



General
RESERVE EXPENDITURES

**The Sawgrass Players
Club Association, Inc.**
Ponte Vedra, FL

Explanatory Notes:

- 1) **3.3%** is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) **FY2025** is Fiscal Year beginning January 1, 2025 and ending December 31, 2025.

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Next Full Repl.	Useful Life	Line Item	Reserve Component Inventory	Estimated 1st Year of Event	Costs, \$			RUL = 0 FY2025	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	
					Unit (2025)	Per Phase (2025)	Total (2025)		1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035
Property Site Elements																		
2036	15	1.040	Asphalt Pavement, Mill and Overlay, Alta Mar Drive	2036	17.00	193,800	193,800											
2025	15	1.041	Asphalt Pavement, Mill and Overlay, Blair Road (Players Club Villas Road) (2025 is Planned)	2025	17.00	21,250	21,250	21,250										
2025	18	1.042	Asphalt Pavement, Mill and Overlay, Coves Pool and Rec Parking Areas (2025 is Planned)	2025	17.00	56,100	56,100	56,100										
2025	15	1.043	Asphalt Pavement, Mill and Overlay, Hammock Cove Drive (2025 is Planned)	2025	17.00	81,600	81,600	81,600										
2026	15	1.044	Asphalt Pavement, Mill and Overlay, Palmera Drive (2026 is Planned)	2026	17.00	264,350	264,350		273,074									
2025	12	1.045	Asphalt Pavement, Mill and Overlay, TPC Blvd, Double Lane (2025 is Planned)	2025	17.00	448,800	448,800	448,800										
2025	12	1.046	Asphalt Pavement, Mill and Overlay, TPC Blvd, Single Lane (2025 is Planned)	2025	17.00	218,450	218,450	218,450										
2036	15	1.047	Asphalt Pavement, Mill and Overlay, Salt Creek To Bridge	2036	17.00	72,250	72,250											
2026	3	1.080	Asphalt Pavement, Striping, TPO, Altamar Drive and TPC Boulevard (2026 is Planned)	2026	1.50	94,125	94,125		97,231			107,178						
2026	5	1.081	Asphalt Pavement, Striping, TPO, Remaining (2026 is Planned)	2026	1.50	26,400	26,400		27,271					32,078				
2045	25	1.092	Bulkhead at Palmera and Sanchez Drive	2045	8,500.00	8,500	8,500											
2025	20	1.100	Catch Basins, Inspections and Capital Repairs, Phased (2025 is Budgeted)	2025	1,850.00	9,250	37,000	8,000					10,880				12,798	
2026	5	1.110	Concrete Curbs and Gutters, Partial	2026	48.50	35,567	533,500		36,740					43,216				
2025	1	1.140	Concrete Sidewalks, Partial, Phased (2025 is Planned)	2025	17.00	24,253	1,819,000	24,253	25,054	25,881	26,735	27,617	28,528	29,470	30,442	31,447	32,484	33,556
2031	18	1.620	Pavers, Masonry, Entrances (Includes Concrete Paver Bands)	2031	14.00	43,400	43,400							52,734				
General Property Site Elements																		
2050	30	2.050	Bridges, Pedestrian, Concrete Spillway Repairs, Phased	2050	55,000.00	55,000	220,000											
2042	20	2.060	Bridges, Pedestrian, Deck Replacement and Structure Repairs	2042	220,000.00	220,000	220,000											
2027	30	2.120	Concrete Bridge, Vehicular, Alta Mar Drive, Concrete Capital Repairs	2027	18.00	31,320	31,320			33,421								



