community	01/01/2049	3:00	45,000.00	99,958.01	
01/01/2052	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2051	1:00	15,000.00	33,319.34	
01/01/2052	Window Tint	Community	01/01/2051	1:00	40,000.00	88,851.56	
					721,737.12	1,603,186.74	
Food & Beverage							
01/01/2052	Broiler/Char Grill	PV Restaurant	01/01/2039	13:00	\$ 6,100.18	\$ 13,550.26	
01/01/2052	Cooler Lg	PV Restaurant	01/01/2042	10:00	5,000.00	11,106.45	
01/01/2052	Cooler Lg	PV Restaurant	01/01/2042	10:00	5,000.00	11,106.45	
01/01/2052	Cooler Sm	PV Restaurant	01/01/2042	10:00	3,750.00	8,329.83	
01/01/2052	Countertop Cooler 2-Door	PV Restaurant	01/01/2043	9:00	3,500.00	7,774.51	
01/01/2052	Dishwasher - Bar	CW Bar/Grill	01/01/2045	7:00	5,569.73	12,371.98	



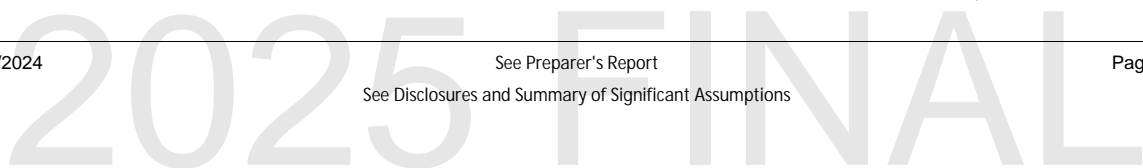
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2052	Glassware	CW Bar/Grill	01/01/2050	2:00	\$ 2,500.00	\$ 5,553.22
01/01/2052	Menu Covers	CW Bar/Grill	01/01/2048	4:00	4,000.00	8,885.16
01/01/2052	Menu Covers	PV Restaurant	01/01/2048	4:00	8,000.00	17,770.31
01/01/2052	Oven - Cook & Hold	CW Saguaro R	01/01/2039	13:00	11,669.67	25,921.71
01/01/2052	Range/Oven Flat Top Convection	CW Bar/Grill	01/01/2042	10:00	17,200.00	38,206.17
01/01/2052	Silverware	CW Bar/Grill	01/01/2045	7:00	8,000.00	17,770.31
01/01/2052	Silverware	PV Restaurant	01/01/2045	7:00	8,000.00	17,770.31
01/01/2052	Slicer Deli	PV Restaurant	01/01/2040	12:00	4,500.00	9,995.80
01/01/2052	Tableware PV	PV Restaurant	01/01/2043	9:00	28,962.57	64,334.24
					121,752.15	270,446.71
Golf Maintenance						
01/01/2052	Angle Master Bed knife Grinder	PV Golf Course	01/01/2047	5:00	\$ 29,000.00	\$ 64,417.38
01/01/2052	Golf Course Bunker Renovation	CW Golf Cours	01/01/2051	1:00	20,000.00	44,425.78
01/01/2052	Golf Course Bunker Renovation	PV Golf Course	01/01/2051	1:00	20,000.00	44,425.78
01/01/2052	Lake Fountain Golf Maint	CW Golf Cours	01/01/2044	8:00	14,500.00	32,208.69
01/01/2052	Lake Fountain Golf Maint	PV Golf Course	01/01/2043	9:00	14,500.00	32,208.69
01/01/2052	Lake Fountain Golf Maint	PV Golf Course	01/01/2043	9:00	14,500.00	32,208.69
01/01/2052	Landscape Granite/Rock Replenish	CW Golf Cours	01/01/2049	3:00	20,000.00	44,425.78
01/01/2052	Radios	CW Golf Cours	01/01/2044	8:00	8,000.00	17,770.31
01/01/2052	Toro Sand Pro 3040	CW Golf Cours	01/01/2044	8:00	2,121.67	4,712.84
01/01/2052	Workman GTX	PV Golf Course	01/01/2044	8:00	11,500.00	25,544.82
					154,121.67	342,348.76
IT Department						
01/01/2052	Computers	Administration	01/01/2046	6:00	\$ 14,300.00	\$ 31,764.43
01/01/2052	Paper Shredder	Administration	01/01/2040	12:00	5,304.00	11,781.72
01/01/2052	Reserve Study - Type3	Administration	01/01/2049	3:00	7,700.00	17,103.93
					27,304.00	60,650.08
Landscape Maintenance						
01/01/2052	Concrete Refurbish	Community	01/01/2050	2:00	\$ 10,000.00	\$ 22,212.89
01/01/2052	Concrete Refurbish	Community	01/01/2050	2:00	10,000.00	22,212.89
01/01/2052	Cushman Shuttle 2 Gas	Community	01/01/2044	8:00	12,730.80	28,278.79
01/01/2052	Irrigation Controller Landscape Main	Community	01/01/2037	15:00	18,815.00	41,793.55
01/01/2052	Irrigation Gate Valves Landscape Ma	Community	01/01/2025	27:00	2,100.00	4,664.71
01/01/2052	Irrigation Gate Valves Landscape Ma	Community	01/01/2025	27:00	8,400.00	18,658.83
01/01/2052	Irrigation Gate Valves Landscape Ma	Community	01/01/2025	27:00	21,000.00	46,647.07
01/01/2052	Irrigation Gate Valves Landscape Ma	Community	01/01/2025	27:00	21,000.00	46,647.07
01/01/2052	Landscape Drywell Clean	Community	01/01/2049	3:00	17,000.00	37,761.91
01/01/2052	Toro Workman 3200 Landscape Mai	CW Golf Cours	01/01/2042	10:00	27,500.00	61,085.45
					148,545.80	329,963.16
Patrol						
01/01/2052	Golf Cart Patrol	Patrol	01/01/2043	9:00	\$ 12,500.00	\$ 27,766.11
01/01/2052	Vehicle GM	Patrol	01/01/2049	3:00	20,000.00	44,425.78
					32,500.00	72,191.89



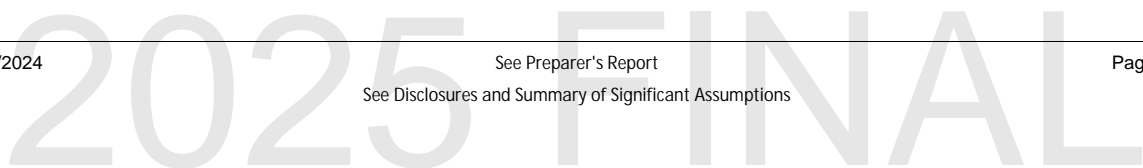
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Year : 2053						
BoD						
01/01/2053	Consultant Fee	Community	01/01/2050	3:00	\$ 50,000.00	\$ 114,396.38
01/01/2053	Tunnel Rehabilitation	Community	01/01/2052	1:00	5,000.00	11,439.64
					55,000.00	125,836.02
Facility Maintenance						
01/01/2053	Ansul System	PV Restaurant	01/01/2039	14:00	\$ 8,115.89	\$ 18,568.57
01/01/2053	Asphalt - Crack Fill	Community	01/01/2051	2:00	22,000.00	50,334.41
01/01/2053	Asphalt Repair & Seal	Community	01/01/2051	2:00	64,920.90	148,534.32
01/01/2053	Bldg Ext - Metal Roof	CW Pickleball C	01/01/2023	30:00	6,000.00	13,727.57
01/01/2053	Bldg Ext - Repaint	Community	01/01/2051	2:00	30,000.00	68,637.83
01/01/2053	Bldg Interior Carpet	CW Pro Shop	01/01/2052	1:00	12,705.00	29,068.12
01/01/2053	Bldg Interior Remodel - CW Pro Shop	CW Pro Shop	01/01/2033	20:00	20,000.00	45,758.55
01/01/2053	Bldg Interior Remodel - Lapidary	CW Lapidary	01/01/2033	20:00	35,000.00	80,077.47
01/01/2053	Chairs	CW A-Rooms	01/01/2046	7:00	6,250.00	14,299.55
01/01/2053	Door Folding - Repairs	CW Bar/Grill P	01/01/2052	1:00	9,000.00	20,591.35
01/01/2053	Floor Wood - Recoat	CW Ballroom	01/01/2051	2:00	3,720.00	8,511.09
01/01/2053	Floor Wood - Refinish	CW Dance Roo	01/01/2043	10:00	4,168.75	9,537.80
01/01/2053	Floor Wood - Refinish	CW Ballroom	01/01/2049	4:00	35,650.00	81,564.62
01/01/2053	HVAC - Annual Repairs	Community	01/01/2052	1:00	70,000.00	160,154.94
01/01/2053	HVAC 10-Ton	PV Clubhouse	01/01/2043	10:00	30,000.00	68,637.83
01/01/2053	HVAC 7.5-Ton	PV Clubhouse	01/01/2043	10:00	24,000.00	54,910.26
01/01/2053	HVAC Swamp Coolers	Community	01/01/2047	6:00	48,000.00	109,820.53
01/01/2053	Mister Fans	PV Pro Shop	01/01/2046	7:00	8,328.07	19,054.02
01/01/2053	Mister System	CW Pro Shop	01/01/2040	13:00	14,852.50	33,981.45
01/01/2053	Patio Furniture	CW Saguaro Po	01/01/2039	14:00	8,200.00	18,761.01
01/01/2053	Patio Furniture	CW Pro Shop	01/01/2039	14:00	20,500.00	46,902.52
01/01/2053	Pool Deck Outdoor Kool Deck - Rese	CW Main Pool	01/01/2048	5:00	18,100.00	41,411.49
01/01/2053	Pool Furniture - PV	PV Pool	01/01/2047	6:00	29,705.20	67,963.35
01/01/2053	Pool Heaters - Repair	Community	01/01/2052	1:00	10,000.00	22,879.28
01/01/2053	Pools Deck Drains	Community	01/01/2045	8:00	80,000.00	183,034.21
01/01/2053	Shade Fabric	CW Bar/Grill P	01/01/2043	10:00	3,915.00	8,957.24
01/01/2053	Shade Fabric	CW Pickleball C	01/01/2043	10:00	5,250.00	12,011.62
01/01/2053	Sports Court Recoat	CW Tennis	01/01/2046	7:00	6,750.00	15,443.51
01/01/2053	Sports Court Recoat	Sisk Park	01/01/2048	5:00	6,750.00	15,443.51
01/01/2053	Sports Court Resurface	Sisk Park	01/01/2038	15:00	38,000.00	86,941.25
01/01/2053	Street Sweeper	Facilities Maint	01/01/2038	15:00	70,000.00	160,154.94
01/01/2053	Surveillance System Components - R	Community	01/01/2052	1:00	10,000.00	22,879.28
01/01/2053	Walls - Repair	Community	01/01/2051	2:00	30,000.00	68,637.83
01/01/2053	Walls Dobson, Alma, Minn, East- Re	Community	01/01/2051	2:00	30,000.00	68,637.83
01/01/2053	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2052	1:00	15,000.00	34,318.92
01/01/2053	Window Tint	Community	01/01/2052	1:00	40,000.00	91,517.11
					874,881.31	2,001,665.18



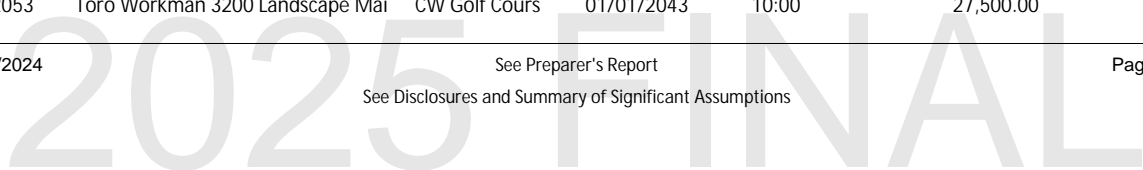
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
Food & Beverage						
01/01/2053	Bar Top Polish	CW Bar/Grill	01/01/2046	7:00	\$ 3,150.00	\$ 7,206.97
01/01/2053	Bar Top Polish	PV Bar	01/01/2046	7:00	3,150.00	7,206.97
01/01/2053	Condensers	CW Bar/Grill	01/01/2046	7:00	22,000.00	50,334.41
01/01/2053	Condensers	PV Restaurant	01/01/2046	7:00	27,500.00	62,918.01
01/01/2053	Glassware	PV Restaurant	01/01/2051	2:00	2,500.00	5,719.82
01/01/2053	Oven - Cook & Hold	CW Bar/Grill	01/01/2043	10:00	11,669.67	26,699.36
01/01/2053	Range/Oven Double Stack Convectio	PV Restaurant	01/01/2043	10:00	9,442.00	21,602.61
01/01/2053	Range/Oven Pizza	CW Bar/Grill	01/01/2043	10:00	34,000.00	77,789.54
01/01/2053	Refrigerator - Draft Beer	CW Saguaro R	01/01/2044	9:00	4,455.78	10,194.50
01/01/2053	Refrigerator - Keg	CW Bar/Grill	01/01/2044	9:00	4,721.00	10,801.31
01/01/2053	Refrigerator - Reach-In	CW Bar/Grill	01/01/2044	9:00	2,500.00	5,719.82
01/01/2053	Refrigerator - Reach-In	PV Restaurant	01/01/2046	7:00	2,500.00	5,719.82
01/01/2053	Steamer Double Oven	PV Restaurant	01/01/2043	10:00	46,000.00	105,244.67
					173,588.45	397,157.81
Golf Maintenance						
01/01/2053	Golf Course Bunker Renovation	CW Golf Cours	01/01/2052	1:00	\$ 20,000.00	\$ 45,758.55
01/01/2053	Golf Course Bunker Renovation	PV Golf Course	01/01/2052	1:00	20,000.00	45,758.55
01/01/2053	Golf Lift	PV Golf Course	01/01/2028	25:00	14,852.50	33,981.45
01/01/2053	Golf Lift	CW Golf Cours	01/01/2028	25:00	14,852.50	33,981.45
01/01/2053	Irrigation - Computer & Software	PV Golf Course	01/01/2046	7:00	10,500.00	24,023.24
01/01/2053	Irrigation Controller Pro Golf Maint	CW Golf Cours	01/01/2038	15:00	300.00	686.38
01/01/2053	Irrigation Sprinkler Heads Lg	CW Golf Cours	01/01/2038	15:00	360,750.00	825,369.91
01/01/2053	Irrigation Sprinkler Heads Sm	CW Golf Cours	01/01/2038	15:00	9,625.00	22,021.30
01/01/2053	Lake Banks, Liners, & Dredging - Golf	PV Golf Course	01/01/2048	5:00	75,000.00	171,594.58
01/01/2053	Lake Fountain Golf Maint	PV Golf Course	01/01/2045	8:00	14,500.00	33,174.95
01/01/2053	Lake Fountain Golf Maint	CW Golf Cours	01/01/2045	8:00	14,500.00	33,174.95
01/01/2053	Toro Pro Care Blower 44538	PV Golf Course	01/01/2043	10:00	12,000.00	27,455.13
01/01/2053	Toro Pro Care Blower 44538	CW Golf Cours	01/01/2043	10:00	12,000.00	27,455.13
01/01/2053	Toro Reelmaster 5610-D	CW Golf Cours	01/01/2043	10:00	96,000.00	219,641.06
01/01/2053	Toro Reelmaster 5610-D	CW Golf Cours	01/01/2043	10:00	96,000.00	219,641.06
01/01/2053	Toro Reelmaster 5610-D	CW Golf Cours	01/01/2043	10:00	96,000.00	219,641.06
					866,880.00	1,983,358.75
IT Department						
01/01/2053	Computers	Administration	01/01/2047	6:00	\$ 14,300.00	\$ 32,717.37
01/01/2053	Reserve Study - Type3	Administration	01/01/2050	3:00	7,700.00	17,617.04
					22,000.00	50,334.41
Landscape Maintenance						
01/01/2053	Concrete Refurbish	CW Golf Cours	01/01/2051	2:00	\$ 10,000.00	\$ 22,879.28
01/01/2053	Concrete Refurbish	PV Golf Course	01/01/2051	2:00	10,000.00	22,879.28
01/01/2053	Irrigation Controller Pro Landscape	Community	01/01/2038	15:00	5,000.00	11,439.64
01/01/2053	Irrigation Controller Pro Landscape	Community	01/01/2038	15:00	15,000.00	34,318.92
01/01/2053	Lake Fountain Landscape Maint	Community	01/01/2045	8:00	18,200.00	41,640.28
01/01/2053	Toro Workman 3200 Landscape Mai	CW Golf Cours	01/01/2043	10:00	27,500.00	62,918.01



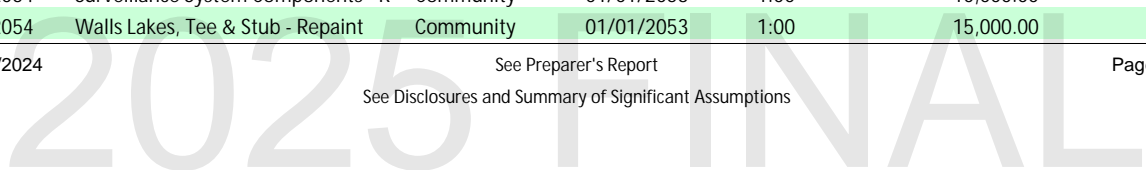
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
04/05/2053	Carryall Landscape Maint	Community	03/05/2046	7:01	\$ 15,408.80	\$ 35,515.70
					101,108.80	231,591.11
Patrol						
01/01/2053	Vehicle Toyota Prius	Patrol	01/01/2050	3:00	\$ 21,218.00	\$ 48,545.25
					21,218.00	48,545.25
Pro Shop						
01/01/2053	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2048	5:00	\$ 7,000.00	\$ 16,015.49
01/01/2053	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	Golf Cart - Lithium Battery	PV Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	Golf Cart - Lithium Battery	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
					98,000.00	224,216.86
Year : 2054						
BoD						
01/01/2054	Document Management Legal	Community	01/01/2039	15:00	\$ 8,000.00	\$ 18,852.52
01/01/2054	Tunnel Rehabilitation	Community	01/01/2053	1:00	5,000.00	11,782.83
					13,000.00	30,635.35
Facility Maintenance						
01/01/2054	Audio/Video System	PV Restaurant	01/01/2048	6:00	\$ 5,400.00	\$ 12,725.45
01/01/2054	Bldg Interior Carpet	CW Pro Shop	01/01/2053	1:00	12,705.00	29,940.16
01/01/2054	Bldg Interior Remodel - Admin	Administration	01/01/2034	20:00	10,000.00	23,565.66
01/01/2054	Door Folding - Repairs	CW Bar/Grill P	01/01/2053	1:00	9,000.00	21,209.09
01/01/2054	Door Garage 10x14	PV Maintenanc	01/01/2034	20:00	6,365.01	14,999.56
01/01/2054	HVAC - Annual Repairs	Community	01/01/2053	1:00	70,000.00	164,959.59
01/01/2054	HVAC 3-Ton	PV Clubhouse	01/01/2044	10:00	9,600.00	22,623.03
01/01/2054	HVAC 5-Ton	CW Clubhouse	01/01/2044	10:00	14,400.00	33,934.54
01/01/2054	HVAC 6-Ton	PV Clubhouse	01/01/2044	10:00	16,200.00	38,176.36
01/01/2054	Ice Machine/Bin XL	PV Restaurant	01/01/2047	7:00	9,500.00	22,387.37
01/01/2054	Pool Deck Outdoor Kool Deck - Rese	Michigan Pool	01/01/2049	5:00	4,700.00	11,075.86
01/01/2054	Pool Deck Outdoor Kool Deck - Rese	PV Pool	01/01/2049	5:00	4,700.00	11,075.86
01/01/2054	Pool Deck Outdoor Kool Deck - Rese	CW Kids Pool	01/01/2049	5:00	2,600.00	6,127.07
01/01/2054	Pool Heater 399 BTU	CW Main Pool	01/01/2046	8:00	6,100.00	14,375.05
01/01/2054	Pool Heaters - Repair	Community	01/01/2053	1:00	10,000.00	23,565.66
01/01/2054	Surveillance System Components - R	Community	01/01/2053	1:00	10,000.00	23,565.66
01/01/2054	Walls Lakes, Tee & Stub - Repaint	Community	01/01/2053	1:00	15,000.00	35,348.48



Sun Lakes 2

Analysis Date - January 1, 2025

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2025 FINAL

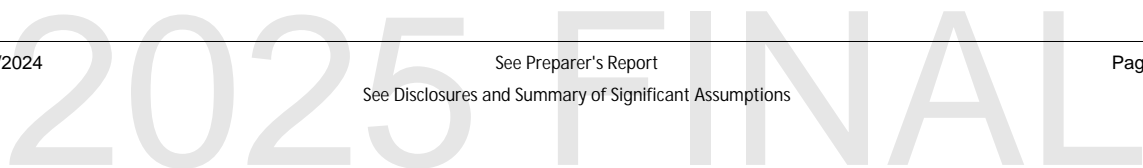
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Subcategory 2			Service	Estimated		
Date	Component	Location	Date	Life	Current Cost	Expenditure
01/01/2054	Window Tint	Community	01/01/2053	1:00	\$ 40,000.00	\$ 94,262.62
					256,270.01	603,917.07
Food & Beverage						
01/01/2054	Cooler Sm	PV Restaurant	01/01/2044	10:00	\$ 3,750.00	\$ 8,837.12
01/01/2054	Glassware	CW Bar/Grill	01/01/2052	2:00	2,500.00	5,891.41
01/01/2054	Griddle - Flat Top	PV Restaurant	01/01/2044	10:00	9,000.00	21,209.09
11/22/2054	Cooler Sm	PV Restaurant	11/22/2044	10:00	3,750.00	9,057.50
					19,000.00	44,995.12
Golf Maintenance						
01/01/2054	Express Dual Reel Grinder	CW Golf Cours	01/01/2034	20:00	\$ 57,000.00	\$ 134,324.23
01/01/2054	Golf Course Bunker Renovation	CW Golf Cours	01/01/2053	1:00	20,000.00	47,131.31
01/01/2054	Golf Course Bunker Renovation	PV Golf Course	01/01/2053	1:00	20,000.00	47,131.31
01/01/2054	Irrigation - Computer & Software	CW Golf Cours	01/01/2048	6:00	10,500.00	24,743.94
01/01/2054	Irrigation Controller Pro Golf Maint	PV Golf Course	01/01/2039	15:00	198.00	466.60
01/01/2054	Irrigation Sprinkler Heads Lg	PV Golf Course	01/01/2039	15:00	328,750.00	774,720.91
01/01/2054	Irrigation Sprinkler Heads Sm	PV Golf Course	01/01/2039	15:00	37,700.00	88,842.52
01/01/2054	Lake Fountain Golf Maint	CW Golf Cours	01/01/2046	8:00	14,500.00	34,170.20
11/26/2054	Driving Range Fabric Net	CW Golf Cours	11/26/2044	10:00	22,224.73	53,680.15
					510,872.73	1,205,211.17
IT Department						
01/01/2054	Computers	Administration	01/01/2048	6:00	\$ 14,300.00	\$ 33,698.89
01/01/2054	Reserve Study - Type2	Administration	01/01/2051	3:00	27,758.50	65,414.72
					42,058.50	99,113.61
Landscape Maintenance						
01/01/2054	Concrete Refurbish	Community	01/01/2052	2:00	\$ 10,000.00	\$ 23,565.66
01/01/2054	Concrete Refurbish	Community	01/01/2052	2:00	10,000.00	23,565.66
01/01/2054	Irrigation System - Admin	Administration	01/01/2014	40:00	22,000.00	51,844.44
01/01/2054	Lake Fountain Landscape Maint	Community	01/01/2046	8:00	18,200.00	42,889.49
01/01/2054	Midge Fly Removal - Allowance	Community	01/01/2050	4:00	100,000.00	235,656.55
					160,200.00	377,521.80
Patrol						
01/01/2054	Vehicle Toyota Prius	Patrol	01/01/2051	3:00	\$ 21,218.00	\$ 50,001.61
					21,218.00	50,001.61



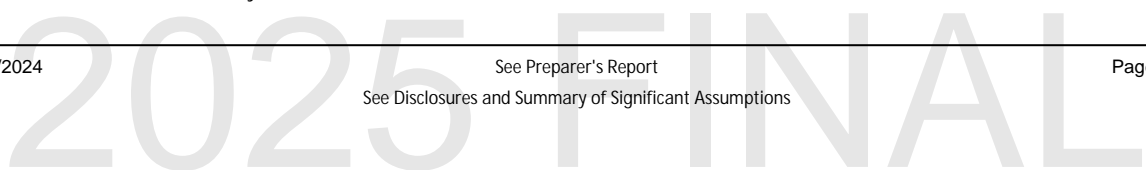
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Aluminum Beams					
01/01/2025	CW Breezeway	01/01/2009	16:00	\$ 25,000.00	\$ 25,000.00
01/01/2041	CW Breezeway	01/01/2025	16:00	25,000.00	40,117.66
				50,000.00	65,117.66
Angle Master Bed knife Grinder					
01/01/2026	CW Golf Course	01/01/2014	12:00	\$ 29,000.00	\$ 29,870.00
01/01/2027	PV Golf Course	01/01/2022	5:00	29,000.00	30,766.10
01/01/2032	PV Golf Course	01/01/2027	5:00	29,000.00	35,666.34
01/01/2037	PV Golf Course	01/01/2032	5:00	29,000.00	41,347.07
01/01/2038	CW Golf Course	01/01/2026	12:00	29,000.00	42,587.48
01/01/2042	PV Golf Course	01/01/2037	5:00	29,000.00	47,932.58
01/01/2047	PV Golf Course	01/01/2042	5:00	29,000.00	55,567.00
01/01/2050	CW Golf Course	01/01/2038	12:00	29,000.00	60,719.56
01/01/2052	PV Golf Course	01/01/2047	5:00	29,000.00	64,417.38
				261,000.00	408,873.51
Ansul System					
01/01/2025	PV Restaurant	01/01/2011	14:00	\$ 8,115.89	\$ 8,115.89
01/01/2039	PV Restaurant	01/01/2025	14:00	8,115.89	12,276.01
01/01/2053	PV Restaurant	01/01/2039	14:00	8,115.89	18,568.57
				24,347.67	38,960.47
Artificial Turf					
01/01/2025	Sisk Park	01/01/2017	8:00	\$ 41,652.00	\$ 41,652.00
01/01/2031	CW Golf Course	01/01/2023	8:00	29,250.00	34,926.03
01/01/2032	Sisk Park	01/01/2024	8:00	28,080.00	34,534.86
01/01/2033	Sisk Park	01/01/2025	8:00	41,652.00	52,763.51
01/01/2039	CW Golf Course	01/01/2031	8:00	29,250.00	44,243.25
01/01/2040	Sisk Park	01/01/2032	8:00	28,080.00	43,747.73
01/01/2041	Sisk Park	01/01/2033	8:00	41,652.00	66,839.23
01/01/2047	CW Golf Course	01/01/2039	8:00	29,250.00	56,046.02
01/01/2048	Sisk Park	01/01/2040	8:00	28,080.00	55,418.31
01/01/2049	Sisk Park	01/01/2041	8:00	41,652.00	84,669.94
				338,598.00	514,840.88
Asphalt - Crack Fill					
01/01/2025	Community	01/01/2023	2:00	\$ 22,000.00	\$ 22,000.00
01/01/2027	Community	01/01/2025	2:00	22,000.00	23,339.80
01/01/2029	Community	01/01/2027	2:00	22,000.00	24,761.19
01/01/2031	Community	01/01/2029	2:00	22,000.00	26,269.15



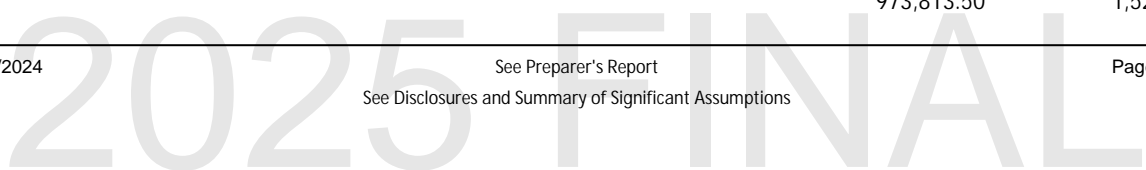
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Asphalt - Crack Fill					
01/01/2033	Community	01/01/2031	2:00	\$ 22,000.00	\$ 27,868.94
01/01/2035	Community	01/01/2033	2:00	22,000.00	29,566.16
01/01/2037	Community	01/01/2035	2:00	22,000.00	31,366.74
01/01/2039	Community	01/01/2037	2:00	22,000.00	33,276.97
01/01/2041	Community	01/01/2039	2:00	22,000.00	35,303.54
01/01/2043	Community	01/01/2041	2:00	22,000.00	37,453.53
01/01/2045	Community	01/01/2043	2:00	22,000.00	39,734.45
01/01/2047	Community	01/01/2045	2:00	22,000.00	42,154.27
01/01/2049	Community	01/01/2047	2:00	22,000.00	44,721.47
01/01/2051	Community	01/01/2049	2:00	22,000.00	47,445.01
01/01/2053	Community	01/01/2051	2:00	22,000.00	50,334.41
				330,000.00	515,595.63
Asphalt - Rehabilitation					
01/01/2032	PV Clubhouse	01/01/2002	30:00	\$ 128,375.00	\$ 157,885.06
01/01/2032	CW Complex	01/01/2002	30:00	485,387.50	596,965.40
01/01/2034	Sisk Park	01/01/2004	30:00	16,347.50	21,329.78
01/01/2035	Michigan	01/01/2005	30:00	16,136.25	21,685.77
01/01/2040	CW Maintenance Y	01/01/2010	30:00	125,775.00	195,953.35
01/01/2047	CW Admin/Fit	01/01/2017	30:00	127,887.50	245,045.67
01/01/2052	PV Maintenance Ya	01/01/2022	30:00	59,150.00	131,389.24
				959,058.75	1,370,254.27
Asphalt Repair & Seal					
01/01/2025	Community	01/01/2023	2:00	\$ 64,920.90	\$ 64,920.90
01/01/2027	Community	01/01/2025	2:00	64,920.90	68,874.58
01/01/2029	Community	01/01/2027	2:00	64,920.90	73,069.04
01/01/2031	Community	01/01/2029	2:00	64,920.90	77,518.95
01/01/2033	Community	01/01/2031	2:00	64,920.90	82,239.85
01/01/2035	Community	01/01/2033	2:00	64,920.90	87,248.26
01/01/2037	Community	01/01/2035	2:00	64,920.90	92,561.68
01/01/2039	Community	01/01/2037	2:00	64,920.90	98,198.69
01/01/2041	Community	01/01/2039	2:00	64,920.90	104,178.99
01/01/2043	Community	01/01/2041	2:00	64,920.90	110,523.49
01/01/2045	Community	01/01/2043	2:00	64,920.90	117,254.37
01/01/2047	Community	01/01/2045	2:00	64,920.90	124,395.16
01/01/2049	Community	01/01/2047	2:00	64,920.90	131,970.82
01/01/2051	Community	01/01/2049	2:00	64,920.90	140,007.85
01/01/2053	Community	01/01/2051	2:00	64,920.90	148,534.32
				973,813.50	1,521,496.95



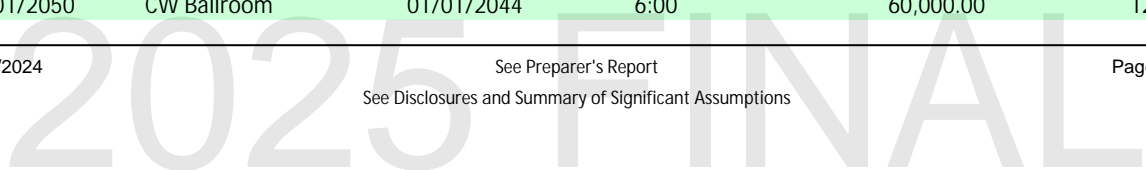
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Audio/Video System					
01/01/2026	CW Bar/Grill	01/01/2020	6:00	\$ 60,000.00	\$ 61,800.00
01/01/2026	PV Restaurant	01/01/2020	6:00	24,600.00	25,338.00
01/01/2026	CW Saguaro Room	01/01/2020	6:00	15,000.00	15,450.00
01/01/2026	CW Ballroom	01/01/2020	6:00	60,000.00	61,800.00
01/01/2026	CW Pro Shop	01/01/2020	6:00	15,000.00	15,450.00
01/01/2026	PV Pro Shop	01/01/2020	6:00	15,000.00	15,450.00
01/01/2026	CW Fitness	01/01/2020	6:00	60,000.00	61,800.00
01/01/2026	CW Learning Center	01/01/2020	6:00	15,000.00	15,450.00
01/01/2030	PV Restaurant	01/01/2024	6:00	5,400.00	6,260.08
01/01/2032	CW Bar/Grill	01/01/2026	6:00	60,000.00	73,792.43
01/01/2032	PV Restaurant	01/01/2026	6:00	24,600.00	30,254.90
01/01/2032	CW Saguaro Room	01/01/2026	6:00	15,000.00	18,448.11
01/01/2032	CW Ballroom	01/01/2026	6:00	60,000.00	73,792.43
01/01/2032	CW Pro Shop	01/01/2026	6:00	15,000.00	18,448.11
01/01/2032	PV Pro Shop	01/01/2026	6:00	15,000.00	18,448.11
01/01/2032	CW Fitness	01/01/2026	6:00	60,000.00	73,792.43
01/01/2032	CW Learning Center	01/01/2026	6:00	15,000.00	18,448.11
01/01/2036	PV Restaurant	01/01/2030	6:00	5,400.00	7,474.86
01/01/2038	CW Bar/Grill	01/01/2032	6:00	60,000.00	88,112.02
01/01/2038	PV Restaurant	01/01/2032	6:00	24,600.00	36,125.93
01/01/2038	CW Saguaro Room	01/01/2032	6:00	15,000.00	22,028.01
01/01/2038	CW Ballroom	01/01/2032	6:00	60,000.00	88,112.02
01/01/2038	CW Pro Shop	01/01/2032	6:00	15,000.00	22,028.01
01/01/2038	PV Pro Shop	01/01/2032	6:00	15,000.00	22,028.01
01/01/2038	CW Fitness	01/01/2032	6:00	60,000.00	88,112.02
01/01/2038	CW Learning Center	01/01/2032	6:00	15,000.00	22,028.01
01/01/2042	PV Restaurant	01/01/2036	6:00	5,400.00	8,925.38
01/01/2044	CW Bar/Grill	01/01/2038	6:00	60,000.00	105,210.36
01/01/2044	PV Restaurant	01/01/2038	6:00	24,600.00	43,136.25
01/01/2044	CW Saguaro Room	01/01/2038	6:00	15,000.00	26,302.59
01/01/2044	CW Ballroom	01/01/2038	6:00	60,000.00	105,210.36
01/01/2044	CW Pro Shop	01/01/2038	6:00	15,000.00	26,302.59
01/01/2044	PV Pro Shop	01/01/2038	6:00	15,000.00	26,302.59
01/01/2044	CW Fitness	01/01/2038	6:00	60,000.00	105,210.36
01/01/2044	CW Learning Center	01/01/2038	6:00	15,000.00	26,302.59
01/01/2048	PV Restaurant	01/01/2042	6:00	5,400.00	10,657.37
01/01/2050	CW Bar/Grill	01/01/2044	6:00	60,000.00	125,626.68
01/01/2050	PV Restaurant	01/01/2044	6:00	24,600.00	51,506.94
01/01/2050	CW Saguaro Room	01/01/2044	6:00	15,000.00	31,406.67
01/01/2050	CW Ballroom	01/01/2044	6:00	60,000.00	125,626.68



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

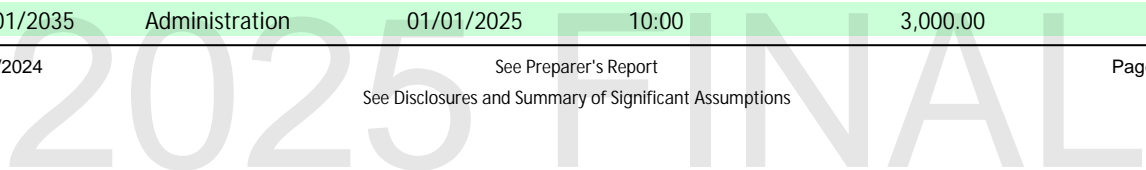
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Audio/Video System					
01/01/2050	CW Pro Shop	01/01/2044	6:00	\$ 15,000.00	\$ 31,406.67
01/01/2050	PV Pro Shop	01/01/2044	6:00	15,000.00	31,406.67
01/01/2050	CW Fitness	01/01/2044	6:00	60,000.00	125,626.68
01/01/2050	CW Learning Center	01/01/2044	6:00	15,000.00	31,406.67
01/01/2054	PV Restaurant	01/01/2048	6:00	5,400.00	12,725.45
				1,350,000.00	2,050,571.15
Bar - Portable					
01/01/2030	PV Restaurant	01/01/2015	15:00	\$ 18,375.00	\$ 21,301.66
01/01/2045	PV Restaurant	01/01/2030	15:00	18,375.00	33,187.29
				36,750.00	54,488.95
Bar Top Polish					
01/01/2025	CW Bar/Grill	01/01/2018	7:00	\$ 3,150.00	\$ 3,150.00
01/01/2025	PV Bar	01/01/2018	7:00	3,150.00	3,150.00
01/01/2032	CW Bar/Grill	01/01/2025	7:00	3,150.00	3,874.10
01/01/2032	PV Bar	01/01/2025	7:00	3,150.00	3,874.10
01/01/2039	CW Bar/Grill	01/01/2032	7:00	3,150.00	4,764.66
01/01/2039	PV Bar	01/01/2032	7:00	3,150.00	4,764.66
01/01/2046	CW Bar/Grill	01/01/2039	7:00	3,150.00	5,859.93
01/01/2046	PV Bar	01/01/2039	7:00	3,150.00	5,859.93
01/01/2053	CW Bar/Grill	01/01/2046	7:00	3,150.00	7,206.97
01/01/2053	PV Bar	01/01/2046	7:00	3,150.00	7,206.97
				31,500.00	49,711.32
Bar Top Refacing					
01/01/2040	CW Bar/Grill	01/01/2020	20:00	\$ 21,000.00	\$ 32,717.32
				21,000.00	32,717.32
Bar Top Refinish					
01/01/2030	PV Bar	01/01/2015	15:00	\$ 13,000.00	\$ 15,070.56
01/01/2032	CW Bar/Grill	01/01/2017	15:00	13,000.00	15,988.36
01/01/2045	PV Bar	01/01/2030	15:00	13,000.00	23,479.45
01/01/2047	CW Bar/Grill	01/01/2032	15:00	13,000.00	24,909.34
				52,000.00	79,447.71
Battery Back-Up					
01/01/2025	Administration	01/01/2015	10:00	\$ 3,000.00	\$ 3,000.00
01/01/2027	Administration	01/01/2021	6:00	3,000.00	3,182.70
01/01/2033	Administration	01/01/2027	6:00	3,000.00	3,800.31
01/01/2035	Administration	01/01/2025	10:00	3,000.00	4,031.75



Sun Lakes 2

Analysis Date - January 1, 2025

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2025 FINAL

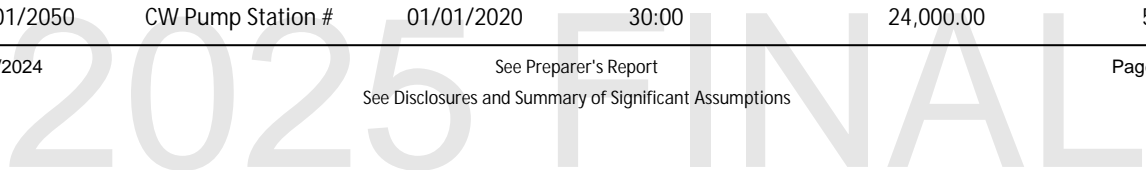
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Battery Back-Up					
01/01/2039	Administration	01/01/2033	6:00	\$ 3,000.00	\$ 4,537.77
01/01/2045	Administration	01/01/2039	6:00	3,000.00	5,418.33
01/01/2045	Administration	01/01/2035	10:00	3,000.00	5,418.33
01/01/2051	Administration	01/01/2045	6:00	3,000.00	6,469.77
				24,000.00	35,858.96
Beer Glycol System					
01/01/2025	PV Restaurant	01/01/2013	12:00	\$ 3,150.00	\$ 3,150.00
01/01/2037	PV Restaurant	01/01/2025	12:00	3,150.00	4,491.15
01/01/2049	PV Restaurant	01/01/2037	12:00	3,150.00	6,403.30
				9,450.00	14,044.45
Bldg Ext - Built-Up Roofs					
01/01/2025	PV Clubhouse	01/01/2010	15:00	\$ 3,320.46	\$ 3,320.46
01/01/2030	PV Clubhouse	01/01/2015	15:00	3,053.16	3,539.45
01/01/2040	PV Clubhouse	01/01/2025	15:00	3,320.46	5,173.17
01/01/2045	PV Clubhouse	01/01/2030	15:00	3,053.16	5,514.35
				12,747.24	17,547.43
Bldg Ext - Flat Roof					
01/01/2030	CW Maintenance Y	01/01/2010	20:00	\$ 6,585.30	\$ 7,634.17
01/01/2040	CW Fitness	01/01/2020	20:00	75,378.60	117,437.40
01/01/2050	CW Maintenance Y	01/01/2030	20:00	6,585.30	13,788.16
				88,549.20	138,859.73
Bldg Ext - Foam Roofs					
01/01/2030	PV Clubhouse	01/01/2000	30:00	\$ 62,451.00	\$ 72,397.83
01/01/2030	CW Complex	01/01/2000	30:00	87,480.00	101,413.30
01/01/2044	Administration	01/01/2014	30:00	17,253.00	30,253.24
01/01/2049	CW Complex	01/01/2019	30:00	106,920.00	217,346.35
				274,104.00	421,410.72
Bldg Ext - General Maintenance					
01/01/2030	CW	01/01/2015	15:00	\$ 25,000.00	\$ 28,981.85
01/01/2045	CW	01/01/2030	15:00	25,000.00	45,152.78
				50,000.00	74,134.63
Bldg Ext - Metal Roof					
01/01/2038	CW Maintenance Y	01/01/2008	30:00	\$ 67,500.00	\$ 99,126.03
01/01/2046	PV Maintenance Ya	01/01/2016	30:00	67,500.00	125,569.88
01/01/2050	CW Pump Station #	01/01/2020	30:00	24,000.00	50,250.67



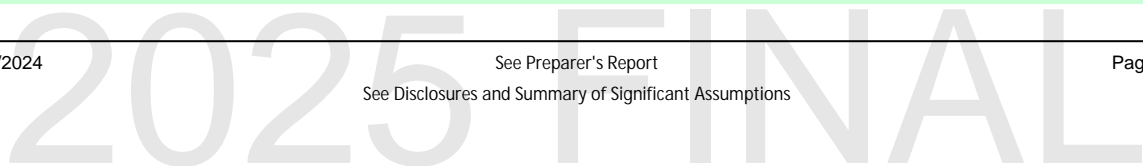
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Bldg Ext - Metal Roof					
01/01/2053	CW Pickleball Court	01/01/2023	30:00	\$ 6,000.00	\$ 13,727.57
				165,000.00	288,674.15
Bldg Ext - Repaint					
01/01/2025	Community	01/01/2023	2:00	\$ 30,000.00	\$ 30,000.00
01/01/2027	Community	01/01/2025	2:00	30,000.00	31,827.00
01/01/2029	Community	01/01/2027	2:00	30,000.00	33,765.26
01/01/2031	Community	01/01/2029	2:00	30,000.00	35,821.57
01/01/2033	Community	01/01/2031	2:00	30,000.00	38,003.10
01/01/2035	Community	01/01/2033	2:00	30,000.00	40,317.49
01/01/2037	Community	01/01/2035	2:00	30,000.00	42,772.83
01/01/2039	Community	01/01/2037	2:00	30,000.00	45,377.69
01/01/2041	Community	01/01/2039	2:00	30,000.00	48,141.19
01/01/2043	Community	01/01/2041	2:00	30,000.00	51,072.99
01/01/2045	Community	01/01/2043	2:00	30,000.00	54,183.34
01/01/2047	Community	01/01/2045	2:00	30,000.00	57,483.10
01/01/2049	Community	01/01/2047	2:00	30,000.00	60,983.82
01/01/2051	Community	01/01/2049	2:00	30,000.00	64,697.74
01/01/2053	Community	01/01/2051	2:00	30,000.00	68,637.83
				450,000.00	703,084.95
Bldg Ext - Stone Facia					
01/01/2025	Community	01/01/2020	5:00	\$ 5,000.00	\$ 5,000.00
01/01/2030	Community	01/01/2025	5:00	5,000.00	5,796.37
01/01/2035	Community	01/01/2030	5:00	5,000.00	6,719.58
01/01/2040	Community	01/01/2035	5:00	5,000.00	7,789.84
01/01/2045	Community	01/01/2040	5:00	5,000.00	9,030.56
01/01/2050	Community	01/01/2045	5:00	5,000.00	10,468.89
				30,000.00	44,805.24
Bldg Ext Stone - Tile Underlayment					
01/01/2037	San Tan Gate	01/01/2007	30:00	\$ 2,565.00	\$ 3,657.08
01/01/2037	Michigan Gate	01/01/2007	30:00	8,075.00	11,513.02
01/01/2037	CW Bar/Grill	01/01/2007	30:00	8,550.00	12,190.26
01/01/2037	Michigan Pool	01/01/2007	30:00	9,737.50	13,883.35
01/01/2037	CW A-Rooms	01/01/2007	30:00	17,337.50	24,719.13
01/01/2040	CW Ballroom	01/01/2010	30:00	11,485.50	17,894.03
01/01/2044	Administration	01/01/2014	30:00	28,243.50	49,525.15
01/01/2050	CW Fitness	01/01/2020	30:00	4,973.25	10,412.88
01/01/2052	PV Clubhouse	01/01/2022	30:00	35,625.00	79,133.42



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2025 FINAL

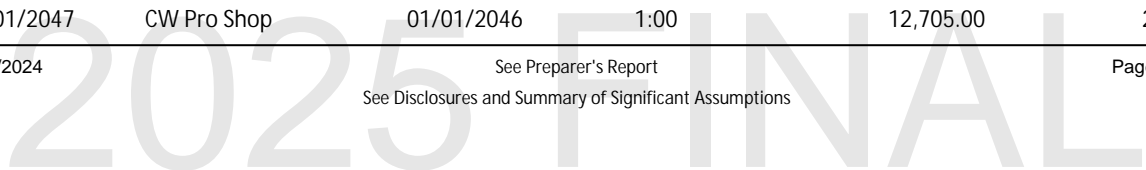
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Bldg Interior Carpet				126,592.25	222,928.32
01/01/2025	CW Library	01/01/2015	10:00	\$ 2,730.00	\$ 2,730.00
01/01/2025	CW Card Room	01/01/2008	17:00	6,195.00	6,195.00
01/01/2025	PV Pro Shop	01/01/2014	11:00	6,300.00	6,300.00
01/01/2025	PV Bar	01/01/2009	16:00	9,712.50	9,712.50
01/01/2025	CW Pro Shop	01/01/2024	1:00	12,705.00	12,705.00
01/01/2025	CW Billiards	01/01/2008	17:00	4,620.00	4,620.00
01/01/2025	Administration	01/01/2009	16:00	16,852.50	16,852.50
01/01/2026	CW Pro Shop	01/01/2025	1:00	12,705.00	13,086.15
01/01/2027	CW Pro Shop	01/01/2026	1:00	12,705.00	13,478.73
01/01/2028	CW Pro Shop	01/01/2027	1:00	12,705.00	13,883.10
01/01/2029	CW Pro Shop	01/01/2028	1:00	12,705.00	14,299.59
01/01/2030	CW Pro Shop	01/01/2029	1:00	12,705.00	14,728.58
01/01/2031	CW Pro Shop	01/01/2030	1:00	12,705.00	15,170.43
01/01/2032	CW Pro Shop	01/01/2031	1:00	12,705.00	15,625.55
01/01/2033	CW Pro Shop	01/01/2032	1:00	12,705.00	16,094.31
01/01/2034	CW Pro Shop	01/01/2033	1:00	12,705.00	16,577.14
01/01/2035	CW Library	01/01/2025	10:00	2,730.00	3,668.89
01/01/2035	CW Pro Shop	01/01/2034	1:00	12,705.00	17,074.46
01/01/2036	PV Pro Shop	01/01/2025	11:00	6,300.00	8,720.67
01/01/2036	CW Pro Shop	01/01/2035	1:00	12,705.00	17,586.69
01/01/2037	CW Pro Shop	01/01/2036	1:00	12,705.00	18,114.29
01/01/2038	CW Pro Shop	01/01/2037	1:00	12,705.00	18,657.72
01/01/2039	CW Pro Shop	01/01/2038	1:00	12,705.00	19,217.45
01/01/2040	CW Pro Shop	01/01/2039	1:00	12,705.00	19,793.98
01/01/2041	PV Bar	01/01/2025	16:00	9,712.50	15,585.71
01/01/2041	CW Pro Shop	01/01/2040	1:00	12,705.00	20,387.80
01/01/2041	Administration	01/01/2025	16:00	16,852.50	27,043.32
01/01/2042	CW Card Room	01/01/2025	17:00	6,195.00	10,239.39
01/01/2042	CW Pro Shop	01/01/2041	1:00	12,705.00	20,999.43
01/01/2042	CW Billiards	01/01/2025	17:00	4,620.00	7,636.16
01/01/2043	CW Pro Shop	01/01/2042	1:00	12,705.00	21,629.41
01/01/2044	CW Pro Shop	01/01/2043	1:00	12,705.00	22,278.29
01/01/2045	CW Library	01/01/2035	10:00	2,730.00	4,930.68
01/01/2045	CW Pro Shop	01/01/2044	1:00	12,705.00	22,946.64
01/01/2046	CW Pro Shop	01/01/2045	1:00	12,705.00	23,635.04
01/01/2047	PV Pro Shop	01/01/2036	11:00	6,300.00	12,071.45
01/01/2047	CW Pro Shop	01/01/2046	1:00	12,705.00	24,344.09



Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Bldg Interior Carpet					
01/01/2048	CW Pro Shop	01/01/2047	1:00	\$ 12,705.00	\$ 25,074.42
01/01/2049	CW Pro Shop	01/01/2048	1:00	12,705.00	25,826.65
01/01/2050	CW Pro Shop	01/01/2049	1:00	12,705.00	26,601.45
01/01/2051	CW Pro Shop	01/01/2050	1:00	12,705.00	27,399.49
01/01/2052	CW Pro Shop	01/01/2051	1:00	12,705.00	28,221.48
01/01/2053	CW Pro Shop	01/01/2052	1:00	12,705.00	29,068.12
01/01/2054	CW Pro Shop	01/01/2053	1:00	12,705.00	29,940.16
				483,000.00	740,751.91
Bldg Interior Carpet Pro					
01/01/2025	PV Restaurant	01/01/2016	9:00	\$ 23,100.00	\$ 23,100.00
01/01/2034	PV Restaurant	01/01/2025	9:00	23,100.00	30,140.26
01/01/2043	PV Restaurant	01/01/2034	9:00	23,100.00	39,326.20
01/01/2052	PV Restaurant	01/01/2043	9:00	23,100.00	51,311.78
				92,400.00	143,878.24
Bldg Interior Ceiling - Replace					
01/01/2040	CW Bar/Grill	01/01/2020	20:00	\$ 33,418.35	\$ 52,064.70
				33,418.35	52,064.70
Bldg Interior Remodel - Admin					
01/01/2034	Administration	01/01/2014	20:00	\$ 10,000.00	\$ 13,047.73
01/01/2054	Administration	01/01/2034	20:00	10,000.00	23,565.66
				20,000.00	36,613.39
Bldg Interior Remodel - Card					
01/01/2028	CW Card Room	01/01/2008	20:00	\$ 5,000.00	\$ 5,463.64
01/01/2028	CW Card Room	01/01/2008	20:00	5,000.00	5,463.64
01/01/2048	CW Card Room	01/01/2028	20:00	5,000.00	9,867.93
01/01/2048	CW Card Room	01/01/2028	20:00	5,000.00	9,867.93
				20,000.00	30,663.14
Bldg Interior Remodel - CW Ballroom					
01/01/2031	CW Ballroom	01/01/2011	20:00	\$ 110,000.00	\$ 131,345.75
01/01/2051	CW Ballroom	01/01/2031	20:00	110,000.00	237,225.04
				220,000.00	368,570.79
Bldg Interior Remodel - CW Bar					
01/01/2035	CW Bar/Grill	01/01/2020	15:00	\$ 20,000.00	\$ 26,878.33
01/01/2050	CW Bar/Grill	01/01/2035	15:00	20,000.00	41,875.56

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Bldg Interior Remodel - CW Billiard Room					
				40,000.00	68,753.89
01/01/2041	CW Billiards	01/01/2021	20:00	\$ 5,000.00	\$ 8,023.53
				5,000.00	8,023.53
Bldg Interior Remodel - CW Ceramics					
01/01/2043	CW Ceramics	01/01/2023	20:00	\$ 10,000.00	\$ 17,024.33
				10,000.00	17,024.33
Bldg Interior Remodel - CW Facility Maint					
01/01/2030	CW Maintenance Y	01/01/2010	20:00	\$ 100,000.00	\$ 115,927.41
01/01/2050	CW Maintenance Y	01/01/2030	20:00	100,000.00	209,377.79
				200,000.00	325,305.20
Bldg Interior Remodel - CW Fitness					
01/01/2040	CW Fitness	01/01/2020	20:00	\$ 420,000.00	\$ 654,346.31
				420,000.00	654,346.31
Bldg Interior Remodel - CW Golf Maint					
01/01/2030	CW Maintenance Y	01/01/2010	20:00	\$ 100,000.00	\$ 115,927.41
01/01/2050	CW Maintenance Y	01/01/2030	20:00	100,000.00	209,377.79
				200,000.00	325,305.20
Bldg Interior Remodel - CW Pro Shop					
01/01/2033	CW Pro Shop	01/01/2013	20:00	\$ 20,000.00	\$ 25,335.40
01/01/2053	CW Pro Shop	01/01/2033	20:00	20,000.00	45,758.55
				40,000.00	71,093.95
Bldg Interior Remodel - Dance					
01/01/2028	CW Dance Room	01/01/2008	20:00	\$ 5,000.00	\$ 5,463.64
01/01/2048	CW Dance Room	01/01/2028	20:00	5,000.00	9,867.93
				10,000.00	15,331.57
Bldg Interior Remodel - Lapidary					
01/01/2033	CW Lapidary	01/01/2013	20:00	\$ 35,000.00	\$ 44,336.95
01/01/2053	CW Lapidary	01/01/2033	20:00	35,000.00	80,077.47
				70,000.00	124,414.42
Bldg Interior Remodel - Library					
01/01/2035	CW Library	01/01/2015	20:00	\$ 5,000.00	\$ 6,719.58

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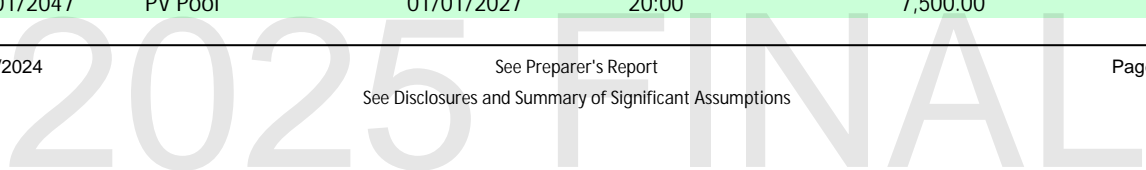
Sun Lakes 2

Analysis Date - January 1, 2025

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Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Bldg Interior Remodel - Painting Rm					
				5,000.00	6,719.58
01/01/2028	CW Painting Room	01/01/2008	20:00	\$ 5,000.00	\$ 5,463.64
01/01/2048	CW Painting Room	01/01/2028	20:00	5,000.00	9,867.93
				10,000.00	15,331.57
Bldg Interior Remodel - PV Golf Maint					
01/01/2036	PV Maintenance Ya	01/01/2016	20:00	\$ 100,000.00	\$ 138,423.39
				100,000.00	138,423.39
Bldg Interior Remodel - PV Pro Shop					
01/01/2025	PV Pro Shop	01/01/2000	25:00	\$ 10,000.00	\$ 10,000.00
01/01/2050	PV Pro Shop	01/01/2025	25:00	10,000.00	20,937.78
				20,000.00	30,937.78
Bldg Interior Remodel - PV Restaurant					
01/01/2030	PV Restaurant	01/01/2010	20:00	\$ 50,000.00	\$ 57,963.70
01/01/2050	PV Restaurant	01/01/2030	20:00	50,000.00	104,688.90
				100,000.00	162,652.60
Bldg Interior Remodel - Restrooms					
01/01/2025	Sisk Park	01/01/2005	20:00	\$ 7,500.00	\$ 7,500.00
01/01/2025	Michigan Pool	01/01/2001	24:00	7,500.00	7,500.00
01/01/2025	CW Pro Shop	01/01/2002	23:00	22,500.00	22,500.00
01/01/2026	CW Kids Pool	01/01/2006	20:00	7,500.00	7,725.00
01/01/2026	CW Main/Lap Pools	01/01/2006	20:00	7,500.00	7,725.00
01/01/2027	PV Pool	01/01/2007	20:00	7,500.00	7,956.75
01/01/2030	PV Golf Course	01/01/2010	20:00	7,500.00	8,694.56
01/01/2030	CW Golf Course	01/01/2010	20:00	7,500.00	8,694.56
01/01/2031	CW Saguaro Room	01/01/2011	20:00	7,500.00	8,955.39
01/01/2032	CW Saguaro Room	01/01/2012	20:00	7,500.00	9,224.05
01/01/2032	CW Courtyard	01/01/2012	20:00	15,000.00	18,448.11
01/01/2036	PV Clubhouse	01/01/2016	20:00	60,000.00	83,054.03
01/01/2039	CW Bar/Grill	01/01/2019	20:00	45,000.00	68,066.54
01/01/2044	Computer Learning	01/01/2022	22:00	7,500.00	13,151.30
01/01/2045	Sisk Park	01/01/2025	20:00	7,500.00	13,545.83
01/01/2046	CW Kids Pool	01/01/2026	20:00	7,500.00	13,952.21
01/01/2046	CW Main/Lap Pools	01/01/2026	20:00	7,500.00	13,952.21
01/01/2047	PV Pool	01/01/2027	20:00	7,500.00	14,370.78



Sun Lakes 2

Analysis Date - January 1, 2025

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

01/01/2048	CW Pro Shop	01/01/2025	23:00	22,500.00	44,405.70
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2025 FINAL

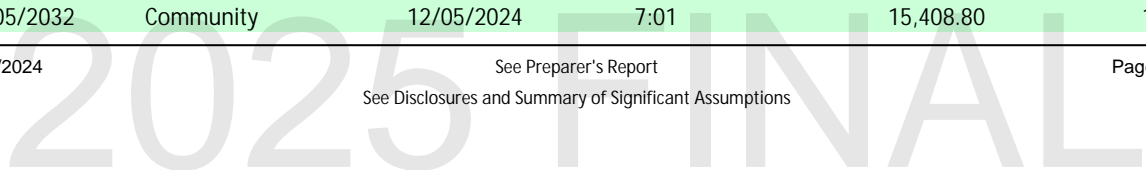
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Bldg Interior Remodel - Restrooms					
01/01/2049	Michigan Pool	01/01/2025	24:00	\$ 7,500.00	\$ 15,245.96
01/01/2050	PV Golf Course	01/01/2030	20:00	7,500.00	15,703.33
01/01/2050	CW Golf Course	01/01/2030	20:00	7,500.00	15,703.33
01/01/2051	CW Saguaro Room	01/01/2031	20:00	7,500.00	16,174.43
01/01/2052	CW Saguaro Room	01/01/2032	20:00	7,500.00	16,659.67
01/01/2052	CW Courtyard	01/01/2032	20:00	15,000.00	33,319.34
				322,500.00	492,228.08
Bldg Interior Remodel - Saguaro					
01/01/2042	Community	01/01/2022	20:00	\$ 30,000.00	\$ 49,585.43
				30,000.00	49,585.43
Bldg Interior Remodel - Serving Station					
01/01/2040	CW Bar/Grill	01/01/2020	20:00	\$ 40,000.00	\$ 62,318.70
				40,000.00	62,318.70
Booths					
01/01/2030	CW Bar/Grill	01/01/2020	10:00	\$ 26,250.00	\$ 30,430.94
01/01/2040	CW Bar/Grill	01/01/2030	10:00	26,250.00	40,896.64
01/01/2050	CW Bar/Grill	01/01/2040	10:00	26,250.00	54,961.67
				78,750.00	126,289.25
Broiler - Salamander					
01/01/2025	CW Bar/Grill	01/01/2013	12:00	\$ 4,455.78	\$ 4,455.78
01/01/2025	PV Restaurant	01/01/2013	12:00	4,455.78	4,455.78
01/01/2037	CW Bar/Grill	01/01/2025	12:00	4,455.78	6,352.88
01/01/2037	PV Restaurant	01/01/2025	12:00	4,455.78	6,352.88
01/01/2049	CW Bar/Grill	01/01/2037	12:00	4,455.78	9,057.68
01/01/2049	PV Restaurant	01/01/2037	12:00	4,455.78	9,057.68
				26,734.68	39,732.68
Broiler/Char Grill					
01/01/2026	PV Restaurant	01/01/2013	13:00	\$ 6,100.18	\$ 6,283.19
01/01/2039	PV Restaurant	01/01/2026	13:00	6,100.18	9,227.07
01/01/2052	PV Restaurant	01/01/2039	13:00	6,100.18	13,550.26
				18,300.54	29,060.52
Carryall Landscape Maint					
01/01/2027	Community	01/01/2019	8:00	\$ 14,008.00	\$ 14,861.09
01/01/2032	Community	01/01/2024	8:00	14,008.00	17,228.07
01/05/2032	Community	12/05/2024	7:01	15,408.80	18,950.88