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					Unit (2025)	Per Phase (2025)	Total (2025)		1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035
2042	25	2.125	Concrete Bridge, Vehicular, Alta Mar Drive, Light Poles and Fixtures	2042	3,600.00	14,400	14,400											
2027	60	2.220	Concrete Bridge, Vehicular, Players Club Villas, Deck Replacement	2027	20.00	43,400	43,400		46,312									
2043	60	2.225	Concrete Bridge, Vehicular, Players Club Villas, Structure	2043	200.00	434,000	434,000											
2029	5	2.226	Concrete Bridge, Vehicular, Players Club Villas, Inspections	2029	4,500.00	4,500	4,500				5,124						6,027	
2048	25	2.227	Concrete Bridges, Vehicular, Alta Mar and Players Club Villas, Railings, Aluminum	2048	225,000.00	225,000	225,000											
2032	20	2.300	Fences, Vinyl, Alta Mar Drive (Along Cypress Creek Only)	2032	55.00	64,350	64,350								80,770			
2026	1	2.420	Irrigation System, Inspections and Partial Replacements	2026	20,000.00	20,000	20,000		20,660	21,342	22,046	22,774	23,525	24,301	25,103	25,932	26,788	27,672
2026	27	2.421	Irrigation System, Sleeving with HDPE	2026	85,000.00	85,000	85,000		87,805									
2028	10	2.422	Irrigation System, Pumps, 5-HP	2028	5,500.00	22,000	22,000				24,251							
2028	10	2.423	Irrigation System, VFD and Pump, 10-HP (Across from Shopping Plaza on TPC Blvd.)	2028	15,000.00	15,000	15,000				16,535							
2028	30	2.424	Irrigation System, VFD and Pump, 10-HP, Housing Structure (Across from Shopping Plaza on TPC Blvd.)	2028	12,000.00	12,000	12,000				13,228							
2042	25	2.560	Light Poles and Fixtures, Marriot and Sawgrass Village	2042	21,500.00	43,000	43,000											
2045	25	2.580	Light Poles and Fixtures (Abalone/Palmera, Lakeside/TPC & Alta Mar/TPC)	2045	3,500.00	10,500	10,500											
2030	18	2.810	Signage, Main Entrances, Sawgrass	2030	70,000.00	70,000	70,000						82,338					
2030	18	2.813	Signage, Oak Bridge and The Coves	2030	18,000.00	18,000	18,000						21,173					
2030	15	2.816	Signage, Street (Excludes Radar Signs), Phased	2030	25,000.00	25,000	75,000					29,406	30,377	31,379				
2025	10	2.905	Site Furniture, Benches and Trash Receptacles, Phased (2025 is Planned)	2025	15,000.00	15,000	30,000	15,000					17,644					20,754
Recreation Area																		
2026	5	3.005	Basketball Court, Color Coat	2026	32.00	18,560	18,560		19,173					22,552				
2026	5	3.006	Basketball Court, Goal Replacement	2026	6,000.00	6,000	6,000		6,198					7,290				



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Next Full Repl.	Useful Life	Line Item	Reserve Component Inventory	Estimated 1st Year of Event	Costs, \$			RUL = 0 FY2025	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	
					Unit (2025)	Per Phase (2025)	Total (2025)		1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035
2045	28	5.750	Gatehouse, Roof, Tiles, A1A	2045	1,500.00	30,000	30,000											
2045	28	5.751	Gatehouse, Roof, Tiles, Solana	2045	1,500.00	15,000	15,000											
2053	55	5.766	Gatehouse, Septic System, Tank, Solana	2053	25,000.00	25,000	25,000											
2026	10	5.780	Gatehouses, Appliances, Phased	2026	5,600.00	5,600	11,200		5,785					6,804				
2025	4	5.800	Gatehouses, HVAC (Short Useful Life Due to Heavy Use), Phased (2025 is Planned)	2025	8,800.00	8,800	17,600	8,800		9,390		10,020		10,693		11,410	12,176	
Access Control Elements																		
2031	8	7.100	Gate Arm Operators, Phased (2025 is Budgeted, 2026 and 2027 are Remaining)	2025	12,000.00	36,000	72,000	11,116	24,792	38,415				43,743			49,809	
2029	8	7.105	Gate Arm Operators, Interim Lift Arms Replacement, Phased	2029	4,400.00	13,200	26,400					15,031				17,115		
2026	4	7.200	Computer Software	2026	16,000.00	32,000	32,000		33,056				37,640				42,860	
2026	4	7.300	Computers and Peripherals	2026	2,500.00	10,000	10,000		10,330				11,763				13,394	
2026	4	7.340	Radar, Safe Pace, Phased	2026	3,600.00	7,200	14,400		7,438		7,937		8,469		9,037		9,644	
2026	5	7.360	Radio-Frequency Identification Reader, Phased	2026	6,000.00	6,000	12,000		6,198		6,614			7,290		7,780		
2030	5	7.365	Traffic Hawks, Replacing with Radar Cameras, Subsequent	2030	7,500.00	30,000	30,000						35,288				41,507	
2026	5	7.400	Surveillance Systems (Incl. Pool, Rec. Area and Pump Stations)	2026	16,000.00	16,000	16,000		16,528					19,441				
2027	100	u.2	Reserve Study Update with Site Visit	2027	9,200.00	9,200	9,200				9,817							
Anticipated Expenditures, By Year (\$21,164,059 over 30 years)								931,969	851,430	219,899	166,948	383,255	367,697	417,596	184,514	205,838	250,937	370,659

RESERVE FUNDING PLAN- phased increase plan



General
CASH FLOW ANALYSIS
The Sawgrass Players
Club Association, Inc.

Individual Reserve Budgets & Cash Flows for the Next 30 Years

Ponte Vedra, FL	FY2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Reserves at Beginning of Year	(Note 1)	1,210,000	573,136	304,699	674,138	1,112,286	1,348,104	1,611,124	1,835,741	2,307,719	2,775,896	3,216,073	3,551,864	3,459,424	3,090,020	3,424,909	3,780,570
Recommended Reserve Contributions		283,150	571,300	576,300	581,300	586,300	591,300	596,300	601,300	606,300	611,300	616,300	621,300	626,300	631,300	636,300	641,300
Additional Reserve Contributions																	
Additional Assessment																	
Total Recommended Reserve Contributions	(Note 2)	283,150	571,300	576,300	581,300	586,300	591,300	596,300	601,300	606,300	611,300	616,300	621,300	626,300	631,300	636,300	641,300
Anticipated Interest Rate		2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%
Estimated Interest Earned, During Year	(Note 3)	11,955	11,693	13,038	23,795	32,773	39,417	45,913	55,192	67,715	79,814	90,150	93,392	87,240	86,780	95,978	103,857
Anticipated Expenditures, By Year		(931,969)	(851,430)	(219,899)	(166,948)	(383,255)	(367,697)	(417,596)	(184,514)	(205,838)	(250,937)	(370,659)	(807,132)	(1,082,944)	(383,192)	(376,617)	(509,306)
Anticipated Reserves at Year End		<u>\$573,136</u>	<u>\$304,699</u> (NOTE 5)	<u>\$674,138</u>	<u>\$1,112,286</u>	<u>\$1,348,104</u>	<u>\$1,611,124</u>	<u>\$1,835,741</u>	<u>\$2,307,719</u>	<u>\$2,775,896</u>	<u>\$3,216,073</u>	<u>\$3,551,864</u>	<u>\$3,459,424</u>	<u>\$3,090,020</u>	<u>\$3,424,909</u>	<u>\$3,780,570</u>	<u>\$4,016,421</u>

Single Increase	Phased Increases	Flatline	2nd Flatline	Decrease	2nd Decrease
Amount: <input type="text"/>	Increase: \$5,000 # Years: 30	Amount: <input type="text"/> Begin Year: <input type="text"/> End Year: <input type="text"/>	Amount: <input type="text"/> Begin Year: <input type="text"/> End Year: <input type="text"/>	Amount: <input type="text"/> Year: <input type="text"/>	Amount: <input type="text"/> Year: <input type="text"/>