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Carryall Landscape Maint					
01/01/2035	Community	01/01/2027	8:00	\$ 14,008.00	\$ 18,825.58
02/05/2039	Community	01/05/2032	7:01	15,408.80	23,364.67
01/01/2040	Community	01/01/2032	8:00	14,008.00	21,824.01
01/01/2043	Community	01/01/2035	8:00	14,008.00	23,847.68
03/05/2046	Community	02/05/2039	7:01	15,408.80	28,806.47
01/01/2048	Community	01/01/2040	8:00	14,008.00	27,646.00
01/01/2051	Community	01/01/2043	8:00	14,008.00	30,209.53
04/05/2053	Community	03/05/2046	7:01	15,408.80	35,515.70
				159,691.20	261,079.68
Carryall Utility Cart Golf Maint					
01/01/2025	CW Golf Course	01/01/2015	10:00	\$ 12,000.00	\$ 12,000.00
01/01/2025	CW Golf Course	01/01/2015	10:00	12,000.00	12,000.00
01/01/2025	CW Golf Course	01/01/2015	10:00	12,000.00	12,000.00
01/01/2025	CW Golf Course	01/01/2015	10:00	12,000.00	12,000.00
01/01/2025	CW Golf Course	01/01/2015	10:00	12,000.00	12,000.00
01/01/2025	CW Golf Course	01/01/2015	10:00	12,000.00	12,000.00
01/01/2032	PV Golf Course	01/01/2024	8:00	12,000.00	14,758.49
01/01/2032	PV Golf Course	01/01/2024	8:00	12,000.00	14,758.49
01/01/2035	CW Golf Course	01/01/2025	10:00	12,000.00	16,127.00
01/01/2035	CW Golf Course	01/01/2025	10:00	12,000.00	16,127.00
01/01/2035	CW Golf Course	01/01/2025	10:00	12,000.00	16,127.00
01/01/2035	CW Golf Course	01/01/2025	10:00	12,000.00	16,127.00
01/01/2035	CW Golf Course	01/01/2025	10:00	12,000.00	16,127.00
01/01/2035	CW Golf Course	01/01/2025	10:00	12,000.00	16,127.00
01/01/2040	PV Golf Course	01/01/2032	8:00	12,000.00	18,695.61
01/01/2040	PV Golf Course	01/01/2032	8:00	12,000.00	18,695.61
01/01/2045	CW Golf Course	01/01/2035	10:00	12,000.00	21,673.33
01/01/2045	CW Golf Course	01/01/2035	10:00	12,000.00	21,673.33
01/01/2045	CW Golf Course	01/01/2035	10:00	12,000.00	21,673.33
01/01/2045	CW Golf Course	01/01/2035	10:00	12,000.00	21,673.33
01/01/2045	CW Golf Course	01/01/2035	10:00	12,000.00	21,673.33
01/01/2045	CW Golf Course	01/01/2035	10:00	12,000.00	21,673.33
01/01/2048	PV Golf Course	01/01/2040	8:00	12,000.00	23,683.04
01/01/2048	PV Golf Course	01/01/2040	8:00	12,000.00	23,683.04
				288,000.00	413,076.26
Chafing Dishes					
01/01/2027	CW Bar/Grill	01/01/2019	8:00	\$ 15,700.00	\$ 16,656.13
01/01/2032	PV Restaurant	01/01/2024	8:00	7,850.00	9,654.51



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Chafing Dishes					
01/01/2035	CW Bar/Grill	01/01/2027	8:00	\$ 15,700.00	\$ 21,099.49
01/01/2040	PV Restaurant	01/01/2032	8:00	7,850.00	12,230.04
01/01/2043	CW Bar/Grill	01/01/2035	8:00	15,700.00	26,728.20
01/01/2048	PV Restaurant	01/01/2040	8:00	7,850.00	15,492.65
01/01/2051	CW Bar/Grill	01/01/2043	8:00	15,700.00	33,858.48
				86,350.00	135,719.50
Chair Lift					
01/01/2032	CW Fitness	01/01/2020	12:00	\$ 6,000.00	\$ 7,379.24
01/01/2044	CW Fitness	01/01/2032	12:00	6,000.00	10,521.04
				12,000.00	17,900.28
Chairs					
01/01/2025	CW A-Rooms	01/01/2018	7:00	\$ 6,250.00	\$ 6,250.00
01/01/2032	CW A-Rooms	01/01/2025	7:00	6,250.00	7,686.71
01/01/2039	CW A-Rooms	01/01/2032	7:00	6,250.00	9,453.69
01/01/2046	CW A-Rooms	01/01/2039	7:00	6,250.00	11,626.84
01/01/2053	CW A-Rooms	01/01/2046	7:00	6,250.00	14,299.55
				31,250.00	49,316.79
Chairs & Table Set - CW Bar					
01/01/2030	CW Bar/Grill	01/01/2020	10:00	\$ 95,000.00	\$ 110,131.04
01/01/2040	CW Bar/Grill	01/01/2030	10:00	95,000.00	148,006.90
01/01/2050	CW Bar/Grill	01/01/2040	10:00	95,000.00	198,908.90
				285,000.00	457,046.84
Chairs - Administration					
01/01/2031	Administration	01/01/2023	8:00	\$ 4,500.00	\$ 5,373.24
01/01/2039	Administration	01/01/2031	8:00	4,500.00	6,806.65
01/01/2047	Administration	01/01/2039	8:00	4,500.00	8,622.47
				13,500.00	20,802.36
Chairs - Banquet					
01/01/2030	CW Saguaro Room	01/01/2015	15:00	\$ 25,900.00	\$ 30,025.20
01/01/2045	CW Saguaro Room	01/01/2030	15:00	25,900.00	46,778.28
				51,800.00	76,803.48
Chairs - Banquet Pro					
01/01/2025	PV Restaurant	01/01/2013	12:00	\$ 68,750.00	\$ 68,750.00
01/01/2031	CW Ballroom	01/01/2021	10:00	104,500.00	124,778.46
01/01/2037	PV Restaurant	01/01/2025	12:00	68,750.00	98,021.06

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Chairs - Banquet Pro					
01/01/2041	CW Ballroom	01/01/2031	10:00	\$ 104,500.00	\$ 167,691.82
01/01/2049	PV Restaurant	01/01/2037	12:00	68,750.00	139,754.59
01/01/2051	CW Ballroom	01/01/2041	10:00	104,500.00	225,363.79
				519,750.00	824,359.72
Chairs - Bar					
01/01/2026	PV Bar	01/01/2018	8:00	\$ 25,900.00	\$ 26,677.00
01/01/2034	PV Bar	01/01/2026	8:00	25,900.00	33,793.63
01/01/2042	PV Bar	01/01/2034	8:00	25,900.00	42,808.75
01/01/2050	PV Bar	01/01/2042	8:00	25,900.00	54,228.85
				103,600.00	157,508.23
Chairs - Card Rm					
01/01/2025	CW Card Room	01/01/2008	17:00	\$ 8,325.00	\$ 8,325.00
01/01/2042	CW Card Room	01/01/2025	17:00	8,325.00	13,759.96
				16,650.00	22,084.96
Chairs - Dining					
01/01/2025	PV Restaurant	01/01/2014	11:00	\$ 87,500.00	\$ 87,500.00
01/01/2036	PV Restaurant	01/01/2025	11:00	87,500.00	121,120.46
01/01/2047	PV Restaurant	01/01/2036	11:00	87,500.00	167,659.05
				262,500.00	376,279.51
Chairs - Stools					
01/01/2028	PV Bar	01/01/2018	10:00	\$ 25,920.00	\$ 28,323.48
01/01/2030	CW Bar/Grill	01/01/2020	10:00	43,200.00	50,080.64
01/01/2038	PV Bar	01/01/2028	10:00	25,920.00	38,064.39
01/01/2040	CW Bar/Grill	01/01/2030	10:00	43,200.00	67,304.19
01/01/2048	PV Bar	01/01/2038	10:00	25,920.00	51,155.36
01/01/2050	CW Bar/Grill	01/01/2040	10:00	43,200.00	90,451.21
				207,360.00	325,379.27
Chillers - Glass - Freezer					
01/01/2030	PV Restaurant	01/01/2023	7:00	\$ 4,200.00	\$ 4,868.95
01/01/2037	PV Restaurant	01/01/2030	7:00	4,200.00	5,988.20
01/01/2044	PV Restaurant	01/01/2037	7:00	4,200.00	7,364.73
01/01/2051	PV Restaurant	01/01/2044	7:00	4,200.00	9,057.68
				16,800.00	27,279.56
Cold Drawer Storage					
01/01/2028	PV Restaurant	01/01/2018	10:00	\$ 10,000.00	\$ 10,927.27

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

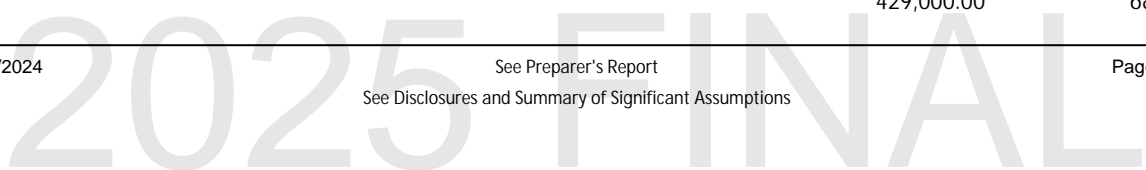
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Cold Drawer Storage					
01/01/2038	PV Restaurant	01/01/2028	10:00	\$ 10,000.00	\$ 14,685.34
01/01/2048	PV Restaurant	01/01/2038	10:00	10,000.00	19,735.87
				30,000.00	45,348.48
Computer Learning Center - Remodel					
01/01/2042	CW Learning Center	01/01/2022	20:00	\$ 50,000.00	\$ 82,642.38
				50,000.00	82,642.38
Computers					
01/01/2025	Administration	01/01/2019	6:00	\$ 14,300.00	\$ 14,300.00
01/01/2026	Administration	01/01/2020	6:00	14,300.00	14,729.00
01/01/2027	Administration	01/01/2021	6:00	14,300.00	15,170.87
01/01/2028	Administration	01/01/2022	6:00	14,300.00	15,626.00
01/01/2029	Administration	01/01/2023	6:00	14,300.00	16,094.78
01/01/2030	Administration	01/01/2024	6:00	14,300.00	16,577.62
01/01/2031	Administration	01/01/2025	6:00	14,300.00	17,074.95
01/01/2032	Administration	01/01/2026	6:00	14,300.00	17,587.20
01/01/2033	Administration	01/01/2027	6:00	14,300.00	18,114.81
01/01/2034	Administration	01/01/2028	6:00	14,300.00	18,658.26
01/01/2035	Administration	01/01/2029	6:00	14,300.00	19,218.00
01/01/2036	Administration	01/01/2030	6:00	14,300.00	19,794.54
01/01/2037	Administration	01/01/2031	6:00	14,300.00	20,388.38
01/01/2038	Administration	01/01/2032	6:00	14,300.00	21,000.03
01/01/2039	Administration	01/01/2033	6:00	14,300.00	21,630.03
01/01/2040	Administration	01/01/2034	6:00	14,300.00	22,278.93
01/01/2041	Administration	01/01/2035	6:00	14,300.00	22,947.30
01/01/2042	Administration	01/01/2036	6:00	14,300.00	23,635.72
01/01/2043	Administration	01/01/2037	6:00	14,300.00	24,344.79
01/01/2044	Administration	01/01/2038	6:00	14,300.00	25,075.14
01/01/2045	Administration	01/01/2039	6:00	14,300.00	25,827.39
01/01/2046	Administration	01/01/2040	6:00	14,300.00	26,602.21
01/01/2047	Administration	01/01/2041	6:00	14,300.00	27,400.28
01/01/2048	Administration	01/01/2042	6:00	14,300.00	28,222.29
01/01/2049	Administration	01/01/2043	6:00	14,300.00	29,068.96
01/01/2050	Administration	01/01/2044	6:00	14,300.00	29,941.02
01/01/2051	Administration	01/01/2045	6:00	14,300.00	30,839.26
01/01/2052	Administration	01/01/2046	6:00	14,300.00	31,764.43
01/01/2053	Administration	01/01/2047	6:00	14,300.00	32,717.37
01/01/2054	Administration	01/01/2048	6:00	14,300.00	33,698.89
				429,000.00	680,328.45



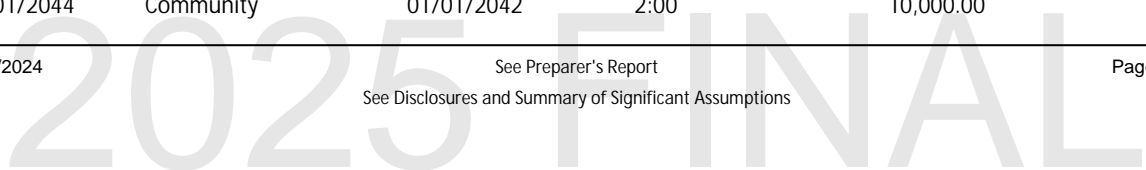
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Concrete Refurbish					
01/01/2025	CW Golf Course	01/01/2023	2:00	\$ 10,000.00	\$ 10,000.00
01/01/2025	PV Golf Course	01/01/2023	2:00	10,000.00	10,000.00
01/01/2026	Community	01/01/2024	2:00	10,000.00	10,300.00
01/01/2026	Community	01/01/2024	2:00	10,000.00	10,300.00
01/01/2027	CW Golf Course	01/01/2025	2:00	10,000.00	10,609.00
01/01/2027	PV Golf Course	01/01/2025	2:00	10,000.00	10,609.00
01/01/2028	Community	01/01/2026	2:00	10,000.00	10,927.27
01/01/2028	Community	01/01/2026	2:00	10,000.00	10,927.27
01/01/2029	CW Golf Course	01/01/2027	2:00	10,000.00	11,255.09
01/01/2029	PV Golf Course	01/01/2027	2:00	10,000.00	11,255.09
01/01/2030	Community	01/01/2028	2:00	10,000.00	11,592.74
01/01/2030	Community	01/01/2028	2:00	10,000.00	11,592.74
01/01/2031	CW Golf Course	01/01/2029	2:00	10,000.00	11,940.52
01/01/2031	PV Golf Course	01/01/2029	2:00	10,000.00	11,940.52
01/01/2032	Community	01/01/2030	2:00	10,000.00	12,298.74
01/01/2032	Community	01/01/2030	2:00	10,000.00	12,298.74
01/01/2033	CW Golf Course	01/01/2031	2:00	10,000.00	12,667.70
01/01/2033	PV Golf Course	01/01/2031	2:00	10,000.00	12,667.70
01/01/2034	Community	01/01/2032	2:00	10,000.00	13,047.73
01/01/2034	Community	01/01/2032	2:00	10,000.00	13,047.73
01/01/2035	CW Golf Course	01/01/2033	2:00	10,000.00	13,439.16
01/01/2035	PV Golf Course	01/01/2033	2:00	10,000.00	13,439.16
01/01/2036	Community	01/01/2034	2:00	10,000.00	13,842.34
01/01/2036	Community	01/01/2034	2:00	10,000.00	13,842.34
01/01/2037	CW Golf Course	01/01/2035	2:00	10,000.00	14,257.61
01/01/2037	PV Golf Course	01/01/2035	2:00	10,000.00	14,257.61
01/01/2038	Community	01/01/2036	2:00	10,000.00	14,685.34
01/01/2038	Community	01/01/2036	2:00	10,000.00	14,685.34
01/01/2039	CW Golf Course	01/01/2037	2:00	10,000.00	15,125.90
01/01/2039	PV Golf Course	01/01/2037	2:00	10,000.00	15,125.90
01/01/2040	Community	01/01/2038	2:00	10,000.00	15,579.67
01/01/2040	Community	01/01/2038	2:00	10,000.00	15,579.67
01/01/2041	CW Golf Course	01/01/2039	2:00	10,000.00	16,047.06
01/01/2041	PV Golf Course	01/01/2039	2:00	10,000.00	16,047.06
01/01/2042	Community	01/01/2040	2:00	10,000.00	16,528.48
01/01/2042	Community	01/01/2040	2:00	10,000.00	16,528.48
01/01/2043	CW Golf Course	01/01/2041	2:00	10,000.00	17,024.33
01/01/2043	PV Golf Course	01/01/2041	2:00	10,000.00	17,024.33
01/01/2044	Community	01/01/2042	2:00	10,000.00	17,535.06
01/01/2044	Community	01/01/2042	2:00	10,000.00	17,535.06



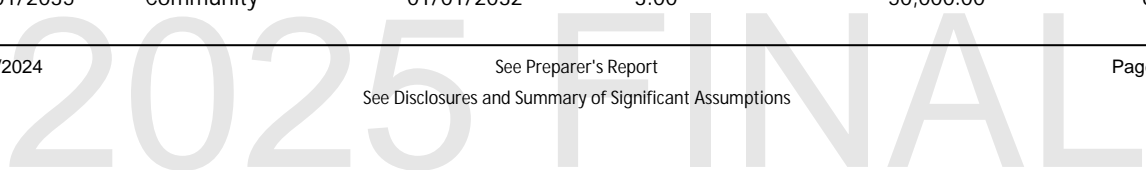
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Concrete Refurbish					
01/01/2045	CW Golf Course	01/01/2043	2:00	\$ 10,000.00	\$ 18,061.11
01/01/2045	PV Golf Course	01/01/2043	2:00	10,000.00	18,061.11
01/01/2046	Community	01/01/2044	2:00	10,000.00	18,602.95
01/01/2046	Community	01/01/2044	2:00	10,000.00	18,602.95
01/01/2047	CW Golf Course	01/01/2045	2:00	10,000.00	19,161.03
01/01/2047	PV Golf Course	01/01/2045	2:00	10,000.00	19,161.03
01/01/2048	Community	01/01/2046	2:00	10,000.00	19,735.87
01/01/2048	Community	01/01/2046	2:00	10,000.00	19,735.87
01/01/2049	CW Golf Course	01/01/2047	2:00	10,000.00	20,327.94
01/01/2049	PV Golf Course	01/01/2047	2:00	10,000.00	20,327.94
01/01/2050	Community	01/01/2048	2:00	10,000.00	20,937.78
01/01/2050	Community	01/01/2048	2:00	10,000.00	20,937.78
01/01/2051	CW Golf Course	01/01/2049	2:00	10,000.00	21,565.91
01/01/2051	PV Golf Course	01/01/2049	2:00	10,000.00	21,565.91
01/01/2052	Community	01/01/2050	2:00	10,000.00	22,212.89
01/01/2052	Community	01/01/2050	2:00	10,000.00	22,212.89
01/01/2053	CW Golf Course	01/01/2051	2:00	10,000.00	22,879.28
01/01/2053	PV Golf Course	01/01/2051	2:00	10,000.00	22,879.28
01/01/2054	Community	01/01/2052	2:00	10,000.00	23,565.66
01/01/2054	Community	01/01/2052	2:00	10,000.00	23,565.66
				600,000.00	951,508.32
Condensers					
01/01/2025	CW Bar/Grill	01/01/2018	7:00	\$ 22,000.00	\$ 22,000.00
01/01/2025	PV Restaurant	01/01/2018	7:00	27,500.00	27,500.00
01/01/2032	CW Bar/Grill	01/01/2025	7:00	22,000.00	27,057.23
01/01/2032	PV Restaurant	01/01/2025	7:00	27,500.00	33,821.53
01/01/2039	CW Bar/Grill	01/01/2032	7:00	22,000.00	33,276.97
01/01/2039	PV Restaurant	01/01/2032	7:00	27,500.00	41,596.22
01/01/2046	CW Bar/Grill	01/01/2039	7:00	22,000.00	40,926.48
01/01/2046	PV Restaurant	01/01/2039	7:00	27,500.00	51,158.10
01/01/2053	CW Bar/Grill	01/01/2046	7:00	22,000.00	50,334.41
01/01/2053	PV Restaurant	01/01/2046	7:00	27,500.00	62,918.01
				247,500.00	390,588.95
Consultant Fee					
01/01/2026	Community	01/01/2023	3:00	\$ 50,000.00	\$ 51,500.00
01/01/2029	Community	01/01/2026	3:00	50,000.00	56,275.44
01/01/2032	Community	01/01/2029	3:00	50,000.00	61,493.69
01/01/2035	Community	01/01/2032	3:00	50,000.00	67,195.82



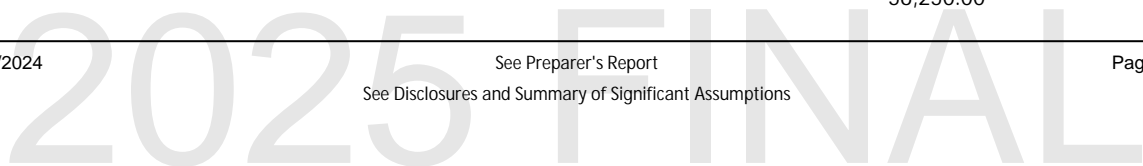
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Consultant Fee					
01/01/2038	Community	01/01/2035	3:00	\$ 50,000.00	\$ 73,426.69
01/01/2041	Community	01/01/2038	3:00	50,000.00	80,235.32
01/01/2044	Community	01/01/2041	3:00	50,000.00	87,675.30
01/01/2047	Community	01/01/2044	3:00	50,000.00	95,805.17
01/01/2050	Community	01/01/2047	3:00	50,000.00	104,688.90
01/01/2053	Community	01/01/2050	3:00	50,000.00	114,396.38
				500,000.00	792,692.71
Cooler Lg					
01/01/2026	CW Bar/Grill	01/01/2016	10:00	\$ 5,000.00	\$ 5,150.00
01/01/2026	PV Restaurant	01/01/2016	10:00	5,000.00	5,150.00
01/01/2032	PV Restaurant	01/01/2022	10:00	5,000.00	6,149.37
01/01/2032	PV Restaurant	01/01/2022	10:00	5,000.00	6,149.37
01/01/2036	CW Bar/Grill	01/01/2026	10:00	5,000.00	6,921.17
01/01/2036	PV Restaurant	01/01/2026	10:00	5,000.00	6,921.17
01/01/2042	PV Restaurant	01/01/2032	10:00	5,000.00	8,264.24
01/01/2042	PV Restaurant	01/01/2032	10:00	5,000.00	8,264.24
01/01/2046	CW Bar/Grill	01/01/2036	10:00	5,000.00	9,301.47
01/01/2046	PV Restaurant	01/01/2036	10:00	5,000.00	9,301.47
01/01/2052	PV Restaurant	01/01/2042	10:00	5,000.00	11,106.45
01/01/2052	PV Restaurant	01/01/2042	10:00	5,000.00	11,106.45
				60,000.00	93,785.40
Cooler Sm					
01/01/2026	CW Bar/Grill	01/01/2016	10:00	\$ 3,750.00	\$ 3,862.50
01/01/2030	PV Restaurant	01/01/2020	10:00	3,750.00	4,347.28
01/01/2032	PV Restaurant	01/01/2022	10:00	3,750.00	4,612.03
01/01/2034	PV Restaurant	01/01/2024	10:00	3,750.00	4,892.90
11/22/2034	PV Restaurant	11/22/2024	10:00	3,750.00	5,014.92
01/01/2036	CW Bar/Grill	01/01/2026	10:00	3,750.00	5,190.88
01/01/2040	PV Restaurant	01/01/2030	10:00	3,750.00	5,842.38
01/01/2042	PV Restaurant	01/01/2032	10:00	3,750.00	6,198.18
01/01/2044	PV Restaurant	01/01/2034	10:00	3,750.00	6,575.65
11/22/2044	PV Restaurant	11/22/2034	10:00	3,750.00	6,739.63
01/01/2046	CW Bar/Grill	01/01/2036	10:00	3,750.00	6,976.10
01/01/2050	PV Restaurant	01/01/2040	10:00	3,750.00	7,851.67
01/01/2052	PV Restaurant	01/01/2042	10:00	3,750.00	8,329.83
01/01/2054	PV Restaurant	01/01/2044	10:00	3,750.00	8,837.12
11/22/2054	PV Restaurant	11/22/2044	10:00	3,750.00	9,057.50
				56,250.00	94,328.57



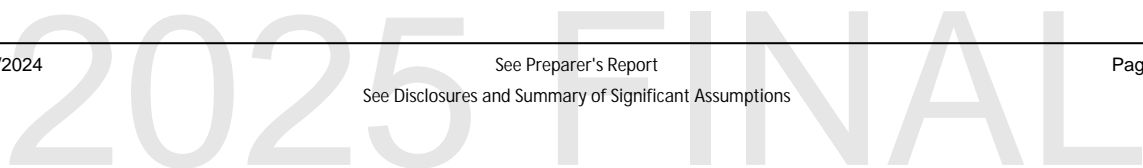
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Countertop Cooler 2-Door					
01/01/2025	PV Restaurant	01/01/2016	9:00	\$ 3,500.00	\$ 3,500.00
01/01/2034	PV Restaurant	01/01/2025	9:00	3,500.00	4,566.71
01/01/2043	PV Restaurant	01/01/2034	9:00	3,500.00	5,958.52
01/01/2052	PV Restaurant	01/01/2043	9:00	3,500.00	7,774.51
				14,000.00	21,799.74
Cushman Hauler 1200X Facility Maint					
01/01/2025	Community	01/01/2017	8:00	\$ 12,000.00	\$ 12,000.00
01/01/2026	Community	01/01/2018	8:00	12,000.00	12,360.00
01/01/2033	Community	01/01/2025	8:00	12,000.00	15,201.24
01/01/2034	Community	01/01/2026	8:00	12,000.00	15,657.28
01/01/2041	Community	01/01/2033	8:00	12,000.00	19,256.48
01/01/2042	Community	01/01/2034	8:00	12,000.00	19,834.17
01/01/2049	Community	01/01/2041	8:00	12,000.00	24,393.53
01/01/2050	Community	01/01/2042	8:00	12,000.00	25,125.34
				96,000.00	143,828.04
Cushman Hauler 1200X Golf Maint					
01/01/2026	PV Golf Course	01/01/2018	8:00	\$ 12,000.00	\$ 12,360.00
01/01/2026	CW Golf Course	01/01/2018	8:00	12,000.00	12,360.00
01/01/2034	PV Golf Course	01/01/2026	8:00	12,000.00	15,657.28
01/01/2034	CW Golf Course	01/01/2026	8:00	12,000.00	15,657.28
01/01/2042	PV Golf Course	01/01/2034	8:00	12,000.00	19,834.17
01/01/2042	CW Golf Course	01/01/2034	8:00	12,000.00	19,834.17
01/01/2050	PV Golf Course	01/01/2042	8:00	12,000.00	25,125.34
01/01/2050	CW Golf Course	01/01/2042	8:00	12,000.00	25,125.34
				96,000.00	145,953.58
Cushman Hauler 1200X Landscape Maint					
01/01/2026	Community	01/01/2018	8:00	\$ 12,000.00	\$ 12,360.00
01/01/2026	Community	01/01/2018	8:00	12,000.00	12,360.00
01/01/2034	Community	01/01/2026	8:00	12,000.00	15,657.28
01/01/2034	Community	01/01/2026	8:00	12,000.00	15,657.28
01/01/2042	Community	01/01/2034	8:00	12,000.00	19,834.17
01/01/2042	Community	01/01/2034	8:00	12,000.00	19,834.17
01/01/2050	Community	01/01/2042	8:00	12,000.00	25,125.34
01/01/2050	Community	01/01/2042	8:00	12,000.00	25,125.34
				96,000.00	145,953.58
Cushman Hauler 800X					



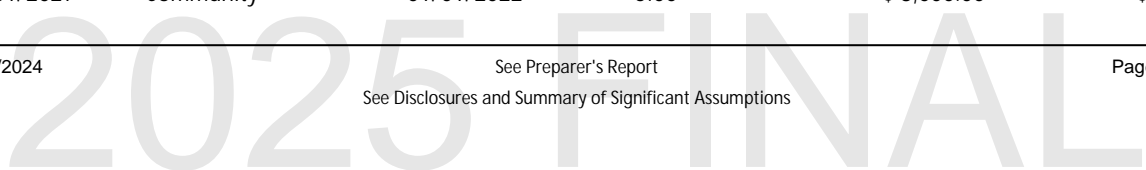
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Cushman Hauler 800X					
01/01/2025	Facilities Maint	01/01/2017	8:00	\$ 10,078.55	\$ 10,078.55
01/01/2025	Facilities Maint	01/01/2017	8:00	10,078.55	10,078.55
01/01/2025	Facilities Maint	01/01/2017	8:00	10,078.55	10,078.55
01/01/2025	Facilities Maint	01/01/2015	10:00	10,078.55	10,078.55
01/01/2026	Facilities Maint	01/01/2018	8:00	10,078.55	10,380.91
01/01/2026	Facilities Maint	01/01/2018	8:00	10,078.55	10,380.91
01/01/2033	Facilities Maint	01/01/2025	8:00	10,078.55	12,767.21
01/01/2033	Facilities Maint	01/01/2025	8:00	10,078.55	12,767.21
01/01/2033	Facilities Maint	01/01/2025	8:00	10,078.55	12,767.21
01/01/2034	Facilities Maint	01/01/2026	8:00	10,078.55	13,150.22
01/01/2034	Facilities Maint	01/01/2026	8:00	10,078.55	13,150.22
01/01/2035	Facilities Maint	01/01/2025	10:00	10,078.55	13,544.73
01/01/2041	Facilities Maint	01/01/2033	8:00	10,078.55	16,173.11
01/01/2041	Facilities Maint	01/01/2033	8:00	10,078.55	16,173.11
01/01/2041	Facilities Maint	01/01/2033	8:00	10,078.55	16,173.11
01/01/2042	Facilities Maint	01/01/2034	8:00	10,078.55	16,658.31
01/01/2042	Facilities Maint	01/01/2034	8:00	10,078.55	16,658.31
01/01/2045	Facilities Maint	01/01/2035	10:00	10,078.55	18,202.98
01/01/2049	Facilities Maint	01/01/2041	8:00	10,078.55	20,487.62
01/01/2049	Facilities Maint	01/01/2041	8:00	10,078.55	20,487.62
01/01/2049	Facilities Maint	01/01/2041	8:00	10,078.55	20,487.62
01/01/2050	Facilities Maint	01/01/2042	8:00	10,078.55	21,102.25
01/01/2050	Facilities Maint	01/01/2042	8:00	10,078.55	21,102.25
				231,806.65	342,929.11
Cushman Jr Sod Cutter					
01/01/2025	PV Golf Course	01/01/2013	12:00	\$ 6,100.18	\$ 6,100.18
01/01/2037	PV Golf Course	01/01/2025	12:00	6,100.18	8,697.40
01/01/2049	PV Golf Course	01/01/2037	12:00	6,100.18	12,400.41
				18,300.54	27,197.99
Cushman Shuttle 2 Gas					
01/01/2028	Community	01/01/2020	8:00	\$ 12,730.80	\$ 13,911.29
01/01/2036	Community	01/01/2028	8:00	12,730.80	17,622.40
01/01/2044	Community	01/01/2036	8:00	12,730.80	22,323.53
01/01/2052	Community	01/01/2044	8:00	12,730.80	28,278.79
				50,923.20	82,136.01
Defibrillators (AED)					
01/01/2027	Community	01/01/2022	5:00	\$ 8,000.00	\$ 8,487.20



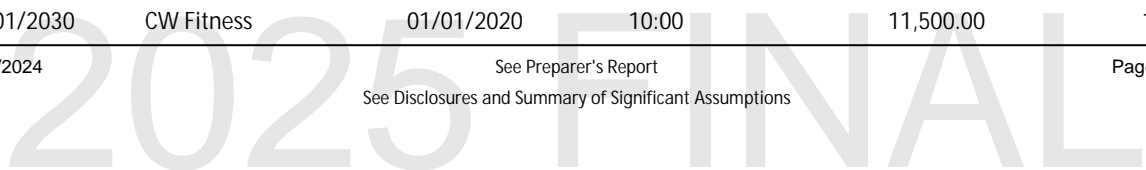
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Defibrillators (AED)					
01/01/2032	Community	01/01/2027	5:00	\$ 8,000.00	\$ 9,838.99
01/01/2037	Community	01/01/2032	5:00	8,000.00	11,406.09
01/01/2042	Community	01/01/2037	5:00	8,000.00	13,222.78
01/01/2047	Community	01/01/2042	5:00	8,000.00	15,328.83
01/01/2052	Community	01/01/2047	5:00	8,000.00	17,770.31
				48,000.00	76,054.20
Dishwasher					
01/01/2025	CW Saguaro Room	01/01/2003	22:00	\$ 5,569.73	\$ 5,569.73
01/01/2047	CW Saguaro Room	01/01/2025	22:00	5,569.73	10,672.18
				11,139.46	16,241.91
Dishwasher - Bar					
01/01/2030	PV Restaurant	01/01/2023	7:00	\$ 5,569.73	\$ 6,456.84
01/01/2031	CW Bar/Grill	01/01/2024	7:00	5,569.73	6,650.55
01/01/2037	PV Restaurant	01/01/2030	7:00	5,569.73	7,941.10
01/01/2038	CW Bar/Grill	01/01/2031	7:00	5,569.73	8,179.34
01/01/2044	PV Restaurant	01/01/2037	7:00	5,569.73	9,766.56
01/01/2045	CW Bar/Grill	01/01/2038	7:00	5,569.73	10,059.55
01/01/2051	PV Restaurant	01/01/2044	7:00	5,569.73	12,011.63
01/01/2052	CW Bar/Grill	01/01/2045	7:00	5,569.73	12,371.98
				44,557.84	73,437.55
Dishwasher - Commercial					
01/01/2026	PV Restaurant	01/01/2016	10:00	\$ 15,595.00	\$ 16,062.85
01/01/2028	CW Bar/Grill	01/01/2018	10:00	15,595.00	17,041.08
01/01/2036	PV Restaurant	01/01/2026	10:00	15,595.00	21,587.13
01/01/2038	CW Bar/Grill	01/01/2028	10:00	15,595.00	22,901.78
01/01/2046	PV Restaurant	01/01/2036	10:00	15,595.00	29,011.29
01/01/2048	CW Bar/Grill	01/01/2038	10:00	15,595.00	30,778.08
				93,570.00	137,382.21
Document Management Legal					
01/01/2039	Community	01/01/2024	15:00	\$ 8,000.00	\$ 12,100.72
01/01/2054	Community	01/01/2039	15:00	8,000.00	18,852.52
				16,000.00	30,953.24
Domestic Water Heater 100 Gal					
01/01/2025	PV Restaurant	01/01/2015	10:00	\$ 11,500.00	\$ 11,500.00
01/01/2025	CW Saguaro Room	01/01/2014	11:00	11,500.00	11,500.00
01/01/2030	CW Fitness	01/01/2020	10:00	11,500.00	13,331.65



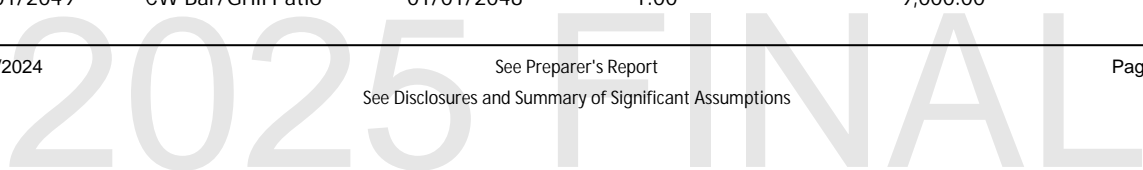
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Domestic Water Heater 100 Gal					
01/01/2035	PV Restaurant	01/01/2025	10:00	\$ 11,500.00	\$ 15,455.04
01/01/2036	CW Saguaro Room	01/01/2025	11:00	11,500.00	15,918.69
01/01/2040	CW Fitness	01/01/2030	10:00	11,500.00	17,916.63
01/01/2045	PV Restaurant	01/01/2035	10:00	11,500.00	20,770.28
01/01/2047	CW Saguaro Room	01/01/2036	11:00	11,500.00	22,035.19
01/01/2050	CW Fitness	01/01/2040	10:00	11,500.00	24,078.45
				103,500.00	152,505.93
Domestic Water Heater 120 Gal					
01/01/2025	CW Bar/Grill	01/01/2015	10:00	\$ 15,595.23	\$ 15,595.23
01/01/2035	CW Bar/Grill	01/01/2025	10:00	15,595.23	20,958.69
01/01/2045	CW Bar/Grill	01/01/2035	10:00	15,595.23	28,166.72
				46,785.69	64,720.64
Door Folding - Repairs					
01/01/2025	CW Bar/Grill Patio	01/01/2024	1:00	\$ 9,000.00	\$ 9,000.00
01/01/2026	CW Bar/Grill Patio	01/01/2025	1:00	9,000.00	9,270.00
01/01/2027	CW Bar/Grill Patio	01/01/2026	1:00	9,000.00	9,548.10
01/01/2028	CW Bar/Grill Patio	01/01/2027	1:00	9,000.00	9,834.54
01/01/2029	CW Bar/Grill Patio	01/01/2028	1:00	9,000.00	10,129.58
01/01/2030	CW Bar/Grill Patio	01/01/2029	1:00	9,000.00	10,433.47
01/01/2031	CW Bar/Grill Patio	01/01/2030	1:00	9,000.00	10,746.47
01/01/2032	CW Bar/Grill Patio	01/01/2031	1:00	9,000.00	11,068.86
01/01/2033	CW Bar/Grill Patio	01/01/2032	1:00	9,000.00	11,400.93
01/01/2034	CW Bar/Grill Patio	01/01/2033	1:00	9,000.00	11,742.96
01/01/2035	CW Bar/Grill Patio	01/01/2034	1:00	9,000.00	12,095.25
01/01/2036	CW Bar/Grill Patio	01/01/2035	1:00	9,000.00	12,458.10
01/01/2037	CW Bar/Grill Patio	01/01/2036	1:00	9,000.00	12,831.85
01/01/2038	CW Bar/Grill Patio	01/01/2037	1:00	9,000.00	13,216.80
01/01/2039	CW Bar/Grill Patio	01/01/2038	1:00	9,000.00	13,613.31
01/01/2040	CW Bar/Grill Patio	01/01/2039	1:00	9,000.00	14,021.71
01/01/2041	CW Bar/Grill Patio	01/01/2040	1:00	9,000.00	14,442.36
01/01/2042	CW Bar/Grill Patio	01/01/2041	1:00	9,000.00	14,875.63
01/01/2043	CW Bar/Grill Patio	01/01/2042	1:00	9,000.00	15,321.90
01/01/2044	CW Bar/Grill Patio	01/01/2043	1:00	9,000.00	15,781.55
01/01/2045	CW Bar/Grill Patio	01/01/2044	1:00	9,000.00	16,255.00
01/01/2046	CW Bar/Grill Patio	01/01/2045	1:00	9,000.00	16,742.65
01/01/2047	CW Bar/Grill Patio	01/01/2046	1:00	9,000.00	17,244.93
01/01/2048	CW Bar/Grill Patio	01/01/2047	1:00	9,000.00	17,762.28
01/01/2049	CW Bar/Grill Patio	01/01/2048	1:00	9,000.00	18,295.15



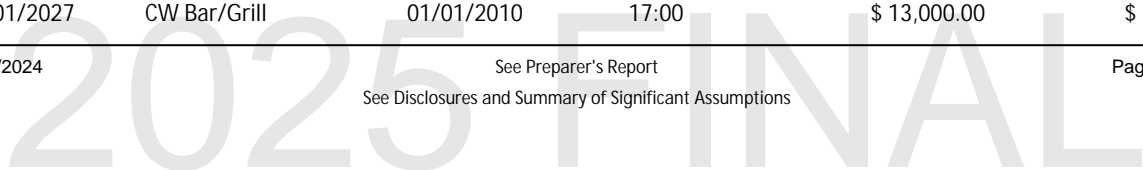
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Door Folding - Repairs					
01/01/2050	CW Bar/Grill Patio	01/01/2049	1:00	\$ 9,000.00	\$ 18,844.00
01/01/2051	CW Bar/Grill Patio	01/01/2050	1:00	9,000.00	19,409.32
01/01/2052	CW Bar/Grill Patio	01/01/2051	1:00	9,000.00	19,991.60
01/01/2053	CW Bar/Grill Patio	01/01/2052	1:00	9,000.00	20,591.35
01/01/2054	CW Bar/Grill Patio	01/01/2053	1:00	9,000.00	21,209.09
				270,000.00	428,178.74
Door Garage 10x14					
01/01/2034	PV Maintenance Ya	01/01/2014	20:00	\$ 6,365.01	\$ 8,304.89
01/01/2054	PV Maintenance Ya	01/01/2034	20:00	6,365.01	14,999.56
				12,730.02	23,304.45
Door Garage 9x16					
01/01/2030	CW Maintenance Y	01/01/2010	20:00	\$ 2,652.00	\$ 3,074.39
01/01/2050	CW Maintenance Y	01/01/2030	20:00	2,652.00	5,552.70
				5,304.00	8,627.09
Door Garage 9x20					
01/01/2035	PV Pro Shop	01/01/2015	20:00	\$ 23,339.80	\$ 31,366.74
				23,339.80	31,366.74
Door Garage 9x9					
01/01/2030	CW Maintenance Y	01/01/2010	20:00	\$ 10,600.00	\$ 12,288.31
01/01/2050	CW Maintenance Y	01/01/2030	20:00	10,600.00	22,194.05
				21,200.00	34,482.36
Door Opener Handicap					
01/01/2025	PV Bar	01/01/2010	15:00	\$ 2,652.25	\$ 2,652.25
01/01/2025	CW Complex	01/01/2010	15:00	18,565.75	18,565.75
01/01/2040	PV Bar	01/01/2025	15:00	2,652.25	4,132.12
01/01/2040	CW Complex	01/01/2025	15:00	18,565.75	28,924.83
				42,436.00	54,274.95
Driving Range Fabric Net					
11/26/2034	CW Golf Course	11/26/2024	10:00	\$ 22,224.73	\$ 29,721.40
11/26/2044	CW Golf Course	11/26/2034	10:00	22,224.73	39,943.07
11/26/2054	CW Golf Course	11/26/2044	10:00	22,224.73	53,680.15
				66,674.19	123,344.62
Exhaust Hoods					
01/01/2027	CW Bar/Grill	01/01/2010	17:00	\$ 13,000.00	\$ 13,791.70



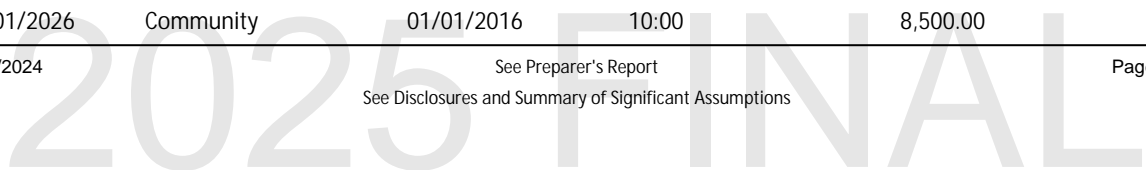
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Exhaust Hoods					
01/01/2027	PV Restaurant	01/01/2010	17:00	\$ 13,000.00	\$ 13,791.70
01/01/2044	CW Bar/Grill	01/01/2027	17:00	13,000.00	22,795.58
01/01/2044	PV Restaurant	01/01/2027	17:00	13,000.00	22,795.58
				52,000.00	73,174.56
Exmark Lazer Z E-Series					
01/01/2032	Community	01/01/2020	12:00	\$ 12,000.00	\$ 14,758.49
01/01/2044	Community	01/01/2032	12:00	12,000.00	21,042.07
				24,000.00	35,800.56
Express Dual Reel Grinder					
01/01/2034	CW Golf Course	01/01/2014	20:00	\$ 57,000.00	\$ 74,372.07
01/01/2042	PV Golf Course	01/01/2022	20:00	57,000.00	94,212.32
01/01/2054	CW Golf Course	01/01/2034	20:00	57,000.00	134,324.23
				171,000.00	302,908.62
EZ Go 250 Turf					
01/01/2025	Facilities Maint	01/01/2015	10:00	\$ 10,075.50	\$ 10,075.50
01/01/2025	Facilities Maint	01/01/2015	10:00	10,075.50	10,075.50
01/01/2035	Facilities Maint	01/01/2025	10:00	10,075.50	13,540.63
01/01/2035	Facilities Maint	01/01/2025	10:00	10,075.50	13,540.63
01/01/2045	Facilities Maint	01/01/2035	10:00	10,075.50	18,197.47
01/01/2045	Facilities Maint	01/01/2035	10:00	10,075.50	18,197.47
				60,453.00	83,627.20
EZ Go 250G Terrain Golf Maint					
01/01/2025	PV Golf Course	01/01/2015	10:00	\$ 8,500.00	\$ 8,500.00
01/01/2025	PV Golf Course	01/01/2015	10:00	8,500.00	8,500.00
01/01/2025	CW Golf Course	01/01/2015	10:00	8,500.00	8,500.00
01/01/2035	PV Golf Course	01/01/2025	10:00	8,500.00	11,423.29
01/01/2035	PV Golf Course	01/01/2025	10:00	8,500.00	11,423.29
01/01/2035	CW Golf Course	01/01/2025	10:00	8,500.00	11,423.29
01/01/2045	PV Golf Course	01/01/2035	10:00	8,500.00	15,351.95
01/01/2045	PV Golf Course	01/01/2035	10:00	8,500.00	15,351.95
01/01/2045	CW Golf Course	01/01/2035	10:00	8,500.00	15,351.95
				76,500.00	105,825.72
EZ Go 250G Terrain Landscape Maint					
01/01/2025	Community	01/01/2015	10:00	\$ 8,500.00	\$ 8,500.00
01/01/2026	Community	01/01/2016	10:00	8,500.00	8,755.00
01/01/2026	Community	01/01/2016	10:00	8,500.00	8,755.00



Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
EZ Go 250G Terrain Landscape Maint					
01/01/2035	Community	01/01/2025	10:00	\$ 8,500.00	\$ 11,423.29
01/01/2036	Community	01/01/2026	10:00	8,500.00	11,765.99
01/01/2036	Community	01/01/2026	10:00	8,500.00	11,765.99
01/01/2045	Community	01/01/2035	10:00	8,500.00	15,351.95
01/01/2046	Community	01/01/2036	10:00	8,500.00	15,812.50
01/01/2046	Community	01/01/2036	10:00	8,500.00	15,812.50
				76,500.00	107,942.22
EZ Go Freedom TXT					
01/01/2025	Facilities Maint	01/01/2017	8:00	\$ 10,500.00	\$ 10,500.00
01/01/2025	Facilities Maint	01/01/2015	10:00	10,500.00	10,500.00
01/01/2033	Facilities Maint	01/01/2025	8:00	10,500.00	13,301.09
01/01/2035	Facilities Maint	01/01/2025	10:00	10,500.00	14,111.12
01/01/2041	Facilities Maint	01/01/2033	8:00	10,500.00	16,849.42
01/01/2045	Facilities Maint	01/01/2035	10:00	10,500.00	18,964.17
01/01/2049	Facilities Maint	01/01/2041	8:00	10,500.00	21,344.34
				73,500.00	105,570.14
EZ Go w/ Gang Picker					
01/01/2030	CW Pro Shop	01/01/2023	7:00	\$ 17,000.00	\$ 19,707.66
01/01/2037	CW Pro Shop	01/01/2030	7:00	17,000.00	24,237.94
01/01/2044	CW Pro Shop	01/01/2037	7:00	17,000.00	29,809.60
01/01/2051	CW Pro Shop	01/01/2044	7:00	17,000.00	36,662.05
				68,000.00	110,417.25
Fence Chain Link 10'					
01/01/2043	CW Pickleball Court	01/01/2013	30:00	\$ 10,740.00	\$ 18,284.13
01/01/2044	PV Tennis Court	01/01/2014	30:00	7,290.00	12,783.06
01/01/2044	CW Tennis	01/01/2014	30:00	10,200.00	17,885.76
01/01/2048	CW Tennis	01/01/2018	30:00	24,330.00	48,017.36
				52,560.00	96,970.31
Fence Chain Link 12'					
01/01/2030	CW Golf Course	01/01/2010	20:00	\$ 11,900.00	\$ 13,795.36
01/01/2050	CW Golf Course	01/01/2030	20:00	11,900.00	24,915.96
				23,800.00	38,711.32
Fence Chain Link 4'					
01/01/2043	CW Pickleball Court	01/01/2013	30:00	\$ 3,667.50	\$ 6,243.67
				3,667.50	6,243.67

2025 FINAL

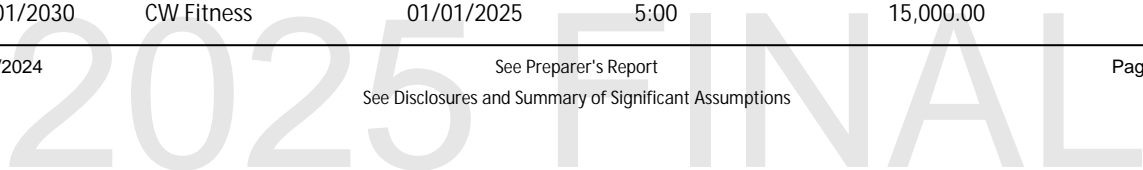
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Fence Chain Link 6'					
01/01/2030	CW Golf Course	01/01/2010	20:00	\$ 5,000.00	\$ 5,796.37
01/01/2050	CW Golf Course	01/01/2030	20:00	5,000.00	10,468.89
				10,000.00	16,265.26
Fence Vinyl					
01/01/2040	CW Golf Course	01/01/2015	25:00	\$ 43,200.00	\$ 67,304.19
01/01/2040	PV Golf Course	01/01/2015	25:00	18,675.00	29,095.04
01/01/2040	Community	01/01/2015	25:00	18,000.00	28,043.41
				79,875.00	124,442.64
Fencing Wrought Iron 2'					
01/01/2028	CW Main/Lap Pools	01/01/1998	30:00	\$ 3,955.00	\$ 4,321.74
				3,955.00	4,321.74
Fencing Wrought Iron 6'					
01/01/2028	CW Kids Pool	01/01/1998	30:00	\$ 16,440.00	\$ 17,964.43
01/01/2028	PV Pool	01/01/1998	30:00	22,200.00	24,258.54
01/01/2028	CW Main/Lap Pools	01/01/1998	30:00	28,980.00	31,667.23
				67,620.00	73,890.20
Fill Line (PVC Pipe)					
01/01/2027	CW Golf Course	01/01/1995	32:00	\$ 87,500.00	\$ 92,828.75
01/01/2039	CW Golf Course	01/01/2009	30:00	56,000.00	84,705.02
				143,500.00	177,533.77
Fire Pits					
01/01/2026	PV Clubhouse Patio	01/01/2016	10:00	\$ 31,827.00	\$ 32,781.81
01/01/2027	CW Bar/Grill Patio	01/01/2017	10:00	21,218.00	22,510.18
01/01/2036	PV Clubhouse Patio	01/01/2026	10:00	31,827.00	44,056.01
01/01/2037	CW Bar/Grill Patio	01/01/2027	10:00	21,218.00	30,251.79
01/01/2046	PV Clubhouse Patio	01/01/2036	10:00	31,827.00	59,207.60
01/01/2047	CW Bar/Grill Patio	01/01/2037	10:00	21,218.00	40,655.88
				159,135.00	229,463.27
Fitness Abdominal					
01/01/2040	CW Fitness	01/01/2020	20:00	\$ 3,350.00	\$ 5,219.19
				3,350.00	5,219.19
Fitness Arc Trainers					
01/01/2025	CW Fitness	01/01/2020	5:00	\$ 15,000.00	\$ 15,000.00
01/01/2030	CW Fitness	01/01/2025	5:00	15,000.00	17,389.11



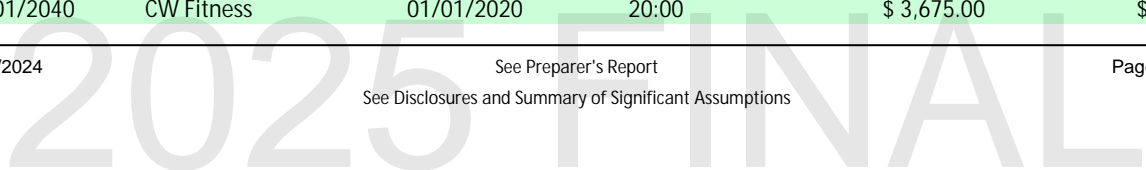
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Fitness Arc Trainers					
01/01/2035	CW Fitness	01/01/2030	5:00	\$ 15,000.00	\$ 20,158.75
01/01/2040	CW Fitness	01/01/2035	5:00	15,000.00	23,369.51
01/01/2045	CW Fitness	01/01/2040	5:00	15,000.00	27,091.67
01/01/2050	CW Fitness	01/01/2045	5:00	15,000.00	31,406.67
				90,000.00	134,415.71
Fitness Assist Dip/Chin					
01/01/2040	CW Fitness	01/01/2020	20:00	\$ 3,675.00	\$ 5,725.53
				3,675.00	5,725.53
Fitness Back Extension					
01/01/2040	CW Fitness	01/01/2020	20:00	\$ 3,500.00	\$ 5,452.89
				3,500.00	5,452.89
Fitness Biceps Curl					
01/01/2040	CW Fitness	01/01/2020	20:00	\$ 3,350.00	\$ 5,219.19
				3,350.00	5,219.19
Fitness Chest Press					
01/01/2040	CW Fitness	01/01/2020	20:00	\$ 3,675.00	\$ 5,725.53
				3,675.00	5,725.53
Fitness Cross-Trainers					
01/01/2025	CW Fitness	01/01/2020	5:00	\$ 33,000.00	\$ 33,000.00
01/01/2030	CW Fitness	01/01/2025	5:00	33,000.00	38,256.04
01/01/2035	CW Fitness	01/01/2030	5:00	33,000.00	44,349.24
01/01/2040	CW Fitness	01/01/2035	5:00	33,000.00	51,412.92
01/01/2045	CW Fitness	01/01/2040	5:00	33,000.00	59,601.67
01/01/2050	CW Fitness	01/01/2045	5:00	33,000.00	69,094.67
				198,000.00	295,714.54
Fitness Dual Adjustable Pulley					
01/01/2040	CW Fitness	01/01/2020	20:00	\$ 5,500.00	\$ 8,568.82
				5,500.00	8,568.82
Fitness Hip Abduction/Adduction					
01/01/2043	CW Fitness	01/01/2023	20:00	\$ 8,115.00	\$ 13,815.24
				8,115.00	13,815.24
Fitness Leg Extension					
01/01/2040	CW Fitness	01/01/2020	20:00	\$ 3,675.00	\$ 5,725.53



Sun Lakes 2

Analysis Date - January 1, 2025

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Fitness Loaded Calf Raise					
				3,675.00	5,725.53
01/01/2043	CW Fitness	01/01/2023	20:00	\$ 2,660.00	\$ 4,528.47
				2,660.00	4,528.47
Fitness Misc Equipment					
01/01/2040	CW Fitness	01/01/2020	20:00	\$ 21,000.00	\$ 32,717.32
				21,000.00	32,717.32
Fitness Pulldown					
01/01/2040	CW Fitness	01/01/2020	20:00	\$ 3,500.00	\$ 5,452.89
				3,500.00	5,452.89
Fitness Recumbent Bikes					
01/01/2025	CW Fitness	01/01/2020	5:00	\$ 16,000.00	\$ 16,000.00
01/01/2030	CW Fitness	01/01/2025	5:00	16,000.00	18,548.39
01/01/2035	CW Fitness	01/01/2030	5:00	16,000.00	21,502.66
01/01/2040	CW Fitness	01/01/2035	5:00	16,000.00	24,927.48
01/01/2045	CW Fitness	01/01/2040	5:00	16,000.00	28,897.78
01/01/2050	CW Fitness	01/01/2045	5:00	16,000.00	33,500.45
				96,000.00	143,376.76
Fitness Recumbent Cross-Trainers					
01/01/2025	CW Fitness	01/01/2020	5:00	\$ 12,450.00	\$ 12,450.00
01/01/2030	CW Fitness	01/01/2025	5:00	12,450.00	14,432.96
01/01/2035	CW Fitness	01/01/2030	5:00	12,450.00	16,731.76
01/01/2040	CW Fitness	01/01/2035	5:00	12,450.00	19,396.69
01/01/2045	CW Fitness	01/01/2040	5:00	12,450.00	22,486.08
01/01/2050	CW Fitness	01/01/2045	5:00	12,450.00	26,067.54
				74,700.00	111,565.03
Fitness Row					
01/01/2040	CW Fitness	01/01/2020	20:00	\$ 3,350.00	\$ 5,219.19
				3,350.00	5,219.19
Fitness Rowers					
01/01/2025	CW Fitness	01/01/2020	5:00	\$ 3,700.00	\$ 3,700.00
01/01/2030	CW Fitness	01/01/2025	5:00	3,700.00	4,289.31
01/01/2035	CW Fitness	01/01/2030	5:00	3,700.00	4,972.49



Sun Lakes 2

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

01/01/2040	CW Fitness	01/01/2035	5:00	3,700.00	5,764.48
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Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Fitness Rowers					
01/01/2045	CW Fitness	01/01/2040	5:00	\$ 3,700.00	\$ 6,682.61
01/01/2050	CW Fitness	01/01/2045	5:00	3,700.00	7,746.98
				22,200.00	33,155.87
Fitness Seated Ellipticals					
01/01/2025	CW Fitness	01/01/2020	5:00	\$ 12,600.00	\$ 12,600.00
01/01/2030	CW Fitness	01/01/2025	5:00	12,600.00	14,606.85
01/01/2035	CW Fitness	01/01/2030	5:00	12,600.00	16,933.35
01/01/2040	CW Fitness	01/01/2035	5:00	12,600.00	19,630.39
01/01/2045	CW Fitness	01/01/2040	5:00	12,600.00	22,757.00
01/01/2050	CW Fitness	01/01/2045	5:00	12,600.00	26,381.60
				75,600.00	112,909.19
Fitness Seated Leg Curl					
01/01/2040	CW Fitness	01/01/2020	20:00	\$ 4,450.00	\$ 6,932.96
				4,450.00	6,932.96
Fitness Seated Leg Press					
01/01/2040	CW Fitness	01/01/2020	20:00	\$ 3,675.00	\$ 5,725.53
				3,675.00	5,725.53
Fitness Shoulder Press					
01/01/2040	CW Fitness	01/01/2020	20:00	\$ 3,350.00	\$ 5,219.19
				3,350.00	5,219.19
Fitness Smith Machine					
01/01/2040	CW Fitness	01/01/2020	20:00	\$ 3,500.00	\$ 5,452.89
				3,500.00	5,452.89
Fitness Spin Bikes					
01/01/2025	CW Fitness	01/01/2020	5:00	\$ 4,700.00	\$ 4,700.00
01/01/2030	CW Fitness	01/01/2025	5:00	4,700.00	5,448.59
01/01/2035	CW Fitness	01/01/2030	5:00	4,700.00	6,316.41
01/01/2040	CW Fitness	01/01/2035	5:00	4,700.00	7,322.45
01/01/2045	CW Fitness	01/01/2040	5:00	4,700.00	8,488.72
01/01/2050	CW Fitness	01/01/2045	5:00	4,700.00	9,840.76
				28,200.00	42,116.93
Fitness Treadmills					
01/01/2025	CW Fitness	01/01/2020	5:00	\$ 63,000.00	\$ 63,000.00
01/01/2030	CW Fitness	01/01/2025	5:00	63,000.00	73,034.27