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Reserves at Beginning of Year	4,016,421	3,833,355	3,944,221	3,362,893	2,895,134	3,202,370	3,330,514	3,705,363	3,423,279	2,006,723	2,138,987	1,382,557	1,705,949	1,512,053	1,637,774
Recommended Reserve Contributions	646,300	651,300	656,300	661,300	666,300	671,300	676,300	681,300	686,300	691,300	696,300	701,300	706,300	711,300	716,300
Additional Reserve Contributions															
Additional Assessment															
Total Recommended Reserve Contributions	646,300	651,300	656,300	661,300	666,300	671,300	676,300	681,300	686,300	691,300	696,300	701,300	706,300	711,300	716,300
Anticipated Interest Rate	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%
Estimated Interest Earned, During Year	104,560	103,599	97,332	83,358	81,220	87,019	93,719	94,955	72,329	55,222	46,908	41,139	42,864	41,956	44,088
Anticipated Expenditures, By Year	(933,926)	(644,032)	(1,334,960)	(1,212,417)	(440,284)	(630,176)	(395,170)	(1,058,339)	(2,175,185)	(614,259)	(1,499,637)	(419,048)	(943,060)	(627,535)	(726,101)
Anticipated Reserves at Year End	<u>\$3,833,355</u>	<u>\$3,944,221</u>	<u>\$3,362,893</u>	<u>\$2,895,134</u>	<u>\$3,202,370</u>	<u>\$3,330,514</u>	<u>\$3,705,363</u>	<u>\$3,423,279</u>	<u>\$2,006,723</u>	<u>\$2,138,987</u>	<u>\$1,382,557</u>	<u>\$1,705,949</u>	<u>\$1,512,053</u>	<u>\$1,637,774</u>	<u>\$1,672,061</u> (NOTE 4)

Explanatory Notes:

- 1) Year 2025 starting reserves are as of June 30, 2025; FY2025 starts January 1, 2025 and ends December 31, 2025.
- 2) Reserve Contributions for 2025 are the remaining budgeted; 2026 is the first year of recommended contributions.
- 3) 2.7% is the estimated annual rate of return on invested reserves; 2025 is a partial year of interest earned.
- 4) Accumulated year 2055 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).



Storm Water
RESERVE EXPENDITURES

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					Unit (2025)	Percentage Ownership	Per Phase (2025)		Total (2025)	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035
<u>Pipes, Culverts and Control Structures</u>																			
2045	25	8.010	Control Structure, Ancilla Weir	2045	25,000.00	50%	12,500	12,500											
2044	25	8.030	Control Structure, Bermuda	2044	53,000.00	50%	26,500	26,500											
2042	25	8.050	Control Structure, Cypress Bridge	2042	53,000.00	50%	26,500	26,500											
2045	25	8.070	Control Structure, Rio Dam	2045	82,000.00	50%	41,000	41,000											
2043	25	8.080	Control Structure, Water Oak (2026 is Budgeted Engineering Review)	2026	53,000.00	50%	26,500	26,500	8,600										
2032	10	8.081	Control Structures, Gates, Partial Replacements	2032	16,000.00	50%	8,000	8,000							10,041				
2026	1	8.083	Conveyance Canals and Lake Bank Stormwater Restoration (2025 is Budgeted)	2025	100,000.00	100%	100,000	100,000	30,000	103,300	106,709	110,230	113,868	117,626	121,507	125,517	129,659	133,938	138,358
2029	5	8.084	Conveyance Canals at Pump Stations, Continuing Maintenance (2026 is Budgeted)	2026	40,000.00	50%	20,000	20,000	20,660			22,774						26,788	
2026	1	8.085	Culverts, 12" to 72" RCP, Inspections	2026	12,500.00	50%	6,250	6,250	6,456	6,669	6,889	7,117	7,352	7,594	7,845	8,104	8,371	8,647	
2026	5	8.086	Culverts, 12" to 72" RCP, Partial Replacements	2026	155,000.00	50%	77,500	77,500	80,058						94,168				
2027	25	8.087	Dimple Mat, Repairs, Salt Creek	2027	85,000.00	50%	85,000	85,000			90,703								
2027	25	8.088	Dimple Mat, Repairs, Seven Mile Drive	2027	130,000.00	50%	130,000	130,000			138,722								
2030	7	8.091	Discharge Pipes, Flow Meters, Salt Creek	2030	14,000.00	50%	7,000	7,000						8,234					
2030	7	8.092	Discharge Pipes, Flow Meters, Seven Mile Drive	2030	14,000.00	50%	7,000	7,000						8,234					
2021	30	8.093	Discharge Pipes, Seven Mile Drive, Capital Repairs and Partial Replacements	2051	360,000.00	50%	180,000	180,000											
2026	30	8.094	Discharge Pipes, Salt Creek (Cured-in-Place Liner)	2026	140,000.00	50%	70,000	70,000	72,310										
2032	15	8.095	Flap Gates, Discharge Canal	2032	18,500.00	50%	18,500	18,500									23,221		
2032	15	8.096	Flap Gates, Salt Creek	2032	18,500.00	50%	27,750	27,750										34,831	
2032	15	8.097	Flap Gates, Seven Mile Drive	2032	18,500.00	50%	27,750	27,750										34,831	
<u>Engines, Controls and Tanks</u>																			
2026	2	8.100	EG Controls, Salt Creek, Partial Replacements and Repairs	2026	5,400.00	50%	2,700	2,700	2,789		2,976		3,176		3,389		3,616		