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Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Fitness Treadmills					
01/01/2035	CW Fitness	01/01/2030	5:00	\$ 63,000.00	\$ 84,666.73
01/01/2040	CW Fitness	01/01/2035	5:00	63,000.00	98,151.95
01/01/2045	CW Fitness	01/01/2040	5:00	63,000.00	113,785.01
01/01/2050	CW Fitness	01/01/2045	5:00	63,000.00	131,908.01
				378,000.00	564,545.97
Fitness Triceps Press					
01/01/2040	CW Fitness	01/01/2020	20:00	\$ 3,350.00	\$ 5,219.19
				3,350.00	5,219.19
Fitness Upright Bikes					
01/01/2025	CW Fitness	01/01/2020	5:00	\$ 19,250.00	\$ 19,250.00
01/01/2030	CW Fitness	01/01/2025	5:00	19,250.00	22,316.03
01/01/2035	CW Fitness	01/01/2030	5:00	19,250.00	25,870.39
01/01/2040	CW Fitness	01/01/2035	5:00	19,250.00	29,990.87
01/01/2045	CW Fitness	01/01/2040	5:00	19,250.00	34,767.64
01/01/2050	CW Fitness	01/01/2045	5:00	19,250.00	40,305.23
				115,500.00	172,500.16
Floor Epoxy - Repair					
01/01/2025	CW Complex	01/01/2009	16:00	\$ 5,000.00	\$ 5,000.00
01/01/2025	PV Clubhouse	01/01/2009	16:00	5,000.00	5,000.00
01/01/2041	CW Complex	01/01/2025	16:00	5,000.00	8,023.53
01/01/2041	PV Clubhouse	01/01/2025	16:00	5,000.00	8,023.53
				20,000.00	26,047.06
Floor Refinish Racquetball					
01/01/2025	PV Clubhouse	01/01/2015	10:00	\$ 9,738.45	\$ 9,738.45
01/01/2035	PV Clubhouse	01/01/2025	10:00	9,738.45	13,087.66
01/01/2045	PV Clubhouse	01/01/2035	10:00	9,738.45	17,588.72
				29,215.35	40,414.83
Floor Scrubber Lg					
01/01/2025	CW Ballroom	01/01/2016	9:00	\$ 8,000.00	\$ 8,000.00
01/01/2034	CW Ballroom	01/01/2025	9:00	8,000.00	10,438.19
01/01/2043	CW Ballroom	01/01/2034	9:00	8,000.00	13,619.46
01/01/2052	CW Ballroom	01/01/2043	9:00	8,000.00	17,770.31
				32,000.00	49,827.96
Floor Scrubber Sm					
01/01/2028	CW Clubhouse	01/01/2020	8:00	\$ 11,700.00	\$ 12,784.91

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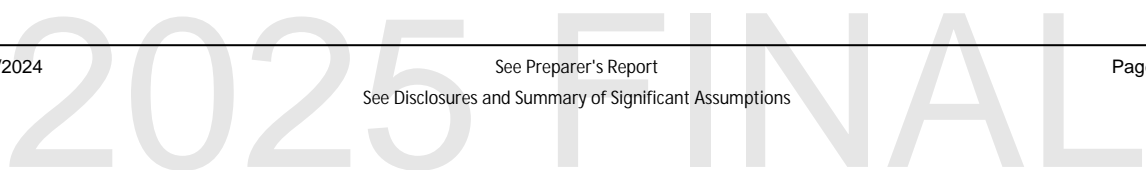
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Floor Scrubber Sm					
01/01/2036	CW Clubhouse	01/01/2028	8:00	\$ 11,700.00	\$ 16,195.54
01/01/2044	CW Clubhouse	01/01/2036	8:00	11,700.00	20,516.02
01/01/2052	CW Clubhouse	01/01/2044	8:00	11,700.00	25,989.08
				46,800.00	75,485.55
Floor Tile					
01/01/2036	PV Restaurant	01/01/2016	20:00	\$ 16,800.00	\$ 23,255.13
				16,800.00	23,255.13
Floor Vinyl - Replace					
01/01/2027	CW Bar/Grill	01/01/2020	7:00	\$ 47,250.00	\$ 50,127.53
01/01/2034	CW Bar/Grill	01/01/2027	7:00	47,250.00	61,650.53
01/01/2041	CW Bar/Grill	01/01/2034	7:00	47,250.00	75,822.38
01/01/2048	CW Bar/Grill	01/01/2041	7:00	47,250.00	93,251.96
				189,000.00	280,852.40
Floor Wood - Recoat					
01/01/2025	CW Ballroom	01/01/2023	2:00	\$ 3,720.00	\$ 3,720.00
01/01/2027	CW Ballroom	01/01/2025	2:00	3,720.00	3,946.55
01/01/2029	CW Ballroom	01/01/2027	2:00	3,720.00	4,186.89
01/01/2031	CW Ballroom	01/01/2029	2:00	3,720.00	4,441.87
01/01/2033	CW Ballroom	01/01/2031	2:00	3,720.00	4,712.38
01/01/2035	CW Ballroom	01/01/2033	2:00	3,720.00	4,999.37
01/01/2037	CW Ballroom	01/01/2035	2:00	3,720.00	5,303.83
01/01/2039	CW Ballroom	01/01/2037	2:00	3,720.00	5,626.83
01/01/2041	CW Ballroom	01/01/2039	2:00	3,720.00	5,969.51
01/01/2043	CW Ballroom	01/01/2041	2:00	3,720.00	6,333.05
01/01/2045	CW Ballroom	01/01/2043	2:00	3,720.00	6,718.73
01/01/2047	CW Ballroom	01/01/2045	2:00	3,720.00	7,127.90
01/01/2049	CW Ballroom	01/01/2047	2:00	3,720.00	7,561.99
01/01/2051	CW Ballroom	01/01/2049	2:00	3,720.00	8,022.52
01/01/2053	CW Ballroom	01/01/2051	2:00	3,720.00	8,511.09
				55,800.00	87,182.51
Floor Wood - Refinish					
01/01/2025	CW Ballroom	01/01/2021	4:00	\$ 35,650.00	\$ 35,650.00
01/01/2026	CW Fitness	01/01/2016	10:00	14,231.25	14,658.19
01/01/2029	CW Ballroom	01/01/2025	4:00	35,650.00	40,124.39
01/01/2033	CW Dance Room	01/01/2023	10:00	4,168.75	5,280.85
01/01/2033	CW Ballroom	01/01/2029	4:00	35,650.00	45,160.35



Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Floor Wood - Refinish					
01/01/2036	CW Fitness	01/01/2026	10:00	\$ 14,231.25	\$ 19,699.38
01/01/2037	CW Ballroom	01/01/2033	4:00	35,650.00	50,828.38
01/01/2041	CW Ballroom	01/01/2037	4:00	35,650.00	57,207.78
01/01/2043	CW Dance Room	01/01/2033	10:00	4,168.75	7,097.02
01/01/2045	CW Ballroom	01/01/2041	4:00	35,650.00	64,387.87
01/01/2046	CW Fitness	01/01/2036	10:00	14,231.25	26,474.32
01/01/2049	CW Ballroom	01/01/2045	4:00	35,650.00	72,469.11
01/01/2053	CW Dance Room	01/01/2043	10:00	4,168.75	9,537.80
01/01/2053	CW Ballroom	01/01/2049	4:00	35,650.00	81,564.62
				340,400.00	530,140.06
Floor Wood - Replace					
01/01/2031	PV Restaurant	01/01/2016	15:00	\$ 17,800.00	\$ 21,254.13
01/01/2035	CW Saguaro Room	01/01/2020	15:00	12,000.00	16,127.00
01/01/2046	PV Restaurant	01/01/2031	15:00	17,800.00	33,113.24
01/01/2050	CW Saguaro Room	01/01/2035	15:00	12,000.00	25,125.34
				59,600.00	95,619.71
Freezer					
01/01/2026	PV Restaurant	01/01/2016	10:00	\$ 4,455.67	\$ 4,589.34
01/01/2026	CW Bar/Grill	01/01/2016	10:00	4,455.67	4,589.34
01/01/2027	CW Bar/Grill	01/01/2017	10:00	4,455.67	4,727.02
01/01/2036	PV Restaurant	01/01/2026	10:00	4,455.67	6,167.69
01/01/2036	CW Bar/Grill	01/01/2026	10:00	4,455.67	6,167.69
01/01/2037	CW Bar/Grill	01/01/2027	10:00	4,455.67	6,352.72
01/01/2046	PV Restaurant	01/01/2036	10:00	4,455.67	8,288.86
01/01/2046	CW Bar/Grill	01/01/2036	10:00	4,455.67	8,288.86
01/01/2047	CW Bar/Grill	01/01/2037	10:00	4,455.67	8,537.52
				40,101.03	57,709.04
Fryer					
01/01/2027	PV Restaurant	01/01/2017	10:00	\$ 27,583.00	\$ 29,262.80
01/01/2031	CW Bar/Grill	01/01/2021	10:00	27,583.00	32,935.54
01/01/2037	PV Restaurant	01/01/2027	10:00	27,583.00	39,326.76
01/01/2041	CW Bar/Grill	01/01/2031	10:00	27,583.00	44,262.62
01/01/2047	PV Restaurant	01/01/2037	10:00	27,583.00	52,851.88
01/01/2051	CW Bar/Grill	01/01/2041	10:00	27,583.00	59,485.26
				165,498.00	258,124.86
Gate Barrier Arm Operators					

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Gate Barrier Arm Operators					
01/01/2033	Michigan Gate	01/01/2018	15:00	\$ 10,078.34	\$ 12,766.94
01/01/2033	San Tan Gate	01/01/2018	15:00	20,156.68	25,533.88
01/01/2048	Michigan Gate	01/01/2033	15:00	10,078.34	19,890.48
01/01/2048	San Tan Gate	01/01/2033	15:00	20,156.68	39,780.95
				60,470.04	97,972.25
Gate Loop Detectors					
01/01/2036	Community	01/01/2021	15:00	\$ 5,304.00	\$ 7,341.98
01/01/2051	Community	01/01/2036	15:00	5,304.00	11,438.56
				10,608.00	18,780.54
Gate Operators Sliding					
01/01/2028	Michigan Gate	01/01/2008	20:00	\$ 8,487.00	\$ 9,273.97
01/01/2028	San Tan Gate	01/01/2008	20:00	8,487.00	9,273.97
01/01/2048	Michigan Gate	01/01/2028	20:00	8,487.00	16,749.83
01/01/2048	San Tan Gate	01/01/2028	20:00	8,487.00	16,749.83
				33,948.00	52,047.60
Gates 6' - Wrought Iron					
01/01/2040	CW Kids Pool	01/01/2015	25:00	\$ 1,200.00	\$ 1,869.56
01/01/2040	Michigan	01/01/2015	25:00	2,400.00	3,739.12
01/01/2040	CW Main/Lap Pools	01/01/2015	25:00	6,000.00	9,347.80
				9,600.00	14,956.48
Gates Chain Link					
01/01/2048	CW Tennis	01/01/2018	30:00	\$ 4,000.00	\$ 7,894.35
				4,000.00	7,894.35
Gates Metal 6x25					
01/01/2032	PV Maintenance Ya	01/01/2002	30:00	\$ 8,000.00	\$ 9,838.99
				8,000.00	9,838.99
Gates Metal 8x8					
01/01/2032	PV Maintenance Ya	01/01/2002	30:00	\$ 2,000.00	\$ 2,459.75
01/01/2040	Community	01/01/2010	30:00	8,000.00	12,463.74
				10,000.00	14,923.49
Gates Metal Ped					
01/01/2040	PV Pool	01/01/2015	25:00	\$ 5,000.00	\$ 7,789.84
				5,000.00	7,789.84

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Glassware					
01/01/2025	PV Restaurant	01/01/2023	2:00	\$ 2,500.00	\$ 2,500.00
01/01/2026	CW Bar/Grill	01/01/2024	2:00	2,500.00	2,575.00
01/01/2027	PV Restaurant	01/01/2025	2:00	2,500.00	2,652.25
01/01/2028	CW Bar/Grill	01/01/2026	2:00	2,500.00	2,731.82
01/01/2029	PV Restaurant	01/01/2027	2:00	2,500.00	2,813.77
01/01/2030	CW Bar/Grill	01/01/2028	2:00	2,500.00	2,898.19
01/01/2031	PV Restaurant	01/01/2029	2:00	2,500.00	2,985.13
01/01/2032	CW Bar/Grill	01/01/2030	2:00	2,500.00	3,074.68
01/01/2033	PV Restaurant	01/01/2031	2:00	2,500.00	3,166.93
01/01/2034	CW Bar/Grill	01/01/2032	2:00	2,500.00	3,261.93
01/01/2035	PV Restaurant	01/01/2033	2:00	2,500.00	3,359.79
01/01/2036	CW Bar/Grill	01/01/2034	2:00	2,500.00	3,460.58
01/01/2037	PV Restaurant	01/01/2035	2:00	2,500.00	3,564.40
01/01/2038	CW Bar/Grill	01/01/2036	2:00	2,500.00	3,671.33
01/01/2039	PV Restaurant	01/01/2037	2:00	2,500.00	3,781.47
01/01/2040	CW Bar/Grill	01/01/2038	2:00	2,500.00	3,894.92
01/01/2041	PV Restaurant	01/01/2039	2:00	2,500.00	4,011.77
01/01/2042	CW Bar/Grill	01/01/2040	2:00	2,500.00	4,132.12
01/01/2043	PV Restaurant	01/01/2041	2:00	2,500.00	4,256.08
01/01/2044	CW Bar/Grill	01/01/2042	2:00	2,500.00	4,383.77
01/01/2045	PV Restaurant	01/01/2043	2:00	2,500.00	4,515.28
01/01/2046	CW Bar/Grill	01/01/2044	2:00	2,500.00	4,650.74
01/01/2047	PV Restaurant	01/01/2045	2:00	2,500.00	4,790.26
01/01/2048	CW Bar/Grill	01/01/2046	2:00	2,500.00	4,933.97
01/01/2049	PV Restaurant	01/01/2047	2:00	2,500.00	5,081.99
01/01/2050	CW Bar/Grill	01/01/2048	2:00	2,500.00	5,234.44
01/01/2051	PV Restaurant	01/01/2049	2:00	2,500.00	5,391.48
01/01/2052	CW Bar/Grill	01/01/2050	2:00	2,500.00	5,553.22
01/01/2053	PV Restaurant	01/01/2051	2:00	2,500.00	5,719.82
01/01/2054	CW Bar/Grill	01/01/2052	2:00	2,500.00	5,891.41
				75,000.00	118,938.54

Golf Cart - Lithium Battery

01/01/2028	PV Pro Shop	01/01/2023	5:00	\$ 7,000.00	\$ 7,649.09
01/01/2028	PV Pro Shop	01/01/2023	5:00	7,000.00	7,649.09
01/01/2028	PV Pro Shop	01/01/2023	5:00	7,000.00	7,649.09
01/01/2028	PV Pro Shop	01/01/2023	5:00	7,000.00	7,649.09
01/01/2028	CW Pro Shop	01/01/2023	5:00	7,000.00	7,649.09
01/01/2028	CW Pro Shop	01/01/2023	5:00	7,000.00	7,649.09
01/01/2028	CW Pro Shop	01/01/2023	5:00	7,000.00	7,649.09

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

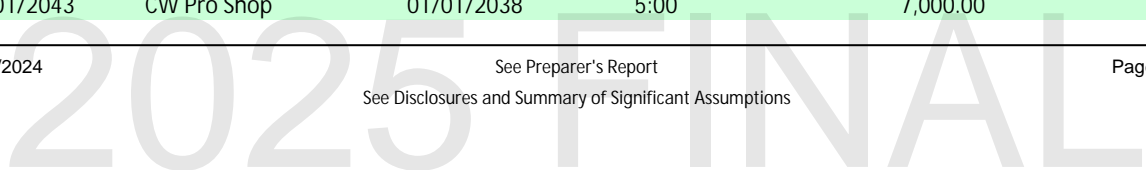
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Golf Cart - Lithium Battery					
01/01/2028	CW Pro Shop	01/01/2023	5:00	\$ 7,000.00	\$ 7,649.09
01/01/2028	CW Pro Shop	01/01/2023	5:00	7,000.00	7,649.09
01/01/2028	CW Pro Shop	01/01/2023	5:00	7,000.00	7,649.09
01/01/2028	CW Pro Shop	01/01/2023	5:00	7,000.00	7,649.09
01/01/2028	CW Pro Shop	01/01/2023	5:00	7,000.00	7,649.09
01/01/2028	CW Pro Shop	01/01/2023	5:00	7,000.00	7,649.09
01/01/2028	CW Pro Shop	01/01/2023	5:00	7,000.00	7,649.09
01/01/2033	PV Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	PV Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	PV Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	PV Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2033	CW Pro Shop	01/01/2028	5:00	7,000.00	8,867.39
01/01/2038	PV Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	PV Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	PV Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	PV Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2038	CW Pro Shop	01/01/2033	5:00	7,000.00	10,279.74
01/01/2043	PV Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	PV Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	PV Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	PV Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	CW Pro Shop	01/01/2038	5:00	7,000.00	11,917.03



Sun Lakes 2

Analysis Date - January 1, 2025

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

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Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Golf Cart - Lithium Battery					
01/01/2043	CW Pro Shop	01/01/2038	5:00	\$ 7,000.00	\$ 11,917.03
01/01/2043	CW Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	CW Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	CW Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	CW Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	CW Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	CW Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2043	CW Pro Shop	01/01/2038	5:00	7,000.00	11,917.03
01/01/2048	PV Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	PV Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	PV Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	PV Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2048	CW Pro Shop	01/01/2043	5:00	7,000.00	13,815.11
01/01/2053	PV Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	PV Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	PV Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	PV Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
01/01/2053	CW Pro Shop	01/01/2048	5:00	7,000.00	16,015.49
				588,000.00	959,613.90

Golf Cart Beverage

2025 FINAL

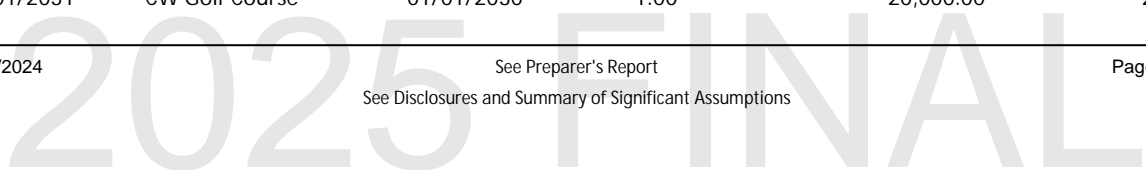
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Golf Cart Beverage					
01/01/2025	Facilities Maint	01/01/2020	5:00	\$ 19,000.00	\$ 19,000.00
01/01/2025	Facilities Maint	01/01/2019	6:00	19,000.00	19,000.00
01/01/2030	Facilities Maint	01/01/2025	5:00	19,000.00	22,026.21
01/01/2031	Facilities Maint	01/01/2025	6:00	19,000.00	22,686.99
01/01/2035	Facilities Maint	01/01/2030	5:00	19,000.00	25,534.41
01/01/2037	Facilities Maint	01/01/2031	6:00	19,000.00	27,089.46
01/01/2040	Facilities Maint	01/01/2035	5:00	19,000.00	29,601.38
01/01/2043	Facilities Maint	01/01/2037	6:00	19,000.00	32,346.23
01/01/2045	Facilities Maint	01/01/2040	5:00	19,000.00	34,316.11
01/01/2049	Facilities Maint	01/01/2043	6:00	19,000.00	38,623.09
01/01/2050	Facilities Maint	01/01/2045	5:00	19,000.00	39,781.78
				209,000.00	310,005.66
Golf Cart Patrol					
01/01/2025	Patrol	01/01/2016	9:00	\$ 12,500.00	\$ 12,500.00
01/01/2031	Patrol	01/01/2023	8:00	12,500.00	14,925.65
01/01/2032	Patrol	01/01/2024	8:00	12,500.00	15,373.42
01/01/2034	Patrol	01/01/2025	9:00	12,500.00	16,309.66
01/01/2039	Patrol	01/01/2031	8:00	12,500.00	18,907.37
01/01/2040	Patrol	01/01/2032	8:00	12,500.00	19,474.59
01/01/2043	Patrol	01/01/2034	9:00	12,500.00	21,280.41
01/01/2047	Patrol	01/01/2039	8:00	12,500.00	23,951.29
01/01/2048	Patrol	01/01/2040	8:00	12,500.00	24,669.83
01/01/2052	Patrol	01/01/2043	9:00	12,500.00	27,766.11
				125,000.00	195,158.33
Golf Course Bunker Renovation					
01/01/2025	CW Golf Course	01/01/2024	1:00	\$ 20,000.00	\$ 20,000.00
01/01/2025	PV Golf Course	01/01/2024	1:00	20,000.00	20,000.00
01/01/2026	CW Golf Course	01/01/2025	1:00	20,000.00	20,600.00
01/01/2026	PV Golf Course	01/01/2025	1:00	20,000.00	20,600.00
01/01/2027	CW Golf Course	01/01/2026	1:00	20,000.00	21,218.00
01/01/2027	PV Golf Course	01/01/2026	1:00	20,000.00	21,218.00
01/01/2028	CW Golf Course	01/01/2027	1:00	20,000.00	21,854.54
01/01/2028	PV Golf Course	01/01/2027	1:00	20,000.00	21,854.54
01/01/2029	CW Golf Course	01/01/2028	1:00	20,000.00	22,510.18
01/01/2029	PV Golf Course	01/01/2028	1:00	20,000.00	22,510.18
01/01/2030	CW Golf Course	01/01/2029	1:00	20,000.00	23,185.48
01/01/2030	PV Golf Course	01/01/2029	1:00	20,000.00	23,185.48
01/01/2031	CW Golf Course	01/01/2030	1:00	20,000.00	23,881.05



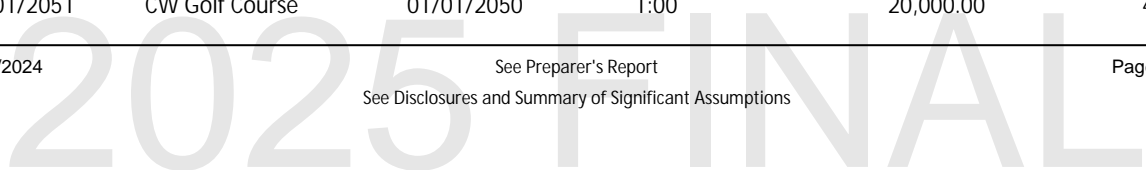
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Golf Course Bunker Renovation					
01/01/2031	PV Golf Course	01/01/2030	1:00	\$ 20,000.00	\$ 23,881.05
01/01/2032	CW Golf Course	01/01/2031	1:00	20,000.00	24,597.48
01/01/2032	PV Golf Course	01/01/2031	1:00	20,000.00	24,597.48
01/01/2033	CW Golf Course	01/01/2032	1:00	20,000.00	25,335.40
01/01/2033	PV Golf Course	01/01/2032	1:00	20,000.00	25,335.40
01/01/2034	CW Golf Course	01/01/2033	1:00	20,000.00	26,095.46
01/01/2034	PV Golf Course	01/01/2033	1:00	20,000.00	26,095.46
01/01/2035	CW Golf Course	01/01/2034	1:00	20,000.00	26,878.33
01/01/2035	PV Golf Course	01/01/2034	1:00	20,000.00	26,878.33
01/01/2036	CW Golf Course	01/01/2035	1:00	20,000.00	27,684.68
01/01/2036	PV Golf Course	01/01/2035	1:00	20,000.00	27,684.68
01/01/2037	CW Golf Course	01/01/2036	1:00	20,000.00	28,515.22
01/01/2037	PV Golf Course	01/01/2036	1:00	20,000.00	28,515.22
01/01/2038	CW Golf Course	01/01/2037	1:00	20,000.00	29,370.67
01/01/2038	PV Golf Course	01/01/2037	1:00	20,000.00	29,370.67
01/01/2039	CW Golf Course	01/01/2038	1:00	20,000.00	30,251.79
01/01/2039	PV Golf Course	01/01/2038	1:00	20,000.00	30,251.79
01/01/2040	CW Golf Course	01/01/2039	1:00	20,000.00	31,159.35
01/01/2040	PV Golf Course	01/01/2039	1:00	20,000.00	31,159.35
01/01/2041	CW Golf Course	01/01/2040	1:00	20,000.00	32,094.13
01/01/2041	PV Golf Course	01/01/2040	1:00	20,000.00	32,094.13
01/01/2042	CW Golf Course	01/01/2041	1:00	20,000.00	33,056.95
01/01/2042	PV Golf Course	01/01/2041	1:00	20,000.00	33,056.95
01/01/2043	CW Golf Course	01/01/2042	1:00	20,000.00	34,048.66
01/01/2043	PV Golf Course	01/01/2042	1:00	20,000.00	34,048.66
01/01/2044	CW Golf Course	01/01/2043	1:00	20,000.00	35,070.12
01/01/2044	PV Golf Course	01/01/2043	1:00	20,000.00	35,070.12
01/01/2045	CW Golf Course	01/01/2044	1:00	20,000.00	36,122.22
01/01/2045	PV Golf Course	01/01/2044	1:00	20,000.00	36,122.22
01/01/2046	CW Golf Course	01/01/2045	1:00	20,000.00	37,205.89
01/01/2046	PV Golf Course	01/01/2045	1:00	20,000.00	37,205.89
01/01/2047	CW Golf Course	01/01/2046	1:00	20,000.00	38,322.07
01/01/2047	PV Golf Course	01/01/2046	1:00	20,000.00	38,322.07
01/01/2048	CW Golf Course	01/01/2047	1:00	20,000.00	39,471.73
01/01/2048	PV Golf Course	01/01/2047	1:00	20,000.00	39,471.73
01/01/2049	CW Golf Course	01/01/2048	1:00	20,000.00	40,655.88
01/01/2049	PV Golf Course	01/01/2048	1:00	20,000.00	40,655.88
01/01/2050	CW Golf Course	01/01/2049	1:00	20,000.00	41,875.56
01/01/2050	PV Golf Course	01/01/2049	1:00	20,000.00	41,875.56
01/01/2051	CW Golf Course	01/01/2050	1:00	20,000.00	43,131.83



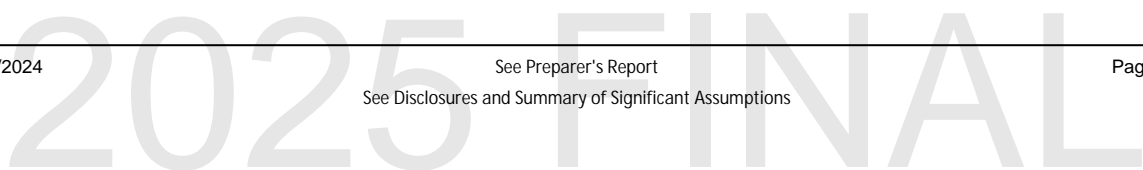
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Golf Course Bunker Renovation					
01/01/2051	PV Golf Course	01/01/2050	1:00	\$ 20,000.00	\$ 43,131.83
01/01/2052	CW Golf Course	01/01/2051	1:00	20,000.00	44,425.78
01/01/2052	PV Golf Course	01/01/2051	1:00	20,000.00	44,425.78
01/01/2053	CW Golf Course	01/01/2052	1:00	20,000.00	45,758.55
01/01/2053	PV Golf Course	01/01/2052	1:00	20,000.00	45,758.55
01/01/2054	CW Golf Course	01/01/2053	1:00	20,000.00	47,131.31
01/01/2054	PV Golf Course	01/01/2053	1:00	20,000.00	47,131.31
				1,200,000.00	1,903,016.62
Golf Course Fairway Rehab					
01/01/2026	CW Golf Course	01/01/2021	5:00	\$ 20,000.00	\$ 20,600.00
01/01/2026	PV Golf Course	01/01/2021	5:00	20,000.00	20,600.00
01/01/2031	CW Golf Course	01/01/2026	5:00	20,000.00	23,881.05
01/01/2031	PV Golf Course	01/01/2026	5:00	20,000.00	23,881.05
01/01/2036	CW Golf Course	01/01/2031	5:00	20,000.00	27,684.68
01/01/2036	PV Golf Course	01/01/2031	5:00	20,000.00	27,684.68
01/01/2041	CW Golf Course	01/01/2036	5:00	20,000.00	32,094.13
01/01/2041	PV Golf Course	01/01/2036	5:00	20,000.00	32,094.13
01/01/2046	CW Golf Course	01/01/2041	5:00	20,000.00	37,205.89
01/01/2046	PV Golf Course	01/01/2041	5:00	20,000.00	37,205.89
01/01/2051	CW Golf Course	01/01/2046	5:00	20,000.00	43,131.83
01/01/2051	PV Golf Course	01/01/2046	5:00	20,000.00	43,131.83
				240,000.00	369,195.16
Golf Course Greens Rehab					
01/01/2026	CW Golf Course	01/01/2021	5:00	\$ 20,000.00	\$ 20,600.00
01/01/2026	PV Golf Course	01/01/2021	5:00	20,000.00	20,600.00
01/01/2031	CW Golf Course	01/01/2026	5:00	20,000.00	23,881.05
01/01/2031	PV Golf Course	01/01/2026	5:00	20,000.00	23,881.05
01/01/2036	CW Golf Course	01/01/2031	5:00	20,000.00	27,684.68
01/01/2036	PV Golf Course	01/01/2031	5:00	20,000.00	27,684.68
01/01/2041	CW Golf Course	01/01/2036	5:00	20,000.00	32,094.13
01/01/2041	PV Golf Course	01/01/2036	5:00	20,000.00	32,094.13
01/01/2046	CW Golf Course	01/01/2041	5:00	20,000.00	37,205.89
01/01/2046	PV Golf Course	01/01/2041	5:00	20,000.00	37,205.89
01/01/2051	CW Golf Course	01/01/2046	5:00	20,000.00	43,131.83
01/01/2051	PV Golf Course	01/01/2046	5:00	20,000.00	43,131.83
				240,000.00	369,195.16
Golf Course Tee Boxes Rehab					



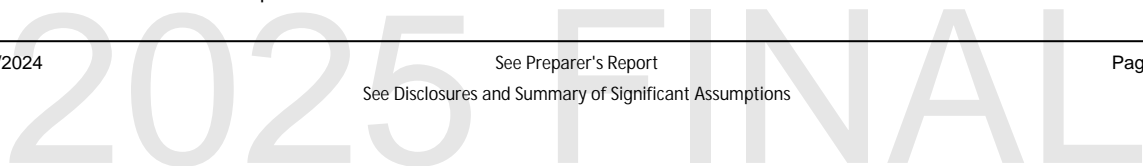
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Golf Course Tee Boxes Rehab					
01/01/2026	CW Golf Course	01/01/2021	5:00	\$ 10,000.00	\$ 10,300.00
01/01/2026	PV Golf Course	01/01/2021	5:00	10,000.00	10,300.00
01/01/2031	CW Golf Course	01/01/2026	5:00	10,000.00	11,940.52
01/01/2031	PV Golf Course	01/01/2026	5:00	10,000.00	11,940.52
01/01/2036	CW Golf Course	01/01/2031	5:00	10,000.00	13,842.34
01/01/2036	PV Golf Course	01/01/2031	5:00	10,000.00	13,842.34
01/01/2041	CW Golf Course	01/01/2036	5:00	10,000.00	16,047.06
01/01/2041	PV Golf Course	01/01/2036	5:00	10,000.00	16,047.06
01/01/2046	CW Golf Course	01/01/2041	5:00	10,000.00	18,602.95
01/01/2046	PV Golf Course	01/01/2041	5:00	10,000.00	18,602.95
01/01/2051	CW Golf Course	01/01/2046	5:00	10,000.00	21,565.91
01/01/2051	PV Golf Course	01/01/2046	5:00	10,000.00	21,565.91
				120,000.00	184,597.56
Golf Course Tree Maint					
01/01/2026	CW Golf Course	01/01/2021	5:00	\$ 20,000.00	\$ 20,600.00
01/01/2026	PV Golf Course	01/01/2021	5:00	20,000.00	20,600.00
01/01/2031	CW Golf Course	01/01/2026	5:00	20,000.00	23,881.05
01/01/2031	PV Golf Course	01/01/2026	5:00	20,000.00	23,881.05
01/01/2036	CW Golf Course	01/01/2031	5:00	20,000.00	27,684.68
01/01/2036	PV Golf Course	01/01/2031	5:00	20,000.00	27,684.68
01/01/2041	CW Golf Course	01/01/2036	5:00	20,000.00	32,094.13
01/01/2041	PV Golf Course	01/01/2036	5:00	20,000.00	32,094.13
01/01/2046	CW Golf Course	01/01/2041	5:00	20,000.00	37,205.89
01/01/2046	PV Golf Course	01/01/2041	5:00	20,000.00	37,205.89
01/01/2051	CW Golf Course	01/01/2046	5:00	20,000.00	43,131.83
01/01/2051	PV Golf Course	01/01/2046	5:00	20,000.00	43,131.83
				240,000.00	369,195.16
Golf Lift					
01/01/2028	PV Golf Course	01/01/2003	25:00	\$ 14,852.50	\$ 16,229.73
01/01/2028	CW Golf Course	01/01/2003	25:00	14,852.50	16,229.73
01/01/2053	PV Golf Course	01/01/2028	25:00	14,852.50	33,981.45
01/01/2053	CW Golf Course	01/01/2028	25:00	14,852.50	33,981.45
				59,410.00	100,422.36
Golf Range Ball Machine					
01/01/2028	CW Pro Shop	01/01/2018	10:00	\$ 8,400.00	\$ 9,178.91
01/01/2038	CW Pro Shop	01/01/2028	10:00	8,400.00	12,335.68
01/01/2048	CW Pro Shop	01/01/2038	10:00	8,400.00	16,578.13



Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Gravelly Pro Vac					
				25,200.00	38,092.72
01/01/2025	CW Golf Course	01/01/2013	12:00	\$ 22,000.00	\$ 22,000.00
01/01/2025	PV Golf Course	01/01/2013	12:00	22,000.00	22,000.00
01/01/2037	CW Golf Course	01/01/2025	12:00	22,000.00	31,366.74
01/01/2037	PV Golf Course	01/01/2025	12:00	22,000.00	31,366.74
01/01/2049	CW Golf Course	01/01/2037	12:00	22,000.00	44,721.47
01/01/2049	PV Golf Course	01/01/2037	12:00	22,000.00	44,721.47
				132,000.00	196,176.42
Griddle - Flat Top					
01/01/2034	PV Restaurant	01/01/2024	10:00	\$ 9,000.00	\$ 11,742.96
01/01/2044	PV Restaurant	01/01/2034	10:00	9,000.00	15,781.55
01/01/2054	PV Restaurant	01/01/2044	10:00	9,000.00	21,209.09
				27,000.00	48,733.60
Grill 3-Burner					
01/01/2025	CW Bar/Grill	01/01/2013	12:00	\$ 4,243.60	\$ 4,243.60
01/01/2037	CW Bar/Grill	01/01/2025	12:00	4,243.60	6,050.36
01/01/2049	CW Bar/Grill	01/01/2037	12:00	4,243.60	8,626.37
				12,730.80	18,920.33
Harper Turf Vac_Golf Maint					
01/01/2026	Community	01/01/2016	10:00	\$ 26,000.00	\$ 26,780.00
01/01/2036	Community	01/01/2026	10:00	26,000.00	35,990.08
01/01/2046	Community	01/01/2036	10:00	26,000.00	48,367.66
				78,000.00	111,137.74
Harper Turf Vac_Landscape Maint					
01/01/2027	Community	01/01/2013	14:00	\$ 35,000.00	\$ 37,131.50
01/01/2041	Community	01/01/2027	14:00	35,000.00	56,164.73
				70,000.00	93,296.23
Heat Lamps - Pulldown					
01/01/2028	PV Restaurant	01/01/2013	15:00	\$ 2,784.00	\$ 3,042.15
01/01/2043	PV Restaurant	01/01/2028	15:00	2,784.00	4,739.57
				5,568.00	7,781.72
Heat Lamps - Strip					

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

01/01/2027	PV Restaurant	01/01/2017	10:00	\$ 3,341.00	\$ 3,544.47
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2025 FINAL

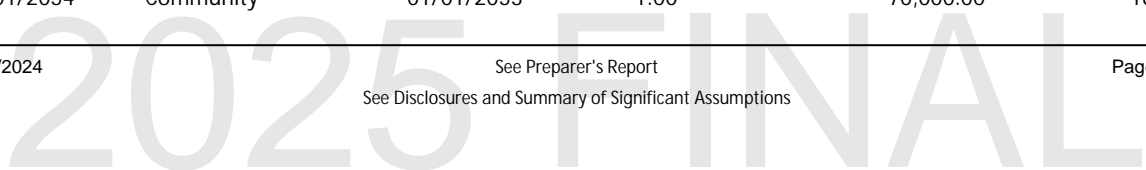
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Heat Lamps - Strip					
01/01/2037	PV Restaurant	01/01/2027	10:00	\$ 3,341.00	\$ 4,763.47
01/01/2047	PV Restaurant	01/01/2037	10:00	3,341.00	6,401.70
				10,023.00	14,709.64
Holding Cabinets					
01/01/2031	PV Restaurant	01/01/2016	15:00	\$ 21,000.00	\$ 25,075.10
01/01/2046	PV Restaurant	01/01/2031	15:00	21,000.00	39,066.19
				42,000.00	64,141.29
HVAC - Annual Repairs					
01/01/2025	Community	01/01/2024	1:00	\$ 70,000.00	\$ 70,000.00
01/01/2026	Community	01/01/2025	1:00	70,000.00	72,100.00
01/01/2027	Community	01/01/2026	1:00	70,000.00	74,263.00
01/01/2028	Community	01/01/2027	1:00	70,000.00	76,490.89
01/01/2029	Community	01/01/2028	1:00	70,000.00	78,785.62
01/01/2030	Community	01/01/2029	1:00	70,000.00	81,149.19
01/01/2031	Community	01/01/2030	1:00	70,000.00	83,583.66
01/01/2032	Community	01/01/2031	1:00	70,000.00	86,091.17
01/01/2033	Community	01/01/2032	1:00	70,000.00	88,673.91
01/01/2034	Community	01/01/2033	1:00	70,000.00	91,334.12
01/01/2035	Community	01/01/2034	1:00	70,000.00	94,074.15
01/01/2036	Community	01/01/2035	1:00	70,000.00	96,896.37
01/01/2037	Community	01/01/2036	1:00	70,000.00	99,803.26
01/01/2038	Community	01/01/2037	1:00	70,000.00	102,797.36
01/01/2039	Community	01/01/2038	1:00	70,000.00	105,881.28
01/01/2040	Community	01/01/2039	1:00	70,000.00	109,057.72
01/01/2041	Community	01/01/2040	1:00	70,000.00	112,329.45
01/01/2042	Community	01/01/2041	1:00	70,000.00	115,699.33
01/01/2043	Community	01/01/2042	1:00	70,000.00	119,170.31
01/01/2044	Community	01/01/2043	1:00	70,000.00	122,745.42
01/01/2045	Community	01/01/2044	1:00	70,000.00	126,427.79
01/01/2046	Community	01/01/2045	1:00	70,000.00	130,220.62
01/01/2047	Community	01/01/2046	1:00	70,000.00	134,127.24
01/01/2048	Community	01/01/2047	1:00	70,000.00	138,151.06
01/01/2049	Community	01/01/2048	1:00	70,000.00	142,295.59
01/01/2050	Community	01/01/2049	1:00	70,000.00	146,564.46
01/01/2051	Community	01/01/2050	1:00	70,000.00	150,961.39
01/01/2052	Community	01/01/2051	1:00	70,000.00	155,490.23
01/01/2053	Community	01/01/2052	1:00	70,000.00	160,154.94
01/01/2054	Community	01/01/2053	1:00	70,000.00	164,959.59



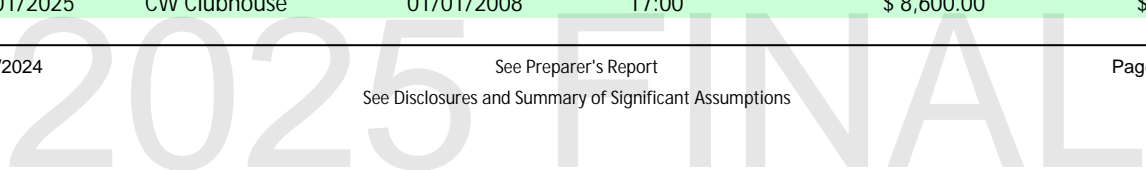
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
HVAC 1-Ton				2,100,000.00	3,330,279.12
01/01/2025	Administration	01/01/2014	11:00	\$ 5,200.00	\$ 5,200.00
01/01/2025	Administration	01/01/2014	11:00	5,200.00	5,200.00
01/01/2025	PV Restaurant	01/01/2012	13:00	5,200.00	5,200.00
01/01/2036	Administration	01/01/2025	11:00	5,200.00	7,198.02
01/01/2036	Administration	01/01/2025	11:00	5,200.00	7,198.02
01/01/2038	PV Restaurant	01/01/2025	13:00	5,200.00	7,636.38
01/01/2047	Administration	01/01/2036	11:00	5,200.00	9,963.74
01/01/2047	Administration	01/01/2036	11:00	5,200.00	9,963.74
01/01/2051	PV Restaurant	01/01/2038	13:00	5,200.00	11,214.27
				46,800.00	68,774.17
HVAC 10-Ton					
01/01/2030	PV Clubhouse	01/01/2020	10:00	\$ 30,000.00	\$ 34,778.22
01/01/2033	PV Clubhouse	01/01/2023	10:00	30,000.00	38,003.10
01/01/2040	PV Clubhouse	01/01/2030	10:00	30,000.00	46,739.02
01/01/2043	PV Clubhouse	01/01/2033	10:00	30,000.00	51,072.99
01/01/2050	PV Clubhouse	01/01/2040	10:00	30,000.00	62,813.34
01/01/2053	PV Clubhouse	01/01/2043	10:00	30,000.00	68,637.83
				180,000.00	302,044.50
HVAC 12.5-Ton					
01/01/2030	CW Fitness	01/01/2020	10:00	\$ 36,000.00	\$ 41,733.87
01/01/2040	CW Fitness	01/01/2030	10:00	36,000.00	56,086.83
01/01/2050	CW Fitness	01/01/2040	10:00	36,000.00	75,376.01
				108,000.00	173,196.71
HVAC 15-Ton					
01/01/2030	CW Fitness	01/01/2020	10:00	\$ 42,000.00	\$ 48,689.51
01/01/2030	CW Fitness	01/01/2020	10:00	42,000.00	48,689.51
01/01/2040	CW Fitness	01/01/2030	10:00	42,000.00	65,434.63
01/01/2040	CW Fitness	01/01/2030	10:00	42,000.00	65,434.63
01/01/2050	CW Fitness	01/01/2040	10:00	42,000.00	87,938.67
01/01/2050	CW Fitness	01/01/2040	10:00	42,000.00	87,938.67
				252,000.00	404,125.62
HVAC 2.5-Ton					
01/01/2025	CW Clubhouse	01/01/2008	17:00	\$ 8,600.00	\$ 8,600.00



Sun Lakes 2

Analysis Date - January 1, 2025

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

01/01/2032	San Tan Gate	01/01/2022	10:00	8,600.00	10,576.92
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2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

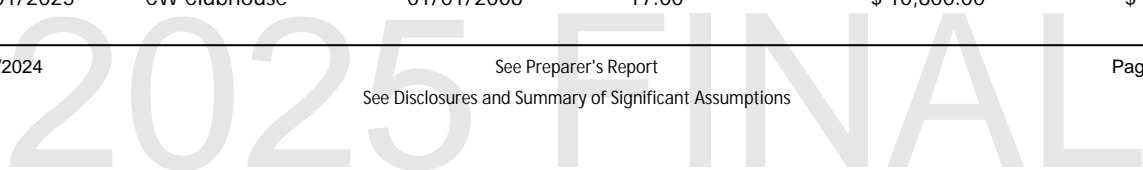
Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
HVAC 2.5-Ton					
01/01/2042	CW Clubhouse	01/01/2025	17:00	\$ 8,600.00	\$ 14,214.49
01/01/2042	San Tan Gate	01/01/2032	10:00	8,600.00	14,214.49
01/01/2052	San Tan Gate	01/01/2042	10:00	8,600.00	19,103.09
				43,000.00	66,708.99
HVAC 3-Ton					
01/01/2025	Administration	01/01/2014	11:00	\$ 9,600.00	\$ 9,600.00
01/01/2025	Administration	01/01/2014	11:00	9,600.00	9,600.00
01/01/2025	Administration	01/01/2014	11:00	9,600.00	9,600.00
01/01/2025	CW Clubhouse	01/01/2008	17:00	9,600.00	9,600.00
01/01/2025	CW Clubhouse	01/01/2008	17:00	9,600.00	9,600.00
01/01/2025	CW Clubhouse	01/01/2008	17:00	9,600.00	9,600.00
01/01/2025	CW Clubhouse	01/01/2012	13:00	9,600.00	9,600.00
01/01/2026	PV Clubhouse	01/01/2016	10:00	9,600.00	9,888.00
01/01/2028	CW Clubhouse	01/01/2018	10:00	9,600.00	10,490.18
01/01/2029	CW Clubhouse	01/01/2019	10:00	9,600.00	10,804.88
01/01/2034	PV Clubhouse	01/01/2024	10:00	9,600.00	12,525.82
01/01/2036	Administration	01/01/2025	11:00	9,600.00	13,288.65
01/01/2036	Administration	01/01/2025	11:00	9,600.00	13,288.65
01/01/2036	Administration	01/01/2025	11:00	9,600.00	13,288.65
01/01/2036	PV Clubhouse	01/01/2026	10:00	9,600.00	13,288.65
01/01/2038	CW Clubhouse	01/01/2028	10:00	9,600.00	14,097.92
01/01/2038	CW Clubhouse	01/01/2025	13:00	9,600.00	14,097.92
01/01/2039	CW Clubhouse	01/01/2029	10:00	9,600.00	14,520.86
01/01/2042	CW Clubhouse	01/01/2025	17:00	9,600.00	15,867.34
01/01/2042	CW Clubhouse	01/01/2025	17:00	9,600.00	15,867.34
01/01/2042	CW Clubhouse	01/01/2025	17:00	9,600.00	15,867.34
01/01/2044	PV Clubhouse	01/01/2034	10:00	9,600.00	16,833.66
01/01/2046	PV Clubhouse	01/01/2036	10:00	9,600.00	17,858.83
01/01/2047	Administration	01/01/2036	11:00	9,600.00	18,394.59
01/01/2047	Administration	01/01/2036	11:00	9,600.00	18,394.59
01/01/2047	Administration	01/01/2036	11:00	9,600.00	18,394.59
01/01/2048	CW Clubhouse	01/01/2038	10:00	9,600.00	18,946.43
01/01/2049	CW Clubhouse	01/01/2039	10:00	9,600.00	19,514.82
01/01/2051	CW Clubhouse	01/01/2038	13:00	9,600.00	20,703.28
01/01/2054	PV Clubhouse	01/01/2044	10:00	9,600.00	22,623.03
				288,000.00	426,046.02

HVAC 3.5-Ton

01/01/2025	CW Clubhouse	01/01/2008	17:00	\$ 10,800.00	\$ 10,800.00
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Sun Lakes 2

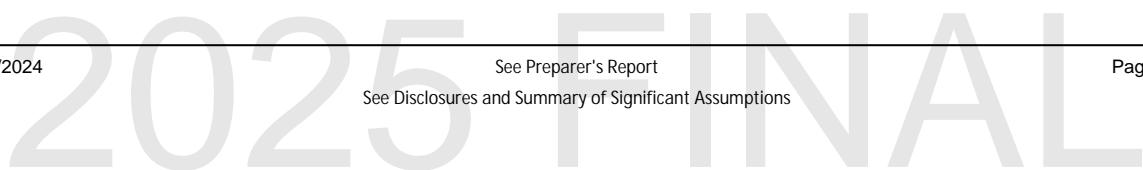
Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
HVAC 3.5-Ton					
01/01/2031	CW Clubhouse	01/01/2021	10:00	\$ 10,800.00	\$ 12,895.76
01/01/2041	CW Clubhouse	01/01/2031	10:00	10,800.00	17,330.83
01/01/2042	CW Clubhouse	01/01/2025	17:00	10,800.00	17,850.75
01/01/2051	CW Clubhouse	01/01/2041	10:00	10,800.00	23,291.19
				54,000.00	82,168.53
HVAC 4-Ton					
01/01/2025	CW Clubhouse	01/01/2008	17:00	\$ 12,600.00	\$ 12,600.00
01/01/2025	CW Clubhouse	01/01/2009	16:00	12,600.00	12,600.00
01/01/2025	CW Clubhouse	01/01/2008	17:00	12,600.00	12,600.00
01/01/2025	CW Clubhouse	01/01/2008	17:00	12,600.00	12,600.00
01/01/2025	CW Clubhouse	01/01/2008	17:00	12,600.00	12,600.00
01/01/2025	CW Clubhouse	01/01/2008	17:00	12,600.00	12,600.00
01/01/2026	CW Clubhouse	01/01/2016	10:00	12,600.00	12,978.00
01/01/2030	CW Clubhouse	01/01/2020	10:00	12,600.00	14,606.85
01/01/2030	CW Clubhouse	01/01/2020	10:00	12,600.00	14,606.85
01/01/2030	CW Fitness	01/01/2020	10:00	12,600.00	14,606.85
01/01/2030	CW Fitness	01/01/2020	10:00	12,600.00	14,606.85
01/01/2031	PV Clubhouse	01/01/2021	10:00	12,600.00	15,045.06
01/01/2036	CW Clubhouse	01/01/2026	10:00	12,600.00	17,441.35
01/01/2040	CW Clubhouse	01/01/2030	10:00	12,600.00	19,630.39
01/01/2040	CW Clubhouse	01/01/2030	10:00	12,600.00	19,630.39
01/01/2040	CW Fitness	01/01/2030	10:00	12,600.00	19,630.39
01/01/2040	CW Fitness	01/01/2030	10:00	12,600.00	19,630.39
01/01/2041	CW Clubhouse	01/01/2025	16:00	12,600.00	20,219.30
01/01/2041	PV Clubhouse	01/01/2031	10:00	12,600.00	20,219.30
01/01/2042	CW Clubhouse	01/01/2025	17:00	12,600.00	20,825.88
01/01/2042	CW Clubhouse	01/01/2025	17:00	12,600.00	20,825.88
01/01/2042	CW Clubhouse	01/01/2025	17:00	12,600.00	20,825.88
01/01/2042	CW Clubhouse	01/01/2025	17:00	12,600.00	20,825.88
01/01/2042	CW Clubhouse	01/01/2025	17:00	12,600.00	20,825.88
01/01/2046	CW Clubhouse	01/01/2036	10:00	12,600.00	23,439.71
01/01/2050	CW Clubhouse	01/01/2040	10:00	12,600.00	26,381.60
01/01/2050	CW Clubhouse	01/01/2040	10:00	12,600.00	26,381.60
01/01/2050	CW Fitness	01/01/2040	10:00	12,600.00	26,381.60
01/01/2050	CW Fitness	01/01/2040	10:00	12,600.00	26,381.60
01/01/2051	PV Clubhouse	01/01/2041	10:00	12,600.00	27,173.05
				378,000.00	558,720.53

HVAC 5-Ton



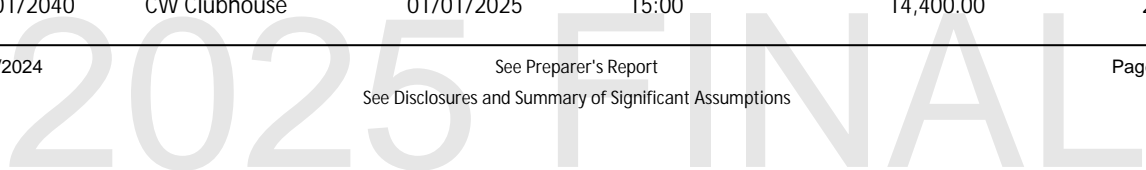
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
HVAC 5-Ton					
01/01/2025	CW Clubhouse	01/01/2008	17:00	\$ 14,400.00	\$ 14,400.00
01/01/2025	Administration	01/01/2014	11:00	14,400.00	14,400.00
01/01/2025	Administration	01/01/2014	11:00	14,400.00	14,400.00
01/01/2025	Administration	01/01/2014	11:00	14,400.00	14,400.00
01/01/2025	Administration	01/01/2014	11:00	14,400.00	14,400.00
01/01/2025	Administration	01/01/2014	11:00	14,400.00	14,400.00
01/01/2025	Administration	01/01/2014	11:00	14,400.00	14,400.00
01/01/2025	Administration	01/01/2014	11:00	14,400.00	14,400.00
01/01/2025	Administration	01/01/2014	11:00	14,400.00	14,400.00
01/01/2025	CW Clubhouse	01/01/2010	15:00	14,400.00	14,400.00
01/01/2025	CW Clubhouse	01/01/2010	15:00	14,400.00	14,400.00
01/01/2025	CW Clubhouse	01/01/2010	15:00	14,400.00	14,400.00
01/01/2025	PV Clubhouse	01/01/2008	17:00	14,400.00	14,400.00
01/01/2025	PV Clubhouse	01/01/2008	17:00	14,400.00	14,400.00
01/01/2025	PV Clubhouse	01/01/2014	11:00	14,400.00	14,400.00
01/01/2025	CW Clubhouse	01/01/2009	16:00	14,400.00	14,400.00
01/01/2028	CW Clubhouse	01/01/2018	10:00	14,400.00	15,735.27
01/01/2029	CW Clubhouse	01/01/2019	10:00	14,400.00	16,207.33
01/01/2030	CW Clubhouse	01/01/2020	10:00	14,400.00	16,693.55
01/01/2030	CW Fitness	01/01/2020	10:00	14,400.00	16,693.55
01/01/2030	CW Clubhouse	01/01/2020	10:00	14,400.00	16,693.55
01/01/2032	CW Clubhouse	01/01/2022	10:00	14,400.00	17,710.18
01/01/2034	CW Clubhouse	01/01/2024	10:00	14,400.00	18,788.73
01/01/2036	Administration	01/01/2025	11:00	14,400.00	19,932.97
01/01/2036	Administration	01/01/2025	11:00	14,400.00	19,932.97
01/01/2036	Administration	01/01/2025	11:00	14,400.00	19,932.97
01/01/2036	Administration	01/01/2025	11:00	14,400.00	19,932.97
01/01/2036	Administration	01/01/2025	11:00	14,400.00	19,932.97
01/01/2036	Administration	01/01/2025	11:00	14,400.00	19,932.97
01/01/2036	Administration	01/01/2025	11:00	14,400.00	19,932.97
01/01/2036	Administration	01/01/2025	11:00	14,400.00	19,932.97
01/01/2036	Administration	01/01/2025	11:00	14,400.00	19,932.97
01/01/2036	PV Clubhouse	01/01/2025	11:00	14,400.00	19,932.97
01/01/2038	CW Clubhouse	01/01/2028	10:00	14,400.00	21,146.89
01/01/2039	CW Clubhouse	01/01/2029	10:00	14,400.00	21,781.29
01/01/2040	CW Clubhouse	01/01/2030	10:00	14,400.00	22,434.73
01/01/2040	CW Clubhouse	01/01/2025	15:00	14,400.00	22,434.73
01/01/2040	CW Clubhouse	01/01/2025	15:00	14,400.00	22,434.73
01/01/2040	CW Clubhouse	01/01/2025	15:00	14,400.00	22,434.73



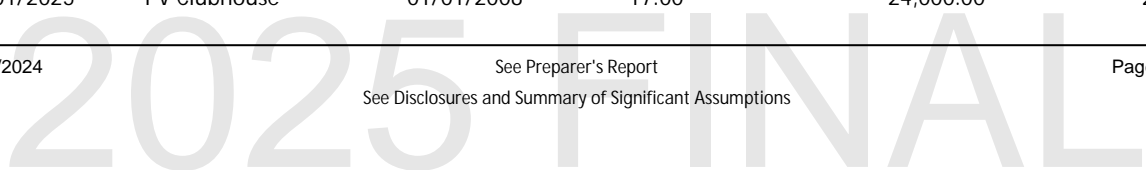
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
HVAC 5-Ton					
01/01/2040	CW Fitness	01/01/2030	10:00	\$ 14,400.00	\$ 22,434.73
01/01/2040	CW Clubhouse	01/01/2030	10:00	14,400.00	22,434.73
01/01/2041	CW Clubhouse	01/01/2025	16:00	14,400.00	23,107.77
01/01/2042	CW Clubhouse	01/01/2025	17:00	14,400.00	23,801.01
01/01/2042	PV Clubhouse	01/01/2025	17:00	14,400.00	23,801.01
01/01/2042	CW Clubhouse	01/01/2032	10:00	14,400.00	23,801.01
01/01/2042	PV Clubhouse	01/01/2025	17:00	14,400.00	23,801.01
01/01/2044	CW Clubhouse	01/01/2034	10:00	14,400.00	25,250.49
01/01/2047	Administration	01/01/2036	11:00	14,400.00	27,591.89
01/01/2047	Administration	01/01/2036	11:00	14,400.00	27,591.89
01/01/2047	Administration	01/01/2036	11:00	14,400.00	27,591.89
01/01/2047	Administration	01/01/2036	11:00	14,400.00	27,591.89
01/01/2047	Administration	01/01/2036	11:00	14,400.00	27,591.89
01/01/2047	Administration	01/01/2036	11:00	14,400.00	27,591.89
01/01/2047	Administration	01/01/2036	11:00	14,400.00	27,591.89
01/01/2047	Administration	01/01/2036	11:00	14,400.00	27,591.89
01/01/2047	Administration	01/01/2036	11:00	14,400.00	27,591.89
01/01/2047	PV Clubhouse	01/01/2036	11:00	14,400.00	27,591.89
01/01/2048	CW Clubhouse	01/01/2038	10:00	14,400.00	28,419.65
01/01/2049	CW Clubhouse	01/01/2039	10:00	14,400.00	29,272.24
01/01/2050	CW Clubhouse	01/01/2040	10:00	14,400.00	30,150.40
01/01/2050	CW Fitness	01/01/2040	10:00	14,400.00	30,150.40
01/01/2050	CW Clubhouse	01/01/2040	10:00	14,400.00	30,150.40
01/01/2052	CW Clubhouse	01/01/2042	10:00	14,400.00	31,986.56
01/01/2054	CW Clubhouse	01/01/2044	10:00	14,400.00	33,934.54
				936,000.00	1,373,733.81
HVAC 6-Ton					
01/01/2029	CW Clubhouse	01/01/2019	10:00	\$ 16,200.00	\$ 18,233.24
01/01/2034	PV Clubhouse	01/01/2024	10:00	16,200.00	21,137.33
01/01/2039	CW Clubhouse	01/01/2029	10:00	16,200.00	24,503.95
01/01/2044	PV Clubhouse	01/01/2034	10:00	16,200.00	28,406.80
01/01/2049	CW Clubhouse	01/01/2039	10:00	16,200.00	32,931.26
01/01/2054	PV Clubhouse	01/01/2044	10:00	16,200.00	38,176.36
				97,200.00	163,388.94
HVAC 7.5-Ton					
01/01/2025	CW Clubhouse	01/01/2015	10:00	\$ 24,000.00	\$ 24,000.00
01/01/2025	CW Clubhouse	01/01/2010	15:00	24,000.00	24,000.00
01/01/2025	PV Clubhouse	01/01/2008	17:00	24,000.00	24,000.00



Sun Lakes 2

Analysis Date - January 1, 2025

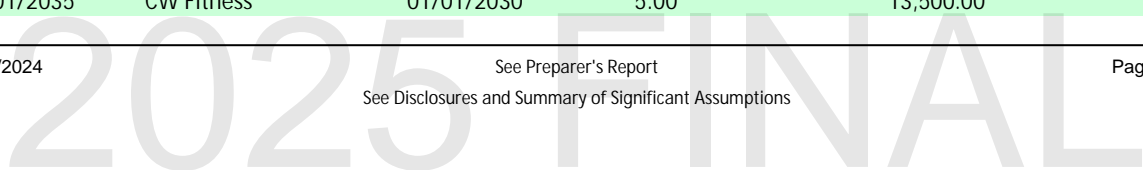
Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
HVAC 7.5-Ton					
01/01/2025	PV Clubhouse	01/01/2008	17:00	\$ 24,000.00	\$ 24,000.00
01/01/2025	PV Clubhouse	01/01/2010	15:00	24,000.00	24,000.00
01/01/2025	CW Clubhouse	01/01/2010	15:00	24,000.00	24,000.00
01/01/2026	CW Clubhouse	01/01/2016	10:00	24,000.00	24,720.00
01/01/2026	CW Clubhouse	01/01/2016	10:00	24,000.00	24,720.00
01/01/2030	CW Clubhouse	01/01/2020	10:00	24,000.00	27,822.58
01/01/2031	CW Clubhouse	01/01/2021	10:00	24,000.00	28,657.26
01/01/2031	CW Clubhouse	01/01/2021	10:00	24,000.00	28,657.26
01/01/2031	CW Clubhouse	01/01/2021	10:00	24,000.00	28,657.26
01/01/2031	CW Clubhouse	01/01/2021	10:00	24,000.00	28,657.26
01/01/2033	PV Clubhouse	01/01/2023	10:00	24,000.00	30,402.48
01/01/2035	CW Clubhouse	01/01/2025	10:00	24,000.00	32,253.99
01/01/2036	CW Clubhouse	01/01/2026	10:00	24,000.00	33,221.61
01/01/2036	CW Clubhouse	01/01/2026	10:00	24,000.00	33,221.61
01/01/2040	CW Clubhouse	01/01/2030	10:00	24,000.00	37,391.22
01/01/2040	CW Clubhouse	01/01/2025	15:00	24,000.00	37,391.22
01/01/2040	PV Clubhouse	01/01/2025	15:00	24,000.00	37,391.22
01/01/2040	CW Clubhouse	01/01/2025	15:00	24,000.00	37,391.22
01/01/2041	CW Clubhouse	01/01/2031	10:00	24,000.00	38,512.95
01/01/2041	CW Clubhouse	01/01/2031	10:00	24,000.00	38,512.95
01/01/2041	CW Clubhouse	01/01/2031	10:00	24,000.00	38,512.95
01/01/2041	CW Clubhouse	01/01/2031	10:00	24,000.00	38,512.95
01/01/2042	PV Clubhouse	01/01/2025	17:00	24,000.00	39,668.34
01/01/2042	PV Clubhouse	01/01/2025	17:00	24,000.00	39,668.34
01/01/2043	PV Clubhouse	01/01/2033	10:00	24,000.00	40,858.39
01/01/2045	CW Clubhouse	01/01/2035	10:00	24,000.00	43,346.67
01/01/2046	CW Clubhouse	01/01/2036	10:00	24,000.00	44,647.07
01/01/2046	CW Clubhouse	01/01/2036	10:00	24,000.00	44,647.07
01/01/2050	CW Clubhouse	01/01/2040	10:00	24,000.00	50,250.67
01/01/2051	CW Clubhouse	01/01/2041	10:00	24,000.00	51,758.19
01/01/2051	CW Clubhouse	01/01/2041	10:00	24,000.00	51,758.19
01/01/2051	CW Clubhouse	01/01/2041	10:00	24,000.00	51,758.19
01/01/2051	CW Clubhouse	01/01/2041	10:00	24,000.00	51,758.19
01/01/2053	PV Clubhouse	01/01/2043	10:00	24,000.00	54,910.26
				888,000.00	1,333,637.56

HVAC Dehumidifier System

01/01/2025	CW Fitness	01/01/2020	5:00	\$ 13,500.00	\$ 13,500.00
01/01/2030	CW Fitness	01/01/2025	5:00	13,500.00	15,650.20
01/01/2035	CW Fitness	01/01/2030	5:00	13,500.00	18,142.87



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

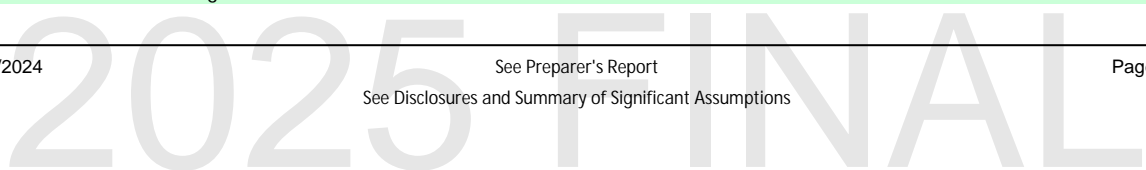
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
HVAC Dehumidifier System					
01/01/2040	CW Fitness	01/01/2035	5:00	\$ 13,500.00	\$ 21,032.56
01/01/2045	CW Fitness	01/01/2040	5:00	13,500.00	24,382.50
01/01/2050	CW Fitness	01/01/2045	5:00	13,500.00	28,266.00
				81,000.00	120,974.13
HVAC Swamp Coolers					
01/01/2029	Community	01/01/2023	6:00	\$ 48,000.00	\$ 54,024.42
01/01/2035	Community	01/01/2029	6:00	48,000.00	64,507.99
01/01/2041	Community	01/01/2035	6:00	48,000.00	77,025.91
01/01/2047	Community	01/01/2041	6:00	48,000.00	91,972.96
01/01/2053	Community	01/01/2047	6:00	48,000.00	109,820.53
				240,000.00	397,351.81
Ice Machine/Bin					
01/01/2026	CW Bar/Grill	01/01/2020	6:00	\$ 5,500.00	\$ 5,665.00
01/01/2026	CW Bar/Grill	01/01/2020	6:00	5,500.00	5,665.00
01/01/2032	CW Bar/Grill	01/01/2026	6:00	5,500.00	6,764.31
01/01/2032	CW Bar/Grill	01/01/2026	6:00	5,500.00	6,764.31
01/01/2038	CW Bar/Grill	01/01/2032	6:00	5,500.00	8,076.94
01/01/2038	CW Bar/Grill	01/01/2032	6:00	5,500.00	8,076.94
01/01/2044	CW Bar/Grill	01/01/2038	6:00	5,500.00	9,644.28
01/01/2044	CW Bar/Grill	01/01/2038	6:00	5,500.00	9,644.28
01/01/2050	CW Bar/Grill	01/01/2044	6:00	5,500.00	11,515.78
01/01/2050	CW Bar/Grill	01/01/2044	6:00	5,500.00	11,515.78
				55,000.00	83,332.62
Ice Machine/Bin Golf Maint					
01/01/2026	CW Pro Shop	01/01/2020	6:00	\$ 5,500.00	\$ 5,665.00
01/01/2032	CW Pro Shop	01/01/2026	6:00	5,500.00	6,764.31
01/01/2038	CW Pro Shop	01/01/2032	6:00	5,500.00	8,076.94
01/01/2044	CW Pro Shop	01/01/2038	6:00	5,500.00	9,644.28
01/01/2050	CW Pro Shop	01/01/2044	6:00	5,500.00	11,515.78
				27,500.00	41,666.31
Ice Machine/Bin Pro Shop					
01/01/2026	CW Saguaro Room	01/01/2020	6:00	\$ 5,500.00	\$ 5,665.00
01/01/2032	CW Saguaro Room	01/01/2026	6:00	5,500.00	6,764.31
01/01/2038	CW Saguaro Room	01/01/2032	6:00	5,500.00	8,076.94
01/01/2044	CW Saguaro Room	01/01/2038	6:00	5,500.00	9,644.28
01/01/2050	CW Saguaro Room	01/01/2044	6:00	5,500.00	11,515.78



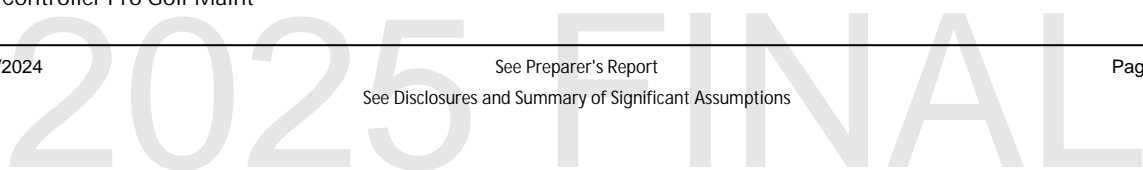
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Ice Machine/Bin XL				27,500.00	41,666.31
01/01/2026	PV Restaurant	01/01/2019	7:00	\$ 9,500.00	\$ 9,785.00
01/01/2028	PV Restaurant	01/01/2021	7:00	9,500.00	10,380.91
01/01/2033	PV Restaurant	01/01/2026	7:00	9,500.00	12,034.32
01/01/2035	PV Restaurant	01/01/2028	7:00	9,500.00	12,767.21
01/01/2040	PV Restaurant	01/01/2033	7:00	9,500.00	14,800.69
01/01/2042	PV Restaurant	01/01/2035	7:00	9,500.00	15,702.05
01/01/2047	PV Restaurant	01/01/2040	7:00	9,500.00	18,202.98
01/01/2049	PV Restaurant	01/01/2042	7:00	9,500.00	19,311.54
01/01/2054	PV Restaurant	01/01/2047	7:00	9,500.00	22,387.37
				85,500.00	135,372.07
Irrigation - Computer & Software					
01/01/2025	PV Golf Course	01/01/2018	7:00	\$ 10,500.00	\$ 10,500.00
01/01/2030	CW Golf Course	01/01/2024	6:00	10,500.00	12,172.38
01/01/2032	PV Golf Course	01/01/2025	7:00	10,500.00	12,913.68
01/01/2036	CW Golf Course	01/01/2030	6:00	10,500.00	14,534.46
01/01/2039	PV Golf Course	01/01/2032	7:00	10,500.00	15,882.19
01/01/2042	CW Golf Course	01/01/2036	6:00	10,500.00	17,354.90
01/01/2046	PV Golf Course	01/01/2039	7:00	10,500.00	19,533.09
01/01/2048	CW Golf Course	01/01/2042	6:00	10,500.00	20,722.66
01/01/2053	PV Golf Course	01/01/2046	7:00	10,500.00	24,023.24
01/01/2054	CW Golf Course	01/01/2048	6:00	10,500.00	24,743.94
				105,000.00	172,380.54
Irrigation - Consultant Fee					
01/01/2036	CW Golf Course	01/01/2021	15:00	\$ 17,000.00	\$ 23,531.98
01/01/2036	PV Golf Course	01/01/2021	15:00	17,000.00	23,531.98
01/01/2051	CW Golf Course	01/01/2036	15:00	17,000.00	36,662.05
01/01/2051	PV Golf Course	01/01/2036	15:00	17,000.00	36,662.05
				68,000.00	120,388.06
Irrigation Controller Landscape Maint					
01/01/2037	Community	01/01/2022	15:00	\$ 18,815.00	\$ 26,825.69
01/01/2052	Community	01/01/2037	15:00	18,815.00	41,793.55
				37,630.00	68,619.24
Irrigation Controller Pro Golf Maint					



Sun Lakes 2

Analysis Date - January 1, 2025

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

01/01/2038	CW Golf Course	01/01/2023	15:00	\$ 300.00	\$ 440.56
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2025 FINAL

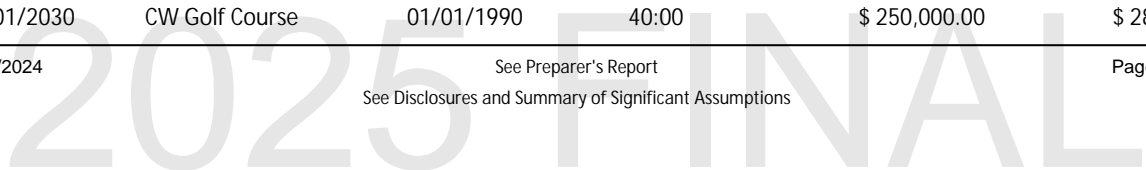
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Irrigation Controller Pro Golf Maint					
01/01/2039	PV Golf Course	01/01/2024	15:00	\$ 198.00	\$ 299.49
01/01/2053	CW Golf Course	01/01/2038	15:00	300.00	686.38
01/01/2054	PV Golf Course	01/01/2039	15:00	198.00	466.60
				996.00	1,893.03
Irrigation Controller Pro Landscape Maint					
01/01/2038	Community	01/01/2023	15:00	\$ 5,000.00	\$ 7,342.67
01/01/2038	Community	01/01/2023	15:00	15,000.00	22,028.01
01/01/2053	Community	01/01/2038	15:00	5,000.00	11,439.64
01/01/2053	Community	01/01/2038	15:00	15,000.00	34,318.92
				40,000.00	75,129.24
Irrigation Gate Valves Golf Maint					
01/01/2048	CW Golf Course	01/01/2023	25:00	\$ 81,900.00	\$ 161,636.74
01/01/2049	PV Golf Course	01/01/2024	25:00	52,500.00	106,721.69
				134,400.00	268,358.43
Irrigation Gate Valves Landscape Maint					
01/01/2025	Community	01/01/1998	27:00	\$ 2,100.00	\$ 2,100.00
01/01/2025	Community	01/01/1998	27:00	8,400.00	8,400.00
01/01/2025	Community	01/01/1998	27:00	21,000.00	21,000.00
01/01/2025	Community	01/01/1998	27:00	21,000.00	21,000.00
01/01/2038	Community	01/01/2013	25:00	2,100.00	3,083.92
01/01/2039	Community	01/01/2014	25:00	50,400.00	76,234.52
01/01/2052	Community	01/01/2025	27:00	2,100.00	4,664.71
01/01/2052	Community	01/01/2025	27:00	8,400.00	18,658.83
01/01/2052	Community	01/01/2025	27:00	21,000.00	46,647.07
01/01/2052	Community	01/01/2025	27:00	21,000.00	46,647.07
				157,500.00	248,436.12
Irrigation Gate Valves XL Golf Maint					
01/01/2025	PV Golf Course	01/01/2000	25:00	\$ 342,000.00	\$ 342,000.00
01/01/2050	PV Golf Course	01/01/2025	25:00	342,000.00	716,072.05
				684,000.00	1,058,072.05
Irrigation Gate Valves XL Landscape Maint					
01/01/2036	Community	01/01/2011	25:00	\$ 9,500.00	\$ 13,150.22
				9,500.00	13,150.22
Irrigation Iron Piping					
01/01/2030	CW Golf Course	01/01/1990	40:00	\$ 250,000.00	\$ 289,818.52



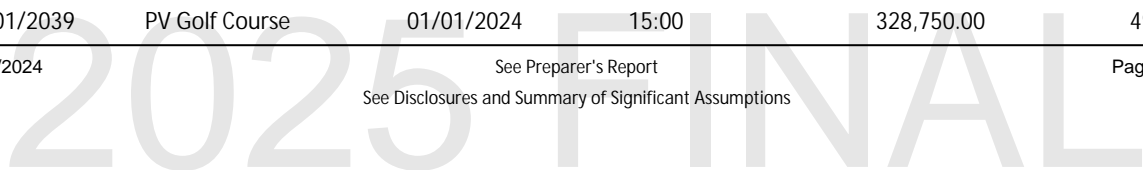
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Irrigation Iron Piping					
01/01/2030	PV Golf Course	01/01/1990	40:00	\$ 250,000.00	\$ 289,818.52
				500,000.00	579,637.04
Irrigation Pump Station Repairs					
01/01/2026	CW Golf Course	01/01/2021	5:00	\$ 20,000.00	\$ 20,600.00
01/01/2026	CW Golf Course	01/01/2021	5:00	20,000.00	20,600.00
01/01/2026	PV Golf Course	01/01/2021	5:00	20,000.00	20,600.00
01/01/2031	CW Golf Course	01/01/2026	5:00	20,000.00	23,881.05
01/01/2031	CW Golf Course	01/01/2026	5:00	20,000.00	23,881.05
01/01/2031	PV Golf Course	01/01/2026	5:00	20,000.00	23,881.05
01/01/2036	CW Golf Course	01/01/2031	5:00	20,000.00	27,684.68
01/01/2036	CW Golf Course	01/01/2031	5:00	20,000.00	27,684.68
01/01/2036	PV Golf Course	01/01/2031	5:00	20,000.00	27,684.68
01/01/2041	CW Golf Course	01/01/2036	5:00	20,000.00	32,094.13
01/01/2041	CW Golf Course	01/01/2036	5:00	20,000.00	32,094.13
01/01/2041	PV Golf Course	01/01/2036	5:00	20,000.00	32,094.13
01/01/2046	CW Golf Course	01/01/2041	5:00	20,000.00	37,205.89
01/01/2046	CW Golf Course	01/01/2041	5:00	20,000.00	37,205.89
01/01/2046	PV Golf Course	01/01/2041	5:00	20,000.00	37,205.89
01/01/2051	CW Golf Course	01/01/2046	5:00	20,000.00	43,131.83
01/01/2051	CW Golf Course	01/01/2046	5:00	20,000.00	43,131.83
01/01/2051	PV Golf Course	01/01/2046	5:00	20,000.00	43,131.83
				360,000.00	553,792.74
Irrigation Pump Station Replace					
01/01/2041	CW Golf Course	01/01/2021	20:00	\$ 350,000.00	\$ 561,647.25
01/01/2041	PV Golf Course	01/01/2021	20:00	350,000.00	561,647.25
01/01/2042	CW Golf Course	01/01/2022	20:00	350,000.00	578,496.67
				1,050,000.00	1,701,791.17
Irrigation PVC Piping CW					
01/01/2037	CW Golf Course	01/01/1997	40:00	\$ 1,100,000.00	\$ 1,568,336.98
				1,100,000.00	1,568,336.98
Irrigation PVC Piping PV					
01/01/2042	PV Golf Course	01/01/1997	45:00	\$ 1,100,000.00	\$ 1,818,132.40
				1,100,000.00	1,818,132.40
Irrigation Sprinkler Heads Lg					
01/01/2038	CW Golf Course	01/01/2023	15:00	\$ 360,750.00	\$ 529,773.54
01/01/2039	PV Golf Course	01/01/2024	15:00	328,750.00	497,263.87



Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Irrigation Sprinkler Heads Lg					
01/01/2053	CW Golf Course	01/01/2038	15:00	\$ 360,750.00	\$ 825,369.91
01/01/2054	PV Golf Course	01/01/2039	15:00	328,750.00	774,720.91
				1,379,000.00	2,627,128.23
Irrigation Sprinkler Heads Sm					
01/01/2038	CW Golf Course	01/01/2023	15:00	\$ 9,625.00	\$ 14,134.64
01/01/2039	PV Golf Course	01/01/2024	15:00	37,700.00	57,024.63
01/01/2053	CW Golf Course	01/01/2038	15:00	9,625.00	22,021.30
01/01/2054	PV Golf Course	01/01/2039	15:00	37,700.00	88,842.52
				94,650.00	182,023.09
Irrigation System - Admin					
01/01/2054	Administration	01/01/2014	40:00	\$ 22,000.00	\$ 51,844.44
				22,000.00	51,844.44
Irrigation System - CW Complex					
01/01/2035	CW Complex	01/01/1995	40:00	\$ 55,000.00	\$ 73,915.40
				55,000.00	73,915.40
Irrigation System - Lake #12					
01/01/2033	Community	01/01/1993	40:00	\$ 65,000.00	\$ 82,340.06
				65,000.00	82,340.06
Irrigation System - PV Club					
01/01/2033	PV Clubhouse	01/01/1993	40:00	\$ 35,000.00	\$ 44,336.95
				35,000.00	44,336.95
Irrigation System - Riggs A					
01/01/2033	Community	01/01/1993	40:00	\$ 25,000.00	\$ 31,669.25
				25,000.00	31,669.25
Irrigation System - Sisk					
01/01/2035	Sisk Park	01/01/1995	40:00	\$ 82,500.00	\$ 110,873.10
				82,500.00	110,873.10
Irrigation System - Unit #20					
01/01/2034	Community	01/01/2004	30:00	\$ 163,000.00	\$ 212,678.03
				163,000.00	212,678.03
Irrigation System - Winston					
01/01/2044	Community	01/01/2004	40:00	\$ 65,000.00	\$ 113,977.89

2025 FINAL

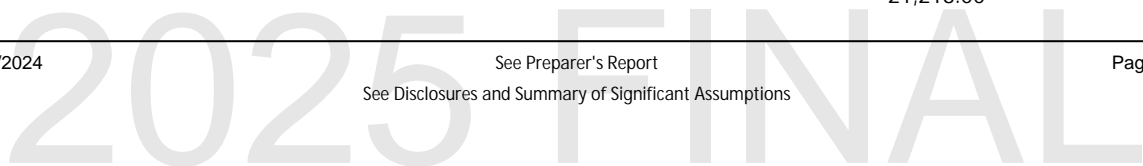
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Irrigation Weather Station					
				65,000.00	113,977.89
01/01/2041	CW Golf Course	01/01/2021	20:00	\$ 25,000.00	\$ 40,117.66
				25,000.00	40,117.66
Jacobsen Reelmaster 3800					
01/01/2025	PV Golf Course	01/01/2013	12:00	\$ 100,000.00	\$ 100,000.00
01/01/2025	PV Golf Course	01/01/2013	12:00	100,000.00	100,000.00
01/01/2037	PV Golf Course	01/01/2025	12:00	100,000.00	142,576.09
01/01/2037	PV Golf Course	01/01/2025	12:00	100,000.00	142,576.09
01/01/2049	PV Golf Course	01/01/2037	12:00	100,000.00	203,279.41
01/01/2049	PV Golf Course	01/01/2037	12:00	100,000.00	203,279.41
				600,000.00	891,711.00
Jetter Cart Mounted					
01/01/2027	Facilities Maint	01/01/2012	15:00	\$ 11,669.90	\$ 12,380.60
01/01/2042	Facilities Maint	01/01/2027	15:00	11,669.90	19,288.57
				23,339.80	31,669.17
John Deere 5055E Tractor					
01/01/2049	PV Golf Course	01/01/2019	30:00	\$ 112,000.00	\$ 227,672.94
				112,000.00	227,672.94
John Deere Tractor 5300					
01/01/2027	CW Golf Course	01/01/2003	24:00	\$ 68,000.00	\$ 72,141.20
01/01/2027	CW Golf Course	01/01/2003	24:00	68,000.00	72,141.20
01/01/2051	CW Golf Course	01/01/2027	24:00	68,000.00	146,648.21
01/01/2051	CW Golf Course	01/01/2027	24:00	68,000.00	146,648.21
				272,000.00	437,578.82
John Deere Tractor 870					
01/01/2025	PV Golf Course	01/01/2003	22:00	\$ 42,000.00	\$ 42,000.00
01/01/2047	PV Golf Course	01/01/2025	22:00	42,000.00	80,476.34
				84,000.00	122,476.34
Jukebox					
01/01/2026	CW Saguaro Room	01/01/2006	20:00	\$ 10,609.00	\$ 10,927.27
01/01/2046	CW Saguaro Room	01/01/2026	20:00	10,609.00	19,735.87
				21,218.00	30,663.14



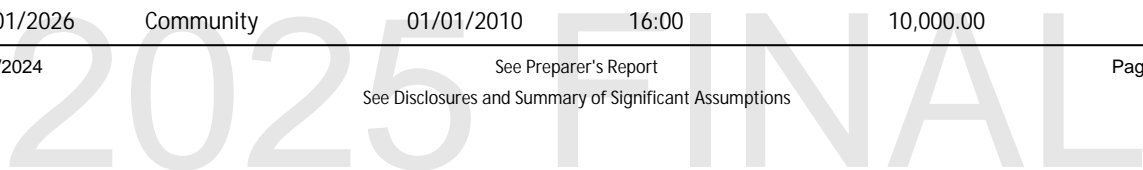
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Keg Cooler					
01/01/2026	PV Restaurant	01/01/2016	10:00	\$ 10,025.51	\$ 10,326.28
01/01/2026	PV Restaurant	01/01/2016	10:00	10,025.51	10,326.28
01/01/2036	PV Restaurant	01/01/2026	10:00	10,025.51	13,877.65
01/01/2036	PV Restaurant	01/01/2026	10:00	10,025.51	13,877.65
01/01/2046	PV Restaurant	01/01/2036	10:00	10,025.51	18,650.40
01/01/2046	PV Restaurant	01/01/2036	10:00	10,025.51	18,650.40
				60,153.06	85,708.66
Kilns - Ceramics					
01/01/2043	CW Ceramics	01/01/2023	20:00	\$ 5,500.00	\$ 9,363.38
01/01/2043	CW Ceramics	01/01/2023	20:00	5,500.00	9,363.38
01/01/2043	CW Ceramics	01/01/2023	20:00	5,500.00	9,363.38
				16,500.00	28,090.14
Kilns - Glass Fusion					
01/01/2042	CW Ceramics	01/01/2022	20:00	\$ 10,000.00	\$ 16,528.48
				10,000.00	16,528.48
Kiote DK 65S					
01/01/2035	PV Golf Course	01/01/2010	25:00	\$ 51,000.00	\$ 68,539.74
				51,000.00	68,539.74
Lake Aerator Golf Maint					
01/01/2025	PV Golf Course	01/01/2010	15:00	\$ 10,000.00	\$ 10,000.00
01/01/2025	CW Golf Course	01/01/2010	15:00	10,000.00	10,000.00
01/01/2025	CW Golf Course	01/01/2010	15:00	10,000.00	10,000.00
01/01/2025	CW Golf Course	01/01/2010	15:00	10,000.00	10,000.00
01/01/2025	PV Golf Course	01/01/2010	15:00	10,000.00	10,000.00
01/01/2025	CW Golf Course	01/01/2006	19:00	10,000.00	10,000.00
01/01/2040	PV Golf Course	01/01/2025	15:00	10,000.00	15,579.67
01/01/2040	CW Golf Course	01/01/2025	15:00	10,000.00	15,579.67
01/01/2040	CW Golf Course	01/01/2025	15:00	10,000.00	15,579.67
01/01/2040	CW Golf Course	01/01/2025	15:00	10,000.00	15,579.67
01/01/2040	PV Golf Course	01/01/2025	15:00	10,000.00	15,579.67
01/01/2044	CW Golf Course	01/01/2025	19:00	10,000.00	17,535.06
				120,000.00	155,433.41
Lake Aerator Landscape Maint					
01/01/2026	Community	01/01/2011	15:00	\$ 10,000.00	\$ 10,300.00
01/01/2026	Community	01/01/2011	15:00	10,000.00	10,300.00
01/01/2026	Community	01/01/2010	16:00	10,000.00	10,300.00



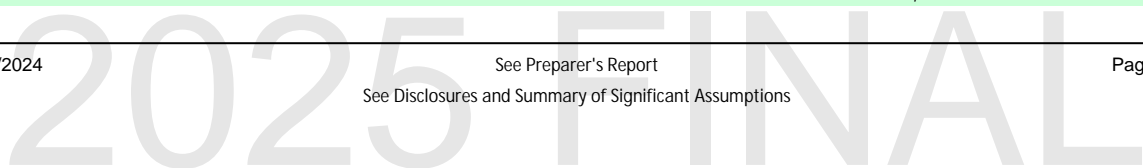
Sun Lakes 2

Analysis Date - January 1, 2025

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Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Lake Aerator Landscape Maint					
01/01/2026	Community	01/01/2010	16:00	\$ 10,000.00	\$ 10,300.00
01/01/2026	Community	01/01/2010	16:00	10,000.00	10,300.00
01/01/2026	Community	01/01/2010	16:00	10,000.00	10,300.00
01/01/2026	Community	01/01/2010	16:00	10,000.00	10,300.00
01/01/2041	Community	01/01/2026	15:00	10,000.00	16,047.06
01/01/2041	Community	01/01/2026	15:00	10,000.00	16,047.06
01/01/2042	Community	01/01/2026	16:00	10,000.00	16,528.48
01/01/2042	Community	01/01/2026	16:00	10,000.00	16,528.48
01/01/2042	Community	01/01/2026	16:00	10,000.00	16,528.48
01/01/2042	Community	01/01/2026	16:00	10,000.00	16,528.48
01/01/2042	Community	01/01/2026	16:00	10,000.00	16,528.48
				140,000.00	186,836.52
Lake Banks, Liners, & Dredging - Common					
01/01/2025	Community	01/01/2020	5:00	\$ 75,000.00	\$ 75,000.00
01/01/2030	Community	01/01/2025	5:00	75,000.00	86,945.56
01/01/2035	Community	01/01/2030	5:00	75,000.00	100,793.73
01/01/2040	Community	01/01/2035	5:00	75,000.00	116,847.56
01/01/2045	Community	01/01/2040	5:00	75,000.00	135,458.34
01/01/2050	Community	01/01/2045	5:00	75,000.00	157,033.34
				450,000.00	672,078.53
Lake Banks, Liners, & Dredging - Golf					
01/01/2025	CW Golf Course	01/01/2020	5:00	\$ 75,000.00	\$ 75,000.00
01/01/2028	PV Golf Course	01/01/2023	5:00	75,000.00	81,954.53
01/01/2030	CW Golf Course	01/01/2025	5:00	75,000.00	86,945.56
01/01/2033	PV Golf Course	01/01/2028	5:00	75,000.00	95,007.76
01/01/2035	CW Golf Course	01/01/2030	5:00	75,000.00	100,793.73
01/01/2038	PV Golf Course	01/01/2033	5:00	75,000.00	110,140.03
01/01/2040	CW Golf Course	01/01/2035	5:00	75,000.00	116,847.56
01/01/2043	PV Golf Course	01/01/2038	5:00	75,000.00	127,682.48
01/01/2045	CW Golf Course	01/01/2040	5:00	75,000.00	135,458.34
01/01/2048	PV Golf Course	01/01/2043	5:00	75,000.00	148,018.99
01/01/2050	CW Golf Course	01/01/2045	5:00	75,000.00	157,033.34
01/01/2053	PV Golf Course	01/01/2048	5:00	75,000.00	171,594.58
				900,000.00	1,406,476.90
Lake Fountain Golf Maint					
01/01/2025	PV Golf Course	01/01/2016	9:00	\$ 14,500.00	\$ 14,500.00
01/01/2025	PV Golf Course	01/01/2016	9:00	14,500.00	14,500.00



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

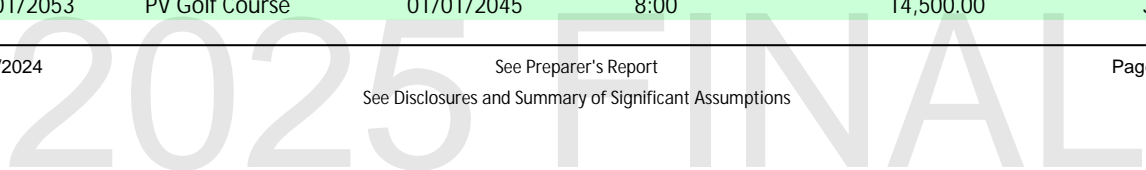
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Lake Fountain Golf Maint					
01/01/2025	CW Golf Course	01/01/2015	10:00	\$ 14,500.00	\$ 14,500.00
01/01/2025	CW Golf Course	01/01/2015	10:00	43,500.00	43,500.00
01/01/2027	CW Golf Course	01/01/2019	8:00	14,500.00	15,383.05
01/01/2027	CW Golf Course	01/01/2019	8:00	14,500.00	15,383.05
01/01/2028	CW Golf Course	01/01/2020	8:00	14,500.00	15,844.54
01/01/2029	PV Golf Course	01/01/2021	8:00	14,500.00	16,319.88
01/01/2029	CW Golf Course	01/01/2021	8:00	14,500.00	16,319.88
01/01/2030	CW Golf Course	01/01/2022	8:00	14,500.00	16,809.47
01/01/2031	PV Golf Course	01/01/2023	8:00	14,500.00	17,313.76
01/01/2031	PV Golf Course	01/01/2023	8:00	14,500.00	17,313.76
01/01/2034	PV Golf Course	01/01/2025	9:00	14,500.00	18,919.21
01/01/2034	PV Golf Course	01/01/2025	9:00	14,500.00	18,919.21
01/01/2035	CW Golf Course	01/01/2027	8:00	14,500.00	19,486.79
01/01/2035	CW Golf Course	01/01/2027	8:00	14,500.00	19,486.79
01/01/2035	CW Golf Course	01/01/2025	10:00	14,500.00	19,486.79
01/01/2035	CW Golf Course	01/01/2025	10:00	43,500.00	58,460.36
01/01/2036	CW Golf Course	01/01/2028	8:00	14,500.00	20,071.39
01/01/2037	PV Golf Course	01/01/2029	8:00	14,500.00	20,673.53
01/01/2037	CW Golf Course	01/01/2029	8:00	14,500.00	20,673.53
01/01/2038	CW Golf Course	01/01/2030	8:00	14,500.00	21,293.74
01/01/2039	PV Golf Course	01/01/2031	8:00	14,500.00	21,932.55
01/01/2039	PV Golf Course	01/01/2031	8:00	14,500.00	21,932.55
01/01/2043	CW Golf Course	01/01/2035	8:00	14,500.00	24,685.28
01/01/2043	CW Golf Course	01/01/2035	8:00	14,500.00	24,685.28
01/01/2043	PV Golf Course	01/01/2034	9:00	14,500.00	24,685.28
01/01/2043	PV Golf Course	01/01/2034	9:00	14,500.00	24,685.28
01/01/2044	CW Golf Course	01/01/2036	8:00	14,500.00	25,425.84
01/01/2045	PV Golf Course	01/01/2037	8:00	14,500.00	26,188.61
01/01/2045	CW Golf Course	01/01/2037	8:00	14,500.00	26,188.61
01/01/2045	CW Golf Course	01/01/2035	10:00	14,500.00	26,188.61
01/01/2045	CW Golf Course	01/01/2035	10:00	43,500.00	78,565.84
01/01/2046	CW Golf Course	01/01/2038	8:00	14,500.00	26,974.27
01/01/2047	PV Golf Course	01/01/2039	8:00	14,500.00	27,783.50
01/01/2047	PV Golf Course	01/01/2039	8:00	14,500.00	27,783.50
01/01/2051	CW Golf Course	01/01/2043	8:00	14,500.00	31,270.57
01/01/2051	CW Golf Course	01/01/2043	8:00	14,500.00	31,270.57
01/01/2052	CW Golf Course	01/01/2044	8:00	14,500.00	32,208.69
01/01/2052	PV Golf Course	01/01/2043	9:00	14,500.00	32,208.69
01/01/2052	PV Golf Course	01/01/2043	9:00	14,500.00	32,208.69
01/01/2053	PV Golf Course	01/01/2045	8:00	14,500.00	33,174.95



Sun Lakes 2

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2025 FINAL

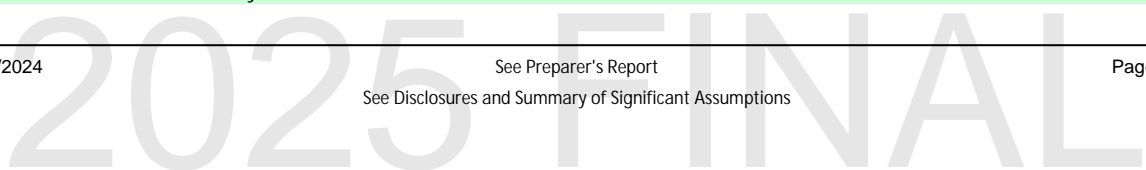
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Lake Fountain Golf Maint					
01/01/2053	CW Golf Course	01/01/2045	8:00	\$ 14,500.00	\$ 33,174.95
01/01/2054	CW Golf Course	01/01/2046	8:00	14,500.00	34,170.20
				725,000.00	1,122,551.04
Lake Fountain Landscape Maint					
01/01/2025	Community	01/01/2015	10:00	\$ 18,200.00	\$ 18,200.00
01/01/2025	Community	01/01/2015	10:00	18,200.00	18,200.00
01/01/2029	Community	01/01/2021	8:00	18,200.00	20,484.26
01/01/2030	Community	01/01/2022	8:00	18,200.00	21,098.79
01/01/2032	Community	01/01/2024	8:00	18,200.00	22,383.70
01/01/2032	Community	01/01/2024	8:00	18,200.00	22,383.70
01/01/2035	Community	01/01/2025	10:00	18,200.00	24,459.28
01/01/2035	Community	01/01/2025	10:00	18,200.00	24,459.28
01/01/2037	Community	01/01/2029	8:00	18,200.00	25,948.85
01/01/2038	Community	01/01/2030	8:00	18,200.00	26,727.31
01/01/2040	Community	01/01/2032	8:00	18,200.00	28,355.01
01/01/2040	Community	01/01/2032	8:00	18,200.00	28,355.01
01/01/2045	Community	01/01/2037	8:00	18,200.00	32,871.22
01/01/2045	Community	01/01/2035	10:00	18,200.00	32,871.22
01/01/2045	Community	01/01/2035	10:00	18,200.00	32,871.22
01/01/2046	Community	01/01/2038	8:00	18,200.00	33,857.36
01/01/2048	Community	01/01/2040	8:00	18,200.00	35,919.27
01/01/2048	Community	01/01/2040	8:00	18,200.00	35,919.27
01/01/2053	Community	01/01/2045	8:00	18,200.00	41,640.28
01/01/2054	Community	01/01/2046	8:00	18,200.00	42,889.49
				364,000.00	569,894.52
Lake Intake Pipe					
01/01/2025	CW Golf Course	01/01/1983	42:00	\$ 1,000,000.00	\$ 1,000,000.00
				1,000,000.00	1,000,000.00
Lakes Circulation System					
01/01/2040	Community	01/01/2020	20:00	\$ 43,000.00	\$ 66,992.60
				43,000.00	66,992.60
Landscape Drywell Clean					
01/01/2025	Community	01/01/2022	3:00	\$ 17,000.00	\$ 17,000.00
01/01/2028	Community	01/01/2025	3:00	17,000.00	18,576.36
01/01/2031	Community	01/01/2028	3:00	17,000.00	20,298.89
01/01/2034	Community	01/01/2031	3:00	17,000.00	22,181.14



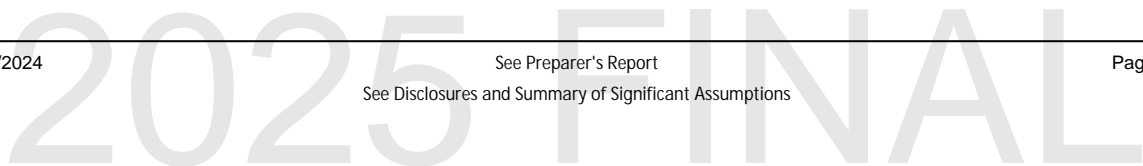
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Landscape Drywell Clean					
01/01/2037	Community	01/01/2034	3:00	\$ 17,000.00	\$ 24,237.94
01/01/2040	Community	01/01/2037	3:00	17,000.00	26,485.45
01/01/2043	Community	01/01/2040	3:00	17,000.00	28,941.36
01/01/2046	Community	01/01/2043	3:00	17,000.00	31,625.01
01/01/2049	Community	01/01/2046	3:00	17,000.00	34,557.50
01/01/2052	Community	01/01/2049	3:00	17,000.00	37,761.91
				170,000.00	261,665.56
Landscape Granite/Rock Replenish					
01/01/2025	CW Golf Course	01/01/2022	3:00	\$ 20,000.00	\$ 20,000.00
01/01/2028	CW Golf Course	01/01/2025	3:00	20,000.00	21,854.54
01/01/2031	CW Golf Course	01/01/2028	3:00	20,000.00	23,881.05
01/01/2034	CW Golf Course	01/01/2031	3:00	20,000.00	26,095.46
01/01/2037	CW Golf Course	01/01/2034	3:00	20,000.00	28,515.22
01/01/2040	CW Golf Course	01/01/2037	3:00	20,000.00	31,159.35
01/01/2043	CW Golf Course	01/01/2040	3:00	20,000.00	34,048.66
01/01/2046	CW Golf Course	01/01/2043	3:00	20,000.00	37,205.89
01/01/2049	CW Golf Course	01/01/2046	3:00	20,000.00	40,655.88
01/01/2052	CW Golf Course	01/01/2049	3:00	20,000.00	44,425.78
				200,000.00	307,841.83
Lighting - Bollard					
01/01/2029	Sisk Park	01/01/2019	10:00	\$ 10,502.03	\$ 11,820.13
01/01/2039	Sisk Park	01/01/2029	10:00	10,502.03	15,885.26
01/01/2049	Sisk Park	01/01/2039	10:00	10,502.03	21,348.46
				31,506.09	49,053.85
Lighting - General Upgrade					
01/01/2028	PV Restaurant	01/01/2008	20:00	\$ 26,522.50	\$ 28,981.85
01/01/2039	Community	01/01/2019	20:00	26,522.50	40,117.66
01/01/2048	PV Restaurant	01/01/2028	20:00	26,522.50	52,344.45
				79,567.50	121,443.96
Lighting - LED - CW Bar					
01/01/2040	CW Bar/Grill	01/01/2020	20:00	\$ 105,000.00	\$ 163,586.58
				105,000.00	163,586.58
Lighting - LED - Saguaro					
01/01/2040	CW Saguaro Room	01/01/2020	20:00	\$ 9,250.00	\$ 14,411.20
				9,250.00	14,411.20



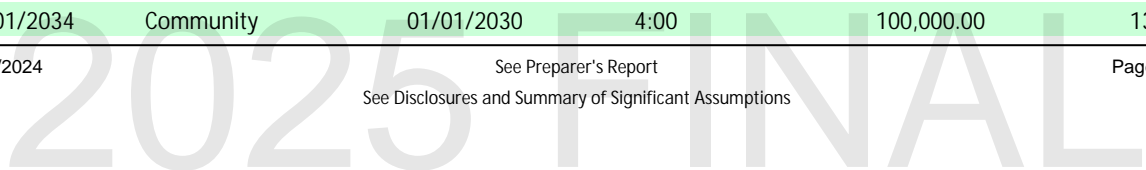
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Lighting - LED - Sport Courts					
01/01/2038	PV Tennis Court	01/01/2018	20:00	\$ 8,000.00	\$ 11,748.27
01/01/2038	PV Tennis Court	01/01/2018	20:00	10,000.00	14,685.34
01/01/2038	CW Pickleball Court	01/01/2018	20:00	20,000.00	29,370.67
01/01/2043	Sisk Park	01/01/2023	20:00	4,000.00	6,809.73
				42,000.00	62,614.01
Lighting - Parking					
01/01/2048	PV Clubhouse	01/01/2018	30:00	\$ 7,500.00	\$ 14,801.90
01/01/2048	CW Complex	01/01/2018	30:00	18,750.00	37,004.75
				26,250.00	51,806.65
Lighting - Wall Mounted					
01/01/2035	CW Breezeway	01/01/2015	20:00	\$ 75,000.00	\$ 100,793.73
				75,000.00	100,793.73
Lighting Panel					
01/01/2030	PV Restaurant	01/01/2010	20:00	\$ 22,000.00	\$ 25,504.03
01/01/2050	PV Restaurant	01/01/2030	20:00	22,000.00	46,063.11
				44,000.00	71,567.14
Menu Covers					
01/01/2028	CW Bar/Grill	01/01/2024	4:00	\$ 4,000.00	\$ 4,370.91
01/01/2028	PV Restaurant	01/01/2024	4:00	8,000.00	8,741.82
01/01/2032	CW Bar/Grill	01/01/2028	4:00	4,000.00	4,919.50
01/01/2032	PV Restaurant	01/01/2028	4:00	8,000.00	9,838.99
01/01/2036	CW Bar/Grill	01/01/2032	4:00	4,000.00	5,536.94
01/01/2036	PV Restaurant	01/01/2032	4:00	8,000.00	11,073.87
01/01/2040	CW Bar/Grill	01/01/2036	4:00	4,000.00	6,231.87
01/01/2040	PV Restaurant	01/01/2036	4:00	8,000.00	12,463.74
01/01/2044	CW Bar/Grill	01/01/2040	4:00	4,000.00	7,014.02
01/01/2044	PV Restaurant	01/01/2040	4:00	8,000.00	14,028.05
01/01/2048	CW Bar/Grill	01/01/2044	4:00	4,000.00	7,894.35
01/01/2048	PV Restaurant	01/01/2044	4:00	8,000.00	15,788.69
01/01/2052	CW Bar/Grill	01/01/2048	4:00	4,000.00	8,885.16
01/01/2052	PV Restaurant	01/01/2048	4:00	8,000.00	17,770.31
				84,000.00	134,558.22
Midge Fly Removal - Allowance					
01/01/2026	Community	01/01/2022	4:00	\$ 100,000.00	\$ 103,000.00
01/01/2030	Community	01/01/2026	4:00	100,000.00	115,927.41
01/01/2034	Community	01/01/2030	4:00	100,000.00	130,477.32



Sun Lakes 2

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2025 FINAL

Sun Lakes 2

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Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Midge Fly Removal - Allowance					
01/01/2038	Community	01/01/2034	4:00	\$ 100,000.00	\$ 146,853.37
01/01/2042	Community	01/01/2038	4:00	100,000.00	165,284.76
01/01/2046	Community	01/01/2042	4:00	100,000.00	186,029.46
01/01/2050	Community	01/01/2046	4:00	100,000.00	209,377.79
01/01/2054	Community	01/01/2050	4:00	100,000.00	235,656.55
				800,000.00	1,292,606.66
Mister Fans					
01/01/2025	PV Pro Shop	01/01/2018	7:00	\$ 8,328.07	\$ 8,328.07
01/01/2032	PV Pro Shop	01/01/2025	7:00	8,328.07	10,242.48
01/01/2039	PV Pro Shop	01/01/2032	7:00	8,328.07	12,596.95
01/01/2046	PV Pro Shop	01/01/2039	7:00	8,328.07	15,492.66
01/01/2053	PV Pro Shop	01/01/2046	7:00	8,328.07	19,054.02
				41,640.35	65,714.18
Mister System					
01/01/2027	PV Clubhouse Patio	01/01/2015	12:00	\$ 14,852.50	\$ 15,757.02
01/01/2027	CW Pro Shop	01/01/2014	13:00	14,852.50	15,757.02
01/01/2039	PV Clubhouse Patio	01/01/2027	12:00	14,852.50	22,465.74
01/01/2040	CW Pro Shop	01/01/2027	13:00	14,852.50	23,139.71
01/01/2051	PV Clubhouse Patio	01/01/2039	12:00	14,852.50	32,030.77
01/01/2053	CW Pro Shop	01/01/2040	13:00	14,852.50	33,981.45
				89,115.00	143,131.71
Mixer - Floor 20 Qt					
01/01/2029	PV Restaurant	01/01/2019	10:00	\$ 6,047.13	\$ 6,806.10
01/01/2039	PV Restaurant	01/01/2029	10:00	6,047.13	9,146.83
01/01/2049	PV Restaurant	01/01/2039	10:00	6,047.13	12,292.57
				18,141.39	28,245.50
Mixer - Floor 30 Qt					
01/01/2025	PV Restaurant	01/01/2015	10:00	\$ 6,683.67	\$ 6,683.67
01/01/2035	PV Restaurant	01/01/2025	10:00	6,683.67	8,982.29
01/01/2045	PV Restaurant	01/01/2035	10:00	6,683.67	12,071.45
				20,051.01	27,737.41
Mixer - Floor 40 Qt					
01/01/2029	CW Bar/Grill	01/01/2015	14:00	\$ 10,290.73	\$ 11,582.31
01/01/2043	CW Bar/Grill	01/01/2029	14:00	10,290.73	17,519.28
				20,581.46	29,101.59

2025 FINAL

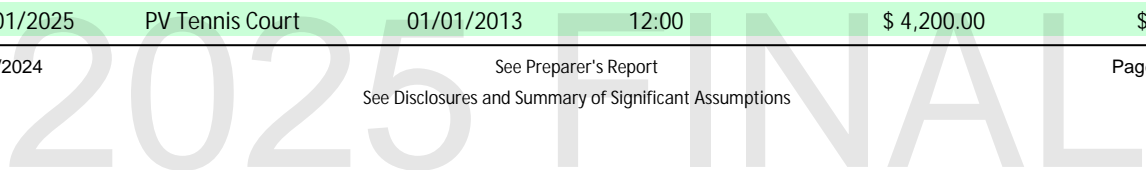
Sun Lakes 2

Analysis Date - January 1, 2025

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Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Monument Signs					
01/01/2035	Community	01/01/2010	25:00	\$ 21,000.00	\$ 28,222.24
01/01/2035	Community	01/01/2010	25:00	21,000.00	28,222.24
01/01/2035	Community	01/01/2010	25:00	21,000.00	28,222.24
01/01/2035	Community	01/01/2010	25:00	21,000.00	28,222.24
01/01/2035	Community	01/01/2010	25:00	21,000.00	28,222.24
01/01/2035	Community	01/01/2010	25:00	21,000.00	28,222.24
01/01/2035	Community	01/01/2010	25:00	21,000.00	28,222.24
01/01/2035	Community	01/01/2010	25:00	21,000.00	28,222.24
01/01/2035	Community	01/01/2010	25:00	21,000.00	28,222.24
				189,000.00	254,000.16
Oven - Cook & Hold					
01/01/2025	CW Bar/Grill	01/01/2013	12:00	\$ 11,669.67	\$ 11,669.67
01/01/2026	CW Saguaro Room	01/01/2013	13:00	11,669.67	12,019.76
01/01/2033	CW Bar/Grill	01/01/2023	10:00	11,669.67	14,782.79
01/01/2037	CW Bar/Grill	01/01/2025	12:00	11,669.67	16,638.16
01/01/2039	CW Saguaro Room	01/01/2026	13:00	11,669.67	17,651.42
01/01/2043	CW Bar/Grill	01/01/2033	10:00	11,669.67	19,866.83
01/01/2049	CW Bar/Grill	01/01/2037	12:00	11,669.67	23,722.04
01/01/2052	CW Saguaro Room	01/01/2039	13:00	11,669.67	25,921.71
01/01/2053	CW Bar/Grill	01/01/2043	10:00	11,669.67	26,699.36
				105,027.03	168,971.74
Overflow Pump Golf Maint					
01/01/2025	Community	01/01/2010	15:00	\$ 20,000.00	\$ 20,000.00
01/01/2040	Community	01/01/2025	15:00	20,000.00	31,159.35
				40,000.00	51,159.35
Overflow Pump Landscape Maint					
01/01/2025	PV Golf Course	01/01/2003	22:00	\$ 10,000.00	\$ 10,000.00
01/01/2047	PV Golf Course	01/01/2025	22:00	10,000.00	19,161.03
				20,000.00	29,161.03
Paper Shredder					
01/01/2028	Administration	01/01/2016	12:00	\$ 5,304.00	\$ 5,795.82
01/01/2040	Administration	01/01/2028	12:00	5,304.00	8,263.46
01/01/2052	Administration	01/01/2040	12:00	5,304.00	11,781.72
				15,912.00	25,841.00
Park Furniture					
01/01/2025	PV Tennis Court	01/01/2013	12:00	\$ 4,200.00	\$ 4,200.00



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

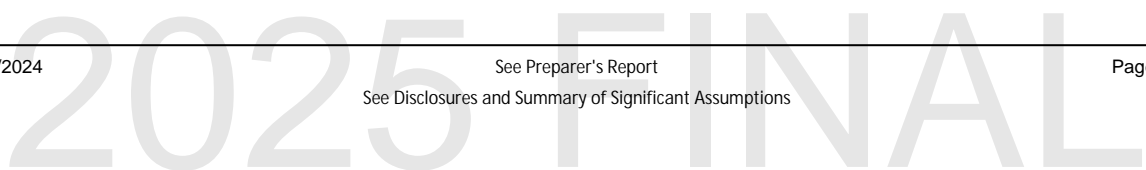
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Park Furniture					
01/01/2025	Sisk Park	01/01/2008	17:00	\$ 16,800.00	\$ 16,800.00
01/01/2037	PV Tennis Court	01/01/2025	12:00	4,200.00	5,988.20
01/01/2042	Sisk Park	01/01/2025	17:00	16,800.00	27,767.84
01/01/2049	PV Tennis Court	01/01/2037	12:00	4,200.00	8,537.74
				46,200.00	63,293.78
Patio Furniture					
01/01/2025	CW Saguaro Pool	01/01/2011	14:00	\$ 8,200.00	\$ 8,200.00
01/01/2025	CW Pro Shop	01/01/2011	14:00	20,500.00	20,500.00
01/01/2039	CW Saguaro Pool	01/01/2025	14:00	8,200.00	12,403.24
01/01/2039	CW Pro Shop	01/01/2025	14:00	20,500.00	31,008.09
01/01/2053	CW Saguaro Pool	01/01/2039	14:00	8,200.00	18,761.01
01/01/2053	CW Pro Shop	01/01/2039	14:00	20,500.00	46,902.52
				86,100.00	137,774.86
Patio Furniture CW Club					
01/01/2027	CW Bar/Grill Patio	01/01/2017	10:00	\$ 73,500.00	\$ 77,976.15
01/01/2037	CW Bar/Grill Patio	01/01/2027	10:00	73,500.00	104,793.43
01/01/2047	CW Bar/Grill Patio	01/01/2037	10:00	73,500.00	140,833.60
				220,500.00	323,603.18
Patio Furniture PV Club					
01/01/2026	PV Clubhouse Patio	01/01/2016	10:00	\$ 90,000.00	\$ 92,700.00
01/01/2036	PV Clubhouse Patio	01/01/2026	10:00	90,000.00	124,581.05
01/01/2046	PV Clubhouse Patio	01/01/2036	10:00	90,000.00	167,426.51
				270,000.00	384,707.56
Photo ID Printer					
01/01/2028	Administration	01/01/2018	10:00	\$ 4,250.00	\$ 4,644.09
01/01/2038	Administration	01/01/2028	10:00	4,250.00	6,241.27
01/01/2048	Administration	01/01/2038	10:00	4,250.00	8,387.74
				12,750.00	19,273.10
Piano Baby Grand					
01/01/2025	CW Ballroom	01/01/2010	15:00	\$ 18,000.00	\$ 18,000.00
01/01/2040	CW Ballroom	01/01/2025	15:00	18,000.00	28,043.41
				36,000.00	46,043.41
Pool - Consultant Fee					
01/01/2025	CW Pool		15:00	\$ 120,000.00	\$ 120,000.00



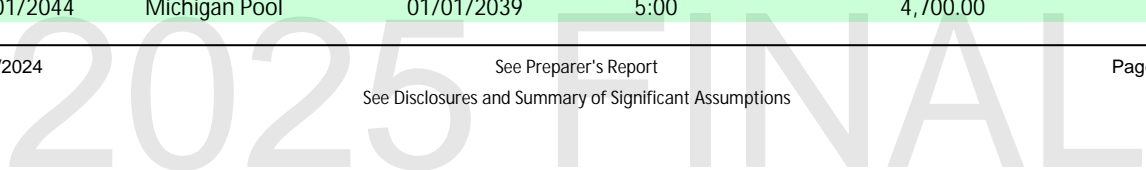
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Pool Circulation System					
				120,000.00	120,000.00
01/01/2025	CW Pool	01/01/2015	10:00	\$ 10,000.00	\$ 10,000.00
01/01/2025	PV Pool	01/01/2015	10:00	10,000.00	10,000.00
01/01/2035	CW Pool	01/01/2025	10:00	10,000.00	13,439.16
01/01/2035	PV Pool	01/01/2025	10:00	10,000.00	13,439.16
01/01/2045	CW Pool	01/01/2035	10:00	10,000.00	18,061.11
01/01/2045	PV Pool	01/01/2035	10:00	10,000.00	18,061.11
				60,000.00	83,000.54
Pool Deck Indoor - Resurface					
01/01/2025	CW Fitness	01/01/2020	5:00	\$ 7,500.00	\$ 7,500.00
01/01/2030	CW Fitness	01/01/2025	5:00	7,500.00	8,694.56
01/01/2035	CW Fitness	01/01/2030	5:00	7,500.00	10,079.37
01/01/2040	CW Fitness	01/01/2035	5:00	7,500.00	11,684.76
01/01/2045	CW Fitness	01/01/2040	5:00	7,500.00	13,545.83
01/01/2050	CW Fitness	01/01/2045	5:00	7,500.00	15,703.33
				45,000.00	67,207.85
Pool Deck Outdoor Kool Deck (Main) - Resurface					
01/01/2035	CW Main Pool	01/01/2020	15:00	\$ 72,400.00	\$ 97,299.55
01/01/2050	CW Main Pool	01/01/2035	15:00	72,400.00	151,589.52
				144,800.00	248,889.07
Pool Deck Outdoor Kool Deck - Reseal					
01/01/2028	CW Main Pool	01/01/2024	4:00	\$ 18,100.00	\$ 19,778.36
01/01/2029	Michigan Pool	01/01/2024	5:00	4,700.00	5,289.89
01/01/2029	PV Pool	01/01/2024	5:00	4,700.00	5,289.89
01/01/2029	CW Kids Pool	01/01/2024	5:00	2,600.00	2,926.32
01/01/2033	CW Main Pool	01/01/2028	5:00	18,100.00	22,928.54
01/01/2034	Michigan Pool	01/01/2029	5:00	4,700.00	6,132.43
01/01/2034	PV Pool	01/01/2029	5:00	4,700.00	6,132.43
01/01/2034	CW Kids Pool	01/01/2029	5:00	2,600.00	3,392.41
01/01/2038	CW Main Pool	01/01/2033	5:00	18,100.00	26,580.46
01/01/2039	Michigan Pool	01/01/2034	5:00	4,700.00	7,109.17
01/01/2039	PV Pool	01/01/2034	5:00	4,700.00	7,109.17
01/01/2039	CW Kids Pool	01/01/2034	5:00	2,600.00	3,932.73
01/01/2043	CW Main Pool	01/01/2038	5:00	18,100.00	30,814.04
01/01/2044	Michigan Pool	01/01/2039	5:00	4,700.00	8,241.48



Sun Lakes 2

Analysis Date - January 1, 2025

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2025 FINAL

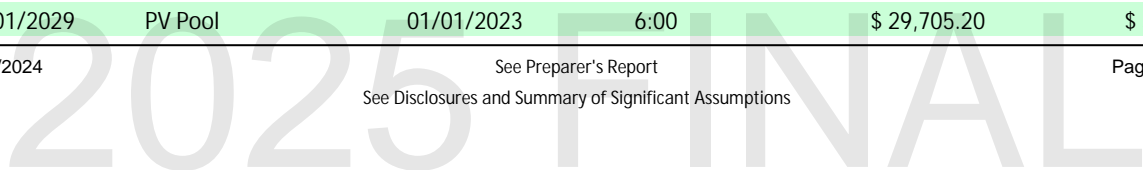
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Pool Deck Outdoor Kool Deck - Reseal					
01/01/2044	PV Pool	01/01/2039	5:00	\$ 4,700.00	\$ 8,241.48
01/01/2044	CW Kids Pool	01/01/2039	5:00	2,600.00	4,559.12
01/01/2048	CW Main Pool	01/01/2043	5:00	18,100.00	35,721.92
01/01/2049	Michigan Pool	01/01/2044	5:00	4,700.00	9,554.13
01/01/2049	PV Pool	01/01/2044	5:00	4,700.00	9,554.13
01/01/2049	CW Kids Pool	01/01/2044	5:00	2,600.00	5,285.26
01/01/2053	CW Main Pool	01/01/2048	5:00	18,100.00	41,411.49
01/01/2054	Michigan Pool	01/01/2049	5:00	4,700.00	11,075.86
01/01/2054	PV Pool	01/01/2049	5:00	4,700.00	11,075.86
01/01/2054	CW Kids Pool	01/01/2049	5:00	2,600.00	6,127.07
				180,600.00	298,263.64
Pool Deck Outdoor Kool Deck - Resurface					
01/01/2043	CW Kids Pool	01/01/2023	20:00	\$ 37,700.00	\$ 64,181.73
01/01/2043	Michigan Pool	01/01/2023	20:00	68,150.00	116,020.81
01/01/2043	PV Pool	01/01/2023	20:00	68,150.00	116,020.81
				174,000.00	296,223.35
Pool Furniture - CW Kids					
01/01/2025	CW Kids Pool	01/01/2016	9:00	\$ 18,565.75	\$ 18,565.75
01/01/2034	CW Kids Pool	01/01/2025	9:00	18,565.75	24,224.09
01/01/2043	CW Kids Pool	01/01/2034	9:00	18,565.75	31,606.95
01/01/2052	CW Kids Pool	01/01/2043	9:00	18,565.75	41,239.90
				74,263.00	115,636.69
Pool Furniture - CW Main					
01/01/2025	CW Main/Lap Pools	01/01/2017	8:00	\$ 46,679.60	\$ 46,679.60
01/01/2033	CW Main/Lap Pools	01/01/2025	8:00	46,679.60	59,132.32
01/01/2041	CW Main/Lap Pools	01/01/2033	8:00	46,679.60	74,907.05
01/01/2049	CW Main/Lap Pools	01/01/2041	8:00	46,679.60	94,890.02
				186,718.40	275,608.99
Pool Furniture - Michigan					
01/01/2025	Michigan	01/01/2016	9:00	\$ 35,540.15	\$ 35,540.15
01/01/2034	Michigan	01/01/2025	9:00	35,540.15	46,371.83
01/01/2043	Michigan	01/01/2034	9:00	35,540.15	60,504.73
01/01/2052	Michigan	01/01/2043	9:00	35,540.15	78,944.94
				142,160.60	221,361.65
Pool Furniture - PV					
01/01/2029	PV Pool	01/01/2023	6:00	\$ 29,705.20	\$ 33,433.46