Storm Water
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					Unit (2025)	Percentage Ownership	Per Phase (2025)		Total (2025)	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034
2026	2	8.105	EG Controls, Seven Mile Drive, Partial Replacements and Repairs	2026	5,400.00	50%	2,700	2,700	2,789		2,976		3,176		3,389		3,616	
2031	12	8.179	Engines, Radiators and Exhaust Blankets	2031	6,000.00	50%	12,000	12,000						14,581				
2025	24	8.180	Engines, Detroit Diesel, 671, Phased (2025 is Planned)	2025	68,000.00	50%	68,000	68,000	68,000									
2025	24	8.181	Engines, John Deere, Phased (2025 is Planned)	2025	68,000.00	50%	68,000	68,000	68,000									
2033	24	8.182	Engines, Rebuild, Interim, Phased	2033	10,000.00	50%	10,000	20,000							12,966	13,394		
2030	10	8.200	Exhaust Fans, Salt Creek	2030	2,500.00	50%	3,750	3,750				4,411						
2034	10	8.210	Exhaust Fans, Seven Mile Drive, Phased	2034	2,500.00	50%	3,750	7,500									5,023	
2044	25	8.220	Fuel Tank, 500-gal, Seven Mile Drive, Back-up	2044	3,800.00	50%	1,900	1,900										
2052	30	8.225	Fuel Tank, 1,000-gal, Seven Mile Drive	2052	31,000.00	50%	15,500	15,500										
2052	30	8.230	Fuel Tank, 2,000-gal, Salt Creek	2052	35,000.00	50%	17,500	17,500										
2026	10	8.240	Generators, Propane	2026	16,000.00	50%	16,000	16,000	16,528									
2052	30	8.250	Generator, Emergency, Salt Creek (300-KW)	2052	215,000.00	50%	107,500	107,500										
2050	30	8.251	Generator, Emergency, Seven Mile Drive (400-KW)	2050	265,000.00	50%	132,500	132,500										
Trash Racks																		
2045	25	8.265	Trash Racks, Capital Repairs and Replacements, Salt Creek	2045	40,000.00	50%	20,000	20,000										
2045	25	8.268	Trash Racks, Capital Repairs and Replacements, Seven Mile Drive	2045	45,000.00	50%	22,500	22,500										
2045	25	8.269	Trash Racks, Pilings, Wales and Timber Structures	2045	270,000.00	50%	135,000	135,000										
2045	25	8.270	Trash Racks, Walkways, Composite	2045	40,000.00	50%	20,000	20,000										
Motors and Pumps																		
2029	5	8.275	Batteries, Motors	2029	3,300.00	50%	1,650	1,650				1,879					2,210	
2029	5	8.276	Belts, Motors (2025 is Budgeted)	2025	16,000.00	50%	8,000	8,000	2,405			9,109					10,715	



Storm Water
RESERVE EXPENDITURES

**The Sawgrass Players
Club Association, Inc.**
Ponte Vedra, FL

Explanatory Notes:

- 1) **3.3%** is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) **FY2025** is Fiscal Year beginning January 1, 2025 and ending December 31, 2025.

Formula < Copy Formula to a blank cell to show an Inflated Cost outside the regular timing intervals defin

Next Full Repl.	Useful Life	Line Item	Reserve Component Inventory	Estimated 1st Year of Event	Costs, \$			RUL = 0 FY2025	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%
					Unit (2025)	Percentage Ownership	Per Phase (2025)		Total (2025)	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034
2033	10	8.290	Motor, Jockey, 30-HP, Salt Creek, Rebuild	2033	26,000.00	50%	13,000	13,000										16,856
2033	10	8.292	Motor, Jockey, 30-HP, Seven Mile Drive, Rebuild	2033	26,000.00	50%	13,000	13,000										16,856
2026	3	8.300	Motors, 250-HP, Inspections and Repairs	2026	4,700.00	50%	9,400	9,400	9,710				10,704					13,006
2033	10	8.305	Motors, 250-HP, Rebuilds, Salt Creek	2033	33,500.00	50%	33,500	33,500										43,436
2033	10	8.306	Motors, 250-HP, Rebuilds, Seven Mile Drive	2033	33,500.00	50%	33,500	33,500										43,436
2027	12	8.511	Pond, Aerators, Phased	2027	3,000.00	100%	15,000	30,000			16,006							19,449
2027	7	8.700	Pump, Salt Creek, Jockey, 24", Recondition (2025 and 2027 are Budgeted)	2025	25,000.00	50%	12,500	12,500	17,658		30,000							16,742
2028	7	8.720	Pumps, Salt Creek, 42", Recondition (2028 is Budgeted Replacement)	2028	60,000.00	50%	60,000	60,000				125,000						83,015
2027	7	8.800	Pump, Seven Mile Drive, Jockey, 24", Recondition (2027 is Budgeted Replacement)	2027	25,000.00	50%	12,500	12,500			30,000							16,742
2026	7	8.820	Pumps, Seven Mile Drive, 36", Recondition (2026 is Budgeted Replacement)	2026	60,000.00	50%	60,000	60,000	125,000									77,795
2030	7	8.831	Transducers, Salt Creek and Seven Mile Drive, Phased	2030	4,200.00	50%	8,400	8,400					9,881					
<u>Pump Station Elements</u>																		
2055	100	8.845	Fire Suppression System, Replacement	2055	47,000.00	50%	23,500	23,500										
2026	100	8.850	Pump Stations, Building, Salt Creek, Exterior Renovation	2026	36,000.00	50%	18,000	18,000	18,594									
2035	100	8.851	Pump Stations, Building, Salt Creek, Roof	2035	12,000.00	50%	6,000	6,000										8,302
2040	100	8.853	Pump Stations, Building, Seven Mile Drive, Roof	2040	12,000.00	50%	6,000	6,000										
2028	24	8.863	Pump Stations, Fences, Chain Link	2028	35.00	50%	17,150	17,150				18,905						
2025	15	8.920	Roadway, Gravel, Regrade and Rebuild (2025 is Planned)	2025	60,000.00	50%	30,000	30,000	30,000									
<u>Permits and Certifications</u>																		
2027	2	8.991	Permitting and Certifications, St. Johns River Water Management District (2027 is Budgeted)	2027	7,500.00	50%	3,750	3,750			7,500		4,270		4,557		4,862	5,188



Storm Water
RESERVE EXPENDITURES

**The Sawgrass Players
 Club Association, Inc.**
 Ponte Vedra, FL

Explanatory Notes:

- 1) **3.3%** is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) **FY2025** is Fiscal Year beginning January 1, 2025 and ending December 31, 2025.

Formula < Copy Formula to a blank cell to show an Inflated Cost outside the regular timing intervals defin

Next Full Repl.	Useful Life	Line Item	Estimated 1st Year of Event	Costs, \$			RUL = 0 FY2025	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	3.30%	
				Unit (2025)	Percentage Ownership	Per Phase (2025)		Total (2025)	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035
		Reserve Component Inventory																
Anticipated Expenditures, By Year (\$12,794,967 over 30 years)							216,063	466,794	426,309	266,977	169,720	162,088	242,407	243,064	373,418	241,155	256,515	

RESERVE FUNDING PLAN-phased increase plan



Storm Water
CASH FLOW ANALYSIS
The Sawgrass Players
Club Association, Inc.