Sun Lakes 2

Analysis Date - January 1, 2025

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2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Pool Furniture - PV					
01/01/2035	PV Pool	01/01/2029	6:00	\$ 29,705.20	\$ 39,921.30
01/01/2041	PV Pool	01/01/2035	6:00	29,705.20	47,668.13
01/01/2047	PV Pool	01/01/2041	6:00	29,705.20	56,918.23
01/01/2053	PV Pool	01/01/2047	6:00	29,705.20	67,963.35
				148,526.00	245,904.47
Pool Heater 399 BTU					
01/01/2025	PV Pool	01/01/2015	10:00	\$ 6,100.00	\$ 6,100.00
01/01/2025	CW Kids Pool	01/01/2015	10:00	6,100.00	6,100.00
01/01/2025	CW Lap Pool	01/01/2013	12:00	6,100.00	6,100.00
01/01/2026	CW Main Pool	01/01/2018	8:00	12,200.00	12,566.00
01/01/2030	CW Main Pool	01/01/2022	8:00	6,100.00	7,071.57
01/20/2032	Michigan	11/20/2024	7:02	6,100.00	7,502.23
01/20/2032	PV Pool	11/20/2024	7:02	6,100.00	7,502.23
01/01/2033	PV Pool	01/01/2025	8:00	6,100.00	7,727.30
01/01/2033	CW Kids Pool	01/01/2025	8:00	6,100.00	7,727.30
01/01/2033	CW Lap Pool	01/01/2025	8:00	6,100.00	7,727.30
01/01/2034	CW Main Pool	01/01/2026	8:00	12,200.00	15,918.23
01/01/2038	CW Main Pool	01/01/2030	8:00	6,100.00	8,958.06
01/20/2040	Michigan	01/20/2032	8:00	6,100.00	9,503.60
01/20/2040	PV Pool	01/20/2032	8:00	6,100.00	9,503.60
01/01/2041	PV Pool	01/01/2033	8:00	6,100.00	9,788.71
01/01/2041	CW Kids Pool	01/01/2033	8:00	6,100.00	9,788.71
01/01/2041	CW Lap Pool	01/01/2033	8:00	6,100.00	9,788.71
01/01/2042	CW Main Pool	01/01/2034	8:00	12,200.00	20,164.74
01/01/2046	CW Main Pool	01/01/2038	8:00	6,100.00	11,347.80
01/20/2048	Michigan	01/20/2040	8:00	6,100.00	12,038.88
01/20/2048	PV Pool	01/20/2040	8:00	6,100.00	12,038.88
01/01/2049	PV Pool	01/01/2041	8:00	6,100.00	12,400.04
01/01/2049	CW Kids Pool	01/01/2041	8:00	6,100.00	12,400.04
01/01/2049	CW Lap Pool	01/01/2041	8:00	6,100.00	12,400.04
01/01/2050	CW Main Pool	01/01/2042	8:00	12,200.00	25,544.09
01/01/2054	CW Main Pool	01/01/2046	8:00	6,100.00	14,375.05
				183,000.00	282,083.11
Pool Heaters - Repair					
01/01/2025	Community	01/01/2024	1:00	\$ 10,000.00	\$ 10,000.00
01/01/2026	Community	01/01/2025	1:00	10,000.00	10,300.00
01/01/2027	Community	01/01/2026	1:00	10,000.00	10,609.00
01/01/2028	Community	01/01/2027	1:00	10,000.00	10,927.27



Sun Lakes 2

Analysis Date - January 1, 2025

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2025 FINAL

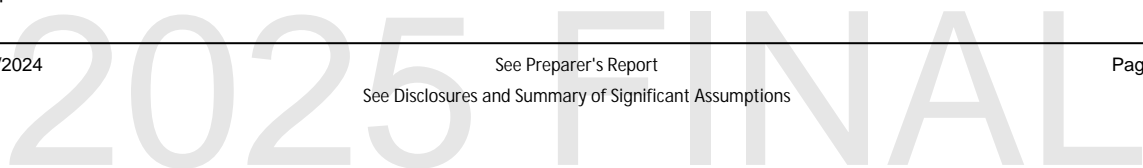
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Pool Heaters - Repair					
01/01/2029	Community	01/01/2028	1:00	\$ 10,000.00	\$ 11,255.09
01/01/2030	Community	01/01/2029	1:00	10,000.00	11,592.74
01/01/2031	Community	01/01/2030	1:00	10,000.00	11,940.52
01/01/2032	Community	01/01/2031	1:00	10,000.00	12,298.74
01/01/2033	Community	01/01/2032	1:00	10,000.00	12,667.70
01/01/2034	Community	01/01/2033	1:00	10,000.00	13,047.73
01/01/2035	Community	01/01/2034	1:00	10,000.00	13,439.16
01/01/2036	Community	01/01/2035	1:00	10,000.00	13,842.34
01/01/2037	Community	01/01/2036	1:00	10,000.00	14,257.61
01/01/2038	Community	01/01/2037	1:00	10,000.00	14,685.34
01/01/2039	Community	01/01/2038	1:00	10,000.00	15,125.90
01/01/2040	Community	01/01/2039	1:00	10,000.00	15,579.67
01/01/2041	Community	01/01/2040	1:00	10,000.00	16,047.06
01/01/2042	Community	01/01/2041	1:00	10,000.00	16,528.48
01/01/2043	Community	01/01/2042	1:00	10,000.00	17,024.33
01/01/2044	Community	01/01/2043	1:00	10,000.00	17,535.06
01/01/2045	Community	01/01/2044	1:00	10,000.00	18,061.11
01/01/2046	Community	01/01/2045	1:00	10,000.00	18,602.95
01/01/2047	Community	01/01/2046	1:00	10,000.00	19,161.03
01/01/2048	Community	01/01/2047	1:00	10,000.00	19,735.87
01/01/2049	Community	01/01/2048	1:00	10,000.00	20,327.94
01/01/2050	Community	01/01/2049	1:00	10,000.00	20,937.78
01/01/2051	Community	01/01/2050	1:00	10,000.00	21,565.91
01/01/2052	Community	01/01/2051	1:00	10,000.00	22,212.89
01/01/2053	Community	01/01/2052	1:00	10,000.00	22,879.28
01/01/2054	Community	01/01/2053	1:00	10,000.00	23,565.66
				300,000.00	475,754.16
Pool Hydrochair					
01/01/2025	CW Lap Pool	01/01/2017	8:00	\$ 11,139.00	\$ 11,139.00
01/01/2025	CW Main Pool	01/01/2017	8:00	11,139.00	11,139.00
01/01/2033	CW Lap Pool	01/01/2025	8:00	11,139.00	14,110.55
01/01/2033	CW Main Pool	01/01/2025	8:00	11,139.00	14,110.55
01/01/2041	CW Lap Pool	01/01/2033	8:00	11,139.00	17,874.83
01/01/2041	CW Main Pool	01/01/2033	8:00	11,139.00	17,874.83
01/01/2049	CW Lap Pool	01/01/2041	8:00	11,139.00	22,643.29
01/01/2049	CW Main Pool	01/01/2041	8:00	11,139.00	22,643.29
				89,112.00	131,535.34
Pool Pump/Motor					



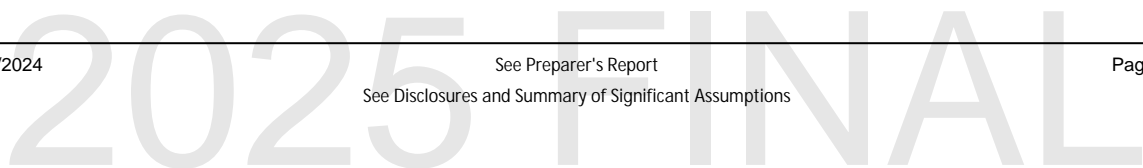
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Pool Pump/Motor					
01/01/2025	CW Kids Pool	01/01/2019	6:00	\$ 2,500.00	\$ 2,500.00
01/01/2025	CW Lap Pool	01/01/2019	6:00	2,500.00	2,500.00
01/01/2025	CW Spa	01/01/2019	6:00	2,500.00	2,500.00
01/01/2025	Michigan	01/01/2019	6:00	2,500.00	2,500.00
01/01/2025	Michigan Spa	01/01/2019	6:00	2,500.00	2,500.00
01/01/2025	PV Pool	01/01/2017	8:00	2,500.00	2,500.00
01/01/2025	PV Spa	01/01/2017	8:00	2,500.00	2,500.00
01/01/2026	CW Fitness	01/01/2020	6:00	5,000.00	5,150.00
01/01/2031	CW Kids Pool	01/01/2025	6:00	2,500.00	2,985.13
01/01/2031	CW Lap Pool	01/01/2025	6:00	2,500.00	2,985.13
01/01/2031	CW Spa	01/01/2025	6:00	2,500.00	2,985.13
01/01/2031	Michigan	01/01/2025	6:00	2,500.00	2,985.13
01/01/2031	Michigan Spa	01/01/2025	6:00	2,500.00	2,985.13
01/01/2032	CW Fitness	01/01/2026	6:00	5,000.00	6,149.37
01/01/2033	PV Pool	01/01/2025	8:00	2,500.00	3,166.93
01/01/2033	PV Spa	01/01/2025	8:00	2,500.00	3,166.93
01/01/2037	CW Kids Pool	01/01/2031	6:00	2,500.00	3,564.40
01/01/2037	CW Lap Pool	01/01/2031	6:00	2,500.00	3,564.40
01/01/2037	CW Spa	01/01/2031	6:00	2,500.00	3,564.40
01/01/2037	Michigan	01/01/2031	6:00	2,500.00	3,564.40
01/01/2037	Michigan Spa	01/01/2031	6:00	2,500.00	3,564.40
01/01/2038	CW Fitness	01/01/2032	6:00	5,000.00	7,342.67
01/01/2041	PV Pool	01/01/2033	8:00	2,500.00	4,011.77
01/01/2041	PV Spa	01/01/2033	8:00	2,500.00	4,011.77
01/01/2043	CW Kids Pool	01/01/2037	6:00	2,500.00	4,256.08
01/01/2043	CW Lap Pool	01/01/2037	6:00	2,500.00	4,256.08
01/01/2043	CW Spa	01/01/2037	6:00	2,500.00	4,256.08
01/01/2043	Michigan	01/01/2037	6:00	2,500.00	4,256.08
01/01/2043	Michigan Spa	01/01/2037	6:00	2,500.00	4,256.08
01/01/2044	CW Fitness	01/01/2038	6:00	5,000.00	8,767.53
01/01/2049	CW Kids Pool	01/01/2043	6:00	2,500.00	5,081.99
01/01/2049	CW Lap Pool	01/01/2043	6:00	2,500.00	5,081.99
01/01/2049	CW Spa	01/01/2043	6:00	2,500.00	5,081.99
01/01/2049	Michigan	01/01/2043	6:00	2,500.00	5,081.99
01/01/2049	Michigan Spa	01/01/2043	6:00	2,500.00	5,081.99
01/01/2049	PV Pool	01/01/2041	8:00	2,500.00	5,081.99
01/01/2049	PV Spa	01/01/2041	8:00	2,500.00	5,081.99
01/01/2050	CW Fitness	01/01/2044	6:00	5,000.00	10,468.89
				107,500.00	159,337.84



Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Pool Pump/Motor 10HP & VFD					
01/01/2025	CW Main Pool	01/01/2019	6:00	\$ 17,500.00	\$ 17,500.00
01/01/2031	CW Main Pool	01/01/2025	6:00	17,500.00	20,895.92
01/01/2037	CW Main Pool	01/01/2031	6:00	17,500.00	24,950.82
01/01/2043	CW Main Pool	01/01/2037	6:00	17,500.00	29,792.58
01/01/2049	CW Main Pool	01/01/2043	6:00	17,500.00	35,573.90
				87,500.00	128,713.22
Pool Resurface (Pebble)					
01/01/2029	PV Spa	01/01/2015	14:00	\$ 5,250.00	\$ 5,908.92
01/01/2029	CW Kids Pool	01/01/2015	14:00	11,200.00	12,605.70
01/01/2029	PV Pool	01/01/2015	14:00	30,625.00	34,468.71
01/01/2030	CW Spa	01/01/2016	14:00	5,250.00	6,086.19
01/01/2030	Michigan Spa	01/01/2016	14:00	5,250.00	6,086.19
01/01/2030	Michigan Pool	01/01/2016	14:00	20,125.00	23,330.39
01/01/2031	CW Lap Pool	01/01/2017	14:00	20,440.00	24,406.43
01/01/2031	CW Main Pool	01/01/2017	14:00	63,568.75	75,904.41
01/01/2043	PV Spa	01/01/2029	14:00	5,250.00	8,937.77
01/01/2043	CW Kids Pool	01/01/2029	14:00	11,200.00	19,067.25
01/01/2043	PV Pool	01/01/2029	14:00	30,625.00	52,137.01
01/01/2044	CW Spa	01/01/2030	14:00	5,250.00	9,205.91
01/01/2044	Michigan Spa	01/01/2030	14:00	5,250.00	9,205.91
01/01/2044	Michigan Pool	01/01/2030	14:00	20,125.00	35,289.31
01/01/2045	CW Lap Pool	01/01/2031	14:00	20,440.00	36,916.91
01/01/2045	CW Main Pool	01/01/2031	14:00	63,568.75	114,812.23
				323,417.50	474,369.24
Pool Salt Chlorinating System					
01/01/2031	CW Kids Pool	01/01/2024	7:00	\$ 4,750.00	\$ 5,671.75
01/01/2031	CW Lap Pool	01/01/2024	7:00	4,750.00	5,671.75
01/01/2031	CW Main Pool	01/01/2024	7:00	19,000.00	22,686.99
01/01/2031	Michigan Pool	01/01/2024	7:00	4,750.00	5,671.75
01/01/2038	CW Kids Pool	01/01/2031	7:00	4,750.00	6,975.54
01/01/2038	CW Lap Pool	01/01/2031	7:00	4,750.00	6,975.54
01/01/2038	CW Main Pool	01/01/2031	7:00	19,000.00	27,902.14
01/01/2038	Michigan Pool	01/01/2031	7:00	4,750.00	6,975.54
01/01/2045	CW Kids Pool	01/01/2038	7:00	4,750.00	8,579.03
01/01/2045	CW Lap Pool	01/01/2038	7:00	4,750.00	8,579.03
01/01/2045	CW Main Pool	01/01/2038	7:00	19,000.00	34,316.11
01/01/2045	Michigan Pool	01/01/2038	7:00	4,750.00	8,579.03
01/01/2052	CW Kids Pool	01/01/2045	7:00	4,750.00	10,551.12



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

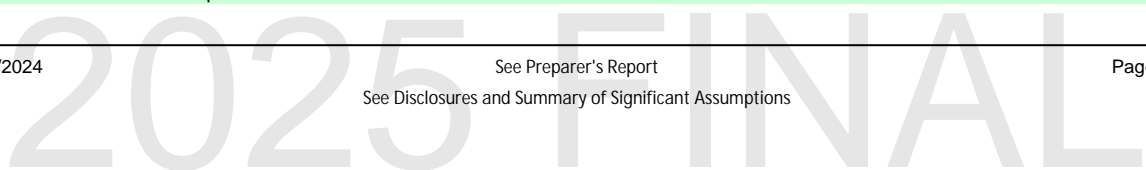
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Pool Salt Chlorinating System					
01/01/2052	CW Lap Pool	01/01/2045	7:00	\$ 4,750.00	\$ 10,551.12
01/01/2052	CW Main Pool	01/01/2045	7:00	19,000.00	42,204.49
01/01/2052	Michigan Pool	01/01/2045	7:00	4,750.00	10,551.12
				133,000.00	222,442.05
Pool Sauna Heaters					
01/01/2040	CW Fitness	01/01/2020	20:00	\$ 5,200.00	\$ 8,101.43
				5,200.00	8,101.43
Pool Spa Heater 199 BTU					
01/01/2026	CW Spa	01/01/2018	8:00	\$ 4,500.00	\$ 4,635.00
01/01/2026	Michigan Spa	01/01/2018	8:00	4,500.00	4,635.00
01/01/2028	CW Fitness	01/01/2020	8:00	4,500.00	4,917.27
01/01/2031	PV Spa	01/01/2023	8:00	4,500.00	5,373.24
01/01/2034	CW Spa	01/01/2026	8:00	4,500.00	5,871.48
01/01/2034	Michigan Spa	01/01/2026	8:00	4,500.00	5,871.48
01/01/2036	CW Fitness	01/01/2028	8:00	4,500.00	6,229.05
01/01/2039	PV Spa	01/01/2031	8:00	4,500.00	6,806.65
01/01/2042	CW Spa	01/01/2034	8:00	4,500.00	7,437.81
01/01/2042	Michigan Spa	01/01/2034	8:00	4,500.00	7,437.81
01/01/2044	CW Fitness	01/01/2036	8:00	4,500.00	7,890.78
01/01/2047	PV Spa	01/01/2039	8:00	4,500.00	8,622.47
01/01/2050	CW Spa	01/01/2042	8:00	4,500.00	9,422.00
01/01/2050	Michigan Spa	01/01/2042	8:00	4,500.00	9,422.00
01/01/2052	CW Fitness	01/01/2044	8:00	4,500.00	9,995.80
				67,500.00	104,567.84
Pool String Lights					
01/01/2029	PV Pool	01/01/2019	10:00	\$ 4,455.78	\$ 5,015.02
01/01/2039	PV Pool	01/01/2029	10:00	4,455.78	6,739.77
01/01/2049	PV Pool	01/01/2039	10:00	4,455.78	9,057.68
				13,367.34	20,812.47
Pool Waterline Tile - Repairs					
01/01/2025	CW Spa	01/01/2016	9:00	\$ 1,113.70	\$ 1,113.70
01/01/2025	CW Kids Pool	01/01/2015	10:00	1,909.20	1,909.20
01/01/2025	Michigan Pool	01/01/2016	9:00	2,736.52	2,736.52
01/01/2025	PV Pool	01/01/2015	10:00	3,722.94	3,722.94
01/01/2025	CW Main Pool	01/01/2017	8:00	6,188.99	6,188.99
01/01/2025	CW Lap Pool	01/01/2017	8:00	7,636.80	7,636.80



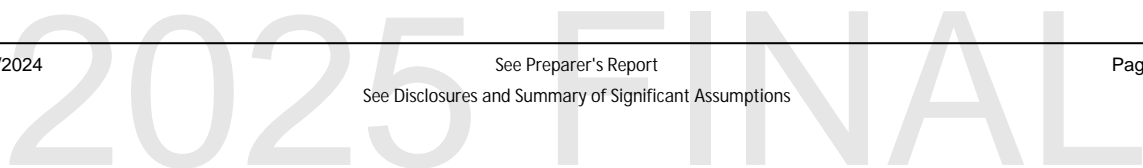
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Pool Waterline Tile - Repairs					
01/01/2033	CW Main Pool	01/01/2025	8:00	\$ 6,188.99	\$ 7,840.03
01/01/2033	CW Lap Pool	01/01/2025	8:00	7,636.80	9,674.07
01/01/2034	CW Spa	01/01/2025	9:00	1,113.70	1,453.13
01/01/2034	Michigan Pool	01/01/2025	9:00	2,736.52	3,570.54
01/01/2035	CW Kids Pool	01/01/2025	10:00	1,909.20	2,565.81
01/01/2035	PV Pool	01/01/2025	10:00	3,722.94	5,003.32
01/01/2041	CW Main Pool	01/01/2033	8:00	6,188.99	9,931.51
01/01/2041	CW Lap Pool	01/01/2033	8:00	7,636.80	12,254.82
01/01/2043	CW Spa	01/01/2034	9:00	1,113.70	1,896.00
01/01/2043	Michigan Pool	01/01/2034	9:00	2,736.52	4,658.74
01/01/2045	CW Kids Pool	01/01/2035	10:00	1,909.20	3,448.23
01/01/2045	PV Pool	01/01/2035	10:00	3,722.94	6,724.04
01/01/2049	CW Main Pool	01/01/2041	8:00	6,188.99	12,580.94
01/01/2049	CW Lap Pool	01/01/2041	8:00	7,636.80	15,524.04
01/01/2052	CW Spa	01/01/2043	9:00	1,113.70	2,473.85
01/01/2052	Michigan Pool	01/01/2043	9:00	2,736.52	6,078.60
				87,600.46	128,985.82
Pools Deck Drains					
01/01/2029	Community	01/01/2021	8:00	\$ 80,000.00	\$ 90,040.70
01/01/2037	Community	01/01/2029	8:00	80,000.00	114,060.87
01/01/2045	Community	01/01/2037	8:00	80,000.00	144,488.90
01/01/2053	Community	01/01/2045	8:00	80,000.00	183,034.21
				320,000.00	531,624.68
POS System					
01/01/2025	CW Bar/Grill	01/01/2020	5:00	\$ 10,000.00	\$ 10,000.00
01/01/2025	PV Restaurant	01/01/2020	5:00	10,000.00	10,000.00
01/01/2030	CW Bar/Grill	01/01/2025	5:00	10,000.00	11,592.74
01/01/2030	PV Restaurant	01/01/2025	5:00	10,000.00	11,592.74
01/01/2035	CW Bar/Grill	01/01/2030	5:00	10,000.00	13,439.16
01/01/2035	PV Restaurant	01/01/2030	5:00	10,000.00	13,439.16
01/01/2040	CW Bar/Grill	01/01/2035	5:00	10,000.00	15,579.67
01/01/2040	PV Restaurant	01/01/2035	5:00	10,000.00	15,579.67
01/01/2045	CW Bar/Grill	01/01/2040	5:00	10,000.00	18,061.11
01/01/2045	PV Restaurant	01/01/2040	5:00	10,000.00	18,061.11
01/01/2050	CW Bar/Grill	01/01/2045	5:00	10,000.00	20,937.78
01/01/2050	PV Restaurant	01/01/2045	5:00	10,000.00	20,937.78
				120,000.00	179,220.92



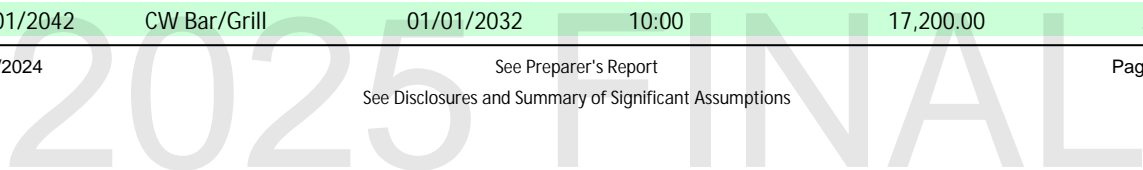
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Radio System					
01/01/2025	Patrol	01/01/2020	5:00	\$ 5,000.00	\$ 5,000.00
01/01/2030	Patrol	01/01/2025	5:00	5,000.00	5,796.37
01/01/2035	Patrol	01/01/2030	5:00	5,000.00	6,719.58
01/01/2040	Patrol	01/01/2035	5:00	5,000.00	7,789.84
01/01/2045	Patrol	01/01/2040	5:00	5,000.00	9,030.56
01/01/2050	Patrol	01/01/2045	5:00	5,000.00	10,468.89
				30,000.00	44,805.24
Radios					
01/01/2028	CW Golf Course	01/01/2020	8:00	\$ 8,000.00	\$ 8,741.82
01/01/2036	CW Golf Course	01/01/2028	8:00	8,000.00	11,073.87
01/01/2044	CW Golf Course	01/01/2036	8:00	8,000.00	14,028.05
01/01/2052	CW Golf Course	01/01/2044	8:00	8,000.00	17,770.31
				32,000.00	51,614.05
Range/Oven 10 Burner Front					
01/01/2031	PV Restaurant	01/01/2016	15:00	\$ 7,797.62	\$ 9,310.77
01/01/2046	PV Restaurant	01/01/2031	15:00	7,797.62	14,505.87
				15,595.24	23,816.64
Range/Oven 6 Burner					
01/01/2025	PV Restaurant	01/01/2009	16:00	\$ 6,100.00	\$ 6,100.00
01/01/2026	CW Bar/Grill	01/01/2009	17:00	6,100.00	6,283.00
01/01/2026	CW Bar/Grill	01/01/2008	18:00	6,100.00	6,283.00
01/01/2041	PV Restaurant	01/01/2025	16:00	6,100.00	9,788.71
01/01/2043	CW Bar/Grill	01/01/2026	17:00	6,100.00	10,384.84
01/01/2044	CW Bar/Grill	01/01/2026	18:00	6,100.00	10,696.39
				36,600.00	49,535.94
Range/Oven Double Stack Convection					
01/01/2026	CW Bar/Grill	01/01/2016	10:00	\$ 9,442.00	\$ 9,725.26
01/01/2033	PV Restaurant	01/01/2023	10:00	9,442.00	11,960.84
01/01/2036	CW Bar/Grill	01/01/2026	10:00	9,442.00	13,069.94
01/01/2043	PV Restaurant	01/01/2033	10:00	9,442.00	16,074.37
01/01/2046	CW Bar/Grill	01/01/2036	10:00	9,442.00	17,564.90
01/01/2053	PV Restaurant	01/01/2043	10:00	9,442.00	21,602.61
				56,652.00	89,997.92
Range/Oven Flat Top Convection					
01/01/2032	CW Bar/Grill	01/01/2022	10:00	\$ 17,200.00	\$ 21,153.83
01/01/2042	CW Bar/Grill	01/01/2032	10:00	17,200.00	28,428.98



Sun Lakes 2

Analysis Date - January 1, 2025

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2025 FINAL

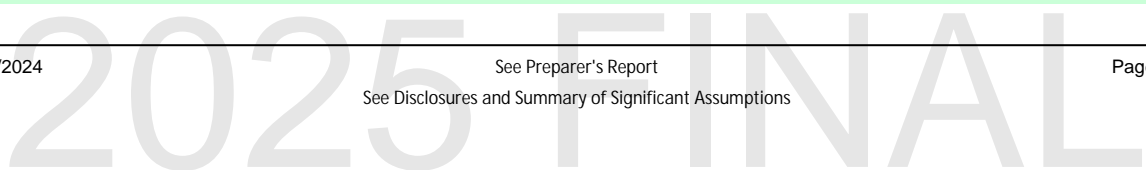
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Range/Oven Flat Top Convection					
01/01/2052	CW Bar/Grill	01/01/2042	10:00	\$ 17,200.00	\$ 38,206.17
				51,600.00	87,788.98
Range/Oven Pizza					
01/01/2033	CW Bar/Grill	01/01/2023	10:00	\$ 34,000.00	\$ 43,070.18
01/01/2043	CW Bar/Grill	01/01/2033	10:00	34,000.00	57,882.72
01/01/2053	CW Bar/Grill	01/01/2043	10:00	34,000.00	77,789.54
				102,000.00	178,742.44
Refrigerator - Draft Beer					
01/01/2026	CW Saguaro Room	01/01/2017	9:00	\$ 4,455.78	\$ 4,589.45
01/01/2026	CW Bar/Grill	01/01/2016	10:00	4,455.78	4,589.45
01/01/2035	CW Saguaro Room	01/01/2026	9:00	4,455.78	5,988.20
01/01/2036	CW Bar/Grill	01/01/2026	10:00	4,455.78	6,167.84
01/01/2044	CW Saguaro Room	01/01/2035	9:00	4,455.78	7,813.24
01/01/2046	CW Bar/Grill	01/01/2036	10:00	4,455.78	8,289.06
01/01/2053	CW Saguaro Room	01/01/2044	9:00	4,455.78	10,194.50
				31,190.46	47,631.74
Refrigerator - Keg					
01/01/2026	CW Bar/Grill	01/01/2017	9:00	\$ 4,721.00	\$ 4,862.63
01/01/2026	CW Bar/Grill	01/01/2016	10:00	4,721.00	4,862.63
01/01/2035	CW Bar/Grill	01/01/2026	9:00	4,721.00	6,344.63
01/01/2036	CW Bar/Grill	01/01/2026	10:00	4,721.00	6,534.97
01/01/2044	CW Bar/Grill	01/01/2035	9:00	4,721.00	8,278.30
01/01/2046	CW Bar/Grill	01/01/2036	10:00	4,721.00	8,782.45
01/01/2053	CW Bar/Grill	01/01/2044	9:00	4,721.00	10,801.31
				33,047.00	50,466.92
Refrigerator - Reach-In					
01/01/2025	PV Restaurant	01/01/2018	7:00	\$ 2,500.00	\$ 2,500.00
01/01/2026	CW Bar/Grill	01/01/2017	9:00	2,500.00	2,575.00
01/01/2026	CW Bar/Grill	01/01/2016	10:00	2,500.00	2,575.00
01/01/2026	CW Bar/Grill	01/01/2016	10:00	2,500.00	2,575.00
01/01/2029	PV Restaurant	01/01/2022	7:00	2,500.00	2,813.77
01/01/2032	PV Restaurant	01/01/2025	7:00	2,500.00	3,074.68
01/01/2035	CW Bar/Grill	01/01/2026	9:00	2,500.00	3,359.79
01/01/2036	CW Bar/Grill	01/01/2026	10:00	2,500.00	3,460.58
01/01/2036	CW Bar/Grill	01/01/2026	10:00	2,500.00	3,460.58
01/01/2036	PV Restaurant	01/01/2029	7:00	2,500.00	3,460.58



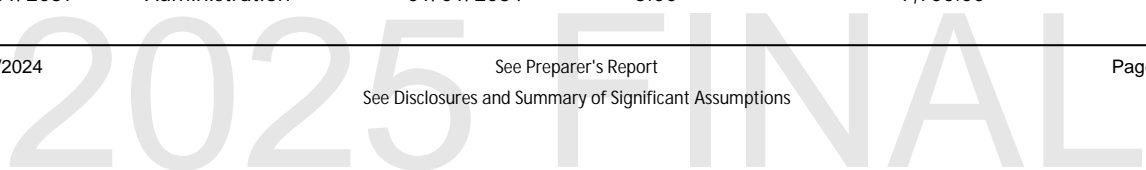
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Refrigerator - Reach-In					
01/01/2039	PV Restaurant	01/01/2032	7:00	\$ 2,500.00	\$ 3,781.47
01/01/2043	PV Restaurant	01/01/2036	7:00	2,500.00	4,256.08
01/01/2044	CW Bar/Grill	01/01/2035	9:00	2,500.00	4,383.77
01/01/2046	CW Bar/Grill	01/01/2036	10:00	2,500.00	4,650.74
01/01/2046	CW Bar/Grill	01/01/2036	10:00	2,500.00	4,650.74
01/01/2046	PV Restaurant	01/01/2039	7:00	2,500.00	4,650.74
01/01/2050	PV Restaurant	01/01/2043	7:00	2,500.00	5,234.44
01/01/2053	CW Bar/Grill	01/01/2044	9:00	2,500.00	5,719.82
01/01/2053	PV Restaurant	01/01/2046	7:00	2,500.00	5,719.82
				47,500.00	72,902.60
Refrigerator Wall Mtd					
01/01/2026	CW Bar/Grill	01/01/2016	10:00	\$ 8,168.93	\$ 8,414.00
01/01/2036	CW Bar/Grill	01/01/2026	10:00	8,168.93	11,307.71
01/01/2046	CW Bar/Grill	01/01/2036	10:00	8,168.93	15,196.62
				24,506.79	34,918.33
Reserve Study - Type2					
01/01/2027	Administration	01/01/2024	3:00	\$ 27,758.50	\$ 29,448.99
01/01/2030	Administration	01/01/2027	3:00	27,758.50	32,179.71
01/01/2033	Administration	01/01/2030	3:00	27,758.50	35,163.64
01/01/2036	Administration	01/01/2033	3:00	27,758.50	38,424.26
01/01/2039	Administration	01/01/2036	3:00	27,758.50	41,987.22
01/01/2042	Administration	01/01/2039	3:00	27,758.50	45,880.57
01/01/2045	Administration	01/01/2042	3:00	27,758.50	50,134.94
01/01/2048	Administration	01/01/2045	3:00	27,758.50	54,783.80
01/01/2051	Administration	01/01/2048	3:00	27,758.50	59,863.74
01/01/2054	Administration	01/01/2051	3:00	27,758.50	65,414.72
				277,585.00	453,281.59
Reserve Study - Type3					
01/01/2025	Administration	01/01/2022	3:00	\$ 7,700.00	\$ 7,700.00
01/01/2026	Administration	01/01/2023	3:00	7,700.00	7,931.00
01/01/2028	Administration	01/01/2025	3:00	7,700.00	8,414.00
01/01/2029	Administration	01/01/2026	3:00	7,700.00	8,666.42
01/01/2031	Administration	01/01/2028	3:00	7,700.00	9,194.20
01/01/2032	Administration	01/01/2029	3:00	7,700.00	9,470.03
01/01/2034	Administration	01/01/2031	3:00	7,700.00	10,046.75
01/01/2035	Administration	01/01/2032	3:00	7,700.00	10,348.16
01/01/2037	Administration	01/01/2034	3:00	7,700.00	10,978.36



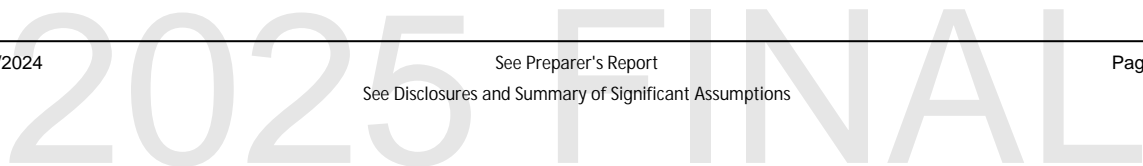
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Reserve Study - Type3					
01/01/2038	Administration	01/01/2035	3:00	\$ 7,700.00	\$ 11,307.71
01/01/2040	Administration	01/01/2037	3:00	7,700.00	11,996.35
01/01/2041	Administration	01/01/2038	3:00	7,700.00	12,356.24
01/01/2043	Administration	01/01/2040	3:00	7,700.00	13,108.73
01/01/2044	Administration	01/01/2041	3:00	7,700.00	13,502.00
01/01/2046	Administration	01/01/2043	3:00	7,700.00	14,324.27
01/01/2047	Administration	01/01/2044	3:00	7,700.00	14,754.00
01/01/2049	Administration	01/01/2046	3:00	7,700.00	15,652.51
01/01/2050	Administration	01/01/2047	3:00	7,700.00	16,122.09
01/01/2052	Administration	01/01/2049	3:00	7,700.00	17,103.93
01/01/2053	Administration	01/01/2050	3:00	7,700.00	17,617.04
				154,000.00	240,593.79
Ryan 3-Point Hitch					
01/01/2025	Community	01/01/2003	22:00	\$ 8,900.00	\$ 8,900.00
01/01/2047	Community	01/01/2025	22:00	8,900.00	17,053.32
				17,800.00	25,953.32
Ryan Jr Sod Cutter					
01/01/2025	CW Golf Course	01/01/2015	10:00	\$ 6,100.18	\$ 6,100.18
01/01/2035	CW Golf Course	01/01/2025	10:00	6,100.18	8,198.13
01/01/2045	CW Golf Course	01/01/2035	10:00	6,100.18	11,017.60
				18,300.54	25,315.91
Scissor Lift					
01/01/2025	Community	01/01/2008	17:00	\$ 6,000.00	\$ 6,000.00
01/01/2025	Community	01/01/2008	17:00	6,000.00	6,000.00
01/01/2042	Community	01/01/2025	17:00	6,000.00	9,917.09
01/01/2042	Community	01/01/2025	17:00	6,000.00	9,917.09
				24,000.00	31,834.18
Server - Lake					
01/01/2031	Administration	01/01/2023	8:00	\$ 12,000.00	\$ 14,328.63
01/01/2039	Administration	01/01/2031	8:00	12,000.00	18,151.08
01/01/2047	Administration	01/01/2039	8:00	12,000.00	22,993.24
				36,000.00	55,472.95
Sewer Line Allowance					
01/01/2051	PV Clubhouse	01/01/2021	30:00	\$ 37,000.00	\$ 79,793.88
				37,000.00	79,793.88



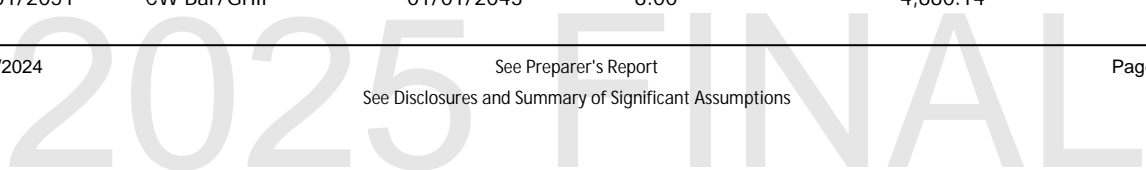
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Shade Fabric					
01/01/2026	CW Tennis	01/01/2016	10:00	\$ 6,750.00	\$ 6,952.50
01/01/2026	CW Pickleball Court	01/01/2014	12:00	6,750.00	6,952.50
01/01/2029	Sisk Park	01/01/2019	10:00	5,250.00	5,908.92
01/01/2029	CW Bar/Grill Patio	01/01/2019	10:00	14,625.00	16,460.57
01/01/2033	CW Bar/Grill Patio	01/01/2023	10:00	3,915.00	4,959.40
01/01/2033	CW Pickleball Court	01/01/2023	10:00	5,250.00	6,650.54
01/01/2036	CW Tennis	01/01/2026	10:00	6,750.00	9,343.58
01/01/2038	CW Pickleball Court	01/01/2026	12:00	6,750.00	9,912.60
01/01/2039	Sisk Park	01/01/2029	10:00	5,250.00	7,941.10
01/01/2039	CW Bar/Grill Patio	01/01/2029	10:00	14,625.00	22,121.62
01/01/2043	CW Bar/Grill Patio	01/01/2033	10:00	3,915.00	6,665.03
01/01/2043	CW Pickleball Court	01/01/2033	10:00	5,250.00	8,937.77
01/01/2046	CW Tennis	01/01/2036	10:00	6,750.00	12,556.99
01/01/2049	Sisk Park	01/01/2039	10:00	5,250.00	10,672.17
01/01/2049	CW Bar/Grill Patio	01/01/2039	10:00	14,625.00	29,729.61
01/01/2050	CW Pickleball Court	01/01/2038	12:00	6,750.00	14,133.00
01/01/2053	CW Bar/Grill Patio	01/01/2043	10:00	3,915.00	8,957.24
01/01/2053	CW Pickleball Court	01/01/2043	10:00	5,250.00	12,011.62
				127,620.00	200,866.76
Silverware					
01/01/2031	CW Bar/Grill	01/01/2024	7:00	\$ 8,000.00	\$ 9,552.42
01/01/2031	PV Restaurant	01/01/2024	7:00	8,000.00	9,552.42
01/01/2038	CW Bar/Grill	01/01/2031	7:00	8,000.00	11,748.27
01/01/2038	PV Restaurant	01/01/2031	7:00	8,000.00	11,748.27
01/01/2045	CW Bar/Grill	01/01/2038	7:00	8,000.00	14,448.89
01/01/2045	PV Restaurant	01/01/2038	7:00	8,000.00	14,448.89
01/01/2052	CW Bar/Grill	01/01/2045	7:00	8,000.00	17,770.31
01/01/2052	PV Restaurant	01/01/2045	7:00	8,000.00	17,770.31
				64,000.00	107,039.78
Silverware Polisher					
01/01/2026	PV Restaurant	01/01/2018	8:00	\$ 4,880.14	\$ 5,026.54
01/01/2027	CW Bar/Grill	01/01/2019	8:00	4,880.14	5,177.34
01/01/2034	PV Restaurant	01/01/2026	8:00	4,880.14	6,367.48
01/01/2035	CW Bar/Grill	01/01/2027	8:00	4,880.14	6,558.50
01/01/2042	PV Restaurant	01/01/2034	8:00	4,880.14	8,066.13
01/01/2043	CW Bar/Grill	01/01/2035	8:00	4,880.14	8,308.11
01/01/2050	PV Restaurant	01/01/2042	8:00	4,880.14	10,217.93
01/01/2051	CW Bar/Grill	01/01/2043	8:00	4,880.14	10,524.47



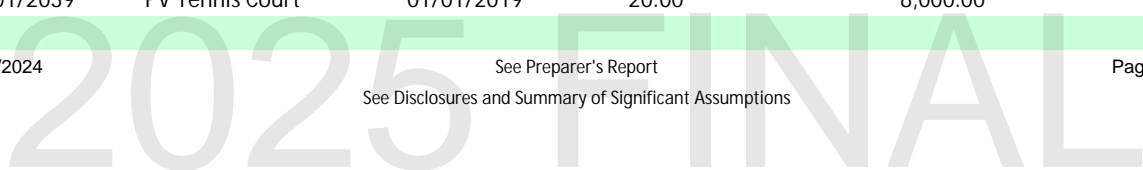
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Singage Metal - Replace					
				39,041.12	60,246.50
01/01/2032	Community	01/01/2024	8:00	\$ 15,000.00	\$ 18,448.11
01/01/2040	Community	01/01/2032	8:00	15,000.00	23,369.51
01/01/2048	Community	01/01/2040	8:00	15,000.00	29,603.80
				45,000.00	71,421.42
Skillet Swiss Tilt					
01/01/2025	CW Bar/Grill	01/01/2003	22:00	\$ 22,278.90	\$ 22,278.90
01/01/2047	CW Bar/Grill	01/01/2025	22:00	22,278.90	42,688.68
				44,557.80	64,967.58
Slicer Deli					
01/01/2028	PV Restaurant	01/01/2016	12:00	\$ 4,500.00	\$ 4,917.27
01/01/2036	CW Bar/Grill	01/01/2024	12:00	4,500.00	6,229.05
01/01/2040	PV Restaurant	01/01/2028	12:00	4,500.00	7,010.85
01/01/2048	CW Bar/Grill	01/01/2036	12:00	4,500.00	8,881.14
01/01/2052	PV Restaurant	01/01/2040	12:00	4,500.00	9,995.80
				22,500.00	37,034.11
Soup Well					
01/01/2026	PV Restaurant	01/01/2016	10:00	\$ 6,126.70	\$ 6,310.50
01/01/2036	PV Restaurant	01/01/2026	10:00	6,126.70	8,480.79
01/01/2046	PV Restaurant	01/01/2036	10:00	6,126.70	11,397.47
				18,380.10	26,188.76
Speed Displays					
01/01/2025	Patrol	01/01/2013	12:00	\$ 7,000.00	\$ 7,000.00
01/01/2037	Patrol	01/01/2025	12:00	7,000.00	9,980.33
01/01/2049	Patrol	01/01/2037	12:00	7,000.00	14,229.56
				21,000.00	31,209.89
Sports Court LED Lights					
01/01/2038	CW Tennis	01/01/2018	20:00	\$ 12,000.00	\$ 17,622.40
01/01/2038	CW Tennis	01/01/2018	20:00	12,000.00	17,622.40
01/01/2038	CW Tennis	01/01/2018	20:00	12,000.00	17,622.40
01/01/2038	CW Tennis	01/01/2018	20:00	12,000.00	17,622.40
01/01/2038	CW Tennis	01/01/2018	20:00	16,000.00	23,496.54
01/01/2039	PV Tennis Court	01/01/2019	20:00	8,000.00	12,100.72



Sun Lakes 2

Analysis Date - January 1, 2025

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

01/01/2039	PV Tennis Court	01/01/2019	20:00	10,000.00	15,125.90
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2025 FINAL

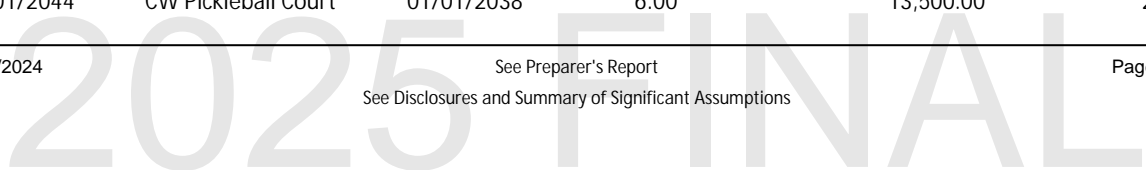
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Sports Court LED Lights					
01/01/2039	CW Pickleball Court	01/01/2019	20:00	\$ 24,000.00	\$ 36,302.15
01/01/2043	Sisk Park	01/01/2023	20:00	3,000.00	5,107.30
				109,000.00	162,622.21
Sports Court Recoat					
01/01/2025	CW Tennis	01/01/2020	5:00	\$ 6,750.00	\$ 6,750.00
01/01/2025	CW Tennis	01/01/2019	6:00	6,750.00	6,750.00
01/01/2025	CW Tennis	01/01/2019	6:00	6,750.00	6,750.00
01/01/2025	CW Tennis	01/01/2019	6:00	6,750.00	6,750.00
01/01/2025	CW Tennis	01/01/2018	7:00	6,750.00	6,750.00
01/01/2026	CW Pickleball Court	01/01/2020	6:00	13,500.00	13,905.00
01/01/2027	PV Tennis Court	01/01/2022	5:00	6,750.00	7,161.08
01/01/2027	PV Tennis Court	01/01/2022	5:00	6,750.00	7,161.08
01/01/2028	Sisk Park	01/01/2023	5:00	6,750.00	7,375.91
01/01/2030	CW Tennis	01/01/2025	5:00	6,750.00	7,825.10
01/01/2031	CW Tennis	01/01/2025	6:00	6,750.00	8,059.85
01/01/2031	CW Tennis	01/01/2025	6:00	6,750.00	8,059.85
01/01/2031	CW Tennis	01/01/2025	6:00	6,750.00	8,059.85
01/01/2032	PV Tennis Court	01/01/2027	5:00	6,750.00	8,301.65
01/01/2032	PV Tennis Court	01/01/2027	5:00	6,750.00	8,301.65
01/01/2032	CW Pickleball Court	01/01/2026	6:00	13,500.00	16,603.30
01/01/2032	CW Tennis	01/01/2025	7:00	6,750.00	8,301.65
01/01/2033	Sisk Park	01/01/2028	5:00	6,750.00	8,550.70
01/01/2035	CW Tennis	01/01/2030	5:00	6,750.00	9,071.44
01/01/2037	PV Tennis Court	01/01/2032	5:00	6,750.00	9,623.89
01/01/2037	PV Tennis Court	01/01/2032	5:00	6,750.00	9,623.89
01/01/2037	CW Tennis	01/01/2031	6:00	6,750.00	9,623.89
01/01/2037	CW Tennis	01/01/2031	6:00	6,750.00	9,623.89
01/01/2037	CW Tennis	01/01/2031	6:00	6,750.00	9,623.89
01/01/2038	CW Pickleball Court	01/01/2032	6:00	13,500.00	19,825.21
01/01/2038	Sisk Park	01/01/2033	5:00	6,750.00	9,912.60
01/01/2039	CW Tennis	01/01/2032	7:00	6,750.00	10,209.98
01/01/2040	CW Tennis	01/01/2035	5:00	6,750.00	10,516.28
01/01/2042	PV Tennis Court	01/01/2037	5:00	6,750.00	11,156.72
01/01/2042	PV Tennis Court	01/01/2037	5:00	6,750.00	11,156.72
01/01/2043	CW Tennis	01/01/2037	6:00	6,750.00	11,491.42
01/01/2043	CW Tennis	01/01/2037	6:00	6,750.00	11,491.42
01/01/2043	CW Tennis	01/01/2037	6:00	6,750.00	11,491.42
01/01/2043	Sisk Park	01/01/2038	5:00	6,750.00	11,491.42
01/01/2044	CW Pickleball Court	01/01/2038	6:00	13,500.00	23,672.33



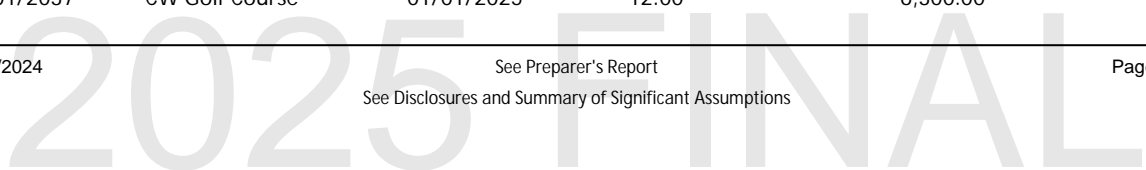
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Sports Court Recoat					
01/01/2045	CW Tennis	01/01/2040	5:00	\$ 6,750.00	\$ 12,191.25
01/01/2046	CW Tennis	01/01/2039	7:00	6,750.00	12,556.99
01/01/2047	PV Tennis Court	01/01/2042	5:00	6,750.00	12,933.70
01/01/2047	PV Tennis Court	01/01/2042	5:00	6,750.00	12,933.70
01/01/2048	Sisk Park	01/01/2043	5:00	6,750.00	13,321.71
01/01/2049	CW Tennis	01/01/2043	6:00	6,750.00	13,721.36
01/01/2049	CW Tennis	01/01/2043	6:00	6,750.00	13,721.36
01/01/2049	CW Tennis	01/01/2043	6:00	6,750.00	13,721.36
01/01/2050	CW Pickleball Court	01/01/2044	6:00	13,500.00	28,266.00
01/01/2050	CW Tennis	01/01/2045	5:00	6,750.00	14,133.00
01/01/2052	PV Tennis Court	01/01/2047	5:00	6,750.00	14,993.70
01/01/2052	PV Tennis Court	01/01/2047	5:00	6,750.00	14,993.70
01/01/2053	CW Tennis	01/01/2046	7:00	6,750.00	15,443.51
01/01/2053	Sisk Park	01/01/2048	5:00	6,750.00	15,443.51
				364,500.00	559,397.93
Sports Court Resurface					
01/01/2033	PV Tennis Court	01/01/2018	15:00	\$ 38,000.00	\$ 48,137.26
01/01/2033	PV Tennis Court	01/01/2018	15:00	38,000.00	48,137.26
01/01/2033	CW Tennis	01/01/2018	15:00	38,000.00	48,137.26
01/01/2033	CW Tennis	01/01/2018	15:00	38,000.00	48,137.26
01/01/2033	CW Tennis	01/01/2018	15:00	38,000.00	48,137.26
01/01/2033	CW Tennis	01/01/2018	15:00	38,000.00	48,137.26
01/01/2033	CW Tennis	01/01/2018	15:00	38,000.00	48,137.26
01/01/2035	CW Pickleball Court	01/01/2020	15:00	76,000.00	102,137.64
01/01/2038	Sisk Park	01/01/2023	15:00	38,000.00	55,804.28
01/01/2048	PV Tennis Court	01/01/2033	15:00	38,000.00	74,996.29
01/01/2048	PV Tennis Court	01/01/2033	15:00	38,000.00	74,996.29
01/01/2048	CW Tennis	01/01/2033	15:00	38,000.00	74,996.29
01/01/2048	CW Tennis	01/01/2033	15:00	38,000.00	74,996.29
01/01/2048	CW Tennis	01/01/2033	15:00	38,000.00	74,996.29
01/01/2048	CW Tennis	01/01/2033	15:00	38,000.00	74,996.29
01/01/2048	CW Tennis	01/01/2033	15:00	38,000.00	74,996.29
01/01/2050	CW Pickleball Court	01/01/2035	15:00	76,000.00	159,127.12
01/01/2053	Sisk Park	01/01/2038	15:00	38,000.00	86,941.25
				760,000.00	1,265,945.14
Spray Tank - 200 gal					
01/01/2025	CW Golf Course	01/01/2013	12:00	\$ 6,300.00	\$ 6,300.00
01/01/2037	CW Golf Course	01/01/2025	12:00	6,300.00	8,982.29



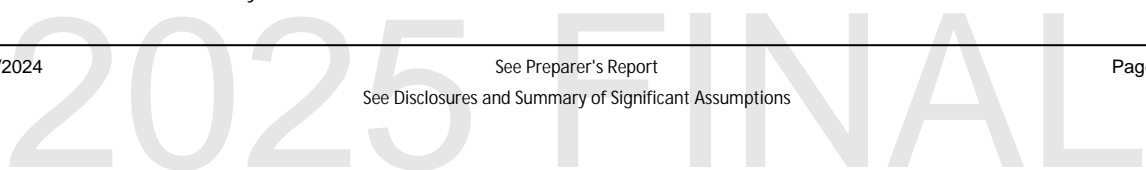
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Spray Tank - 200 gal					
01/01/2049	CW Golf Course	01/01/2037	12:00	\$ 6,300.00	\$ 12,806.60
				18,900.00	28,088.89
Steamer Double Oven					
01/01/2027	CW Bar/Grill	01/01/2017	10:00	\$ 46,000.00	\$ 48,801.40
01/01/2028	CW Bar/Grill	01/01/2018	10:00	46,000.00	50,265.44
01/01/2033	PV Restaurant	01/01/2023	10:00	46,000.00	58,271.42
01/01/2037	CW Bar/Grill	01/01/2027	10:00	46,000.00	65,585.00
01/01/2038	CW Bar/Grill	01/01/2028	10:00	46,000.00	67,552.55
01/01/2043	PV Restaurant	01/01/2033	10:00	46,000.00	78,311.92
01/01/2047	CW Bar/Grill	01/01/2037	10:00	46,000.00	88,140.76
01/01/2048	CW Bar/Grill	01/01/2038	10:00	46,000.00	90,784.98
01/01/2053	PV Restaurant	01/01/2043	10:00	46,000.00	105,244.67
				414,000.00	652,958.14
Street Sweeper					
01/01/2038	Facilities Maint	01/01/2023	15:00	\$ 70,000.00	\$ 102,797.36
01/01/2053	Facilities Maint	01/01/2038	15:00	70,000.00	160,154.94
				140,000.00	262,952.30
Surveillance System - Replace					
01/01/2032	Community	01/01/2022	10:00	\$ 177,251.00	\$ 217,996.37
01/01/2042	Community	01/01/2032	10:00	177,251.00	292,968.90
01/01/2052	Community	01/01/2042	10:00	177,251.00	393,725.70
				531,753.00	904,690.97
Surveillance System Components - Repair					
01/01/2025	Community	01/01/2024	1:00	\$ 10,000.00	\$ 10,000.00
01/01/2026	Community	01/01/2025	1:00	10,000.00	10,300.00
01/01/2027	Community	01/01/2026	1:00	10,000.00	10,609.00
01/01/2028	Community	01/01/2027	1:00	10,000.00	10,927.27
01/01/2029	Community	01/01/2028	1:00	10,000.00	11,255.09
01/01/2030	Community	01/01/2029	1:00	10,000.00	11,592.74
01/01/2031	Community	01/01/2030	1:00	10,000.00	11,940.52
01/01/2032	Community	01/01/2031	1:00	10,000.00	12,298.74
01/01/2033	Community	01/01/2032	1:00	10,000.00	12,667.70
01/01/2034	Community	01/01/2033	1:00	10,000.00	13,047.73
01/01/2035	Community	01/01/2034	1:00	10,000.00	13,439.16
01/01/2036	Community	01/01/2035	1:00	10,000.00	13,842.34
01/01/2037	Community	01/01/2036	1:00	10,000.00	14,257.61



Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Surveillance System Components - Repair					
01/01/2038	Community	01/01/2037	1:00	\$ 10,000.00	\$ 14,685.34
01/01/2039	Community	01/01/2038	1:00	10,000.00	15,125.90
01/01/2040	Community	01/01/2039	1:00	10,000.00	15,579.67
01/01/2041	Community	01/01/2040	1:00	10,000.00	16,047.06
01/01/2042	Community	01/01/2041	1:00	10,000.00	16,528.48
01/01/2043	Community	01/01/2042	1:00	10,000.00	17,024.33
01/01/2044	Community	01/01/2043	1:00	10,000.00	17,535.06
01/01/2045	Community	01/01/2044	1:00	10,000.00	18,061.11
01/01/2046	Community	01/01/2045	1:00	10,000.00	18,602.95
01/01/2047	Community	01/01/2046	1:00	10,000.00	19,161.03
01/01/2048	Community	01/01/2047	1:00	10,000.00	19,735.87
01/01/2049	Community	01/01/2048	1:00	10,000.00	20,327.94
01/01/2050	Community	01/01/2049	1:00	10,000.00	20,937.78
01/01/2051	Community	01/01/2050	1:00	10,000.00	21,565.91
01/01/2052	Community	01/01/2051	1:00	10,000.00	22,212.89
01/01/2053	Community	01/01/2052	1:00	10,000.00	22,879.28
01/01/2054	Community	01/01/2053	1:00	10,000.00	23,565.66
				300,000.00	475,754.16

Table - Billiard - Refelt/Refurbish

01/01/2025	Community	01/01/2022	3:00	\$ 5,000.00	\$ 5,000.00
01/01/2028	Community	01/01/2025	3:00	5,000.00	5,463.64
01/01/2031	Community	01/01/2028	3:00	5,000.00	5,970.26
01/01/2034	Community	01/01/2031	3:00	5,000.00	6,523.87
01/01/2037	Community	01/01/2034	3:00	5,000.00	7,128.80
01/01/2040	Community	01/01/2037	3:00	5,000.00	7,789.84
01/01/2043	Community	01/01/2040	3:00	5,000.00	8,512.17
01/01/2046	Community	01/01/2043	3:00	5,000.00	9,301.47
01/01/2049	Community	01/01/2046	3:00	5,000.00	10,163.97
01/01/2052	Community	01/01/2049	3:00	5,000.00	11,106.45
				50,000.00	76,960.47

Table - Billiard - Replace

01/01/2030	CW Billiards	01/01/2015	15:00	\$ 180,000.00	\$ 208,669.33
01/01/2045	CW Billiards	01/01/2030	15:00	180,000.00	325,100.02
				360,000.00	533,769.35

Table - Poker - Replace

01/01/2025	CW Card Room	01/01/2014	11:00	\$ 5,568.99	\$ 5,568.99
01/01/2036	CW Card Room	01/01/2025	11:00	5,568.99	7,708.78

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Table - Poker - Replace					
01/01/2047	CW Card Room	01/01/2036	11:00	\$ 5,568.99	\$ 10,670.76
				16,706.97	23,948.53
Tables - Banquet					
01/01/2026	CW Ballroom	01/01/2008	18:00	\$ 16,974.08	\$ 17,483.30
01/01/2031	CW Ballroom	01/01/2016	15:00	17,504.52	20,901.31
01/01/2044	CW Ballroom	01/01/2026	18:00	16,974.08	29,764.15
01/01/2046	CW Ballroom	01/01/2031	15:00	17,504.52	32,563.56
				68,957.20	100,712.32
Tables - Banquet Pro					
01/01/2026	PV Restaurant	01/01/2008	18:00	\$ 24,729.39	\$ 25,471.27
01/01/2036	CW Saguaro Room	01/01/2021	15:00	20,804.09	28,797.73
01/01/2044	PV Restaurant	01/01/2026	18:00	24,729.39	43,363.14
01/01/2051	CW Saguaro Room	01/01/2036	15:00	20,804.09	44,865.92
				91,066.96	142,498.06
Tables - Bar					
01/01/2028	PV Bar	01/01/2018	10:00	\$ 24,507.00	\$ 26,779.46
01/01/2038	PV Bar	01/01/2028	10:00	24,507.00	35,989.36
01/01/2048	PV Bar	01/01/2038	10:00	24,507.00	48,366.68
				73,521.00	111,135.50
Tables - Dining					
01/01/2025	PV Restaurant	01/01/2014	11:00	\$ 49,500.00	\$ 49,500.00
01/01/2036	PV Restaurant	01/01/2025	11:00	49,500.00	68,519.58
01/01/2047	PV Restaurant	01/01/2036	11:00	49,500.00	94,847.12
				148,500.00	212,866.70
Tableware CW					
01/01/2025	CW Bar/Grill	01/01/2015	10:00	\$ 15,595.23	\$ 15,595.23
01/01/2035	CW Bar/Grill	01/01/2025	10:00	15,595.23	20,958.69
01/01/2045	CW Bar/Grill	01/01/2035	10:00	15,595.23	28,166.72
				46,785.69	64,720.64
Tableware CW Banquet					
01/01/2028	CW Bar/Grill	01/01/2018	10:00	\$ 5,569.73	\$ 6,086.19
01/01/2038	CW Bar/Grill	01/01/2028	10:00	5,569.73	8,179.34
01/01/2048	CW Bar/Grill	01/01/2038	10:00	5,569.73	10,992.34
				16,709.19	25,257.87

2025 FINAL

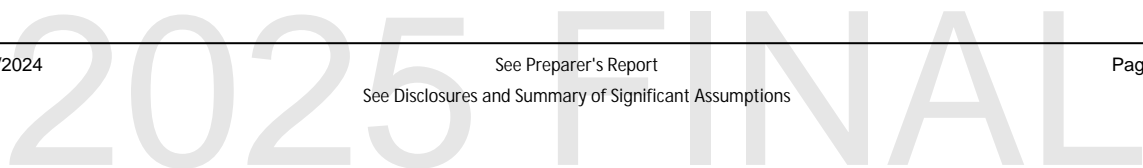
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Tableware PV					
01/01/2025	PV Restaurant	01/01/2016	9:00	\$ 28,962.57	\$ 28,962.57
01/01/2034	PV Restaurant	01/01/2025	9:00	28,962.57	37,789.58
01/01/2043	PV Restaurant	01/01/2034	9:00	28,962.57	49,306.84
01/01/2052	PV Restaurant	01/01/2043	9:00	28,962.57	64,334.24
				115,850.28	180,393.23
Tee Box Yardage Signs					
01/01/2035	CW Golf Course	01/01/2023	12:00	\$ 27,000.00	\$ 36,285.74
01/01/2035	PV Golf Course	01/01/2023	12:00	27,000.00	36,285.74
01/01/2047	CW Golf Course	01/01/2035	12:00	27,000.00	51,734.79
01/01/2047	PV Golf Course	01/01/2035	12:00	27,000.00	51,734.79
				108,000.00	176,041.06
Tile Roof Underlayment					
01/01/2025	CW Pro Shop	01/01/1993	32:00	\$ 48,750.00	\$ 48,750.00
01/01/2025	Sisk Park	01/01/1995	30:00	97,187.50	97,187.50
01/01/2043	PV Clubhouse	01/01/2013	30:00	60,000.00	102,145.98
01/01/2046	Michigan	01/01/2016	30:00	146,875.00	273,230.77
				352,812.50	521,314.25
Tilt Kettle - 40 Gal					
01/01/2026	PV Restaurant	01/01/2008	18:00	\$ 24,500.00	\$ 25,235.00
01/01/2044	PV Restaurant	01/01/2026	18:00	24,500.00	42,960.90
				49,000.00	68,195.90
Tilt Skillet - 40 Gal					
01/01/2026	PV Restaurant	01/01/2008	18:00	\$ 36,700.00	\$ 37,801.00
01/01/2044	PV Restaurant	01/01/2026	18:00	36,700.00	64,353.67
				73,400.00	102,154.67
Toro 5610 Cutting Reels					
01/01/2025	PV Golf Course	01/01/2017	8:00	\$ 10,000.00	\$ 10,000.00
01/01/2025	CW Golf Course	01/01/2017	8:00	2,000.00	2,000.00
01/01/2033	PV Golf Course	01/01/2025	8:00	10,000.00	12,667.70
01/01/2033	CW Golf Course	01/01/2025	8:00	2,000.00	2,533.54
01/01/2041	PV Golf Course	01/01/2033	8:00	10,000.00	16,047.06
01/01/2041	CW Golf Course	01/01/2033	8:00	2,000.00	3,209.41
01/01/2049	PV Golf Course	01/01/2041	8:00	10,000.00	20,327.94
01/01/2049	CW Golf Course	01/01/2041	8:00	2,000.00	4,065.59
				48,000.00	70,851.24



Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Toro Greensmaster 3150					
01/01/2025	PV Golf Course	01/01/2015	10:00	\$ 53,000.00	\$ 53,000.00
01/01/2025	CW Golf Course	01/01/2013	12:00	53,000.00	53,000.00
01/01/2035	PV Golf Course	01/01/2025	10:00	53,000.00	71,227.57
01/01/2037	CW Golf Course	01/01/2025	12:00	53,000.00	75,565.33
01/01/2045	PV Golf Course	01/01/2035	10:00	53,000.00	95,723.90
01/01/2049	CW Golf Course	01/01/2037	12:00	53,000.00	107,738.09
				318,000.00	456,254.89
Toro Greensmaster 3300					
01/01/2025	CW Golf Course	01/01/2015	10:00	\$ 50,000.00	\$ 50,000.00
01/01/2025	CW Golf Course	01/01/2015	10:00	50,000.00	50,000.00
01/01/2026	PV Golf Course	01/01/2016	10:00	50,000.00	51,500.00
01/01/2026	PV Golf Course	01/01/2016	10:00	50,000.00	51,500.00
01/01/2027	CW Golf Course	01/01/2017	10:00	50,000.00	53,045.00
01/01/2029	PV Golf Course	01/01/2019	10:00	50,000.00	56,275.44
01/01/2029	PV Golf Course	01/01/2019	10:00	50,000.00	56,275.44
01/01/2035	CW Golf Course	01/01/2025	10:00	50,000.00	67,195.82
01/01/2035	CW Golf Course	01/01/2025	10:00	50,000.00	67,195.82
01/01/2036	PV Golf Course	01/01/2026	10:00	50,000.00	69,211.69
01/01/2036	PV Golf Course	01/01/2026	10:00	50,000.00	69,211.69
01/01/2037	CW Golf Course	01/01/2027	10:00	50,000.00	71,288.04
01/01/2039	PV Golf Course	01/01/2029	10:00	50,000.00	75,629.49
01/01/2039	PV Golf Course	01/01/2029	10:00	50,000.00	75,629.49
01/01/2045	CW Golf Course	01/01/2035	10:00	50,000.00	90,305.56
01/01/2045	CW Golf Course	01/01/2035	10:00	50,000.00	90,305.56
01/01/2046	PV Golf Course	01/01/2036	10:00	50,000.00	93,014.73
01/01/2046	PV Golf Course	01/01/2036	10:00	50,000.00	93,014.73
01/01/2047	CW Golf Course	01/01/2037	10:00	50,000.00	95,805.17
01/01/2049	PV Golf Course	01/01/2039	10:00	50,000.00	101,639.71
01/01/2049	PV Golf Course	01/01/2039	10:00	50,000.00	101,639.71
				1,050,000.00	1,529,683.09
Toro Greensmaster TriFlex 3400					
01/01/2030	CW Golf Course	01/01/2020	10:00	\$ 50,000.00	\$ 57,963.70
01/01/2030	CW Golf Course	01/01/2020	10:00	50,000.00	57,963.70
01/01/2040	CW Golf Course	01/01/2030	10:00	50,000.00	77,898.37
01/01/2040	CW Golf Course	01/01/2030	10:00	50,000.00	77,898.37
01/01/2050	CW Golf Course	01/01/2040	10:00	50,000.00	104,688.90
01/01/2050	CW Golf Course	01/01/2040	10:00	50,000.00	104,688.90
				300,000.00	481,101.94

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Toro GreensPro 1260					
01/01/2027	PV Golf Course	01/01/2017	10:00	\$ 21,500.00	\$ 22,809.35
01/01/2027	CW Golf Course	01/01/2017	10:00	21,500.00	22,809.35
01/01/2037	PV Golf Course	01/01/2027	10:00	21,500.00	30,653.86
01/01/2037	CW Golf Course	01/01/2027	10:00	21,500.00	30,653.86
01/01/2047	PV Golf Course	01/01/2037	10:00	21,500.00	41,196.22
01/01/2047	CW Golf Course	01/01/2037	10:00	21,500.00	41,196.22
				<u>129,000.00</u>	<u>189,318.86</u>
Toro Groundmaster 4500 Golf Maint					
01/01/2026	Community	01/01/2016	10:00	\$ 88,000.00	\$ 90,640.00
01/01/2036	Community	01/01/2026	10:00	88,000.00	121,812.58
01/01/2046	Community	01/01/2036	10:00	88,000.00	163,705.92
				<u>264,000.00</u>	<u>376,158.50</u>
Toro Groundmaster 4500 Landscape Maint					
01/01/2025	PV Golf Course	01/01/2013	12:00	\$ 88,000.00	\$ 88,000.00
01/01/2037	PV Golf Course	01/01/2025	12:00	88,000.00	125,466.96
01/01/2049	PV Golf Course	01/01/2037	12:00	88,000.00	178,885.88
				<u>264,000.00</u>	<u>392,352.84</u>
Toro Pro Care Blower 44538					
01/01/2033	PV Golf Course	01/01/2023	10:00	\$ 12,000.00	\$ 15,201.24
01/01/2033	CW Golf Course	01/01/2023	10:00	12,000.00	15,201.24
01/01/2043	PV Golf Course	01/01/2033	10:00	12,000.00	20,429.20
01/01/2043	CW Golf Course	01/01/2033	10:00	12,000.00	20,429.20
01/01/2053	PV Golf Course	01/01/2043	10:00	12,000.00	27,455.13
01/01/2053	CW Golf Course	01/01/2043	10:00	12,000.00	27,455.13
				<u>72,000.00</u>	<u>126,171.14</u>
Toro ProCore 648 Aero					
01/01/2025	PV Golf Course	01/01/2010	15:00	\$ 36,070.60	\$ 36,070.60
01/01/2040	PV Golf Course	01/01/2025	15:00	36,070.60	56,196.82
				<u>72,141.20</u>	<u>92,267.42</u>
Toro ProPass 200					
01/01/2031	CW Golf Course	01/01/2016	15:00	\$ 18,035.30	\$ 21,535.09
01/01/2046	CW Golf Course	01/01/2031	15:00	18,035.30	33,550.97
				<u>36,070.60</u>	<u>55,086.06</u>
Toro Reelmaster 3100-D					
01/01/2025	PV Golf Course	01/01/2013	12:00	\$ 42,436.00	\$ 42,436.00

2025 FINAL

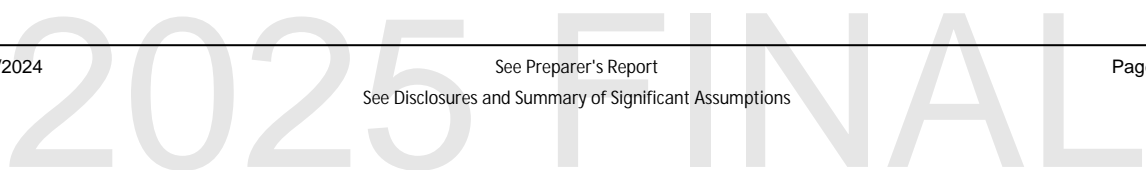
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Toro Reelmaster 3100-D					
01/01/2029	PV Golf Course	01/01/2019	10:00	\$ 42,436.00	\$ 47,762.09
01/01/2029	PV Golf Course	01/01/2019	10:00	42,436.00	47,762.09
01/01/2029	CW Golf Course	01/01/2019	10:00	42,436.00	47,762.09
01/01/2037	PV Golf Course	01/01/2025	12:00	42,436.00	60,503.59
01/01/2039	PV Golf Course	01/01/2029	10:00	42,436.00	64,188.26
01/01/2039	PV Golf Course	01/01/2029	10:00	42,436.00	64,188.26
01/01/2039	CW Golf Course	01/01/2029	10:00	42,436.00	64,188.26
01/01/2049	PV Golf Course	01/01/2039	10:00	42,436.00	86,263.65
01/01/2049	PV Golf Course	01/01/2039	10:00	42,436.00	86,263.65
01/01/2049	CW Golf Course	01/01/2039	10:00	42,436.00	86,263.65
01/01/2049	PV Golf Course	01/01/2037	12:00	42,436.00	86,263.65
				509,232.00	783,845.24
Toro Reelmaster 4000-D					
01/01/2025	PV Golf Course	01/01/2013	12:00	\$ 55,000.00	\$ 55,000.00
01/01/2037	PV Golf Course	01/01/2025	12:00	55,000.00	78,416.85
01/01/2049	PV Golf Course	01/01/2037	12:00	55,000.00	111,803.68
				165,000.00	245,220.53
Toro Reelmaster 5510-D					
01/01/2025	PV Golf Course	01/01/2015	10:00	\$ 65,000.00	\$ 65,000.00
01/01/2035	PV Golf Course	01/01/2025	10:00	65,000.00	87,354.56
01/01/2045	PV Golf Course	01/01/2035	10:00	65,000.00	117,397.23
				195,000.00	269,751.79
Toro Reelmaster 5610-D					
01/01/2033	CW Golf Course	01/01/2023	10:00	\$ 96,000.00	\$ 121,609.93
01/01/2033	CW Golf Course	01/01/2023	10:00	96,000.00	121,609.93
01/01/2033	CW Golf Course	01/01/2023	10:00	96,000.00	121,609.93
01/01/2043	CW Golf Course	01/01/2033	10:00	96,000.00	163,433.57
01/01/2043	CW Golf Course	01/01/2033	10:00	96,000.00	163,433.57
01/01/2043	CW Golf Course	01/01/2033	10:00	96,000.00	163,433.57
01/01/2053	CW Golf Course	01/01/2043	10:00	96,000.00	219,641.06
01/01/2053	CW Golf Course	01/01/2043	10:00	96,000.00	219,641.06
01/01/2053	CW Golf Course	01/01/2043	10:00	96,000.00	219,641.06
				864,000.00	1,514,053.68
Toro Reelmaster 7000-D					
01/01/2026	CW Golf Course	01/01/2016	10:00	\$ 95,481.00	\$ 98,345.43
01/01/2028	PV Golf Course	01/01/2018	10:00	95,481.00	104,334.67



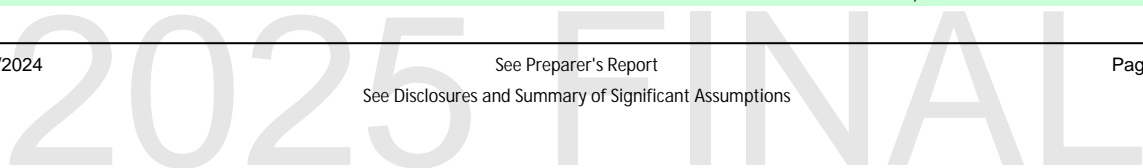
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Toro Reelmaster 7000-D					
01/01/2036	CW Golf Course	01/01/2026	10:00	\$ 95,481.00	\$ 132,168.03
01/01/2038	PV Golf Course	01/01/2028	10:00	95,481.00	140,217.07
01/01/2046	CW Golf Course	01/01/2036	10:00	95,481.00	177,622.79
01/01/2048	PV Golf Course	01/01/2038	10:00	95,481.00	188,440.01
				572,886.00	841,128.00
Toro Sand Pro 3040					
01/01/2025	PV Golf Course	01/01/2017	8:00	\$ 2,121.67	\$ 2,121.67
01/01/2025	CW Golf Course	01/01/2017	8:00	2,121.67	2,121.67
01/01/2028	CW Golf Course	01/01/2020	8:00	2,121.67	2,318.41
01/01/2033	PV Golf Course	01/01/2025	8:00	2,121.67	2,687.67
01/01/2033	CW Golf Course	01/01/2025	8:00	2,121.67	2,687.67
01/01/2036	CW Golf Course	01/01/2028	8:00	2,121.67	2,936.89
01/01/2041	PV Golf Course	01/01/2033	8:00	2,121.67	3,404.66
01/01/2041	CW Golf Course	01/01/2033	8:00	2,121.67	3,404.66
01/01/2044	CW Golf Course	01/01/2036	8:00	2,121.67	3,720.36
01/01/2049	PV Golf Course	01/01/2041	8:00	2,121.67	4,312.92
01/01/2049	CW Golf Course	01/01/2041	8:00	2,121.67	4,312.92
01/01/2052	CW Golf Course	01/01/2044	8:00	2,121.67	4,712.84
				25,460.04	38,742.34
Toro Workman 3200 Facilities Maint					
01/01/2032	Community	01/01/2022	10:00	\$ 27,500.00	\$ 33,821.53
01/01/2042	Community	01/01/2032	10:00	27,500.00	45,453.31
01/01/2052	Community	01/01/2042	10:00	27,500.00	61,085.45
				82,500.00	140,360.29
Toro Workman 3200 Golf Maint					
01/01/2025	Community	01/01/2013	12:00	\$ 27,500.00	\$ 27,500.00
01/01/2025	Community	01/01/2013	12:00	27,500.00	27,500.00
01/01/2025	CW Golf Course	01/01/2013	12:00	27,500.00	27,500.00
01/01/2025	CW Golf Course	01/01/2013	12:00	27,500.00	27,500.00
01/01/2037	Community	01/01/2025	12:00	27,500.00	39,208.42
01/01/2037	Community	01/01/2025	12:00	27,500.00	39,208.42
01/01/2037	CW Golf Course	01/01/2025	12:00	27,500.00	39,208.42
01/01/2037	CW Golf Course	01/01/2025	12:00	27,500.00	39,208.42
01/01/2049	Community	01/01/2037	12:00	27,500.00	55,901.84
01/01/2049	Community	01/01/2037	12:00	27,500.00	55,901.84
01/01/2049	CW Golf Course	01/01/2037	12:00	27,500.00	55,901.84
01/01/2049	CW Golf Course	01/01/2037	12:00	27,500.00	55,901.84



Sun Lakes 2

Analysis Date - January 1, 2025

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2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Toro Workman 3200 Landscape Maint				330,000.00	490,441.04
01/01/2025	Facilities Maint	01/01/2013	12:00	\$ 27,500.00	\$ 27,500.00
01/01/2032	CW Golf Course	01/01/2022	10:00	27,500.00	33,821.53
01/01/2033	CW Golf Course	01/01/2023	10:00	27,500.00	34,836.18
01/01/2037	Facilities Maint	01/01/2025	12:00	27,500.00	39,208.42
01/01/2042	CW Golf Course	01/01/2032	10:00	27,500.00	45,453.31
01/01/2043	CW Golf Course	01/01/2033	10:00	27,500.00	46,816.91
01/01/2049	Facilities Maint	01/01/2037	12:00	27,500.00	55,901.84
01/01/2052	CW Golf Course	01/01/2042	10:00	27,500.00	61,085.45
01/01/2053	CW Golf Course	01/01/2043	10:00	27,500.00	62,918.01
				247,500.00	407,541.65
Toro Workman HDX Golf Maint					
01/01/2025	PV Golf Course	01/01/2013	12:00	\$ 33,500.00	\$ 33,500.00
01/01/2025	CW Golf Course	01/01/2013	12:00	33,500.00	33,500.00
01/01/2028	PV Golf Course	01/01/2018	10:00	33,500.00	36,606.35
01/01/2028	CW Golf Course	01/01/2018	10:00	33,500.00	36,606.35
01/01/2037	PV Golf Course	01/01/2025	12:00	33,500.00	47,762.99
01/01/2037	CW Golf Course	01/01/2025	12:00	33,500.00	47,762.99
01/01/2038	PV Golf Course	01/01/2028	10:00	33,500.00	49,195.88
01/01/2038	CW Golf Course	01/01/2028	10:00	33,500.00	49,195.88
01/01/2048	PV Golf Course	01/01/2038	10:00	33,500.00	66,115.15
01/01/2048	CW Golf Course	01/01/2038	10:00	33,500.00	66,115.15
01/01/2049	PV Golf Course	01/01/2037	12:00	33,500.00	68,098.60
01/01/2049	CW Golf Course	01/01/2037	12:00	33,500.00	68,098.60
				402,000.00	602,557.94
Toro Workman HDX Landscape Maint					
01/01/2026	Community	01/01/2016	10:00	\$ 33,500.00	\$ 34,505.00
01/01/2028	Community	01/01/2018	10:00	33,500.00	36,606.35
01/01/2036	Community	01/01/2026	10:00	33,500.00	46,371.83
01/01/2038	Community	01/01/2028	10:00	33,500.00	49,195.88
01/01/2046	Community	01/01/2036	10:00	33,500.00	62,319.87
01/01/2048	Community	01/01/2038	10:00	33,500.00	66,115.15
				201,000.00	295,114.08
Trailer Dual Axle					
01/01/2032	Facilities Maint	01/01/2017	15:00	\$ 4,200.00	\$ 5,165.47

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

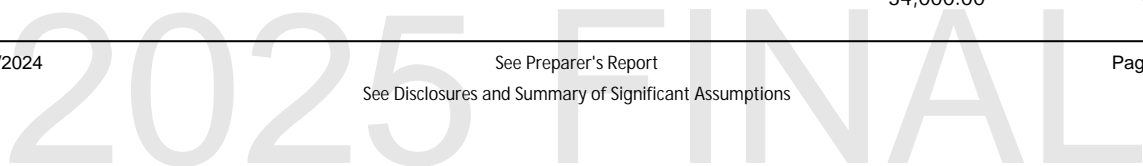
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Trailer Dual Axle					
01/01/2047	Facilities Maint	01/01/2032	15:00	\$ 4,200.00	\$ 8,047.63
				8,400.00	13,213.10
Tunnel Rehabilitation					
01/01/2025	Community	01/01/2024	1:00	\$ 5,000.00	\$ 5,000.00
01/01/2026	Community	01/01/2025	1:00	5,000.00	5,150.00
01/01/2027	Community	01/01/2026	1:00	5,000.00	5,304.50
01/01/2028	Community	01/01/2027	1:00	5,000.00	5,463.64
01/01/2029	Community	01/01/2028	1:00	5,000.00	5,627.54
01/01/2030	Community	01/01/2029	1:00	5,000.00	5,796.37
01/01/2031	Community	01/01/2030	1:00	5,000.00	5,970.26
01/01/2032	Community	01/01/2031	1:00	5,000.00	6,149.37
01/01/2033	Community	01/01/2032	1:00	5,000.00	6,333.85
01/01/2034	Community	01/01/2033	1:00	5,000.00	6,523.87
01/01/2035	Community	01/01/2034	1:00	5,000.00	6,719.58
01/01/2036	Community	01/01/2035	1:00	5,000.00	6,921.17
01/01/2037	Community	01/01/2036	1:00	5,000.00	7,128.80
01/01/2038	Community	01/01/2037	1:00	5,000.00	7,342.67
01/01/2039	Community	01/01/2038	1:00	5,000.00	7,562.95
01/01/2040	Community	01/01/2039	1:00	5,000.00	7,789.84
01/01/2041	Community	01/01/2040	1:00	5,000.00	8,023.53
01/01/2042	Community	01/01/2041	1:00	5,000.00	8,264.24
01/01/2043	Community	01/01/2042	1:00	5,000.00	8,512.17
01/01/2044	Community	01/01/2043	1:00	5,000.00	8,767.53
01/01/2045	Community	01/01/2044	1:00	5,000.00	9,030.56
01/01/2046	Community	01/01/2045	1:00	5,000.00	9,301.47
01/01/2047	Community	01/01/2046	1:00	5,000.00	9,580.52
01/01/2048	Community	01/01/2047	1:00	5,000.00	9,867.93
01/01/2049	Community	01/01/2048	1:00	5,000.00	10,163.97
01/01/2050	Community	01/01/2049	1:00	5,000.00	10,468.89
01/01/2051	Community	01/01/2050	1:00	5,000.00	10,782.96
01/01/2052	Community	01/01/2051	1:00	5,000.00	11,106.45
01/01/2053	Community	01/01/2052	1:00	5,000.00	11,439.64
01/01/2054	Community	01/01/2053	1:00	5,000.00	11,782.83
				150,000.00	237,877.10
Tycrop Topdresser					
01/01/2025	CW Golf Course	01/01/2008	17:00	\$ 17,000.00	\$ 17,000.00
01/01/2042	CW Golf Course	01/01/2025	17:00	17,000.00	28,098.41
				34,000.00	45,098.41



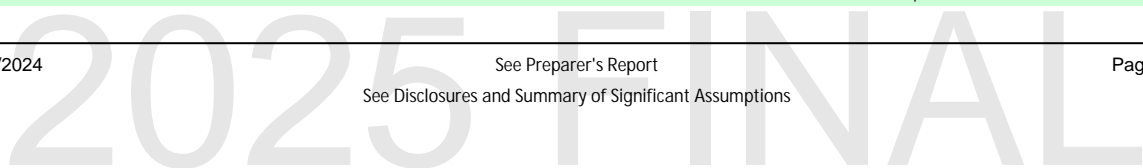
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Vehicle Dodge RAM (2015)					
01/01/2025	Facilities Maint	01/01/2015	10:00	\$ 31,296.55	\$ 31,296.55
01/01/2035	Facilities Maint	01/01/2025	10:00	31,296.55	42,059.95
01/01/2045	Facilities Maint	01/01/2035	10:00	31,296.55	56,525.05
				93,889.65	129,881.55
Vehicle Ford F-150					
01/01/2027	Community	01/01/2020	7:00	\$ 37,131.00	\$ 39,392.28
01/01/2027	CW Golf Course	01/01/2016	11:00	37,131.00	39,392.28
01/01/2034	Community	01/01/2027	7:00	37,131.00	48,447.53
01/01/2038	CW Golf Course	01/01/2027	11:00	37,131.00	54,528.13
01/01/2041	Community	01/01/2034	7:00	37,131.00	59,584.35
01/01/2048	Community	01/01/2041	7:00	37,131.00	73,281.24
01/01/2049	CW Golf Course	01/01/2038	11:00	37,131.00	75,479.68
				259,917.00	390,105.49
Vehicle GM					
01/01/2025	Patrol	01/01/2022	3:00	\$ 20,000.00	\$ 20,000.00
01/01/2028	Patrol	01/01/2025	3:00	20,000.00	21,854.54
01/01/2031	Patrol	01/01/2028	3:00	20,000.00	23,881.05
01/01/2034	Patrol	01/01/2031	3:00	20,000.00	26,095.46
01/01/2037	Patrol	01/01/2034	3:00	20,000.00	28,515.22
01/01/2040	Patrol	01/01/2037	3:00	20,000.00	31,159.35
01/01/2043	Patrol	01/01/2040	3:00	20,000.00	34,048.66
01/01/2046	Patrol	01/01/2043	3:00	20,000.00	37,205.89
01/01/2049	Patrol	01/01/2046	3:00	20,000.00	40,655.88
01/01/2052	Patrol	01/01/2049	3:00	20,000.00	44,425.78
				200,000.00	307,841.83
Vehicle Toyota Prius					
01/01/2026	Patrol	01/01/2023	3:00	\$ 21,218.00	\$ 21,854.54
01/01/2027	Patrol	01/01/2024	3:00	21,218.00	22,510.18
01/01/2029	Patrol	01/01/2026	3:00	21,218.00	23,881.05
01/01/2030	Patrol	01/01/2027	3:00	21,218.00	24,597.48
01/01/2032	Patrol	01/01/2029	3:00	21,218.00	26,095.46
01/01/2033	Patrol	01/01/2030	3:00	21,218.00	26,878.33
01/01/2035	Patrol	01/01/2032	3:00	21,218.00	28,515.22
01/01/2036	Patrol	01/01/2033	3:00	21,218.00	29,370.67
01/01/2038	Patrol	01/01/2035	3:00	21,218.00	31,159.35
01/01/2039	Patrol	01/01/2036	3:00	21,218.00	32,094.13
01/01/2041	Patrol	01/01/2038	3:00	21,218.00	34,048.66



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

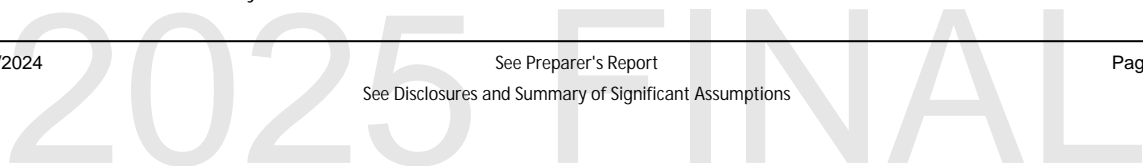
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Vehicle Toyota Prius					
01/01/2042	Patrol	01/01/2039	3:00	\$ 21,218.00	\$ 35,070.12
01/01/2044	Patrol	01/01/2041	3:00	21,218.00	37,205.89
01/01/2045	Patrol	01/01/2042	3:00	21,218.00	38,322.07
01/01/2047	Patrol	01/01/2044	3:00	21,218.00	40,655.88
01/01/2048	Patrol	01/01/2045	3:00	21,218.00	41,875.56
01/01/2050	Patrol	01/01/2047	3:00	21,218.00	44,425.78
01/01/2051	Patrol	01/01/2048	3:00	21,218.00	45,758.55
01/01/2053	Patrol	01/01/2050	3:00	21,218.00	48,545.25
01/01/2054	Patrol	01/01/2051	3:00	21,218.00	50,001.61
				424,360.00	682,865.78
Vermeer 4" Trencher					
01/01/2025	CW Golf Course	01/01/2003	22:00	\$ 16,709.18	\$ 16,709.18
01/01/2047	CW Golf Course	01/01/2025	22:00	16,709.18	32,016.52
				33,418.36	48,725.70
Walls - Repair					
01/01/2025	Community	01/01/2023	2:00	\$ 30,000.00	\$ 30,000.00
01/01/2027	Community	01/01/2025	2:00	30,000.00	31,827.00
01/01/2029	Community	01/01/2027	2:00	30,000.00	33,765.26
01/01/2031	Community	01/01/2029	2:00	30,000.00	35,821.57
01/01/2033	Community	01/01/2031	2:00	30,000.00	38,003.10
01/01/2035	Community	01/01/2033	2:00	30,000.00	40,317.49
01/01/2037	Community	01/01/2035	2:00	30,000.00	42,772.83
01/01/2039	Community	01/01/2037	2:00	30,000.00	45,377.69
01/01/2041	Community	01/01/2039	2:00	30,000.00	48,141.19
01/01/2043	Community	01/01/2041	2:00	30,000.00	51,072.99
01/01/2045	Community	01/01/2043	2:00	30,000.00	54,183.34
01/01/2047	Community	01/01/2045	2:00	30,000.00	57,483.10
01/01/2049	Community	01/01/2047	2:00	30,000.00	60,983.82
01/01/2051	Community	01/01/2049	2:00	30,000.00	64,697.74
01/01/2053	Community	01/01/2051	2:00	30,000.00	68,637.83
				450,000.00	703,084.95
Walls Dobson, Alma, Minn, East- Repaint					
01/01/2025	Community	01/01/2023	2:00	\$ 30,000.00	\$ 30,000.00
01/01/2027	Community	01/01/2025	2:00	30,000.00	31,827.00
01/01/2029	Community	01/01/2027	2:00	30,000.00	33,765.26
01/01/2031	Community	01/01/2029	2:00	30,000.00	35,821.57
01/01/2033	Community	01/01/2031	2:00	30,000.00	38,003.10



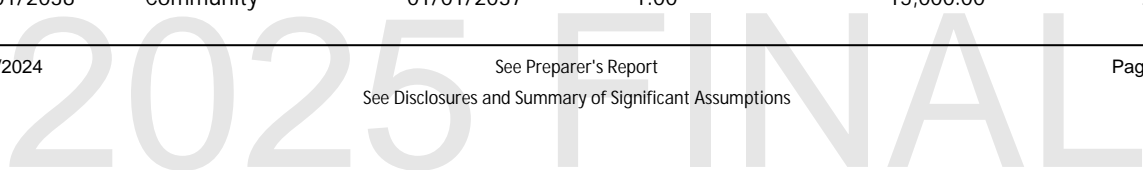
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Walls Dobson, Alma, Minn, East- Repaint					
01/01/2035	Community	01/01/2033	2:00	\$ 30,000.00	\$ 40,317.49
01/01/2037	Community	01/01/2035	2:00	30,000.00	42,772.83
01/01/2039	Community	01/01/2037	2:00	30,000.00	45,377.69
01/01/2041	Community	01/01/2039	2:00	30,000.00	48,141.19
01/01/2043	Community	01/01/2041	2:00	30,000.00	51,072.99
01/01/2045	Community	01/01/2043	2:00	30,000.00	54,183.34
01/01/2047	Community	01/01/2045	2:00	30,000.00	57,483.10
01/01/2049	Community	01/01/2047	2:00	30,000.00	60,983.82
01/01/2051	Community	01/01/2049	2:00	30,000.00	64,697.74
01/01/2053	Community	01/01/2051	2:00	30,000.00	68,637.83
				450,000.00	703,084.95
Walls Hunt Hwy, Riggs Repaint					
01/01/2025	Community	01/01/2022	3:00	\$ 45,000.00	\$ 45,000.00
01/01/2028	Community	01/01/2025	3:00	45,000.00	49,172.72
01/01/2031	Community	01/01/2028	3:00	45,000.00	53,732.35
01/01/2034	Community	01/01/2031	3:00	45,000.00	58,714.79
01/01/2037	Community	01/01/2034	3:00	45,000.00	64,159.24
01/01/2040	Community	01/01/2037	3:00	45,000.00	70,108.53
01/01/2043	Community	01/01/2040	3:00	45,000.00	76,609.49
01/01/2046	Community	01/01/2043	3:00	45,000.00	83,713.26
01/01/2049	Community	01/01/2046	3:00	45,000.00	91,475.73
01/01/2052	Community	01/01/2049	3:00	45,000.00	99,958.01
				450,000.00	692,644.12
Walls Lakes, Tee & Stub - Repaint					
01/01/2025	Community	01/01/2024	1:00	\$ 15,000.00	\$ 15,000.00
01/01/2026	Community	01/01/2025	1:00	15,000.00	15,450.00
01/01/2027	Community	01/01/2026	1:00	15,000.00	15,913.50
01/01/2028	Community	01/01/2027	1:00	15,000.00	16,390.91
01/01/2029	Community	01/01/2028	1:00	15,000.00	16,882.63
01/01/2030	Community	01/01/2029	1:00	15,000.00	17,389.11
01/01/2031	Community	01/01/2030	1:00	15,000.00	17,910.78
01/01/2032	Community	01/01/2031	1:00	15,000.00	18,448.11
01/01/2033	Community	01/01/2032	1:00	15,000.00	19,001.55
01/01/2034	Community	01/01/2033	1:00	15,000.00	19,571.60
01/01/2035	Community	01/01/2034	1:00	15,000.00	20,158.75
01/01/2036	Community	01/01/2035	1:00	15,000.00	20,763.51
01/01/2037	Community	01/01/2036	1:00	15,000.00	21,386.41
01/01/2038	Community	01/01/2037	1:00	15,000.00	22,028.01



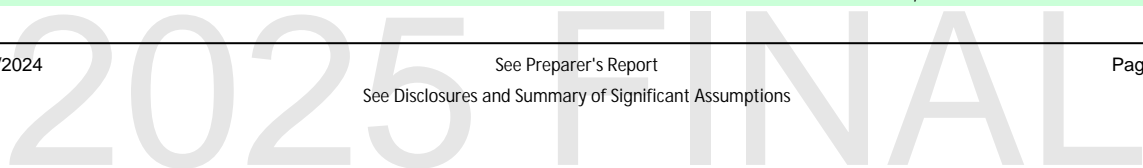
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Walls Lakes, Tee & Stub - Repaint					
01/01/2039	Community	01/01/2038	1:00	\$ 15,000.00	\$ 22,688.85
01/01/2040	Community	01/01/2039	1:00	15,000.00	23,369.51
01/01/2041	Community	01/01/2040	1:00	15,000.00	24,070.60
01/01/2042	Community	01/01/2041	1:00	15,000.00	24,792.71
01/01/2043	Community	01/01/2042	1:00	15,000.00	25,536.50
01/01/2044	Community	01/01/2043	1:00	15,000.00	26,302.59
01/01/2045	Community	01/01/2044	1:00	15,000.00	27,091.67
01/01/2046	Community	01/01/2045	1:00	15,000.00	27,904.42
01/01/2047	Community	01/01/2046	1:00	15,000.00	28,741.55
01/01/2048	Community	01/01/2047	1:00	15,000.00	29,603.80
01/01/2049	Community	01/01/2048	1:00	15,000.00	30,491.91
01/01/2050	Community	01/01/2049	1:00	15,000.00	31,406.67
01/01/2051	Community	01/01/2050	1:00	15,000.00	32,348.87
01/01/2052	Community	01/01/2051	1:00	15,000.00	33,319.34
01/01/2053	Community	01/01/2052	1:00	15,000.00	34,318.92
01/01/2054	Community	01/01/2053	1:00	15,000.00	35,348.48
				450,000.00	713,631.26
Wiedenmann Terraspikes					
01/01/2025	CW Golf Course	01/01/2015	10:00	\$ 36,070.60	\$ 36,070.60
01/01/2035	CW Golf Course	01/01/2025	10:00	36,070.60	48,475.87
01/01/2045	CW Golf Course	01/01/2035	10:00	36,070.60	65,147.52
				108,211.80	149,693.99
Williams Sprayer					
01/01/2025	PV Golf Course	01/01/2013	12:00	\$ 42,436.00	\$ 42,436.00
01/01/2037	PV Golf Course	01/01/2025	12:00	42,436.00	60,503.59
01/01/2049	PV Golf Course	01/01/2037	12:00	42,436.00	86,263.65
				127,308.00	189,203.24
Window Blinds Electric					
01/01/2026	CW Fitness	01/01/2020	6:00	\$ 35,000.00	\$ 36,050.00
01/01/2032	CW Fitness	01/01/2026	6:00	35,000.00	43,045.59
01/01/2033	CW Bar/Grill	01/01/2021	12:00	5,000.00	6,333.85
01/01/2035	CW Saguaro Room	01/01/2023	12:00	10,000.00	13,439.16
01/01/2038	CW Fitness	01/01/2032	6:00	35,000.00	51,398.68
01/01/2044	CW Fitness	01/01/2038	6:00	35,000.00	61,372.71
01/01/2045	CW Bar/Grill	01/01/2033	12:00	5,000.00	9,030.56
01/01/2047	CW Saguaro Room	01/01/2035	12:00	10,000.00	19,161.03
01/01/2050	CW Fitness	01/01/2044	6:00	35,000.00	73,282.23



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

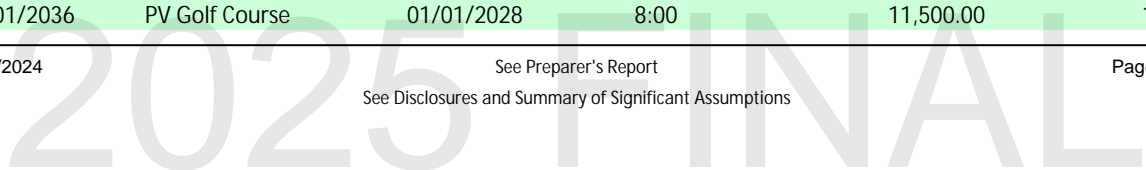
Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Window Tint				205,000.00	313,113.81
01/01/2025	Community	01/01/2024	1:00	\$ 40,000.00	\$ 40,000.00
01/01/2026	Community	01/01/2025	1:00	40,000.00	41,200.00
01/01/2027	Community	01/01/2026	1:00	40,000.00	42,436.00
01/01/2028	Community	01/01/2027	1:00	40,000.00	43,709.08
01/01/2029	Community	01/01/2028	1:00	40,000.00	45,020.35
01/01/2030	Community	01/01/2029	1:00	40,000.00	46,370.96
01/01/2031	Community	01/01/2030	1:00	40,000.00	47,762.09
01/01/2032	Community	01/01/2031	1:00	40,000.00	49,194.95
01/01/2033	Community	01/01/2032	1:00	40,000.00	50,670.80
01/01/2034	Community	01/01/2033	1:00	40,000.00	52,190.93
01/01/2035	Community	01/01/2034	1:00	40,000.00	53,756.66
01/01/2036	Community	01/01/2035	1:00	40,000.00	55,369.35
01/01/2037	Community	01/01/2036	1:00	40,000.00	57,030.44
01/01/2038	Community	01/01/2037	1:00	40,000.00	58,741.35
01/01/2039	Community	01/01/2038	1:00	40,000.00	60,503.59
01/01/2040	Community	01/01/2039	1:00	40,000.00	62,318.70
01/01/2041	Community	01/01/2040	1:00	40,000.00	64,188.26
01/01/2042	Community	01/01/2041	1:00	40,000.00	66,113.91
01/01/2043	Community	01/01/2042	1:00	40,000.00	68,097.32
01/01/2044	Community	01/01/2043	1:00	40,000.00	70,140.24
01/01/2045	Community	01/01/2044	1:00	40,000.00	72,244.45
01/01/2046	Community	01/01/2045	1:00	40,000.00	74,411.78
01/01/2047	Community	01/01/2046	1:00	40,000.00	76,644.14
01/01/2048	Community	01/01/2047	1:00	40,000.00	78,943.46
01/01/2049	Community	01/01/2048	1:00	40,000.00	81,311.76
01/01/2050	Community	01/01/2049	1:00	40,000.00	83,751.12
01/01/2051	Community	01/01/2050	1:00	40,000.00	86,263.65
01/01/2052	Community	01/01/2051	1:00	40,000.00	88,851.56
01/01/2053	Community	01/01/2052	1:00	40,000.00	91,517.11
01/01/2054	Community	01/01/2053	1:00	40,000.00	94,262.62
				1,200,000.00	1,903,016.63
Workman GTX					
01/01/2025	PV Golf Course	01/01/2015	10:00	\$ 11,500.00	\$ 11,500.00
01/01/2028	PV Golf Course	01/01/2020	8:00	11,500.00	12,566.36
01/01/2035	PV Golf Course	01/01/2025	10:00	11,500.00	15,455.04
01/01/2036	PV Golf Course	01/01/2028	8:00	11,500.00	15,918.69



Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Expenditures

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Workman GTX					
01/01/2044	PV Golf Course	01/01/2036	8:00	\$ 11,500.00	\$ 20,165.32
01/01/2045	PV Golf Course	01/01/2035	10:00	11,500.00	20,770.28
01/01/2052	PV Golf Course	01/01/2044	8:00	11,500.00	25,544.82
				80,500.00	121,920.51
Zero Turn Mower, ExMark					
08/20/2030	Community	08/20/2020	10:00	\$ 17,000.00	\$ 20,050.42
08/20/2040	Community	08/20/2030	10:00	17,000.00	26,946.08
08/20/2050	Community	08/20/2040	10:00	17,000.00	36,213.28
				51,000.00	83,209.78

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Aluminum Beams

Item Number	1	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Building Exteriors	Basis Cost	\$ 25,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Breezeway		Good	01/01/2009	01/01/2025	0:00	16:00	1	25,000.00	25,000.00
								25,000.00	25,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Angle Master Bed knife Grinder

Item Number	2	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 29,000.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course	G-34	Good	01/01/2014	01/01/2026	1:00	12:00	1	29,000.00	29,870.00
PV Golf Course	G-79	Good	01/01/2022	01/01/2027	2:00	5:00	1	29,000.00	30,766.10
								58,000.00	60,636.10

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Ansul System

Item Number	3	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Equipment	Basis Cost	\$ 8,115.89
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2011	01/01/2025	0:00	14:00	1	8,115.89	8,115.89
								8,115.89	8,115.89

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Artificial Turf

Item Number	4	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	8 Years
Category	Grounds	Basis Cost	\$ 7.80
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Sisk Park	Bocce	Good	01/01/2024	01/01/2032	7:00	8:00	3,600	28,080.00	34,534.86
Sisk Park	Putting	Good	01/01/2017	01/01/2025	0:00	8:00	5,340	41,652.00	41,652.00
CW Golf Course	Driving Range	Good	01/01/2023	01/01/2031	6:00	8:00	3,750	29,250.00	34,926.03
								98,982.00	111,112.89

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Asphalt - Crack Fill

Item Number	363	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	2 Years
Category	Pavement	Basis Cost	\$ 22,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community			01/01/2023	01/01/2025	0:00	2:00	1	22,000.00	22,000.00
								22,000.00	22,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Asphalt - Rehabilitation

Item Number	5	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	30 Years
Category	Pavement	Basis Cost	\$ 3.25
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Michigan		Good	01/01/2005	01/01/2035	10:00	30:00	4,965	16,136.25	21,685.77
Sisk Park		Good	01/01/2004	01/01/2034	9:00	30:00	5,030	16,347.50	21,329.78
PV Maintenance Y		Good	01/01/2022	01/01/2052	27:00	30:00	18,200	59,150.00	131,389.24
CW Maintenance		Good	01/01/2010	01/01/2040	15:00	30:00	38,700	125,775.00	195,953.35
CW Admin/Fit		Good	01/01/2017	01/01/2047	22:00	30:00	39,350	127,887.50	245,045.67
PV Clubhouse		Good	01/01/2002	01/01/2032	7:00	30:00	39,500	128,375.00	157,885.06
CW Complex		Good	01/01/2002	01/01/2032	7:00	30:00	149,350	485,387.50	596,965.40
								959,058.75	1,370,254.27

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Asphalt Repair & Seal

Item Number	6	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	2 Years
Category	Pavement	Basis Cost	\$ 0.22
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2023	01/01/2025	0:00	2:00	295,095	64,920.90	64,920.90
								64,920.90	64,920.90

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Audio/Video System

Item Number	8	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	6 Years
Category	Equipment	Basis Cost	\$ 30,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2020	01/01/2026	1:00	6:00	2	60,000.00	61,800.00
PV Restaurant		Good	01/01/2020	01/01/2026	1:00	6:00	0.82	24,600.00	25,338.00
CW Saguaro Room		Good	01/01/2020	01/01/2026	1:00	6:00	0.5	15,000.00	15,450.00
CW Ballroom		Good	01/01/2020	01/01/2026	1:00	6:00	2	60,000.00	61,800.00
CW Pro Shop		Good	01/01/2020	01/01/2026	1:00	6:00	0.5	15,000.00	15,450.00
PV Pro Shop		Good	01/01/2020	01/01/2026	1:00	6:00	0.5	15,000.00	15,450.00
CW Fitness		Good	01/01/2020	01/01/2026	1:00	6:00	2	60,000.00	61,800.00
CW Learning Cent		Good	01/01/2020	01/01/2026	1:00	6:00	0.5	15,000.00	15,450.00
PV Restaurant	1-Amp Rpl,1-Re	Good	01/01/2024	01/01/2030	5:00	6:00	0.18	5,400.00	6,260.08
								270,000.00	278,798.08

Comments

920-009-0008 - 2024 - One Amp replace, One Repaired_CCS Presentations_\$5,366.67_CR-6924

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bar - Portable

Item Number	10	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 18,375.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2015	01/01/2030	5:00	15:00	1	18,375.00	21,301.66
								18,375.00	21,301.66

Comments



2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bar Top Polish

Item Number	11	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5 Years
Category	Furnishings	Basis Cost	\$ 3,150.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2018	01/01/2025	0:00	7:00	1	3,150.00	3,150.00
PV Bar		Good	01/01/2018	01/01/2025	0:00	7:00	1	3,150.00	3,150.00
								6,300.00	6,300.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bar Top Refacing

Item Number	12	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 21,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2020	01/01/2040	15:00	20:00	1	21,000.00	32,717.32
								21,000.00	32,717.32

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bar Top Refinish

Item Number	13	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Furnishings	Basis Cost	\$ 13,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2017	01/01/2032	7:00	15:00	1	13,000.00	15,988.36
PV Bar		Good	01/01/2015	01/01/2030	5:00	15:00	1	13,000.00	15,070.56
								26,000.00	31,058.92

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Battery Back-Up

Item Number	14	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	6 Years
Category	Equipment	Basis Cost	\$ 3,000.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Administration		Good	01/01/2021	01/01/2027	2:00	6:00	1	3,000.00	3,182.70
Administration		Good	01/01/2015	01/01/2025	0:00	10:00	1	3,000.00	3,000.00
								6,000.00	6,182.70

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Beer Glycol System

Item Number	15	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 3,150.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2013	01/01/2025	0:00	12:00	1	3,150.00	3,150.00
								3,150.00	3,150.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Ext - Built-Up Roofs

Item Number	16	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	15 Years
Category	Building Exteriors	Basis Cost	\$ 5.94
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Clubhouse	Cart Garage	Good	01/01/2015	01/01/2030	5:00	15:00	514	3,053.16	3,539.45
PV Clubhouse	Storage Area	Good	01/01/2010	01/01/2025	0:00	15:00	559	3,320.46	3,320.46
								6,373.62	6,859.91

Comments



2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Ext - Flat Roof

Item Number	17	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Exteriors	Basis Cost	\$ 4.86
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Maintenance		Good	01/01/2010	01/01/2030	5:00	20:00	1,355	6,585.30	7,634.17
CW Fitness		Good	01/01/2020	01/01/2040	15:00	20:00	15,510	75,378.60	117,437.40
								81,963.90	125,071.57

Comments



2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Ext - Foam Roofs

Item Number	18	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	30 Years
Category	Building Exteriors	Basis Cost	\$ 4.86
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Administration		Good	01/01/2014	01/01/2044	19:00	30:00	3,550	17,253.00	30,253.24
PV Clubhouse		Good	01/01/2000	01/01/2030	5:00	30:00	12,850	62,451.00	72,397.83
CW Complex	B	Good	01/01/2000	01/01/2030	5:00	30:00	18,000	87,480.00	101,413.30
CW Complex	A	Good	01/01/2019	01/01/2049	24:00	30:00	22,000	106,920.00	217,346.35
								274,104.00	421,410.72

Comments



2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Ext - General Maintenance

Item Number	19	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	15 Years
Category	Building Exteriors	Basis Cost	\$ 25,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW		Good	01/01/2015	01/01/2030	5:00	15:00	1	25,000.00	28,981.85
								25,000.00	28,981.85

Comments



2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Ext - Metal Roof

Item Number	364	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	30 Years
Category	Building Exteriors	Basis Cost	\$ 15.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Pickleball Cou			01/01/2023	01/01/2053	28:00	30:00	400	6,000.00	13,727.57
PV Maintenance Y			01/01/2016	01/01/2046	21:00	30:00	4,500	67,500.00	125,569.88
CW Pump Station			01/01/2020	01/01/2050	25:00	30:00	1,600	24,000.00	50,250.67
CW Maintenance			01/01/2008	01/01/2038	13:00	30:00	4,500	67,500.00	99,126.03
								165,000.00	288,674.15

Comments



2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Ext - Repaint

Item Number	20	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	2 Years
Category	Building Exteriors	Basis Cost	\$ 30,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2023	01/01/2025	0:00	2:00	1	30,000.00	30,000.00
								30,000.00	30,000.00

Comments



2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Ext - Stone Facia

Item Number	21	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	5 Years
Category	Building Exteriors	Basis Cost	\$ 5,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2020	01/01/2025	0:00	5:00	1	5,000.00	5,000.00
								5,000.00	5,000.00

Comments



2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Ext Stone - Tile Underlayment

Item Number	22	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	30 Years
Category	Building Exteriors	Basis Cost	\$ 4.75
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
San Tan Gate		Good	01/01/2007	01/01/2037	12:00	30:00	540	2,565.00	3,657.08
CW Fitness		Good	01/01/2020	01/01/2050	25:00	30:00	1,047	4,973.25	10,412.88
Michigan Gate		Good	01/01/2007	01/01/2037	12:00	30:00	1,700	8,075.00	11,513.02
CW Bar/Grill		Good	01/01/2007	01/01/2037	12:00	30:00	1,800	8,550.00	12,190.26
Michigan Pool		Good	01/01/2007	01/01/2037	12:00	30:00	2,050	9,737.50	13,883.35
CW Ballroom		Good	01/01/2010	01/01/2040	15:00	30:00	2,418	11,485.50	17,894.03
CW A-Rooms		Good	01/01/2007	01/01/2037	12:00	30:00	3,650	17,337.50	24,719.13
Administration		Good	01/01/2014	01/01/2044	19:00	30:00	5,946	28,243.50	49,525.15
PV Clubhouse		Good	01/01/2022	01/01/2052	27:00	30:00	7,500	35,625.00	79,133.42
								126,592.25	222,928.32

Comments



2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Carpet

Item Number	49	Measurement Basis	SY
Type	Common Area	Estimated Useful Life	15 Years
Category	Building Interiors	Basis Cost	\$ 52.50
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Library		Good	01/01/2015	01/01/2025	0:00	10:00	52	2,730.00	2,730.00
CW Card Room		Good	01/01/2008	01/01/2025	0:00	17:00	118	6,195.00	6,195.00
PV Pro Shop		Good	01/01/2014	01/01/2025	0:00	11:00	120	6,300.00	6,300.00
PV Bar		Good	01/01/2009	01/01/2025	0:00	16:00	185	9,712.50	9,712.50
CW Pro Shop		Good	01/01/2024	01/01/2025	0:00	1:00	242	12,705.00	12,705.00
CW Billiards		Good	01/01/2008	01/01/2025	0:00	17:00	88	4,620.00	4,620.00
Administration		Good	01/01/2009	01/01/2025	0:00	16:00	321	16,852.50	16,852.50
								59,115.00	59,115.00

Comments



2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Carpet Pro

Item Number	50	Measurement Basis	SY
Type	Common Area	Estimated Useful Life	8 Years
Category	Building Interiors	Basis Cost	\$ 75.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant	Dining Rm	Good	01/01/2016	01/01/2025	0:00	9:00	308	23,100.00	23,100.00
								23,100.00	23,100.00

Comments



Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Ceiling - Replace

Item Number	51	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 33,418.35
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2020	01/01/2040	15:00	20:00	1	33,418.35	52,064.70
								33,418.35	52,064.70

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - Admin

Item Number	23	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 10,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Administration		Good	01/01/2014	01/01/2034	9:00	20:00	1	10,000.00	13,047.73
								10,000.00	13,047.73

Comments

Conversations with Jim indicated an annual allowance for remodels may give the flexibility to choose remodel location based on need.

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - Card

Item Number	24	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Card Room	Mens	Good	01/01/2008	01/01/2028	3:00	20:00	1	5,000.00	5,463.64
CW Card Room	Ladies	Good	01/01/2008	01/01/2028	3:00	20:00	1	5,000.00	5,463.64
								10,000.00	10,927.28

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - CW Ballroom

Item Number	25	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 110,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Ballroom		Good	01/01/2011	01/01/2031	6:00	20:00	1	110,000.00	131,345.75
								110,000.00	131,345.75

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - CW Bar

Item Number	26	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Building Interiors	Basis Cost	\$ 20,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2020	01/01/2035	10:00	15:00	1	20,000.00	26,878.33
								20,000.00	26,878.33

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - CW Billiard Room

Item Number	382	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Billiards		Good	01/01/2021	01/01/2041	16:00	20:00	1	5,000.00	8,023.53
								5,000.00	8,023.53

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - CW Ceramics

Item Number	27	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 10,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Ceramics		Good	01/01/2023	01/01/2043	18:00	20:00	1	10,000.00	17,024.33
								10,000.00	17,024.33

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - CW Facility Maint

Item Number	396	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 100,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Maintenance		Good	01/01/2010	01/01/2030	5:00	20:00	1	100,000.00	115,927.41
								100,000.00	115,927.41

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - CW Fitness

Item Number	28	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 420,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2040	15:00	20:00	1	420,000.00	654,346.31
								420,000.00	654,346.31

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - CW Golf Maint

Item Number	29	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 100,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Maintenance		Good	01/01/2010	01/01/2030	5:00	20:00	1	100,000.00	115,927.41
								100,000.00	115,927.41

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - CW Pro Shop

Item Number	30	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 20,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Pro Shop		Good	01/01/2013	01/01/2033	8:00	20:00	1	20,000.00	25,335.40
								20,000.00	25,335.40

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - Dance

Item Number	31	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Dance Room		Good	01/01/2008	01/01/2028	3:00	20:00	1	5,000.00	5,463.64
								5,000.00	5,463.64

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - Lapidary

Item Number	32	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 35,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Lapidary		Good	01/01/2013	01/01/2033	8:00	20:00	1	35,000.00	44,336.95
								35,000.00	44,336.95

Comments

Lapidary equipment is owned by the **Lapidary** Club, not the Association. Thus, there is no provision included in this reserve study for the replacement of the various pieces of equipment.

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - Library

Item Number	33	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Library		Good	01/01/2015	01/01/2035	10:00	20:00	1	5,000.00	6,719.58
								5,000.00	6,719.58

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - Painting Rm

Item Number	34	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Painting Room		Good	01/01/2008	01/01/2028	3:00	20:00	1	5,000.00	5,463.64
								5,000.00	5,463.64

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - PV Golf Maint

Item Number	36	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 100,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Maintenance Y		Good	01/01/2016	01/01/2036	11:00	20:00	1	100,000.00	138,423.39
								100,000.00	138,423.39

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - PV Pro Shop

Item Number	35	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 10,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Pro Shop		Good	01/01/2000	01/01/2025	0:00	25:00	1	10,000.00	10,000.00
								10,000.00	10,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - PV Restaurant

Item Number	37	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 50,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2010	01/01/2030	5:00	20:00	1	50,000.00	57,963.70
								50,000.00	57,963.70

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - Restrooms

Item Number	38	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 7,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Saguaro Room	Outside	Good	01/01/2012	01/01/2032	7:00	20:00	1	7,500.00	9,224.05
CW Saguaro Room	Inside	Good	01/01/2011	01/01/2031	6:00	20:00	1	7,500.00	8,955.39
PV Pool		Good	01/01/2007	01/01/2027	2:00	20:00	1	7,500.00	7,956.75
CW Kids Pool		Good	01/01/2006	01/01/2026	1:00	20:00	1	7,500.00	7,725.00
CW Main/Lap Pool		Good	01/01/2006	01/01/2026	1:00	20:00	1	7,500.00	7,725.00
Sisk Park	Ramada	Good	01/01/2005	01/01/2025	0:00	20:00	1	7,500.00	7,500.00
Michigan Pool		Good	01/01/2001	01/01/2025	0:00	24:00	1	7,500.00	7,500.00
CW Courtyard		Good	01/01/2012	01/01/2032	7:00	20:00	2	15,000.00	18,448.11
CW Pro Shop		Good	01/01/2002	01/01/2025	0:00	23:00	3	22,500.00	22,500.00
CW Bar/Grill		Good	01/01/2019	01/01/2039	14:00	20:00	6	45,000.00	68,066.54
PV Clubhouse		Good	01/01/2016	01/01/2036	11:00	20:00	8	60,000.00	83,054.03
PV Golf Course		Good	01/01/2010	01/01/2030	5:00	20:00	1	7,500.00	8,694.56
CW Golf Course		Good	01/01/2010	01/01/2030	5:00	20:00	1	7,500.00	8,694.56
Computer Learnin		Good	01/01/2022	01/02/2044	19:00	22:00	1	7,500.00	13,151.30
								217,500.00	279,195.29

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - Saguaro

Item Number	391	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 30,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2022	01/01/2042	17:00	20:00	1	30,000.00	49,585.43
								30,000.00	49,585.43

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Bldg Interior Remodel - Serving Station

Item Number	39	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 40,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2020	01/01/2040	15:00	20:00	1	40,000.00	62,318.70
								40,000.00	62,318.70

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Booths

Item Number	43	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Furnishings	Basis Cost	\$ 26,250.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2020	01/01/2030	5:00	10:00	1	26,250.00	30,430.94
								26,250.00	30,430.94

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Broiler - Salamander

Item Number	45	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 4,455.78
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2013	01/01/2025	0:00	12:00	1	4,455.78	4,455.78
PV Restaurant		Good	01/01/2013	01/01/2025	0:00	12:00	1	4,455.78	4,455.78
								8,911.56	8,911.56

Comments

US Range Salamander

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Broiler/Char Grill

Item Number	46	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 6,100.18
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2013	01/01/2026	1:00	13:00	1	6,100.18	6,283.19
								6,100.18	6,283.19

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Carryall Landscape Maint

Item Number	63	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 14,008.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	C-11-ClubCar	Good	01/01/2024	01/01/2032	7:00	8:00	1	14,008.00	17,228.07
Community	C-12-Kubota	Good	12/05/2024	01/01/2032	7:00	7:01	1.1	15,408.80	18,950.88
Community	C-20	Good	01/01/2019	01/01/2027	2:00	8:00	1	14,008.00	14,861.09
								43,424.80	51,040.04

Comments

920-001-0063 - 2024 - Replaced Carryall - Club Car - \$12,000 - CR70-24
 920-002-0063 - 2024 - Replaced Carryall with Kubota - Bingham - \$13,600 - CR70-24

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Carryall Utility Cart Golf Maint

Item Number	362	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 12,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course	G-85	Good	01/01/2015	01/01/2025	0:00	10:00	1	12,000.00	12,000.00
PV Golf Course	G-86	Good	01/01/2024	01/01/2032	7:00	8:00	1	12,000.00	14,758.49
CW Golf Course	G-87	Good	01/01/2015	01/01/2025	0:00	10:00	1	12,000.00	12,000.00
CW Golf Course	G-51	Good	01/01/2015	01/01/2025	0:00	10:00	1	12,000.00	12,000.00
PV Golf Course	G-52	Good	01/01/2024	01/01/2032	7:00	8:00	1	12,000.00	14,758.49
CW Golf Course	G-54	Good	01/01/2015	01/01/2025	0:00	10:00	1	12,000.00	12,000.00
CW Golf Course	G-55	Good	01/01/2015	01/01/2025	0:00	10:00	1	12,000.00	12,000.00
CW Golf Course	G-56	Good	01/01/2015	01/01/2025	0:00	10:00	1	12,000.00	12,000.00
								96,000.00	101,516.98

Comments

920-002-0362 - Replace Carryall - Clubcar -\$12,000 - CR7024
 920-005-0362 - Replace Carryall - Clubcar - \$12,000 - CR7024

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Chafing Dishes

Item Number	52	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 7,850.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2024	01/01/2032	7:00	8:00	1	7,850.00	9,654.51
CW Bar/Grill		Good	01/01/2019	01/01/2027	2:00	8:00	2	15,700.00	16,656.13
								23,550.00	26,310.64

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Chair Lift

Item Number	53	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Equipment	Basis Cost	\$ 6,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness	Spa	Good	01/01/2020	01/01/2032	7:00	12:00	1	6,000.00	7,379.24
								6,000.00	7,379.24

Comments

Aqua Creek Products Scout 2 handicap chair lift

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Chairs

Item Number	54	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5 Years
Category	Furnishings	Basis Cost	\$ 50.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW A-Rooms		Good	01/01/2018	01/01/2025	0:00	7:00	125	6,250.00	6,250.00
								6,250.00	6,250.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Chairs & Table Set - CW Bar

Item Number	61	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Furnishings	Basis Cost	\$ 95,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2020	01/01/2030	5:00	10:00	1	95,000.00	110,131.04
								95,000.00	110,131.04

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Chairs - Administration

Item Number	387	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	8 Years
Category	Furnishings	Basis Cost	\$ 4,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Administration		Good	01/01/2023	01/01/2031	6:00	8:00	1	4,500.00	5,373.24
								4,500.00	5,373.24

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Chairs - Banquet

Item Number	55	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Furnishings	Basis Cost	\$ 185.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Saguaro Room	Prestige	Good	01/01/2015	01/01/2030	5:00	15:00	140	25,900.00	30,025.20
								25,900.00	30,025.20

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Chairs - Banquet Pro

Item Number	56	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Furnishings	Basis Cost	\$ 275.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2013	01/01/2025	0:00	12:00	250	68,750.00	68,750.00
CW Ballroom		Good	01/01/2021	01/01/2031	6:00	10:00	380	104,500.00	124,778.46
								173,250.00	193,528.46

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Chairs - Bar

Item Number	57	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Furnishings	Basis Cost	\$ 350.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Bar		Good	01/01/2018	01/01/2026	1:00	8:00	74	25,900.00	26,677.00
								25,900.00	26,677.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Chairs - Card Rm

Item Number	58	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Furnishings	Basis Cost	\$ 185.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Card Room		Good	01/01/2008	01/01/2025	0:00	17:00	45	8,325.00	8,325.00
								8,325.00	8,325.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Chairs - Dining

Item Number	59	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Furnishings	Basis Cost	\$ 350.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2014	01/01/2025	0:00	11:00	250	87,500.00	87,500.00
								87,500.00	87,500.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Chairs - Stools

Item Number	60	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Furnishings	Basis Cost	\$ 540.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Bar		Good	01/01/2018	01/01/2028	3:00	10:00	48	25,920.00	28,323.48
CW Bar/Grill		Good	01/01/2020	01/01/2030	5:00	10:00	80	43,200.00	50,080.64
								69,120.00	78,404.12

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Chillers - Glass - Freezer

Item Number	62	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	7 Years
Category	Equipment	Basis Cost	\$ 2,100.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2023	01/01/2030	5:00	7:00	2	4,200.00	4,868.95
								4,200.00	4,868.95

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Cold Drawer Storage

Item Number	373	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 10,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant			01/01/2018	01/01/2028	3:00	10:00	1	10,000.00	10,927.27
								10,000.00	10,927.27

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Computer Learning Center - Remodel

Item Number	65	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 50,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Learning Cent		Good	01/01/2022	01/01/2042	17:00	20:00	1	50,000.00	82,642.38
								50,000.00	82,642.38

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Computers

Item Number	66	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	6 Years
Category	Equipment	Basis Cost	\$ 1,100.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Administration		Good	01/01/2019	01/01/2025	0:00	6:00	13	14,300.00	14,300.00
Administration		Good	01/01/2020	01/01/2026	1:00	6:00	13	14,300.00	14,729.00
Administration		Good	01/01/2021	01/01/2027	2:00	6:00	13	14,300.00	15,170.87
Administration		Good	01/01/2022	01/01/2028	3:00	6:00	13	14,300.00	15,626.00
Administration		Good	01/01/2023	01/01/2029	4:00	6:00	13	14,300.00	16,094.78
Administration		Good	01/01/2024	01/01/2030	5:00	6:00	13	14,300.00	16,577.62
								85,800.00	92,498.27

Comments

21 Dell computers with Windows 10 operating systems (\$22,974 in August 2021)

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Concrete Refurbish

Item Number	67	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	2 Years
Category	Pavement	Basis Cost	\$ 10,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course		Good	01/01/2023	01/01/2025	0:00	2:00	1	10,000.00	10,000.00
PV Golf Course		Good	01/01/2023	01/01/2025	0:00	2:00	1	10,000.00	10,000.00
Community		OTHer	01/01/2024	01/01/2026	1:00	2:00	1	10,000.00	10,300.00
Community		CLubhous	01/01/2024	01/01/2026	1:00	2:00	1	10,000.00	10,300.00
								40,000.00	40,600.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Condensers

Item Number	69	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5 Years
Category	Equipment	Basis Cost	\$ 5,500.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2018	01/01/2025	0:00	7:00	4	22,000.00	22,000.00
PV Restaurant		Good	01/01/2018	01/01/2025	0:00	7:00	5	27,500.00	27,500.00
								49,500.00	49,500.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Consultant Fee

Item Number	397	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	3 Years
Category	Design	Basis Cost	\$ 50,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community			01/01/2023	01/01/2026	1:00	3:00	1	50,000.00	51,500.00
								50,000.00	51,500.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Cooler Lg

Item Number	70	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 5,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant	2-Door B	Good	01/01/2022	01/01/2032	7:00	10:00	1	5,000.00	6,149.37
CW Bar/Grill	Bev Air	Good	01/01/2016	01/01/2026	1:00	10:00	1	5,000.00	5,150.00
PV Restaurant	Wine Slider	Good	01/01/2016	01/01/2026	1:00	10:00	1	5,000.00	5,150.00
PV Restaurant	2-Door A	Good	01/01/2022	01/01/2032	7:00	10:00	1	5,000.00	6,149.37
								20,000.00	22,598.74

Comments

True Stand Up
Bev-Air Sandwich Unit Refrigerated Cold Station Unit

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Cooler Sm

Item Number	71	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 3,750.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant	72" Mega	Good	01/01/2020	01/01/2030	5:00	10:00	1	3,750.00	4,347.28
PV Restaurant	Salad	Good	01/01/2022	01/01/2032	7:00	10:00	1	3,750.00	4,612.03
PV Restaurant	Sandwich Prep	Good	01/01/2024	01/01/2034	9:00	10:00	1	3,750.00	4,892.90
PV Restaurant		Good	11/22/2024	11/22/2034	9:10	10:00	1	3,750.00	5,014.92
CW Bar/Grill		Good	01/01/2016	01/01/2026	1:00	10:00	1	3,750.00	3,862.50
								18,750.00	22,729.63

Comments

920-004-0071 - AVANTCO 1-Door Front Refrig sandwich prep table - Webstraunt - \$1,664.33 -

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Countertop Cooler 2-Door

Item Number	73	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	7 Years
Category	Equipment	Basis Cost	\$ 3,500.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2016	01/01/2025	0:00	9:00	1	3,500.00	3,500.00
								3,500.00	3,500.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Cushman Hauler 1200X Facility Maint

Item Number	74	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 12,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	M-04	Good	01/01/2017	01/01/2025	0:00	8:00	1	12,000.00	12,000.00
Community	M-12	Good	01/01/2018	01/01/2026	1:00	8:00	1	12,000.00	12,360.00
								24,000.00	24,360.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Cushman Hauler 1200X Golf Maint

Item Number	361	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 12,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-14	Good	01/01/2018	01/01/2026	1:00	8:00	1	12,000.00	12,360.00
CW Golf Course	G-57	Good	01/01/2018	01/01/2026	1:00	8:00	1	12,000.00	12,360.00
								24,000.00	24,720.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Cushman Hauler 1200X Landscape Maint

Item Number	360	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 12,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	C-4	Good	01/01/2018	01/01/2026	1:00	8:00	1	12,000.00	12,360.00
Community	C-8	Good	01/01/2018	01/01/2026	1:00	8:00	1	12,000.00	12,360.00
								24,000.00	24,720.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Cushman Hauler 800X

Item Number	75	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 10,078.55
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Facilities Maint	M-03	Good	01/01/2018	01/01/2026	1:00	8:00	1	10,078.55	10,380.91
Facilities Maint	M-06	Good	01/01/2017	01/01/2025	0:00	8:00	1	10,078.55	10,078.55
Facilities Maint	M-07	Good	01/01/2017	01/01/2025	0:00	8:00	1	10,078.55	10,078.55
Facilities Maint	M-13	Good	01/01/2017	01/01/2025	0:00	8:00	1	10,078.55	10,078.55
Facilities Maint	M-16	Good	01/01/2015	01/01/2025	0:00	10:00	1	10,078.55	10,078.55
Facilities Maint	M-17	Good	01/01/2018	01/01/2026	1:00	8:00	1	10,078.55	10,380.91
								60,471.30	61,076.02

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Cushman Jr Sod Cutter

Item Number	76	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 6,100.18
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-88	Good	01/01/2013	01/01/2025	0:00	12:00	1	6,100.18	6,100.18
								6,100.18	6,100.18

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Cushman Shuttle 2 Gas

Item Number	77	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 12,730.80
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	C-10	Good	01/01/2020	01/01/2028	3:00	8:00	1	12,730.80	13,911.29
								12,730.80	13,911.29

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Defibrillators (AED)

Item Number	380	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5 Years
Category	Equipment	Basis Cost	\$ 8,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community			01/01/2022	01/01/2027	2:00	5:00	1	8,000.00	8,487.20
								8,000.00	8,487.20

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Dishwasher

Item Number	81	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 5,569.73
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Saguaro Room	Kitchen	Good	01/01/2003	01/01/2025	0:00	22:00	1	5,569.73	5,569.73
								5,569.73	5,569.73

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Dishwasher - Bar

Item Number	82	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	7 Years
Category	Equipment	Basis Cost	\$ 5,569.73
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2024	01/01/2031	6:00	7:00	1	5,569.73	6,650.55
PV Restaurant	Bar	Good	01/01/2023	01/01/2030	5:00	7:00	1	5,569.73	6,456.84
								11,139.46	13,107.39

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Dishwasher - Commercial

Item Number	83	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 15,595.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2018	01/01/2028	3:00	10:00	1	15,595.00	17,041.08
PV Restaurant	Kitchen	Good	01/01/2016	01/01/2026	1:00	10:00	1	15,595.00	16,062.85
								31,190.00	33,103.93

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Document Management Legal

Item Number	393	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Design	Basis Cost	\$ 8,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2024	01/01/2039	14:00	15:00	1	8,000.00	12,100.72
								8,000.00	12,100.72

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Domestic Water Heater 100 Gal

Item Number	84	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 11,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2030	5:00	10:00	1	11,500.00	13,331.65
PV Restaurant		Good	01/01/2015	01/01/2025	0:00	10:00	1	11,500.00	11,500.00
CW Saguaro Room		Good	01/01/2014	01/01/2025	0:00	11:00	1	11,500.00	11,500.00
								34,500.00	36,331.65

Comments

A.O. Smith commercial gas water heater (BTH-199 300)

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Domestic Water Heater 120 Gal

Item Number	85	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 15,595.23
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2015	01/01/2025	0:00	10:00	1	15,595.23	15,595.23
								15,595.23	15,595.23

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Door Folding - Repairs

Item Number	86	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	1 Year
Category	Building Exteriors	Basis Cost	\$ 3,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill Patio		Good	01/01/2024	01/01/2025	0:00	1:00	3	9,000.00	9,000.00
								9,000.00	9,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Door Garage 10x14

Item Number	87	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Exteriors	Basis Cost	\$ 2,121.67
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Maintenance Y		Good	01/01/2014	01/01/2034	9:00	20:00	3	6,365.01	8,304.89
								6,365.01	8,304.89

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Door Garage 9x16

Item Number	88	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Exteriors	Basis Cost	\$ 1,326.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Maintenance		Good	01/01/2010	01/01/2030	5:00	20:00	2	2,652.00	3,074.39
								2,652.00	3,074.39

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Door Garage 9x20

Item Number	89	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Exteriors	Basis Cost	\$ 23,339.80
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Pro Shop		Good	01/01/2015	01/01/2035	10:00	20:00	1	23,339.80	31,366.74
								23,339.80	31,366.74

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Door Garage 9x9

Item Number	90	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Exteriors	Basis Cost	\$ 1,060.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Maintenance		Good	01/01/2010	01/01/2030	5:00	20:00	10	10,600.00	12,288.31
								10,600.00	12,288.31

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Door Opener Handicap

Item Number	91	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 2,652.25
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Bar		Good	01/01/2010	01/01/2025	0:00	15:00	1	2,652.25	2,652.25
CW Complex		Good	01/01/2010	01/01/2025	0:00	15:00	7	18,565.75	18,565.75
								21,218.00	21,218.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Driving Range Fabric Net

Item Number	92	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 22,224.73
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course		Good	11/26/2024	11/26/2034	9:10	10:00	1	22,224.73	29,721.40
								22,224.73	29,721.40

Comments

910-000-0092 - Driving Range Net - All Pro Fence - \$21,577.41 - CR6224

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Exhaust Hoods

Item Number	93	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 6,500.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2010	01/01/2027	2:00	17:00	2	13,000.00	13,791.70
PV Restaurant		Good	01/01/2010	01/01/2027	2:00	17:00	2	13,000.00	13,791.70
								26,000.00	27,583.40

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Exmark Lazer Z E-Series

Item Number	94	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Equipment	Basis Cost	\$ 12,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	C-9	Good	01/01/2020	01/01/2032	7:00	12:00	1	12,000.00	14,758.49
								12,000.00	14,758.49

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Express Dual Reel Grinder

Item Number	95	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 57,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course	G-33	Good	01/01/2014	01/01/2034	9:00	20:00	1	57,000.00	74,372.07
PV Golf Course	G-78	Good	01/01/2022	01/01/2042	17:00	20:00	1	57,000.00	94,212.32
								114,000.00	168,584.39

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

EZ Go 250 Turf

Item Number	96	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 10,075.50
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Facilities Maint	M-02	Good	01/01/2015	01/01/2025	0:00	10:00	1	10,075.50	10,075.50
Facilities Maint	M-05	Good	01/01/2015	01/01/2025	0:00	10:00	1	10,075.50	10,075.50
								20,151.00	20,151.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

EZ Go 250G Terrain Golf Maint

Item Number	97	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 8,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-16	Good	01/01/2015	01/01/2025	0:00	10:00	1	8,500.00	8,500.00
PV Golf Course	G-18	Good	01/01/2015	01/01/2025	0:00	10:00	1	8,500.00	8,500.00
CW Golf Course	G-58	Good	01/01/2015	01/01/2025	0:00	10:00	1	8,500.00	8,500.00
								25,500.00	25,500.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

EZ Go 250G Terrain Landscape Maint

Item Number	359	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 8,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	M-01	Good	01/01/2016	01/01/2026	1:00	10:00	1	8,500.00	8,755.00
Community	M-10	Good	01/01/2016	01/01/2026	1:00	10:00	1	8,500.00	8,755.00
Community	M-11	Good	01/01/2015	01/01/2025	0:00	10:00	1	8,500.00	8,500.00
								25,500.00	26,010.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

EZ Go Freedom TXT

Item Number	98	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 10,500.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Facilities Maint	M-09	Good	01/01/2017	01/01/2025	0:00	8:00	1	10,500.00	10,500.00
Facilities Maint	M-14	Good	01/01/2015	01/01/2025	0:00	10:00	1	10,500.00	10,500.00
								21,000.00	21,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

EZ Go w/ Gang Picker

Item Number	99	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	7 Years
Category	Equipment	Basis Cost	\$ 17,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Pro Shop		Good	01/01/2023	01/01/2030	5:00	7:00	1	17,000.00	19,707.66
								17,000.00	19,707.66

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fence Chain Link 10'

Item Number	101	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	30 Years
Category	Grounds	Basis Cost	\$ 30.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Tennis Court	Court #1	Good	01/01/2014	01/01/2044	19:00	30:00	243	7,290.00	12,783.06
CW Tennis	Court#5	Good	01/01/2014	01/01/2044	19:00	30:00	340	10,200.00	17,885.76
CW Pickleball Cou		Good	01/01/2013	01/01/2043	18:00	30:00	358	10,740.00	18,284.13
CW Tennis	Courts #2-4	Good	01/01/2018	01/01/2048	23:00	30:00	811	24,330.00	48,017.36
								52,560.00	96,970.31

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fence Chain Link 12'

Item Number	102	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	20 Years
Category	Grounds	Basis Cost	\$ 35.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course		Good	01/01/2010	01/01/2030	5:00	20:00	340	11,900.00	13,795.36
								11,900.00	13,795.36

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fence Chain Link 4'

Item Number	103	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	30 Years
Category	Grounds	Basis Cost	\$ 22.50
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Pickleball Cou		Good	01/01/2013	01/01/2043	18:00	30:00	163	3,667.50	6,243.67
								3,667.50	6,243.67

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fence Chain Link 6'

Item Number	104	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	20 Years
Category	Grounds	Basis Cost	\$ 25.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course		Good	01/01/2010	01/01/2030	5:00	20:00	200	5,000.00	5,796.37
								5,000.00	5,796.37

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fence Vinyl

Item Number	105	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	25 Years
Category	Grounds	Basis Cost	\$ 45.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course		Good	01/01/2015	01/01/2040	15:00	25:00	960	43,200.00	67,304.19
PV Golf Course		Good	01/01/2015	01/01/2040	15:00	25:00	415	18,675.00	29,095.04
Community		Good	01/01/2015	01/01/2040	15:00	25:00	400	18,000.00	28,043.41
								79,875.00	124,442.64

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fencing Wrought Iron 2'

Item Number	106	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	30 Years
Category	Grounds	Basis Cost	\$ 35.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Main/Lap Pool		Good	01/01/1998	01/01/2028	3:00	30:00	113	3,955.00	4,321.74
								3,955.00	4,321.74

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fencing Wrought Iron 6'

Item Number	107	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	30 Years
Category	Grounds	Basis Cost	\$ 60.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Kids Pool		Good	01/01/1998	01/01/2028	3:00	30:00	274	16,440.00	17,964.43
PV Pool		Good	01/01/1998	01/01/2028	3:00	30:00	370	22,200.00	24,258.54
CW Main/Lap Pool		Good	01/01/1998	01/01/2028	3:00	30:00	483	28,980.00	31,667.23
								67,620.00	73,890.20

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fill Line (PVC Pipe)

Item Number	108	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	30 Years
Category	Grounds	Basis Cost	\$ 35.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course	A - Alma to 9th	Good	01/01/2009	01/01/2039	14:00	30:00	1,600	56,000.00	84,705.02
CW Golf Course	B - Alma to 4/5	Good	01/01/1995	01/01/2027	2:00	32:00	2,500	87,500.00	92,828.75
								143,500.00	177,533.77

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fire Pits

Item Number	109	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Furnishings	Basis Cost	\$ 5,304.50
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill Patio		Good	01/01/2017	01/01/2027	2:00	10:00	4	21,218.00	22,510.18
PV Clubhouse Pati		Good	01/01/2016	01/01/2026	1:00	10:00	6	31,827.00	32,781.81
								53,045.00	55,291.99

Comments

Tuscany 36" x 58" Granite Top Commercial Fire Pits

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Abdominal

Item Number	110	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 3,350.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2040	15:00	20:00	1	3,350.00	5,219.19
								3,350.00	5,219.19

Comments

Life Fitness Insignia Series Abdominal

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Arc Trainers

Item Number	111	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5 Years
Category	Equipment	Basis Cost	\$ 7,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2025	0:00	5:00	2	15,000.00	15,000.00
								15,000.00	15,000.00

Comments

Life Fitness Total Body Arc Trainers

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Assist Dip/Chin

Item Number	112	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 3,675.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2040	15:00	20:00	1	3,675.00	5,725.53
								3,675.00	5,725.53

Comments

Life Fitness Insignia Series Assist Dip/Chin

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Back Extension

Item Number	113	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 3,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2040	15:00	20:00	1	3,500.00	5,452.89
								3,500.00	5,452.89

Comments

Life Fitness Insignia Series Back Extension

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Biceps Curl

Item Number	114	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 3,350.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2040	15:00	20:00	1	3,350.00	5,219.19
								3,350.00	5,219.19

Comments

Life Fitness Insignia Series Biceps Curl

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Chest Press

Item Number	115	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 3,675.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2040	15:00	20:00	1	3,675.00	5,725.53
								3,675.00	5,725.53

Comments

Life Fitness Insignia Series Chest Press

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Cross-Trainers

Item Number	116	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5 Years
Category	Equipment	Basis Cost	\$ 5,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2025	0:00	5:00	6	33,000.00	33,000.00
								33,000.00	33,000.00

Comments

Life Fitness Integrity DST Cross-Trainers

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Dual Adjustable Pulley

Item Number	117	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 5,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2040	15:00	20:00	1	5,500.00	8,568.82
								5,500.00	8,568.82

Comments

Life Fitness Cable Motion Dual Adjustable Pulley

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Hip Abduction/Adduction

Item Number	394	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 8,115.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2023	01/01/2043	18:00	20:00	1	8,115.00	13,815.24
								8,115.00	13,815.24

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Leg Extension

Item Number	118	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 3,675.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2040	15:00	20:00	1	3,675.00	5,725.53
								3,675.00	5,725.53

Comments

Life Fitness Insignia Series Leg Extension

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Loaded Calf Raise

Item Number	395	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 2,660.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2023	01/01/2043	18:00	20:00	1	2,660.00	4,528.47
								2,660.00	4,528.47

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Misc Equipment

Item Number	119	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 21,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2040	15:00	20:00	1	21,000.00	32,717.32
								21,000.00	32,717.32

Comments

- barbell set
- dumbbell set
- kettlebell set
- Olympic plate set
- medicine ball set
- sandbell set
- Life Fitness Signature leg raise (1)
- Life Fitness Signature multiple adjustable benches (4)
- heavy bag, bag hanger & bag gloves
- 4' x 8' rubber platforms (8)
- 4' x 8' folding gymnastics mats (2)
- True Fitness stretch
- upholstered therapy table

2023 - Weight stack, misc spent ~\$,1000

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Pulldown

Item Number	120	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 3,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2040	15:00	20:00	1	3,500.00	5,452.89
								3,500.00	5,452.89

Comments

Life Fitness Insignia Series Pulldown

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Recumbent Bikes

Item Number	121	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5 Years
Category	Equipment	Basis Cost	\$ 4,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2025	0:00	5:00	4	16,000.00	16,000.00
								16,000.00	16,000.00

Comments

Life Fitness Integrity DST Recumbent Bikes

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Recumbent Cross-Trainers

Item Number	122	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5 Years
Category	Equipment	Basis Cost	\$ 4,150.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2025	0:00	5:00	3	12,450.00	12,450.00
								12,450.00	12,450.00

Comments

NuStep T4r Recumbent Cross-Trainers

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Row

Item Number	123	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 3,350.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2040	15:00	20:00	1	3,350.00	5,219.19
								3,350.00	5,219.19

Comments

Life Fitness Insignia Series Row

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Rowers

Item Number	124	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5 Years
Category	Equipment	Basis Cost	\$ 1,850.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2025	0:00	5:00	2	3,700.00	3,700.00
								3,700.00	3,700.00

Comments

Cybex Hydro Rowers

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Seated Ellipticals

Item Number	125	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5 Years
Category	Equipment	Basis Cost	\$ 6,300.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2025	0:00	5:00	2	12,600.00	12,600.00
								12,600.00	12,600.00

Comments

Octane Fitness xR6000S Seated Ellipticals

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Seated Leg Curl

Item Number	126	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 4,450.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2040	15:00	20:00	1	4,450.00	6,932.96
								4,450.00	6,932.96

Comments

Life Fitness Insignia Seated Leg Curl

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Seated Leg Press

Item Number	127	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 3,675.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2040	15:00	20:00	1	3,675.00	5,725.53
								3,675.00	5,725.53

Comments

Life Fitness Insignia Seated Leg Press

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Shoulder Press

Item Number	128	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 3,350.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2040	15:00	20:00	1	3,350.00	5,219.19
								3,350.00	5,219.19

Comments

Life Fitness Insignia Shoulder Press

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Smith Machine

Item Number	129	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 3,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2040	15:00	20:00	1	3,500.00	5,452.89
								3,500.00	5,452.89

Comments

Life Fitness Signature Smith Machine

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Spin Bikes

Item Number	130	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5 Years
Category	Equipment	Basis Cost	\$ 2,350.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2025	0:00	5:00	2	4,700.00	4,700.00
								4,700.00	4,700.00

Comments

Keiser m3 Spin Bikes

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Treadmills

Item Number	131	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5 Years
Category	Equipment	Basis Cost	\$ 6,300.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2025	0:00	5:00	10	63,000.00	63,000.00
								63,000.00	63,000.00

Comments

Life Fitness Integrity DST Treadmills

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Triceps Press

Item Number	132	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 3,350.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2040	15:00	20:00	1	3,350.00	5,219.19
								3,350.00	5,219.19

Comments

Life Fitness Insignia Triceps Press

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fitness Upright Bikes

Item Number	133	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5 Years
Category	Equipment	Basis Cost	\$ 3,850.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2025	0:00	5:00	5	19,250.00	19,250.00
								19,250.00	19,250.00

Comments

Life Fitness Integrity DST Upright Bikes

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Floor Epoxy - Repair

Item Number	141	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	16 Years
Category	Building Interiors	Basis Cost	\$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Complex		Good	01/01/2009	01/01/2025	0:00	16:00	1	5,000.00	5,000.00
PV Clubhouse	Kitchen/Bar	Good	01/01/2009	01/01/2025	0:00	16:00	1	5,000.00	5,000.00
								10,000.00	10,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Floor Refinish Racquetball

Item Number	134	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	8 Years
Category	Building Interiors	Basis Cost	\$ 12.73
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Clubhouse	Racquetball	Good	01/01/2015	01/01/2025	0:00	10:00	765	9,738.45	9,738.45
								9,738.45	9,738.45

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Floor Scrubber Lg

Item Number	365	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 8,000.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Ballroom		Good	01/01/2016	01/01/2025	0:00	9:00	1	8,000.00	8,000.00
								8,000.00	8,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Floor Scrubber Sm

Item Number	135	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 3,900.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Clubhouse		Good	01/01/2020	01/01/2028	3:00	8:00	3	11,700.00	12,784.91
								11,700.00	12,784.91

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Floor Tile

Item Number	136	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 16,800.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant	Entry	Good	01/01/2016	01/01/2036	11:00	20:00	1	16,800.00	23,255.13
								16,800.00	23,255.13

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Floor Vinyl - Replace

Item Number	137	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	7 Years
Category	Building Interiors	Basis Cost	\$ 47,250.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2020	01/01/2027	2:00	7:00	1	47,250.00	50,127.53
								47,250.00	50,127.53

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Floor Wood - Recoat

Item Number	138	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	2 Years
Category	Building Interiors	Basis Cost	\$ 0.60
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Ballroom	Dance	Good	01/01/2023	01/01/2025	0:00	2:00	6,200	3,720.00	3,720.00
								3,720.00	3,720.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Floor Wood - Refinish

Item Number	139	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	10 Years
Category	Building Interiors	Basis Cost	\$ 5.75
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Dance Room	Dance	Good	01/01/2023	01/01/2033	8:00	10:00	725	4,168.75	5,280.85
CW Fitness		Good	01/01/2016	01/01/2026	1:00	10:00	2,475	14,231.25	14,658.19
CW Ballroom	Dance	Good	01/01/2021	01/01/2025	0:00	4:00	6,200	35,650.00	35,650.00
								54,050.00	55,589.04

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Floor Wood - Replace

Item Number	140	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	15 Years
Category	Building Interiors	Basis Cost	\$ 20.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant	Dining Rm	Good	01/01/2016	01/01/2031	6:00	15:00	890	17,800.00	21,254.13
CW Saguaro Room		Good	01/01/2020	01/01/2035	10:00	15:00	600	12,000.00	16,127.00
								29,800.00	37,381.13

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Freezer

Item Number	142	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 4,455.67
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill	Ice Cream	Good	01/01/2017	01/01/2027	2:00	10:00	1	4,455.67	4,727.02
PV Restaurant	Ice Cream	Good	01/01/2016	01/01/2026	1:00	10:00	1	4,455.67	4,589.34
CW Bar/Grill	Main Line	Good	01/01/2016	01/01/2026	1:00	10:00	1	4,455.67	4,589.34
								13,367.01	13,905.70

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Fryer

Item Number	143	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 27,583.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2021	01/01/2031	6:00	10:00	1	27,583.00	32,935.54
PV Restaurant		Good	01/01/2017	01/01/2027	2:00	10:00	1	27,583.00	29,262.80
								55,166.00	62,198.34

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Gas Tank 1,000 gal

Item Number	144	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	50 Years
Category	Equipment	Basis Cost	\$ 50,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course		Good	01/01/2009	01/01/2059	34:00	50:00	1	50,000.00	136,595.26
PV Golf Course		Good	01/01/2009	01/01/2059	34:00	50:00	1	50,000.00	136,595.26
								100,000.00	273,190.52

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Gas Tank 500 gal

Item Number	145	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	50 Years
Category	Equipment	Basis Cost	\$ 32,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course		Good	01/01/2009	01/01/2059	34:00	50:00	1	32,000.00	87,420.97
PV Golf Course		Good	01/01/2009	01/01/2059	34:00	50:00	1	32,000.00	87,420.97
								64,000.00	174,841.94

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Gate Barrier Arm Operators

Item Number	147	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 5,039.17
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Michigan Gate		Good	01/01/2018	01/01/2033	8:00	15:00	2	10,078.34	12,766.94
San Tan Gate		Good	01/01/2018	01/01/2033	8:00	15:00	4	20,156.68	25,533.88
								30,235.02	38,300.82

Comments

HySecurity barrier arm operators

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Gate Loop Detectors

Item Number	148	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 1,060.80
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2021	01/01/2036	11:00	15:00	5	5,304.00	7,341.98
								5,304.00	7,341.98

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Gate Operators Sliding

Item Number	149	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 4,243.50
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Michigan Gate		Good	01/01/2008	01/01/2028	3:00	20:00	2	8,487.00	9,273.97
San Tan Gate		Good	01/01/2008	01/01/2028	3:00	20:00	2	8,487.00	9,273.97
								16,974.00	18,547.94

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Gates 6' - Wrought Iron

Item Number	146	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Grounds	Basis Cost	\$ 1,200.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Kids Pool		Good	01/01/2015	01/01/2040	15:00	25:00	1	1,200.00	1,869.56
Michigan		Good	01/01/2015	01/01/2040	15:00	25:00	2	2,400.00	3,739.12
CW Main/Lap Pool		Good	01/01/2015	01/01/2040	15:00	25:00	5	6,000.00	9,347.80
								9,600.00	14,956.48

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Gates Chain Link

Item Number	150	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Grounds	Basis Cost	\$ 1,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Tennis		Good	01/01/2018	01/01/2048	23:00	30:00	4	4,000.00	7,894.35
								4,000.00	7,894.35

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Gates Metal 6x25

Item Number	151	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Grounds	Basis Cost	\$ 4,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Maintenance Y		Good	01/01/2002	01/01/2032	7:00	30:00	2	8,000.00	9,838.99
								8,000.00	9,838.99

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Gates Metal 8x8

Item Number	152	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Grounds	Basis Cost	\$ 2,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Maintenance Y		Good	01/01/2002	01/01/2032	7:00	30:00	1	2,000.00	2,459.75
Community	Riggs Rd	Good	01/01/2010	01/01/2040	15:00	30:00	4	8,000.00	12,463.74
								10,000.00	14,923.49

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Gates Metal Ped

Item Number	153	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Grounds	Basis Cost	\$ 1,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Pool		Good	01/01/2015	01/01/2040	15:00	25:00	5	5,000.00	7,789.84
								5,000.00	7,789.84

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Glassware

Item Number	154	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	2 Years
Category	Equipment	Basis Cost	\$ 2,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2023	01/01/2025	0:00	2:00	1	2,500.00	2,500.00
CW Bar/Grill		Good	01/01/2024	01/01/2026	1:00	2:00	1	2,500.00	2,575.00
								5,000.00	5,075.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Golf Cart - Lithium Battery

Item Number	155	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5 Years
Category	Equipment	Basis Cost	\$ 7,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Pro Shop	PVGC1	Good	01/01/2023	01/01/2028	3:00	5:00	1	7,000.00	7,649.09
PV Pro Shop	PVGC2	Good	01/01/2023	01/01/2028	3:00	5:00	1	7,000.00	7,649.09
PV Pro Shop	PVGC3	Good	01/01/2023	01/01/2028	3:00	5:00	1	7,000.00	7,649.09
PV Pro Shop	PVGC4	Good	01/01/2023	01/01/2028	3:00	5:00	1	7,000.00	7,649.09
CW Pro Shop	CWGC1	Good	01/01/2023	01/01/2028	3:00	5:00	1	7,000.00	7,649.09
CW Pro Shop	CWGC2	Good	01/01/2023	01/01/2028	3:00	5:00	1	7,000.00	7,649.09
CW Pro Shop	CWGC3	Good	01/01/2023	01/01/2028	3:00	5:00	1	7,000.00	7,649.09
CW Pro Shop	CWGC4	Good	01/01/2023	01/01/2028	3:00	5:00	1	7,000.00	7,649.09
CW Pro Shop	CWGC5	Good	01/01/2023	01/01/2028	3:00	5:00	1	7,000.00	7,649.09
CW Pro Shop	CWGC6	Good	01/01/2023	01/01/2028	3:00	5:00	1	7,000.00	7,649.09
CW Pro Shop	CWGC7	Good	01/01/2023	01/01/2028	3:00	5:00	1	7,000.00	7,649.09
CW Pro Shop	CWGC8	Good	01/01/2023	01/01/2028	3:00	5:00	1	7,000.00	7,649.09
CW Pro Shop	CWGC9	Good	01/01/2023	01/01/2028	3:00	5:00	1	7,000.00	7,649.09
CW Pro Shop	CWGC10	Good	01/01/2023	01/01/2028	3:00	5:00	1	7,000.00	7,649.09
								98,000.00	107,087.26

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Golf Cart Beverage

Item Number	156	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	4 Years
Category	Equipment	Basis Cost	\$ 19,000.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Facilities Maint		Good	01/01/2020	01/01/2025	0:00	5:00	1	19,000.00	19,000.00
Facilities Maint		Good	01/01/2019	01/01/2025	0:00	6:00	1	19,000.00	19,000.00
								38,000.00	38,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Golf Cart Patrol

Item Number	157	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 12,500.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Patrol	P1 - Bill	Good	01/01/2023	01/01/2031	6:00	8:00	1	12,500.00	14,925.65
Patrol	P2 - Tom	Good	01/01/2016	01/01/2025	0:00	9:00	1	12,500.00	12,500.00
Patrol	P3 - Vac Watch	Good	01/01/2024	01/01/2032	7:00	8:00	1	12,500.00	15,373.42
								37,500.00	42,799.07

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Golf Course Bunker Renovation

Item Number	47	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	1 Year
Category	Grounds	Basis Cost	\$ 20,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course		Good	01/01/2024	01/01/2025	0:00	1:00	1	20,000.00	20,000.00
PV Golf Course		Good	01/01/2024	01/01/2025	0:00	1:00	1	20,000.00	20,000.00
								40,000.00	40,000.00

Comments

2022 - \$8,440 CW Hole 11,17 – bunker repair work, drainage, new sand

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Golf Course Fairway Rehab

Item Number	377	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5 Years
Category	Grounds	Basis Cost	\$ 20,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course			01/01/2021	01/01/2026	1:00	5:00	1	20,000.00	20,600.00
PV Golf Course			01/01/2021	01/01/2026	1:00	5:00	1	20,000.00	20,600.00
								40,000.00	41,200.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Golf Course Greens Rehab

Item Number	375	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5 Years
Category	Grounds	Basis Cost	\$ 20,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course			01/01/2021	01/01/2026	1:00	5:00	1	20,000.00	20,600.00
PV Golf Course			01/01/2021	01/01/2026	1:00	5:00	1	20,000.00	20,600.00
								40,000.00	41,200.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Golf Course Tee Boxes Rehab

Item Number	378	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5 Years
Category	Grounds	Basis Cost	\$ 10,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course			01/01/2021	01/01/2026	1:00	5:00	1	10,000.00	10,300.00
PV Golf Course			01/01/2021	01/01/2026	1:00	5:00	1	10,000.00	10,300.00
								20,000.00	20,600.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Golf Course Tree Maint

Item Number	376	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	5 Years
Category	Grounds	Basis Cost	\$ 20,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course			01/01/2021	01/01/2026	1:00	5:00	1	20,000.00	20,600.00
PV Golf Course			01/01/2021	01/01/2026	1:00	5:00	1	20,000.00	20,600.00
								40,000.00	41,200.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Golf Lift

Item Number	158	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Equipment	Basis Cost	\$ 14,852.50
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-31	Good	01/01/2003	01/01/2028	3:00	25:00	1	14,852.50	16,229.73
CW Golf Course	G-80	Good	01/01/2003	01/01/2028	3:00	25:00	1	14,852.50	16,229.73
								29,705.00	32,459.46

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Golf Range Ball Machine

Item Number	159	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 8,400.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Pro Shop		Good	01/01/2018	01/01/2028	3:00	10:00	1	8,400.00	9,178.91
								8,400.00	9,178.91

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Gravelly Pro Vac

Item Number	160	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 22,000.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course	G-27	Good	01/01/2013	01/01/2025	0:00	12:00	1	22,000.00	22,000.00
PV Golf Course	G-28	Good	01/01/2013	01/01/2025	0:00	12:00	1	22,000.00	22,000.00
								44,000.00	44,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Griddle - Flat Top

Item Number	161	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 9,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2024	01/01/2034	9:00	10:00	1	9,000.00	11,742.96
								9,000.00	11,742.96

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Grill 3-Burner

Item Number	162	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 4,243.60
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2013	01/01/2025	0:00	12:00	1	4,243.60	4,243.60
								4,243.60	4,243.60

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Harper Turf Vac_Golf Maint

Item Number	163	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 26,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	G-68	Good	01/01/2016	01/01/2026	1:00	10:00	1	26,000.00	26,780.00
								26,000.00	26,780.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Harper Turf Vac_Landscape Maint

Item Number	345	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 35,000.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	C-14	Good	01/01/2013	01/01/2027	2:00	14:00	1	35,000.00	37,131.50
								35,000.00	37,131.50

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Heat Lamps - Pulldown

Item Number	164	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 556.80
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2013	01/01/2028	3:00	15:00	5	2,784.00	3,042.15
								2,784.00	3,042.15

Comments

Hatco Heat Lamps

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Heat Lamps - Strip

Item Number	165	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 1,670.50
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2017	01/01/2027	2:00	10:00	2	3,341.00	3,544.47
								3,341.00	3,544.47

Comments

Hatco Heat Lamps model #GRAHL-84D3, Glo-Ray Infrared Foodwarmer (strip)

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Holding Cabinets

Item Number	166	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 5,250.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2016	01/01/2031	6:00	15:00	4	21,000.00	25,075.10
								21,000.00	25,075.10

Comments

Alto Shaam Heated Holding Cabinets (double compartment)

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

HVAC - Annual Repairs

Item Number	367	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	1 Year
Category	Equipment	Basis Cost	\$ 70,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community			01/01/2024	01/01/2025	0:00	1:00	1	70,000.00	70,000.00
								70,000.00	70,000.00

Comments

2022 - \$5,272 on Fitness HVAC #5

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

HVAC 1-Ton

Item Number	170	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 5,200.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Administration	CKT24	Good	01/01/2014	01/01/2025	0:00	11:00	1	5,200.00	5,200.00
Administration	CKT25	Good	01/01/2014	01/01/2025	0:00	11:00	1	5,200.00	5,200.00
PV Restaurant	Liquor Rm	Good	01/01/2012	01/01/2025	0:00	13:00	1	5,200.00	5,200.00
								15,600.00	15,600.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

HVAC 10-Ton

Item Number	167	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 30,000.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Clubhouse	Bar L2	Good	01/01/2020	01/01/2030	5:00	10:00	1	30,000.00	34,778.22
PV Clubhouse	Bar L7	Good	01/01/2023	01/01/2033	8:00	10:00	1	30,000.00	38,003.10
								60,000.00	72,781.32

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

HVAC 12.5-Ton

Item Number	168	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 36,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness	FC4	Good	01/01/2020	01/01/2030	5:00	10:00	1	36,000.00	41,733.87
								36,000.00	41,733.87

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

HVAC 15-Ton

Item Number	169	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 42,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness	FC5	Good	01/01/2020	01/01/2030	5:00	10:00	1	42,000.00	48,689.51
CW Fitness	FC6	Good	01/01/2020	01/01/2030	5:00	10:00	1	42,000.00	48,689.51
								84,000.00	97,379.02

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

HVAC 2.5-Ton

Item Number	171	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 8,600.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Clubhouse	PRO1	Good	01/01/2008	01/01/2025	0:00	17:00	1	8,600.00	8,600.00
San Tan Gate		Good	01/01/2022	01/01/2032	7:00	10:00	1	8,600.00	10,576.92
								17,200.00	19,176.92

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

HVAC 3-Ton

Item Number	173	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 9,600.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Administration	CKT1	Good	01/01/2014	01/01/2025	0:00	11:00	1	9,600.00	9,600.00
Administration	CKT3	Good	01/01/2014	01/01/2025	0:00	11:00	1	9,600.00	9,600.00
Administration	CKT5	Good	01/01/2014	01/01/2025	0:00	11:00	1	9,600.00	9,600.00
CW Clubhouse	HCB 1	Good	01/01/2018	01/01/2028	3:00	10:00	1	9,600.00	10,490.18
CW Clubhouse	HOS 1	Good	01/01/2008	01/01/2025	0:00	17:00	1	9,600.00	9,600.00
PV Clubhouse	Kitchen KT3	Good	01/01/2024	01/01/2034	9:00	10:00	1	9,600.00	12,525.82
CW Clubhouse	LBR23	Good	01/01/2019	01/01/2029	4:00	10:00	1	9,600.00	10,804.88
CW Clubhouse	OFS 1	Good	01/01/2008	01/01/2025	0:00	17:00	1	9,600.00	9,600.00
CW Clubhouse	PHX2	Good	01/01/2008	01/01/2025	0:00	17:00	1	9,600.00	9,600.00
PV Clubhouse	Maint PVM2	Good	01/01/2016	01/01/2026	1:00	10:00	1	9,600.00	9,888.00
CW Clubhouse	WCR 1	Good	01/01/2012	01/01/2025	0:00	13:00	1	9,600.00	9,600.00
								105,600.00	110,908.88

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

HVAC 3.5-Ton

Item Number	172	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 10,800.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Clubhouse	PNT 1	Good	01/01/2021	01/01/2031	6:00	10:00	1	10,800.00	12,895.76
CW Clubhouse	S3	Good	01/01/2008	01/01/2025	0:00	17:00	1	10,800.00	10,800.00
								21,600.00	23,695.76

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

HVAC 4-Ton

Item Number	174	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 12,600.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Clubhouse	CWG12	Good	01/01/2020	01/01/2030	5:00	10:00	1	12,600.00	14,606.85
CW Clubhouse	CWG13	Good	01/01/2020	01/01/2030	5:00	10:00	1	12,600.00	14,606.85
CW Fitness	FC1	Good	01/01/2020	01/01/2030	5:00	10:00	1	12,600.00	14,606.85
CW Fitness	FC3	Good	01/01/2020	01/01/2030	5:00	10:00	1	12,600.00	14,606.85
CW Clubhouse	ICP1	Good	01/01/2008	01/01/2025	0:00	17:00	1	12,600.00	12,600.00
CW Clubhouse	ICP2	Good	01/01/2009	01/01/2025	0:00	16:00	1	12,600.00	12,600.00
CW Clubhouse	LBR24	Good	01/01/2008	01/01/2025	0:00	17:00	1	12,600.00	12,600.00
CW Clubhouse	MCR 1	Good	01/01/2008	01/01/2025	0:00	17:00	1	12,600.00	12,600.00
CW Clubhouse	PHX1	Good	01/01/2008	01/01/2025	0:00	17:00	1	12,600.00	12,600.00
PV Clubhouse	PV Pro Shop	Good	01/01/2021	01/01/2031	6:00	10:00	1	12,600.00	15,045.06
CW Clubhouse	RBR22	Good	01/01/2008	01/01/2025	0:00	17:00	1	12,600.00	12,600.00
CW Clubhouse	S4	Good	01/01/2016	01/01/2026	1:00	10:00	1	12,600.00	12,978.00
								151,200.00	162,050.46

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

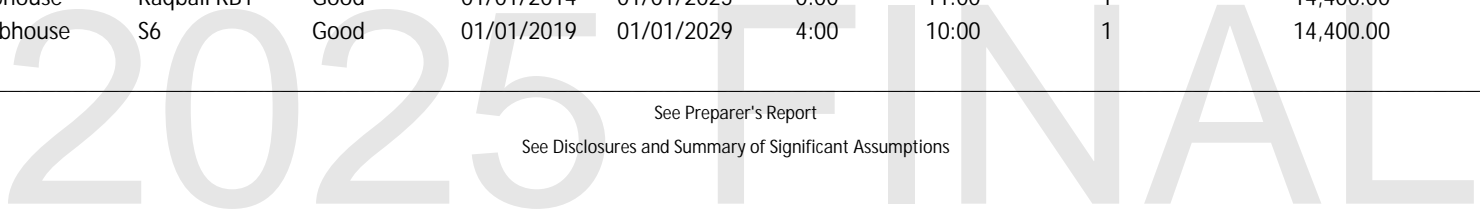
Inflation:3.00% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

HVAC 5-Ton

Item Number	175	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 14,400.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Clubhouse	BDR 1	Good	01/01/2008	01/01/2025	0:00	17:00	1	14,400.00	14,400.00
Administration	CKT10	Good	01/01/2014	01/01/2025	0:00	11:00	1	14,400.00	14,400.00
Administration	CKT11	Good	01/01/2014	01/01/2025	0:00	11:00	1	14,400.00	14,400.00
Administration	CKT12	Good	01/01/2014	01/01/2025	0:00	11:00	1	14,400.00	14,400.00
Administration	CKT2	Good	01/01/2014	01/01/2025	0:00	11:00	1	14,400.00	14,400.00
Administration	CKT4	Good	01/01/2014	01/01/2025	0:00	11:00	1	14,400.00	14,400.00
Administration	CKT6	Good	01/01/2014	01/01/2025	0:00	11:00	1	14,400.00	14,400.00
Administration	CKT7	Good	01/01/2014	01/01/2025	0:00	11:00	1	14,400.00	14,400.00
Administration	CKT8	Good	01/01/2014	01/01/2025	0:00	11:00	1	14,400.00	14,400.00
Administration	CKT9	Good	01/01/2014	01/01/2025	0:00	11:00	1	14,400.00	14,400.00
CW Clubhouse	CWG11	Good	01/01/2020	01/01/2030	5:00	10:00	1	14,400.00	16,693.55
CW Clubhouse	CWG14	Good	01/01/2010	01/01/2025	0:00	15:00	1	14,400.00	14,400.00
CW Clubhouse	CWG8	Good	01/01/2018	01/01/2028	3:00	10:00	1	14,400.00	15,735.27
CW Clubhouse	CWK1	Good	01/01/2010	01/01/2025	0:00	15:00	1	14,400.00	14,400.00
CW Clubhouse	CWK2	Good	01/01/2010	01/01/2025	0:00	15:00	1	14,400.00	14,400.00
CW Clubhouse	DNC1	Good	01/01/2024	01/01/2034	9:00	10:00	1	14,400.00	18,788.73
CW Fitness	FC2	Good	01/01/2020	01/01/2030	5:00	10:00	1	14,400.00	16,693.55
PV Clubhouse	Bar L2-2	Good	01/01/2008	01/01/2025	0:00	17:00	1	14,400.00	14,400.00
CW Clubhouse	LAP 1	Good	01/01/2022	01/01/2032	7:00	10:00	1	14,400.00	17,710.18
CW Clubhouse	PRO2	Good	01/01/2020	01/01/2030	5:00	10:00	1	14,400.00	16,693.55
PV Clubhouse	Maint PVM1	Good	01/01/2008	01/01/2025	0:00	17:00	1	14,400.00	14,400.00
PV Clubhouse	Raqball RB1	Good	01/01/2014	01/01/2025	0:00	11:00	1	14,400.00	14,400.00
CW Clubhouse	S6	Good	01/01/2019	01/01/2029	4:00	10:00	1	14,400.00	16,207.33



Sun Lakes 2

Analysis Date - January 1, 2025

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

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Clubhouse	SKT 7	Good	01/01/2009	01/01/2025	0:00	16:00	1	14,400.00	14,400.00
								345,600.00	363,322.16
Comments									

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

HVAC 6-Ton

Item Number	176	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 16,200.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Clubhouse	CWG9	Good	01/01/2019	01/01/2029	4:00	10:00	1	16,200.00	18,233.24
PV Clubhouse	Kitchen KT2	Good	01/01/2024	01/01/2034	9:00	10:00	1	16,200.00	21,137.33
								32,400.00	39,370.57

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

HVAC 7.5-Ton

Item Number	177	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 24,000.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Clubhouse	BR 16	Good	01/01/2015	01/01/2025	0:00	10:00	1	24,000.00	24,000.00
CW Clubhouse	BR 17	Good	01/01/2021	01/01/2031	6:00	10:00	1	24,000.00	28,657.26
CW Clubhouse	BR 18	Good	01/01/2021	01/01/2031	6:00	10:00	1	24,000.00	28,657.26
CW Clubhouse	BR 19	Good	01/01/2016	01/01/2026	1:00	10:00	1	24,000.00	24,720.00
CW Clubhouse	BR 20	Good	01/01/2021	01/01/2031	6:00	10:00	1	24,000.00	28,657.26
CW Clubhouse	BR 21	Good	01/01/2020	01/01/2030	5:00	10:00	1	24,000.00	27,822.58
CW Clubhouse	CMS 1	Good	01/01/2016	01/01/2026	1:00	10:00	1	24,000.00	24,720.00
CW Clubhouse	CWG10	Good	01/01/2010	01/01/2025	0:00	15:00	1	24,000.00	24,000.00
CW Clubhouse	CWG15	Good	01/01/2021	01/01/2031	6:00	10:00	1	24,000.00	28,657.26
PV Clubhouse	Kitchen KT1	Good	01/01/2008	01/01/2025	0:00	17:00	1	24,000.00	24,000.00
PV Clubhouse	Bar L11	Good	01/01/2008	01/01/2025	0:00	17:00	1	24,000.00	24,000.00
PV Clubhouse	Bar L3	Good	01/01/2023	01/01/2033	8:00	10:00	1	24,000.00	30,402.48
PV Clubhouse	Bar L6	Good	01/01/2010	01/01/2025	0:00	15:00	1	24,000.00	24,000.00
CW Clubhouse	S5	Good	01/01/2010	01/01/2025	0:00	15:00	1	24,000.00	24,000.00
								336,000.00	366,294.10

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

HVAC Dehumidifier System

Item Number	178	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 13,500.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness	FC7	Good	01/01/2020	01/01/2025	0:00	5:00	1	13,500.00	13,500.00
								13,500.00	13,500.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

HVAC Swamp Coolers

Item Number	179	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	6 Years
Category	Equipment	Basis Cost	\$ 4,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2023	01/01/2029	4:00	6:00	12	48,000.00	54,024.42
								48,000.00	54,024.42

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Ice Machine/Bin

Item Number	180	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	6 Years
Category	Equipment	Basis Cost	\$ 5,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill	Break Room	Good	01/01/2020	01/01/2026	1:00	6:00	1	5,500.00	5,665.00
CW Bar/Grill	Kitchen	Good	01/01/2020	01/01/2026	1:00	6:00	1	5,500.00	5,665.00
								11,000.00	11,330.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Ice Machine/Bin Golf Maint

Item Number	347	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	6 Years
Category	Equipment	Basis Cost	\$ 5,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Pro Shop		Good	01/01/2020	01/01/2026	1:00	6:00	1	5,500.00	5,665.00
								5,500.00	5,665.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Ice Machine/Bin Pro Shop

Item Number	346	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	6 Years
Category	Equipment	Basis Cost	\$ 5,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Saguaro Room		Good	01/01/2020	01/01/2026	1:00	6:00	1	5,500.00	5,665.00
								5,500.00	5,665.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Ice Machine/Bin XL

Item Number	181	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	7 Years
Category	Equipment	Basis Cost	\$ 9,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant	Bar	Good	01/01/2021	01/01/2028	3:00	7:00	1	9,500.00	10,380.91
PV Restaurant	Kitchen	Good	01/01/2019	01/01/2026	1:00	7:00	1	9,500.00	9,785.00
								19,000.00	20,165.91

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation - Computer & Software

Item Number	182	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	6 Years
Category	Equipment	Basis Cost	\$ 10,500.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course		Good	01/01/2024	01/01/2030	5:00	6:00	1	10,500.00	12,172.38
PV Golf Course		Good	01/01/2018	01/01/2025	0:00	7:00	1	10,500.00	10,500.00
								21,000.00	22,672.38

Comments

GSP 3YR W/PC Single Pmt (\$10,066.00 in January 2021)

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation - Consultant Fee

Item Number	183	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Design	Basis Cost	\$ 17,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course		Good	01/01/2021	01/01/2036	11:00	15:00	1	17,000.00	23,531.98
PV Golf Course		Good	01/01/2021	01/01/2036	11:00	15:00	1	17,000.00	23,531.98
								34,000.00	47,063.96

Comments

2021 Landscape consultant. Report?

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation Controller Landscape Maint

Item Number	184	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 355.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2022	01/01/2037	12:00	15:00	53	18,815.00	26,825.69
								18,815.00	26,825.69

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation Controller Pro Golf Maint

Item Number	358	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 6.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course		Good	01/01/2024	01/01/2039	14:00	15:00	33	198.00	299.49
CW Golf Course		Good	01/01/2023	01/01/2038	13:00	15:00	50	300.00	440.56
								498.00	740.05

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation Controller Pro Landscape Maint

Item Number	185	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Winston	Good	01/01/2023	01/01/2038	13:00	15:00	1	5,000.00	7,342.67
Community	Unit#20	Good	01/01/2023	01/01/2038	13:00	15:00	3	15,000.00	22,028.01
								20,000.00	29,370.68

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation Gate Valves Golf Maint

Item Number	356	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Equipment	Basis Cost	\$ 2,100.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	B	Good	01/01/2024	01/01/2049	24:00	25:00	25	52,500.00	106,721.69
CW Golf Course		Good	01/01/2023	01/01/2048	23:00	25:00	39	81,900.00	161,636.74
								134,400.00	268,358.43

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation Gate Valves Landscape Maint

Item Number	186	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Equipment	Basis Cost	\$ 2,100.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Lake#12-2	Good	01/01/2013	01/01/2038	13:00	25:00	1	2,100.00	3,083.92
Community	Lake#12-1	Good	01/01/1998	01/01/2025	0:00	27:00	1	2,100.00	2,100.00
Community	Winston	Good	01/01/1998	01/01/2025	0:00	27:00	4	8,400.00	8,400.00
Community	5 Lakes	Good	01/01/1998	01/01/2025	0:00	27:00	10	21,000.00	21,000.00
Community	Unit#20	Good	01/01/1998	01/01/2025	0:00	27:00	10	21,000.00	21,000.00
Community	5 Lakes	Good	01/01/2014	01/01/2039	14:00	25:00	24	50,400.00	76,234.52
								105,000.00	131,818.44

Comments

Operating Cost?

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation Gate Valves XL Golf Maint

Item Number	357	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Equipment	Basis Cost	\$ 9,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	A	Good	01/01/2000	01/01/2025	0:00	25:00	36	342,000.00	342,000.00
								342,000.00	342,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation Gate Valves XL Landscape Maint

Item Number	187	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Equipment	Basis Cost	\$ 9,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Winston	Good	01/01/2011	01/01/2036	11:00	25:00	1	9,500.00	13,150.22
								9,500.00	13,150.22

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation Iron Piping

Item Number	188	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	40 Years
Category	Equipment	Basis Cost	\$ 250,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course		Good	01/01/1990	01/01/2030	5:00	40:00	1	250,000.00	289,818.52
PV Golf Course		Good	01/01/1990	01/01/2030	5:00	40:00	1	250,000.00	289,818.52
								500,000.00	579,637.04

Comments

Underground piping

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation Pump Station Repairs

Item Number	190	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	5 Years
Category	Equipment	Basis Cost	\$ 20,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course	04/05/2024 12:	Good	01/01/2021	01/01/2026	1:00	5:00	1	20,000.00	20,600.00
CW Golf Course	13-14	Good	01/01/2021	01/01/2026	1:00	5:00	1	20,000.00	20,600.00
PV Golf Course	Station 9	Good	01/01/2021	01/01/2026	1:00	5:00	1	20,000.00	20,600.00
								60,000.00	61,800.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation Pump Station Replace

Item Number	191	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 350,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course	04/05/2024 12:	Good	01/01/2021	01/01/2041	16:00	20:00	1	350,000.00	561,647.25
CW Golf Course	13-14	Good	01/01/2022	01/01/2042	17:00	20:00	1	350,000.00	578,496.67
PV Golf Course	Station 9	Good	01/01/2021	01/01/2041	16:00	20:00	1	350,000.00	561,647.25
								1,050,000.00	1,701,791.17

Comments

2021 - \$83k spent on PV station 9
 2022 - \$149k spent on CW Irr Hole 13/14 – vault pump station electrical panel replacement
 This was part of the insurance claim when it flooded

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation PVC Piping CW

Item Number	192	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	40 Years
Category	Equipment	Basis Cost	\$ 1,100,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course		Good	01/01/1997	01/01/2037	12:00	40:00	1	1,100,000.00	1,568,336.98
								1,100,000.00	1,568,336.98

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation PVC Piping PV

Item Number	193	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	40 Years
Category	Equipment	Basis Cost	\$ 1,100,000.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course		Good	01/01/1997	01/01/2042	17:00	45:00	1	1,100,000.00	1,818,132.40
								1,100,000.00	1,818,132.40

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation Sprinkler Heads Lg

Item Number	195	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 250.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course		Good	01/01/2024	01/01/2039	14:00	15:00	1,315	328,750.00	497,263.87
CW Golf Course		Good	01/01/2023	01/01/2038	13:00	15:00	1,443	360,750.00	529,773.54
								689,500.00	1,027,037.41

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation Sprinkler Heads Sm

Item Number	194	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 25.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course		Good	01/01/2024	01/01/2039	14:00	15:00	1,508	37,700.00	57,024.63
CW Golf Course		Good	01/01/2023	01/01/2038	13:00	15:00	385	9,625.00	14,134.64
								47,325.00	71,159.27

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation System - Admin

Item Number	196	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	40 Years
Category	Grounds	Basis Cost	\$ 22,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Administration		Good	01/01/2014	01/01/2054	29:00	40:00	1	22,000.00	51,844.44
								22,000.00	51,844.44

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation System - CW Complex

Item Number	197	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	40 Years
Category	Grounds	Basis Cost	\$ 55,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Complex		Good	01/01/1995	01/01/2035	10:00	40:00	1	55,000.00	73,915.40
								55,000.00	73,915.40

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation System - Lake #12

Item Number	198	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	40 Years
Category	Grounds	Basis Cost	\$ 65,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Lake#12	Good	01/01/1993	01/01/2033	8:00	40:00	1	65,000.00	82,340.06
								65,000.00	82,340.06

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation System - PV Club

Item Number	199	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	40 Years
Category	Grounds	Basis Cost	\$ 35,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Clubhouse		Good	01/01/1993	01/01/2033	8:00	40:00	1	35,000.00	44,336.95
								35,000.00	44,336.95

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation System - Riggs A

Item Number	200	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	40 Years
Category	Grounds	Basis Cost	\$ 25,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Riggs - A	Good	01/01/1993	01/01/2033	8:00	40:00	1	25,000.00	31,669.25
								25,000.00	31,669.25

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation System - Riggs B

Item Number	201	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	40 Years
Category	Grounds	Basis Cost	\$ 7,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Riggs - B	Good	01/01/2021	01/01/2061	36:00	40:00	1	7,500.00	21,737.09
								7,500.00	21,737.09

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation System - Sisk

Item Number	202	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	40 Years
Category	Grounds	Basis Cost	\$ 82,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Sisk Park		Good	01/01/1995	01/01/2035	10:00	40:00	1	82,500.00	110,873.10
								82,500.00	110,873.10

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation System - Unit #20

Item Number	203	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	30 Years
Category	Grounds	Basis Cost	\$ 163,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Unit#20	Good	01/01/2004	01/01/2034	9:00	30:00	1	163,000.00	212,678.03
								163,000.00	212,678.03

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation System - Winston

Item Number	204	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	40 Years
Category	Grounds	Basis Cost	\$ 65,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Winston	Good	01/01/2004	01/01/2044	19:00	40:00	1	65,000.00	113,977.89
								65,000.00	113,977.89

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Irrigation Weather Station

Item Number	205	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 25,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course		Good	01/01/2021	01/01/2041	16:00	20:00	1	25,000.00	40,117.66
								25,000.00	40,117.66

Comments

WS-PRO2-RF Weather Station Solar & WS-PRO2 Upgrade Sonic Wind SNR (purchased February 2021 for \$24,369)

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Jacobsen Reelmaster 3800

Item Number	206	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 100,000.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-15	Good	01/01/2013	01/01/2025	0:00	12:00	1	100,000.00	100,000.00
PV Golf Course	G-45	Good	01/01/2013	01/01/2025	0:00	12:00	1	100,000.00	100,000.00
								200,000.00	200,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Jetter Cart Mounted

Item Number	207	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 11,669.90
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Facilities Maint		Good	01/01/2012	01/01/2027	2:00	15:00	1	11,669.90	12,380.60
								11,669.90	12,380.60

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

John Deere 5055E Tractor

Item Number	208	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Equipment	Basis Cost	\$ 112,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-26	Good	01/01/2019	01/01/2049	24:00	30:00	1	112,000.00	227,672.94
								112,000.00	227,672.94

Comments

John Deere 485 Backhoe, John Deere 520M Loader

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

John Deere Tractor 5300

Item Number	209	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 68,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course	G-72	Good	01/01/2003	01/01/2027	2:00	24:00	1	68,000.00	72,141.20
CW Golf Course	G-73	Good	01/01/2003	01/01/2027	2:00	24:00	1	68,000.00	72,141.20
								136,000.00	144,282.40

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

John Deere Tractor 870

Item Number	211	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 42,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-25	Good	01/01/2003	01/01/2025	0:00	22:00	1	42,000.00	42,000.00
								42,000.00	42,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Jukebox

Item Number	212	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 10,609.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Saguaro Room		Good	01/01/2006	01/01/2026	1:00	20:00	1	10,609.00	10,927.27
								10,609.00	10,927.27

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Keg Cooler

Item Number	213	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 10,025.51
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant	1-Door	Good	01/01/2016	01/01/2026	1:00	10:00	1	10,025.51	10,326.28
PV Restaurant	2-Door	Good	01/01/2016	01/01/2026	1:00	10:00	1	10,025.51	10,326.28
								20,051.02	20,652.56

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Kilns - Ceramics

Item Number	214	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 5,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Ceramics	1	Good	01/01/2023	01/01/2043	18:00	20:00	1	5,500.00	9,363.38
CW Ceramics	2	Good	01/01/2023	01/01/2043	18:00	20:00	1	5,500.00	9,363.38
CW Ceramics	3	Good	01/01/2023	01/01/2043	18:00	20:00	1	5,500.00	9,363.38
								16,500.00	28,090.14

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Kilns - Glass Fusion

Item Number	366	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 5,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Ceramics		Good	01/01/2022	01/01/2042	17:00	20:00	2	10,000.00	16,528.48
								10,000.00	16,528.48

Comments

Cost

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Kiotti DK 65S

Item Number	215	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 51,000.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-24	Good	01/01/2010	01/01/2035	10:00	25:00	1	51,000.00	68,539.74
								51,000.00	68,539.74

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Lake Aerator Golf Maint

Item Number	355	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 10,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	Hole#10	Good	01/01/2010	01/01/2025	0:00	15:00	1	10,000.00	10,000.00
CW Golf Course	Hole#13-14	Good	01/01/2010	01/01/2025	0:00	15:00	1	10,000.00	10,000.00
CW Golf Course	Hole#1-9	Good	01/01/2010	01/01/2025	0:00	15:00	1	10,000.00	10,000.00
CW Golf Course	Hole#4-5	Good	01/01/2010	01/01/2025	0:00	15:00	1	10,000.00	10,000.00
PV Golf Course	Hole#8	Good	01/01/2010	01/01/2025	0:00	15:00	1	10,000.00	10,000.00
CW Golf Course	Hole#18	Good	01/01/2006	01/01/2025	0:00	19:00	1	10,000.00	10,000.00
								60,000.00	60,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Lake Aerator Landscape Maint

Item Number	216	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	25 Years
Category	Equipment	Basis Cost	\$ 10,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	5 Lakes (East)	Good	01/01/2011	01/01/2026	1:00	15:00	1	10,000.00	10,300.00
Community	Unit#20	Good	01/01/2011	01/01/2026	1:00	15:00	1	10,000.00	10,300.00
Community	5 Lakes (Center)	Good	01/01/2010	01/01/2026	1:00	16:00	1	10,000.00	10,300.00
Community	5 Lakes (North)	Good	01/01/2010	01/01/2026	1:00	16:00	1	10,000.00	10,300.00
Community	5 Lakes (West)	Good	01/01/2010	01/01/2026	1:00	16:00	1	10,000.00	10,300.00
Community	Lake#12	Good	01/01/2010	01/01/2026	1:00	16:00	1	10,000.00	10,300.00
Community	Winston	Good	01/01/2010	01/01/2026	1:00	16:00	1	10,000.00	10,300.00
								70,000.00	72,100.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Lake Banks, Liners, & Dredging - Common

Item Number	219	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	5 Years
Category	Grounds	Basis Cost	\$ 75,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2020	01/01/2025	0:00	5:00	1	75,000.00	75,000.00
								75,000.00	75,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Lake Banks, Liners, & Dredging - Golf

Item Number	353	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	5 Years
Category	Grounds	Basis Cost	\$ 75,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course		Good	01/01/2020	01/01/2025	0:00	5:00	1	75,000.00	75,000.00
PV Golf Course		Good	01/01/2023	01/01/2028	3:00	5:00	1	75,000.00	81,954.53
								150,000.00	156,954.53

Comments

2023 - \$19k on PV hole 14 repairs – lake sealing work, bentonite and ESS-13 pond sealant

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Lake Fountain Golf Maint

Item Number	217	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 14,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	Hole#14	Good	01/01/2021	01/01/2029	4:00	8:00	1	14,500.00	16,319.88
CW Golf Course	Hole#14-S	Good	01/01/2021	01/01/2029	4:00	8:00	1	14,500.00	16,319.88
CW Golf Course	Hole#14-N	Good	01/01/2020	01/01/2028	3:00	8:00	1	14,500.00	15,844.54
CW Golf Course	Hole#1	Good	01/01/2019	01/01/2027	2:00	8:00	1	14,500.00	15,383.05
CW Golf Course	Hole#4-N	Good	01/01/2019	01/01/2027	2:00	8:00	1	14,500.00	15,383.05
PV Golf Course	Hole#8	Good	01/01/2016	01/01/2025	0:00	9:00	1	14,500.00	14,500.00
PV Golf Course	Hole#9	Good	01/01/2016	01/01/2025	0:00	9:00	1	14,500.00	14,500.00
PV Golf Course	Hole#10	Good	01/01/2023	01/01/2031	6:00	8:00	1	14,500.00	17,313.76
CW Golf Course	Hole#4-S	Good	01/01/2015	01/01/2025	0:00	10:00	1	14,500.00	14,500.00
PV Golf Course	Hole#7	Good	01/01/2023	01/01/2031	6:00	8:00	1	14,500.00	17,313.76
CW Golf Course	Hole#9	Good	01/01/2022	01/01/2030	5:00	8:00	1	14,500.00	16,809.47
CW Golf Course	Lake#18	Good	01/01/2015	01/01/2025	0:00	10:00	3	43,500.00	43,500.00
								203,000.00	217,687.39

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Lake Fountain Landscape Maint

Item Number	354	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 18,200.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Winston	Good	01/01/2021	01/01/2029	4:00	8:00	1	18,200.00	20,484.26
Community	Lake#12	Good	01/01/2024	01/01/2032	7:00	8:00	1	18,200.00	22,383.70
Community	Unit#12 (Low)A	Good	01/01/2022	01/01/2030	5:00	8:00	1	18,200.00	21,098.79
Community	Unit#12 (Low)B	Good	01/01/2015	01/01/2025	0:00	10:00	1	18,200.00	18,200.00
Community	Unit#12 (Mid)	Good	01/01/2015	01/01/2025	0:00	10:00	1	18,200.00	18,200.00
Community	Unit#12 (Up)	Good	01/01/2024	01/01/2032	7:00	8:00	1	18,200.00	22,383.70
								109,200.00	122,750.45

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Lake Intake Pipe

Item Number	218	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	40 Years
Category	Equipment	Basis Cost	\$ 1,000,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course	Hole#13-14	Good	01/01/1983	01/01/2025	0:00	42:00	1	1,000,000.00	1,000,000.00
								1,000,000.00	1,000,000.00

Comments

In conjunction with the replacement of the intake pipe, shoreline repairs & partial dredging should be done, and some percentage of lake liner replacement may be required.

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Lakes Circulation System

Item Number	220	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 43,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Unit#20	Good	01/01/2020	01/01/2040	15:00	20:00	1	43,000.00	66,992.60
								43,000.00	66,992.60

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Landscape Drywell Clean

Item Number	386	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	3 Years
Category	Grounds	Basis Cost	\$ 17,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2022	01/01/2025	0:00	3:00	1	17,000.00	17,000.00
								17,000.00	17,000.00

Comments

2022 - Sisk Park drywell cleanout \$16,429

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Landscape Granite/Rock Replenish

Item Number	221	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	1 Year
Category	Grounds	Basis Cost	\$ 20,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course		Good	01/01/2022	01/01/2025	0:00	3:00	1	20,000.00	20,000.00
								20,000.00	20,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Lighting - Bollard

Item Number	222	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Grounds	Basis Cost	\$ 954.73
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Sisk Park	36"	Good	01/01/2019	01/01/2029	4:00	10:00	11	10,502.03	11,820.13
								10,502.03	11,820.13

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Lighting - General Upgrade

Item Number	223	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Grounds	Basis Cost	\$ 26,522.50
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2019	01/01/2039	14:00	20:00	1	26,522.50	40,117.66
PV Restaurant		Good	01/01/2008	01/01/2028	3:00	20:00	1	26,522.50	28,981.85
								53,045.00	69,099.51

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Lighting - LED - CW Bar

Item Number	225	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 105,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2020	01/01/2040	15:00	20:00	1	105,000.00	163,586.58
								105,000.00	163,586.58

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Lighting - LED - Saguaro

Item Number	226	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Interiors	Basis Cost	\$ 9,250.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Saguaro Room		Good	01/01/2020	01/01/2040	15:00	20:00	1	9,250.00	14,411.20
								9,250.00	14,411.20

Comments

QTY?

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Lighting - LED - Sport Courts

Item Number	224	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Grounds	Basis Cost	\$ 1,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Sisk Park	Bocce	Good	01/01/2023	01/01/2043	18:00	20:00	4	4,000.00	6,809.73
PV Tennis Court	Court #1	Good	01/01/2018	01/01/2038	13:00	20:00	8	8,000.00	11,748.27
PV Tennis Court	Court #2	Good	01/01/2018	01/01/2038	13:00	20:00	10	10,000.00	14,685.34
CW Pickleball Cou		Good	01/01/2018	01/01/2038	13:00	20:00	20	20,000.00	29,370.67
								42,000.00	62,614.01

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Lighting - Parking

Item Number	227	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Grounds	Basis Cost	\$ 750.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Clubhouse		Good	01/01/2018	01/01/2048	23:00	30:00	10	7,500.00	14,801.90
CW Complex		Good	01/01/2018	01/01/2048	23:00	30:00	25	18,750.00	37,004.75
								26,250.00	51,806.65

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Lighting - Wall Mounted

Item Number	228	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Exteriors	Basis Cost	\$ 750.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Breezeway		Good	01/01/2015	01/01/2035	10:00	20:00	100	75,000.00	100,793.73
								75,000.00	100,793.73

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Lighting Panel

Item Number	229	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 22,000.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2010	01/01/2030	5:00	20:00	1	22,000.00	25,504.03
								22,000.00	25,504.03

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Menu Covers

Item Number	230	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	4 Years
Category	Furnishings	Basis Cost	\$ 4,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2024	01/01/2028	3:00	4:00	1	4,000.00	4,370.91
PV Restaurant		Good	01/01/2024	01/01/2028	3:00	4:00	2	8,000.00	8,741.82
								12,000.00	13,112.73

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Midge Fly Removal - Allowance

Item Number	390	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	4 Years
Category	Grounds	Basis Cost	\$ 100,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2022	01/01/2026	1:00	4:00	1	100,000.00	103,000.00
								100,000.00	103,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Mister Fans

Item Number	232	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 8,328.07
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Pro Shop		Good	01/01/2018	01/01/2025	0:00	7:00	1	8,328.07	8,328.07
								8,328.07	8,328.07

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Mister System

Item Number	233	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 14,852.50
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Clubhouse Pati		Good	01/01/2015	01/01/2027	2:00	12:00	1	14,852.50	15,757.02
CW Pro Shop		Good	01/01/2014	01/01/2027	2:00	13:00	1	14,852.50	15,757.02
								29,705.00	31,514.04

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Mixer - Floor 20 Qt

Item Number	234	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 6,047.13
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2019	01/01/2029	4:00	10:00	1	6,047.13	6,806.10
								6,047.13	6,806.10

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Mixer - Floor 30 Qt

Item Number	235	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 6,683.67
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2015	01/01/2025	0:00	10:00	1	6,683.67	6,683.67
								6,683.67	6,683.67

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Mixer - Floor 40 Qt

Item Number	236	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	14 Years
Category	Equipment	Basis Cost	\$ 10,290.73
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2015	01/01/2029	4:00	14:00	1	10,290.73	11,582.31
								10,290.73	11,582.31

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Monument Signs

Item Number	237	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	25 Years
Category	Grounds	Basis Cost	\$ 21,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Admin	Good	01/01/2010	01/01/2035	10:00	25:00	1	21,000.00	28,222.24
Community	CW Pro	Good	01/01/2010	01/01/2035	10:00	25:00	1	21,000.00	28,222.24
Community	CW&Robson	Good	01/01/2010	01/01/2035	10:00	25:00	1	21,000.00	28,222.24
Community	E-Riggs&Robso	Good	01/01/2010	01/01/2035	10:00	25:00	1	21,000.00	28,222.24
Community	PV Club	Good	01/01/2010	01/01/2035	10:00	25:00	1	21,000.00	28,222.24
Community	Riggs&Alma	Good	01/01/2010	01/01/2035	10:00	25:00	1	21,000.00	28,222.24
Community	Riggs&Robson	Good	01/01/2010	01/01/2035	10:00	25:00	1	21,000.00	28,222.24
Community	Santan&Alma	Good	01/01/2010	01/01/2035	10:00	25:00	1	21,000.00	28,222.24
Community	CW Rest	Good	01/01/2010	01/01/2035	10:00	25:00	1	21,000.00	28,222.24
								189,000.00	254,000.16

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Oven - Cook & Hold

Item Number	239	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 11,669.67
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Saguaro Room		Good	01/01/2013	01/01/2026	1:00	13:00	1	11,669.67	12,019.76
CW Bar/Grill		Good	01/01/2013	01/01/2025	0:00	12:00	1	11,669.67	11,669.67
CW Bar/Grill		Good	01/01/2023	01/01/2033	8:00	10:00	1	11,669.67	14,782.79
								35,009.01	38,472.22

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Overflow Pump Golf Maint

Item Number	348	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 20,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Lake #12	Good	01/01/2010	01/01/2025	0:00	15:00	1	20,000.00	20,000.00
								20,000.00	20,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Overflow Pump Landscape Maint

Item Number	240	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 10,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	Hole #8	Good	01/01/2003	01/01/2025	0:00	22:00	1	10,000.00	10,000.00
								10,000.00	10,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Paper Shredder

Item Number	241	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 5,304.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Administration		Good	01/01/2016	01/01/2028	3:00	12:00	1	5,304.00	5,795.82
								5,304.00	5,795.82

Comments

Dahle High Capacity Strip Cut Paper Shredder (20390)
 Purchased December 2015 for \$3,868.89

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Park Furniture

Item Number	242	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Furnishings	Basis Cost	\$ 4,200.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Tennis Court		Good	01/01/2013	01/01/2025	0:00	12:00	1	4,200.00	4,200.00
Sisk Park		Good	01/01/2008	01/01/2025	0:00	17:00	4	16,800.00	16,800.00
								21,000.00	21,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Patio Furniture

Item Number	243	Measurement Basis	Sets
Type	Common Area	Estimated Useful Life	12 Years
Category	Furnishings	Basis Cost	\$ 2,050.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Saguaro Pool		Good	01/01/2011	01/01/2025	0:00	14:00	4	8,200.00	8,200.00
CW Pro Shop		Good	01/01/2011	01/01/2025	0:00	14:00	10	20,500.00	20,500.00
								28,700.00	28,700.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Patio Furniture CW Club

Item Number	244	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Furnishings	Basis Cost	\$ 73,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill Patio		Good	01/01/2017	01/01/2027	2:00	10:00	1	73,500.00	77,976.15
								73,500.00	77,976.15

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Patio Furniture PV Club

Item Number	245	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Furnishings	Basis Cost	\$ 90,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Clubhouse Pati		Good	01/01/2016	01/01/2026	1:00	10:00	1	90,000.00	92,700.00
								90,000.00	92,700.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Photo ID Printer

Item Number	246	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 4,250.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Administration		Good	01/01/2018	01/01/2028	3:00	10:00	1	4,250.00	4,644.09
								4,250.00	4,644.09

Comments

Fargo DTC4250e, #52100 Photo ID Card Printer & software
 Purchased May 2018
 NOTE: computer should be replaced "as needed" using operating funds

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Piano Baby Grand

Item Number	247	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Furnishings	Basis Cost	\$ 18,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Ballroom		Good	01/01/2010	01/01/2025	0:00	15:00	1	18,000.00	18,000.00
								18,000.00	18,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool - Consultant Fee

Item Number	392	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Design	Basis Cost	\$ 120,000.00
Tracking	Logistical		
Method	One Time		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Pool			/ /	01/01/2025	0:00	15:00	1	120,000.00	120,000.00
								120,000.00	120,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool Circulation System

Item Number	248	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	2 Years
Category	Equipment	Basis Cost	\$ 10,000.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Pool		Good	01/01/2015	01/01/2025	0:00	10:00	1	10,000.00	10,000.00
PV Pool		Good	01/01/2015	01/01/2025	0:00	10:00	1	10,000.00	10,000.00
								20,000.00	20,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool Deck Indoor - Resurface

Item Number	253	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	5 Years
Category	Pavement	Basis Cost	\$ 7,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness	Spa	Good	01/01/2020	01/01/2025	0:00	5:00	1	7,500.00	7,500.00
								7,500.00	7,500.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool Deck Outdoor Kool Deck (Main) - Resurface

Item Number	383	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	15 Years
Category	Pavement	Basis Cost	\$ 4.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Main Pool			01/01/2020	01/01/2035	10:00	15:00	18,100	72,400.00	97,299.55
								72,400.00	97,299.55

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool Deck Outdoor Kool Deck - Reseal

Item Number	384	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	5 Years
Category	Pavement	Basis Cost	\$ 1.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Main Pool			01/01/2024	01/01/2028	3:00	4:00	18,100	18,100.00	19,778.36
Michigan Pool			01/01/2024	01/01/2029	4:00	5:00	4,700	4,700.00	5,289.89
PV Pool			01/01/2024	01/01/2029	4:00	5:00	4,700	4,700.00	5,289.89
CW Kids Pool			01/01/2024	01/01/2029	4:00	5:00	2,600	2,600.00	2,926.32
								30,100.00	33,284.46

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool Deck Outdoor Kool Deck - Resurface

Item Number	249	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	20 Years
Category	Pavement	Basis Cost	\$ 14.50
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Kids Pool		Good	01/01/2023	01/01/2043	18:00	20:00	2,600	37,700.00	64,181.73
Michigan Pool		Good	01/01/2023	01/01/2043	18:00	20:00	4,700	68,150.00	116,020.81
PV Pool		Good	01/01/2023	01/01/2043	18:00	20:00	4,700	68,150.00	116,020.81
								174,000.00	296,223.35

Comments

CW Kids Pool - To install 3,000 sq. ft. of **Travertine** Pavers Mini **Versailles** Pattern, 120 **LF** of 12" x 12" coping, & 120 **LF** of 4" x 4" **facia** turndown.

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool Furniture - CW Kids

Item Number	254	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	6 Years
Category	Furnishings	Basis Cost	\$ 18,565.75
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Kids Pool		Good	01/01/2016	01/01/2025	0:00	9:00	1	18,565.75	18,565.75
								18,565.75	18,565.75

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool Furniture - CW Main

Item Number	255	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	6 Years
Category	Furnishings	Basis Cost	\$ 46,679.60
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Main/Lap Pool		Good	01/01/2017	01/01/2025	0:00	8:00	1	46,679.60	46,679.60
								46,679.60	46,679.60

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool Furniture - Michigan

Item Number	256	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	6 Years
Category	Furnishings	Basis Cost	\$ 35,540.15
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Michigan		Good	01/01/2016	01/01/2025	0:00	9:00	1	35,540.15	35,540.15
								35,540.15	35,540.15

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool Furniture - PV

Item Number	257	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	6 Years
Category	Furnishings	Basis Cost	\$ 29,705.20
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Pool		Good	01/01/2023	01/01/2029	4:00	6:00	1	29,705.20	33,433.46
								29,705.20	33,433.46

Comments

- 13 - 42" faux stone dining tables
- 11 - 18" faux stone side tables,
- 40 - Neptune strap dining chairs
- 24 - Neptune strap chaise lounges (18" high)
- 4 - 7.5' market umbrella canopies
- 13 - Additional umbrella poles
- 13 - 7.5' fiberglass market umbrellas

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool Heater 399 BTU

Item Number	258	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 6,100.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Main Pool		Good	01/01/2018	01/01/2026	1:00	8:00	2	12,200.00	12,566.00
Michigan		Good	11/20/2024	01/01/2032	7:00	7:02	1	6,100.00	7,502.23
PV Pool	B	Good	01/01/2015	01/01/2025	0:00	10:00	1	6,100.00	6,100.00
CW Kids Pool		Good	01/01/2015	01/01/2025	0:00	10:00	1	6,100.00	6,100.00
PV Pool	A	Good	11/20/2024	01/01/2032	7:00	7:02	1	6,100.00	7,502.23
CW Lap Pool		Good	01/01/2013	01/01/2025	0:00	12:00	1	6,100.00	6,100.00
CW Main Pool		Good	01/01/2022	01/01/2030	5:00	8:00	1	6,100.00	7,071.57
								48,800.00	52,942.03

Comments

920-002-0258 - Replaced Pool Heater - Superior Pools - \$6,400 - CR71-24
 920-005-0258 - Replaced Pool Heater - Superior Pools - \$6,400 - CR71-24

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool Heaters - Repair

Item Number	369	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	1 Year
Category	Equipment	Basis Cost	\$ 10,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community			01/01/2024	01/01/2025	0:00	1:00	1	10,000.00	10,000.00
								10,000.00	10,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool Hydrochair

Item Number	259	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 11,139.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Lap Pool		Good	01/01/2017	01/01/2025	0:00	8:00	1	11,139.00	11,139.00
CW Main Pool		Good	01/01/2017	01/01/2025	0:00	8:00	1	11,139.00	11,139.00
								22,278.00	22,278.00

Comments

Spectrum Aquatics Swim-Lift

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool Pump/Motor

Item Number	260	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	6 Years
Category	Equipment	Basis Cost	\$ 2,500.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Kids Pool		Good	01/01/2019	01/01/2025	0:00	6:00	1	2,500.00	2,500.00
CW Lap Pool		Good	01/01/2019	01/01/2025	0:00	6:00	1	2,500.00	2,500.00
CW Spa		Good	01/01/2019	01/01/2025	0:00	6:00	1	2,500.00	2,500.00
Michigan		Good	01/01/2019	01/01/2025	0:00	6:00	1	2,500.00	2,500.00
Michigan Spa		Good	01/01/2019	01/01/2025	0:00	6:00	1	2,500.00	2,500.00
PV Pool		Good	01/01/2017	01/01/2025	0:00	8:00	1	2,500.00	2,500.00
PV Spa		Good	01/01/2017	01/01/2025	0:00	8:00	1	2,500.00	2,500.00
CW Fitness		Good	01/01/2020	01/01/2026	1:00	6:00	2	5,000.00	5,150.00
								22,500.00	22,650.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool Pump/Motor 10HP & VFD

Item Number	261	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	6 Years
Category	Equipment	Basis Cost	\$ 17,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Main Pool		Good	01/01/2019	01/01/2025	0:00	6:00	1	17,500.00	17,500.00
								17,500.00	17,500.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool Resurface (Pebble)

Item Number	262	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	14 Years
Category	Pavement	Basis Cost	\$ 8.75
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Spa		Good	01/01/2016	01/01/2030	5:00	14:00	600	5,250.00	6,086.19
Michigan Spa		Good	01/01/2016	01/01/2030	5:00	14:00	600	5,250.00	6,086.19
PV Spa		Good	01/01/2015	01/01/2029	4:00	14:00	600	5,250.00	5,908.92
CW Kids Pool		Good	01/01/2015	01/01/2029	4:00	14:00	1,280	11,200.00	12,605.70
Michigan Pool		Good	01/01/2016	01/01/2030	5:00	14:00	2,300	20,125.00	23,330.39
CW Lap Pool		Good	01/01/2017	01/01/2031	6:00	14:00	2,336	20,440.00	24,406.43
PV Pool		Good	01/01/2015	01/01/2029	4:00	14:00	3,500	30,625.00	34,468.71
CW Main Pool		Good	01/01/2017	01/01/2031	6:00	14:00	7,265	63,568.75	75,904.41
								161,708.75	188,796.94

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool Salt Chlorinating System

Item Number	263	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	7 Years
Category	Equipment	Basis Cost	\$ 4,750.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Kids Pool		Good	01/01/2024	01/01/2031	6:00	7:00	1	4,750.00	5,671.75
CW Lap Pool		Good	01/01/2024	01/01/2031	6:00	7:00	1	4,750.00	5,671.75
CW Main Pool		Good	01/01/2024	01/01/2031	6:00	7:00	4	19,000.00	22,686.99
Michigan Pool		Good	01/01/2024	01/01/2031	6:00	7:00	1	4,750.00	5,671.75
								33,250.00	39,702.24

Comments

Aussie Xtreme chlorinating systems (power packs & cells).

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool Sauna Heaters

Item Number	264	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 2,600.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2040	15:00	20:00	2	5,200.00	8,101.43
								5,200.00	8,101.43

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool Spa Heater 199 BTU

Item Number	265	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 4,500.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness		Good	01/01/2020	01/01/2028	3:00	8:00	1	4,500.00	4,917.27
CW Spa		Good	01/01/2018	01/01/2026	1:00	8:00	1	4,500.00	4,635.00
Michigan Spa		Good	01/01/2018	01/01/2026	1:00	8:00	1	4,500.00	4,635.00
PV Spa		Good	01/01/2023	01/01/2031	6:00	8:00	1	4,500.00	5,373.24
								18,000.00	19,560.51

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool String Lights

Item Number	266	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Furnishings	Basis Cost	\$ 4,455.78
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Pool		Good	01/01/2019	01/01/2029	4:00	10:00	1	4,455.78	5,015.02
								4,455.78	5,015.02

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pool Waterline Tile - Repairs

Item Number	267	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	7 Years
Category	Pavement	Basis Cost	\$ 15.91
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Spa		Good	01/01/2016	01/01/2025	0:00	9:00	70	1,113.70	1,113.70
CW Kids Pool		Good	01/01/2015	01/01/2025	0:00	10:00	120	1,909.20	1,909.20
Michigan Pool		Good	01/01/2016	01/01/2025	0:00	9:00	172	2,736.52	2,736.52
PV Pool		Good	01/01/2015	01/01/2025	0:00	10:00	234	3,722.94	3,722.94
CW Main Pool		Good	01/01/2017	01/01/2025	0:00	8:00	389	6,188.99	6,188.99
CW Lap Pool		Good	01/01/2017	01/01/2025	0:00	8:00	480	7,636.80	7,636.80
								23,308.15	23,308.15

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Pools Deck Drains

Item Number	268	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 80,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2021	01/01/2029	4:00	8:00	1	80,000.00	90,040.70
								80,000.00	90,040.70

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

POS System

Item Number	269	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	5 Years
Category	Equipment	Basis Cost	\$ 10,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2020	01/01/2025	0:00	5:00	1	10,000.00	10,000.00
PV Restaurant		Good	01/01/2020	01/01/2025	0:00	5:00	1	10,000.00	10,000.00
								20,000.00	20,000.00

Comments

- 12 POS - PV Rest
- 4 - CW Ballroom
- 6 - CW Bar

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Radio System

Item Number	270	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	5 Years
Category	Equipment	Basis Cost	\$ 5,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Patrol		Good	01/01/2020	01/01/2025	0:00	5:00	1	5,000.00	5,000.00
								5,000.00	5,000.00

Comments

Patrol radios (10) & repeater (1)

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Radios

Item Number	271	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 8,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course		Good	01/01/2020	01/01/2028	3:00	8:00	1	8,000.00	8,741.82
								8,000.00	8,741.82

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Range/Oven 10 Burner Front

Item Number	272	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 7,797.62
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant	Imperial	Good	01/01/2016	01/01/2031	6:00	15:00	1	7,797.62	9,310.77
								7,797.62	9,310.77

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Range/Oven 6 Burner

Item Number	273	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 6,100.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill	Imperial	Good	01/01/2009	01/01/2026	1:00	17:00	1	6,100.00	6,283.00
PV Restaurant	Imperial/Back	Good	01/01/2009	01/01/2025	0:00	16:00	1	6,100.00	6,100.00
CW Bar/Grill	US Range	Good	01/01/2008	01/01/2026	1:00	18:00	1	6,100.00	6,283.00
								18,300.00	18,666.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Range/Oven Double Stack Convection

Item Number	274	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 9,442.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2023	01/01/2033	8:00	10:00	1	9,442.00	11,960.84
CW Bar/Grill		Good	01/01/2016	01/01/2026	1:00	10:00	1	9,442.00	9,725.26
								18,884.00	21,686.10

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Range/Oven Flat Top Convection

Item Number	275	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 17,200.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2022	01/01/2032	7:00	10:00	1	17,200.00	21,153.83
								17,200.00	21,153.83

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Range/Oven Pizza

Item Number	276	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 34,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2023	01/01/2033	8:00	10:00	1	34,000.00	43,070.18
								34,000.00	43,070.18

Comments

Wells Bread Warmer 2 Drawer (Main Kitchen)

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Refrigerator - Draft Beer

Item Number	277	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	7 Years
Category	Equipment	Basis Cost	\$ 4,455.78
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Saguaro Room	4-tap	Good	01/01/2017	01/01/2026	1:00	9:00	1	4,455.78	4,589.45
CW Bar/Grill	4-tap bar	Good	01/01/2016	01/01/2026	1:00	10:00	1	4,455.78	4,589.45
								8,911.56	9,178.90

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Refrigerator - Keg

Item Number	278	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	7 Years
Category	Equipment	Basis Cost	\$ 4,721.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill	4-Tap Bar	Good	01/01/2017	01/01/2026	1:00	9:00	1	4,721.00	4,862.63
CW Bar/Grill	4-Tap Ballroom	Good	01/01/2016	01/01/2026	1:00	10:00	1	4,721.00	4,862.63
								9,442.00	9,725.26

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Refrigerator - Reach-In

Item Number	279	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	7 Years
Category	Equipment	Basis Cost	\$ 2,500.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill	Main Line	Good	01/01/2017	01/01/2026	1:00	9:00	1	2,500.00	2,575.00
CW Bar/Grill	Banquet	Good	01/01/2016	01/01/2026	1:00	10:00	1	2,500.00	2,575.00
CW Bar/Grill	Under Counter	Good	01/01/2016	01/01/2026	1:00	10:00	1	2,500.00	2,575.00
PV Restaurant	1-door_Sandwi	Good	01/01/2022	01/01/2029	4:00	7:00	1	2,500.00	2,813.77
PV Restaurant		Good	01/01/2018	01/01/2025	0:00	7:00	1	2,500.00	2,500.00
								12,500.00	13,038.77

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Refrigerator Wall Mtd

Item Number	280	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	7 Years
Category	Equipment	Basis Cost	\$ 8,168.93
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill	Display	Good	01/01/2016	01/01/2026	1:00	10:00	1	8,168.93	8,414.00
								8,168.93	8,414.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Reserve Study - Type2

Item Number	281	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	3 Years
Category	Software	Basis Cost	\$ 27,758.50
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Administration		Good	01/01/2024	01/01/2027	2:00	3:00	1	27,758.50	29,448.99
								27,758.50	29,448.99

Comments

Every 3rd year, a Type2 report will performed to include a site inspection. Cost for this Type2 service includes both Type2 & Type3 scheduled.

910-000-0281 - 2025 Fiscal start reserve study - Facilities Advisors - \$16,170 - CR6324 (Deposit)

910-000-0281 - 2025 Fiscal start reserve study - Facilities Advisors - \$10,780 - CR6324 (Final)

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Reserve Study - Type3

Item Number	282	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	3 Years
Category	Software	Basis Cost	\$ 7,700.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Administration		Good	01/01/2022	01/01/2025	0:00	3:00	1	7,700.00	7,700.00
Administration		Good	01/01/2023	01/01/2026	1:00	3:00	1	7,700.00	7,931.00
								15,400.00	15,631.00

Comments

Annual update to the reserve study. No site inspection will be performed, but all other services will be included (i.e **BoD** presentation, communication will all responsible **dept** heads, etc)

920-001-0282 - 2026 Fiscal start reserve study - Facilities Advisors - \$4,620 - CR6324 (Deposit)

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Ryan 3-Point Hitch

Item Number	283	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 8,900.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	C-2	Good	01/01/2003	01/01/2025	0:00	22:00	1	8,900.00	8,900.00
								8,900.00	8,900.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Ryan Jr Sod Cutter

Item Number	284	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 6,100.18
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course	G-89	Good	01/01/2015	01/01/2025	0:00	10:00	1	6,100.18	6,100.18
								6,100.18	6,100.18

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Scissor Lift

Item Number	285	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Equipment	Basis Cost	\$ 6,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	2 man	Good	01/01/2008	01/01/2025	0:00	17:00	1	6,000.00	6,000.00
Community	single	Good	01/01/2008	01/01/2025	0:00	17:00	1	6,000.00	6,000.00
								12,000.00	12,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Server - Lake

Item Number	286	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 12,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Administration		Good	01/01/2023	01/01/2031	6:00	8:00	1	12,000.00	14,328.63
								12,000.00	14,328.63

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Sewer Line Allowance

Item Number	289	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	30 Years
Category	Building Interiors	Basis Cost	\$ 37,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Clubhouse		Good	01/01/2021	01/01/2051	26:00	30:00	1	37,000.00	79,793.88
								37,000.00	79,793.88

Comments

PV clubhouse restroom remodel project in 2020/2021, \$35,496 was spent out of the reserve account on sewer line replacement & **patchback**.

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Shade Fabric

Item Number	290	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	10 Years
Category	Furnishings	Basis Cost	\$ 7.50
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill Patio	Awning	Good	01/01/2023	01/01/2033	8:00	10:00	522	3,915.00	4,959.40
Sisk Park	Bocce	Good	01/01/2019	01/01/2029	4:00	10:00	700	5,250.00	5,908.92
CW Tennis	Court#1	Good	01/01/2016	01/01/2026	1:00	10:00	900	6,750.00	6,952.50
CW Pickleball Cou	Awning	Good	01/01/2014	01/01/2026	1:00	12:00	900	6,750.00	6,952.50
CW Bar/Grill Patio	Sail	Good	01/01/2019	01/01/2029	4:00	10:00	1,950	14,625.00	16,460.57
CW Pickleball Cou	Awning	Good	01/01/2023	01/01/2033	8:00	10:00	700	5,250.00	6,650.54
								42,540.00	47,884.43

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Silverware

Item Number	291	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	7 Years
Category	Equipment	Basis Cost	\$ 8,000.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2024	01/01/2031	6:00	7:00	1	8,000.00	9,552.42
PV Restaurant		Good	01/01/2024	01/01/2031	6:00	7:00	1	8,000.00	9,552.42
								16,000.00	19,104.84

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Silverware Polisher

Item Number	292	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 4,880.14
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2019	01/01/2027	2:00	8:00	1	4,880.14	5,177.34
PV Restaurant		Good	01/01/2018	01/01/2026	1:00	8:00	1	4,880.14	5,026.54
								9,760.28	10,203.88

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Singage Metal - Replace

Item Number	368	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 15,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2024	01/01/2032	7:00	8:00	1	15,000.00	18,448.11
								15,000.00	18,448.11

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Skillet Swiss Tilt

Item Number	293	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 22,278.90
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill		Good	01/01/2003	01/01/2025	0:00	22:00	1	22,278.90	22,278.90
								22,278.90	22,278.90

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Slicer Deli

Item Number	294	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Equipment	Basis Cost	\$ 4,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2016	01/01/2028	3:00	12:00	1	4,500.00	4,917.27
CW Bar/Grill		Good	01/01/2024	01/01/2036	11:00	12:00	1	4,500.00	6,229.05
								9,000.00	11,146.32

Comments

Globe

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Soup Well

Item Number	295	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 6,126.70
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant	Countertop	Good	01/01/2016	01/01/2026	1:00	10:00	1	6,126.70	6,310.50
								6,126.70	6,310.50

Comments

Randell, 10 Well Soup Well

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Speed Displays

Item Number	296	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Equipment	Basis Cost	\$ 3,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Patrol		Good	01/01/2013	01/01/2025	0:00	12:00	2	7,000.00	7,000.00
								7,000.00	7,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Sports Court LED Lights

Item Number	297	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Grounds	Basis Cost	\$ 1,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Tennis	Court#2	Good	01/01/2018	01/01/2038	13:00	20:00	12	12,000.00	17,622.40
CW Tennis	Court#3	Good	01/01/2018	01/01/2038	13:00	20:00	12	12,000.00	17,622.40
CW Tennis	Court#4	Good	01/01/2018	01/01/2038	13:00	20:00	12	12,000.00	17,622.40
CW Tennis	Court#5	Good	01/01/2018	01/01/2038	13:00	20:00	12	12,000.00	17,622.40
CW Tennis	Court#1	Good	01/01/2018	01/01/2038	13:00	20:00	16	16,000.00	23,496.54
Sisk Park		Good	01/01/2023	01/01/2043	18:00	20:00	3	3,000.00	5,107.30
PV Tennis Court	Court#1	Good	01/01/2019	01/01/2039	14:00	20:00	8	8,000.00	12,100.72
PV Tennis Court	Court#2	Good	01/01/2019	01/01/2039	14:00	20:00	10	10,000.00	15,125.90
CW Pickleball Cou		Good	01/01/2019	01/01/2039	14:00	20:00	24	24,000.00	36,302.15
								109,000.00	162,622.21

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Sports Court Recoat

Item Number	298	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	5 Years
Category	Pavement	Basis Cost	\$ 6,750.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Tennis Court	Court #1	Good	01/01/2022	01/01/2027	2:00	5:00	1	6,750.00	7,161.08
PV Tennis Court	Court #2	Good	01/01/2022	01/01/2027	2:00	5:00	1	6,750.00	7,161.08
CW Pickleball Cou	Pickleball	Good	01/01/2020	01/01/2026	1:00	6:00	2	13,500.00	13,905.00
CW Tennis	Court#5	Good	01/01/2020	01/01/2025	0:00	5:00	1	6,750.00	6,750.00
CW Tennis	Court#2	Good	01/01/2019	01/01/2025	0:00	6:00	1	6,750.00	6,750.00
CW Tennis	Court#3	Good	01/01/2019	01/01/2025	0:00	6:00	1	6,750.00	6,750.00
CW Tennis	Court#4	Good	01/01/2019	01/01/2025	0:00	6:00	1	6,750.00	6,750.00
CW Tennis	Court#1	Good	01/01/2018	01/01/2025	0:00	7:00	1	6,750.00	6,750.00
Sisk Park			01/01/2023	01/01/2028	3:00	5:00	1	6,750.00	7,375.91
								67,500.00	69,353.07

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Sports Court Resurface

Item Number	388	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Pavement	Basis Cost	\$ 38,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Tennis Court	Court #1	Good	01/01/2018	01/01/2033	8:00	15:00	1	38,000.00	48,137.26
PV Tennis Court	Court #2	Good	01/01/2018	01/01/2033	8:00	15:00	1	38,000.00	48,137.26
CW Pickleball Cou	Pickleball	Good	01/01/2020	01/01/2035	10:00	15:00	2	76,000.00	102,137.64
CW Tennis	Court#5	Good	01/01/2018	01/01/2033	8:00	15:00	1	38,000.00	48,137.26
CW Tennis	Court#4	Good	01/01/2018	01/01/2033	8:00	15:00	1	38,000.00	48,137.26
CW Tennis	Court#3	Good	01/01/2018	01/01/2033	8:00	15:00	1	38,000.00	48,137.26
CW Tennis	Court#2	Good	01/01/2018	01/01/2033	8:00	15:00	1	38,000.00	48,137.26
CW Tennis	Court#1	Good	01/01/2018	01/01/2033	8:00	15:00	1	38,000.00	48,137.26
Sisk Park	Bocce	Good	01/01/2023	01/01/2038	13:00	15:00	1	38,000.00	55,804.28
								380,000.00	494,902.74

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Spray Tank - 200 gal

Item Number	299	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 6,300.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course	G-90	Good	01/01/2013	01/01/2025	0:00	12:00	1	6,300.00	6,300.00
								6,300.00	6,300.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Steamer Double Oven

Item Number	300	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 46,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill	Banquet Line	Good	01/01/2018	01/01/2028	3:00	10:00	1	46,000.00	50,265.44
CW Bar/Grill	Main Line	Good	01/01/2017	01/01/2027	2:00	10:00	1	46,000.00	48,801.40
PV Restaurant		Good	01/01/2023	01/01/2033	8:00	10:00	1	46,000.00	58,271.42
								138,000.00	157,338.26

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Street Sweeper

Item Number	381	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 70,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Facilities Maint	Power Boss	Good	01/01/2023	01/01/2038	13:00	15:00	1	70,000.00	102,797.36
								70,000.00	102,797.36

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Surveillance System - Replace

Item Number	385	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 177,251.00
Tracking Method	Logistical		
	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2022	01/01/2032	7:00	10:00	1	177,251.00	217,996.37
								177,251.00	217,996.37

Comments

Cameras, wiring, DVR, controller

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Surveillance System Components - Repair

Item Number	301	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	1 Year
Category	Equipment	Basis Cost	\$ 10,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2024	01/01/2025	0:00	1:00	1	10,000.00	10,000.00
								10,000.00	10,000.00

Comments

See J. Miller's quote

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Table - Billiard - Refelt/Refurbish

Item Number	370	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	3 Years
Category	Furnishings	Basis Cost	\$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community			01/01/2022	01/01/2025	0:00	3:00	1	5,000.00	5,000.00
								5,000.00	5,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Table - Billiard - Replace

Item Number	302	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 180,000.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Billiards		Good	01/01/2015	01/01/2030	5:00	15:00	1	180,000.00	208,669.33
								180,000.00	208,669.33

Comments

9' Tournament Connelly Prescott

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Table - Poker - Replace

Item Number	303	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Furnishings	Basis Cost	\$ 795.57
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Card Room		Good	01/01/2014	01/01/2025	0:00	11:00	7	5,568.99	5,568.99
								5,568.99	5,568.99

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Tables - Banquet

Item Number	304	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Furnishings	Basis Cost	\$ 265.22
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Ballroom	A	Good	01/01/2008	01/01/2026	1:00	18:00	64	16,974.08	17,483.30
CW Ballroom	B	Good	01/01/2016	01/01/2031	6:00	15:00	66	17,504.52	20,901.31
								34,478.60	38,384.61

Comments

CW Ballroom A

- 20 - 6' rectangular folding
- 40 - 34" square folding card
- 4 - curved folding

CW Ballroom B

- 36 - **MityLite**, 72" round folding
- 30 - **MityLite**, 8' rectangular folding

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Tables - Banquet Pro

Item Number	305	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Furnishings	Basis Cost	\$ 392.53
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Saguaro Room		Good	01/01/2021	01/01/2036	11:00	15:00	53	20,804.09	28,797.73
PV Restaurant		Good	01/01/2008	01/01/2026	1:00	18:00	63	24,729.39	25,471.27
								45,533.48	54,269.00

Comments

PV Restaurant
 16 - Card
 20 - 8'
 7 - Serpentine
 20 - 62" Round

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Tables - Bar

Item Number	306	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Furnishings	Basis Cost	\$ 1,167.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Bar		Good	01/01/2018	01/01/2028	3:00	10:00	21	24,507.00	26,779.46
								24,507.00	26,779.46

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Tables - Dining

Item Number	307	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Furnishings	Basis Cost	\$ 1,100.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2014	01/01/2025	0:00	11:00	45	49,500.00	49,500.00
								49,500.00	49,500.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Tableware CW

Item Number	80	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 15,595.23
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill	Restaurant	Good	01/01/2015	01/01/2025	0:00	10:00	1	15,595.23	15,595.23
								15,595.23	15,595.23

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Tableware CW Banquet

Item Number	79	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 5,569.73
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Bar/Grill	Banquet	Good	01/01/2018	01/01/2028	3:00	10:00	1	5,569.73	6,086.19
								5,569.73	6,086.19

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Tableware PV

Item Number	78	Measurement Basis	Sets
Type	Common Area	Estimated Useful Life	7 Years
Category	Equipment	Basis Cost	\$ 28,962.57
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2016	01/01/2025	0:00	9:00	1	28,962.57	28,962.57
								28,962.57	28,962.57

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Tee Box Yardage Signs

Item Number	308	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Grounds	Basis Cost	\$ 1,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course		Good	01/01/2023	01/01/2035	10:00	12:00	18	27,000.00	36,285.74
PV Golf Course		Good	01/01/2023	01/01/2035	10:00	12:00	18	27,000.00	36,285.74
								54,000.00	72,571.48

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Tile Roof Underlayment

Item Number	309	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	30 Years
Category	Building Exteriors	Basis Cost	\$ 62.50
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Pro Shop		Good	01/01/1993	01/01/2025	0:00	32:00	780	48,750.00	48,750.00
PV Clubhouse		Good	01/01/2013	01/01/2043	18:00	30:00	960	60,000.00	102,145.98
Sisk Park	Ramada	Good	01/01/1995	01/01/2025	0:00	30:00	1,555	97,187.50	97,187.50
Michigan		Good	01/01/2016	01/01/2046	21:00	30:00	2,350	146,875.00	273,230.77
								352,812.50	521,314.25

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Tilt Kettle - 40 Gal

Item Number	310	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 24,500.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2008	01/01/2026	1:00	18:00	1	24,500.00	25,235.00
								24,500.00	25,235.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Tilt Skillet - 40 Gal

Item Number	311	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 18,350.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Restaurant		Good	01/01/2008	01/01/2026	1:00	18:00	2	36,700.00	37,801.00
								36,700.00	37,801.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro 5610 Cutting Reels

Item Number	313	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	6 Years
Category	Equipment	Basis Cost	\$ 2,000.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-98	Good	01/01/2017	01/01/2025	0:00	8:00	5	10,000.00	10,000.00
CW Golf Course	G-99	Good	01/01/2017	01/01/2025	0:00	8:00	1	2,000.00	2,000.00
								12,000.00	12,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro Greensmaster 3150

Item Number	315	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 53,000.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-2a	Good	01/01/2015	01/01/2025	0:00	10:00	1	53,000.00	53,000.00
CW Golf Course	G-41	Good	01/01/2013	01/01/2025	0:00	12:00	1	53,000.00	53,000.00
								106,000.00	106,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro Greensmaster 3300

Item Number	316	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 50,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-01	Good	01/01/2016	01/01/2026	1:00	10:00	1	50,000.00	51,500.00
PV Golf Course	G-02	Good	01/01/2019	01/01/2029	4:00	10:00	1	50,000.00	56,275.44
PV Golf Course	G-03	Good	01/01/2019	01/01/2029	4:00	10:00	1	50,000.00	56,275.44
PV Golf Course	G-04	Good	01/01/2016	01/01/2026	1:00	10:00	1	50,000.00	51,500.00
CW Golf Course	G-36	Good	01/01/2015	01/01/2025	0:00	10:00	1	50,000.00	50,000.00
CW Golf Course	G-37	Good	01/01/2015	01/01/2025	0:00	10:00	1	50,000.00	50,000.00
CW Golf Course	G-38	Good	01/01/2017	01/01/2027	2:00	10:00	1	50,000.00	53,045.00
								350,000.00	368,595.88

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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



2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro Greensmaster TriFlex 3400

Item Number	317	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 50,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course	G-39	Good	01/01/2020	01/01/2030	5:00	10:00	1	50,000.00	57,963.70
CW Golf Course	G-40	Good	01/01/2020	01/01/2030	5:00	10:00	1	50,000.00	57,963.70
								100,000.00	115,927.40

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro GreensPro 1260

Item Number	318	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 21,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-91	Good	01/01/2017	01/01/2027	2:00	10:00	1	21,500.00	22,809.35
CW Golf Course	G-92	Good	01/01/2017	01/01/2027	2:00	10:00	1	21,500.00	22,809.35
								43,000.00	45,618.70

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro Groundmaster 4500 Golf Maint

Item Number	314	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 88,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	C-19	Good	01/01/2016	01/01/2026	1:00	10:00	1	88,000.00	90,640.00
								88,000.00	90,640.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro Groundmaster 4500 Landscape Maint

Item Number	351	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 88,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-08	Good	01/01/2013	01/01/2025	0:00	12:00	1	88,000.00	88,000.00
								88,000.00	88,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro Pro Care Blower 44538

Item Number	319	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 12,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-67	Good	01/01/2023	01/01/2033	8:00	10:00	1	12,000.00	15,201.24
CW Golf Course	G-29	Good	01/01/2023	01/01/2033	8:00	10:00	1	12,000.00	15,201.24
								24,000.00	30,402.48

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro ProCore 648 Aero

Item Number	320	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 36,070.60
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-32	Good	01/01/2010	01/01/2025	0:00	15:00	1	36,070.60	36,070.60
								36,070.60	36,070.60

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro ProPass 200

Item Number	322	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 18,035.30
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course	G-93	Good	01/01/2016	01/01/2031	6:00	15:00	1	18,035.30	21,535.09
								18,035.30	21,535.09

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro Reelmaster 3100-D

Item Number	323	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 42,436.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-05	Good	01/01/2019	01/01/2029	4:00	10:00	1	42,436.00	47,762.09
PV Golf Course	G-06	Good	01/01/2019	01/01/2029	4:00	10:00	1	42,436.00	47,762.09
CW Golf Course	G-42	Good	01/01/2019	01/01/2029	4:00	10:00	1	42,436.00	47,762.09
PV Golf Course	G-42a	Good	01/01/2013	01/01/2025	0:00	12:00	1	42,436.00	42,436.00
								169,744.00	185,722.27

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro Reelmaster 4000-D

Item Number	324	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 55,000.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-49a	Good	01/01/2013	01/01/2025	0:00	12:00	1	55,000.00	55,000.00
								55,000.00	55,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro Reelmaster 5510-D

Item Number	325	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 65,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-09	Good	01/01/2015	01/01/2025	0:00	10:00	1	65,000.00	65,000.00
								65,000.00	65,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro Reelmaster 5610-D

Item Number	326	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 96,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course	G-45	Good	01/01/2023	01/01/2033	8:00	10:00	1	96,000.00	121,609.93
CW Golf Course	G-46	Good	01/01/2023	01/01/2033	8:00	10:00	1	96,000.00	121,609.93
CW Golf Course	G-47	Good	01/01/2023	01/01/2033	8:00	10:00	1	96,000.00	121,609.93
								288,000.00	364,829.79

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro Reelmaster 7000-D

Item Number	327	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 95,481.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course	G-48	Good	01/01/2016	01/01/2026	1:00	10:00	1	95,481.00	98,345.43
PV Golf Course	G-49	Good	01/01/2018	01/01/2028	3:00	10:00	1	95,481.00	104,334.67
								190,962.00	202,680.10

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro Sand Pro 3040

Item Number	328	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 2,121.67
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-11	Good	01/01/2017	01/01/2025	0:00	8:00	1	2,121.67	2,121.67
CW Golf Course	G-64a	Good	01/01/2020	01/01/2028	3:00	8:00	1	2,121.67	2,318.41
CW Golf Course	G-65	Good	01/01/2017	01/01/2025	0:00	8:00	1	2,121.67	2,121.67
								6,365.01	6,561.75

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro Workman 3200 Facilities Maint

Item Number	329	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 27,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	C-13	Good	01/01/2022	01/01/2032	7:00	10:00	1	27,500.00	33,821.53
								27,500.00	33,821.53

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro Workman 3200 Golf Maint

Item Number	349	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 27,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	C-15	Good	01/01/2013	01/01/2025	0:00	12:00	1	27,500.00	27,500.00
Community	C-6	Good	01/01/2013	01/01/2025	0:00	12:00	1	27,500.00	27,500.00
CW Golf Course	G-21	Good	01/01/2013	01/01/2025	0:00	12:00	1	27,500.00	27,500.00
CW Golf Course	G-22	Good	01/01/2013	01/01/2025	0:00	12:00	1	27,500.00	27,500.00
								110,000.00	110,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro Workman 3200 Landscape Maint

Item Number	350	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 27,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course	G-23	Good	01/01/2023	01/01/2033	8:00	10:00	1	27,500.00	34,836.18
CW Golf Course	G-63	Good	01/01/2022	01/01/2032	7:00	10:00	1	27,500.00	33,821.53
Facilities Maint	M-08	Good	01/01/2013	01/01/2025	0:00	12:00	1	27,500.00	27,500.00
								82,500.00	96,157.71

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro Workman HDX Golf Maint

Item Number	352	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 33,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-20	Good	01/01/2013	01/01/2025	0:00	12:00	1	33,500.00	33,500.00
CW Golf Course	G-59	Good	01/01/2013	01/01/2025	0:00	12:00	1	33,500.00	33,500.00
PV Golf Course	G-60	Good	01/01/2018	01/01/2028	3:00	10:00	1	33,500.00	36,606.35
CW Golf Course	G-62	Good	01/01/2018	01/01/2028	3:00	10:00	1	33,500.00	36,606.35
								134,000.00	140,212.70

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Toro Workman HDX Landscape Maint

Item Number	330	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 33,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	C-1	Good	01/01/2018	01/01/2028	3:00	10:00	1	33,500.00	36,606.35
Community	C-7	Good	01/01/2016	01/01/2026	1:00	10:00	1	33,500.00	34,505.00
								67,000.00	71,111.35

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Trailer Dual Axle

Item Number	332	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 4,200.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Facilities Maint		Good	01/01/2017	01/01/2032	7:00	15:00	1	4,200.00	5,165.47
								4,200.00	5,165.47

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Tunnel Rehabilitation

Item Number	333	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	1 Year
Category	Grounds	Basis Cost	\$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Alma School	Good	01/01/2024	01/01/2025	0:00	1:00	1	5,000.00	5,000.00
Community	Riggs	Good	01/01/2024	01/01/2025	0:00	1:00	0	0.00	0.00
								5,000.00	5,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Tycrop Topdresser

Item Number	334	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 17,000.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course	G-74	Good	01/01/2008	01/01/2025	0:00	17:00	1	17,000.00	17,000.00
								17,000.00	17,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Vehicle Dodge RAM (2015)

Item Number	335	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 31,296.55
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Facilities Maint	M-15	Good	01/01/2015	01/01/2025	0:00	10:00	1	31,296.55	31,296.55
								31,296.55	31,296.55

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Vehicle Ford F-150

Item Number	336	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	7 Years
Category	Equipment	Basis Cost	\$ 37,131.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	C-3	Good	01/01/2020	01/01/2027	2:00	7:00	1	37,131.00	39,392.28
CW Golf Course	G-77	Good	01/01/2016	01/01/2027	2:00	11:00	1	37,131.00	39,392.28
								74,262.00	78,784.56

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Vehicle GM

Item Number	337	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	3 Years
Category	Equipment	Basis Cost	\$ 20,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Patrol	P1	Good	01/01/2022	01/01/2025	0:00	3:00	1	20,000.00	20,000.00
								20,000.00	20,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Vehicle Toyota Prius

Item Number	338	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	3 Years
Category	Equipment	Basis Cost	\$ 21,218.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Patrol	P2	Good	01/01/2023	01/01/2026	1:00	3:00	1	21,218.00	21,854.54
Patrol	P3	Good	01/01/2024	01/01/2027	2:00	3:00	1	21,218.00	22,510.18
								42,436.00	44,364.72

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Vermeer 4" Trencher

Item Number	339	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20 Years
Category	Equipment	Basis Cost	\$ 16,709.18
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course	G-76	Good	01/01/2003	01/01/2025	0:00	22:00	1	16,709.18	16,709.18
								16,709.18	16,709.18

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Walls - Repair

Item Number	401	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	2 Years
Category	Grounds	Basis Cost	\$ 30,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community			01/01/2023	01/01/2025	0:00	2:00	1	30,000.00	30,000.00
								30,000.00	30,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Walls Dobson, Alma, Minn, East- Repaint

Item Number	398	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	2 Years
Category	Grounds	Basis Cost	\$ 30,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Alma, Dobson,		01/01/2023	01/01/2025	0:00	2:00	1	30,000.00	30,000.00
								30,000.00	30,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Walls Hunt Hwy, Riggs Repaint

Item Number	399	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	3 Years
Category	Grounds	Basis Cost	\$ 45,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community			01/01/2022	01/01/2025	0:00	3:00	1	45,000.00	45,000.00
								45,000.00	45,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Walls Lakes, Tee & Stub - Repaint

Item Number	400	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	1 Year
Category	Grounds	Basis Cost	\$ 15,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community			01/01/2024	01/01/2025	0:00	1:00	1	15,000.00	15,000.00
								15,000.00	15,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Wiedenmann Terraspikes

Item Number	340	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 36,070.60
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Golf Course	G-70	Good	01/01/2015	01/01/2025	0:00	10:00	1	36,070.60	36,070.60
								36,070.60	36,070.60

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Williams Sprayer

Item Number	341	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 42,436.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-92	Good	01/01/2013	01/01/2025	0:00	12:00	1	42,436.00	42,436.00
								42,436.00	42,436.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Window Blinds Electric

Item Number	371	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Equipment	Basis Cost	\$ 2,500.00
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
CW Fitness	OUTDOOR		01/01/2020	01/01/2026	1:00	6:00	14	35,000.00	36,050.00
CW Bar/Grill			01/01/2021	01/01/2033	8:00	12:00	2	5,000.00	6,333.85
CW Saguaro Room			01/01/2023	01/01/2035	10:00	12:00	4	10,000.00	13,439.16
								50,000.00	55,823.01

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Window Tint

Item Number	342	Measurement Basis	Allowanc
Type	Common Area	Estimated Useful Life	1 Year
Category	Furnishings	Basis Cost	\$ 4,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2024	01/01/2025	0:00	1:00	10	40,000.00	40,000.00
								40,000.00	40,000.00

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Workman GTX

Item Number	344	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	8 Years
Category	Equipment	Basis Cost	\$ 11,500.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
PV Golf Course	G-17	Good	01/01/2020	01/01/2028	3:00	8:00	1	11,500.00	12,566.36
PV Golf Course	G-50a	Good	01/01/2015	01/01/2025	0:00	10:00	1	11,500.00	11,500.00
								23,000.00	24,066.36

Comments

2025 FINAL

Sun Lakes 2

Analysis Date - January 1, 2025

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

Component List - Full Detail

Zero Turn Mower, ExMark

Item Number	331	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 17,000.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	08/20/2020	08/20/2030	5:07	10:00	1	17,000.00	20,050.42
								17,000.00	20,050.42

Comments

Scott to check price

CA Mower invoice #209834-5

2025 FINAL