		Individual Reserve Budgets & Cash Flows for the Next 30 Years															
Ponte Vedra, FL		FY2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Reserves at Beginning of Year	(Note 1)	532,231	427,855	247,051	112,532	146,000	289,075	453,883	551,873	661,978	653,077	788,119	921,375	1,031,176	1,253,127	1,502,214	1,708,335
Recommended Reserve Contributions		105,250	277,000	287,000	297,000	307,000	317,000	327,000	337,000	347,000	357,000	367,000	377,000	387,000	397,000	407,000	417,000
Additional Reserve Contributions																	
Additional Assessment																	
Total Recommended Reserve Contributions	(Note 2)	105,250	277,000	287,000	297,000	307,000	317,000	327,000	337,000	347,000	357,000	367,000	377,000	387,000	397,000	407,000	417,000
Anticipated Interest Rate		2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%
Estimated Interest Earned, During Year	(Note 3)	6,437	8,990	4,790	3,444	5,795	9,896	13,397	16,169	17,517	19,197	22,771	26,008	30,427	36,702	42,765	47,028
Anticipated Expenditures, By Year		(216,063)	(466,794)	(426,309)	(266,977)	(169,720)	(162,088)	(242,407)	(243,064)	(373,418)	(241,155)	(256,515)	(293,208)	(195,475)	(184,616)	(243,643)	(350,144)
Anticipated Reserves at Year End		<u>\$427,855</u>	<u>\$247,051</u>	<u>\$112,532</u>	<u>\$146,000</u>	<u>\$289,075</u>	<u>\$453,883</u>	<u>\$551,873</u>	<u>\$661,978</u>	<u>\$653,077</u>	<u>\$788,119</u>	<u>\$921,375</u>	<u>\$1,031,176</u>	<u>\$1,253,127</u>	<u>\$1,502,214</u>	<u>\$1,708,335</u>	<u>\$1,822,220</u>

(NOTE 5)

Single Increase	Phased Increases	Flatline	2nd Flatline	Decrease	2nd Decrease
Amount: \$277,000	Increase: \$10,000 # Years: 30	Amount: <input type="text"/> Begin Year: <input type="text"/> End Year: <input type="text"/>	Amount: <input type="text"/> Begin Year: <input type="text"/> End Year: <input type="text"/>	Amount: <input type="text"/> Year: <input type="text"/>	Amount: <input type="text"/> Year: <input type="text"/>

(continued)

		Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued														
		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Reserves at Beginning of Year		1,822,220	1,926,102	2,058,168	2,127,689	2,280,471	2,085,860	2,214,466	2,243,219	2,515,255	2,355,499	2,347,340	1,990,323	1,389,468	1,470,712	1,542,105
Recommended Reserve Contributions		427,000	437,000	447,000	457,000	467,000	477,000	487,000	497,000	507,000	517,000	527,000	537,000	547,000	557,000	567,000
Additional Reserve Contributions																
Additional Assessment																
Total Recommended Reserve Contributions		427,000	437,000	447,000	457,000	467,000	477,000	487,000	497,000	507,000	517,000	527,000	537,000	547,000	557,000	567,000
Anticipated Interest Rate		2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%
Estimated Interest Earned, During Year		49,928	53,071	55,756	58,717	58,160	57,281	59,377	63,384	64,879	62,643	57,778	45,019	38,098	40,131	42,122
Anticipated Expenditures, By Year		(373,046)	(358,005)	(433,234)	(362,936)	(719,771)	(405,675)	(517,623)	(288,348)	(731,635)	(587,803)	(941,794)	(1,182,874)	(503,854)	(525,738)	(531,036)
Anticipated Reserves at Year End		<u>\$1,926,102</u>	<u>\$2,058,168</u>	<u>\$2,127,689</u>	<u>\$2,280,471</u>	<u>\$2,085,860</u>	<u>\$2,214,466</u>	<u>\$2,243,219</u>	<u>\$2,515,255</u>	<u>\$2,355,499</u>	<u>\$2,347,340</u>	<u>\$1,990,323</u>	<u>\$1,389,468</u>	<u>\$1,470,712</u>	<u>\$1,542,105</u>	<u>\$1,620,191</u>

(NOTE 4)

Explanatory Notes:

- 1) Year 2025 starting reserves are as of June 30, 2025; FY2025 starts January 1, 2025 and ends December 31, 2025.
- 2) Reserve Contributions for 2025 are the remaining budgeted; 2026 is the first year of recommended contributions.
- 3) 2.7% is the estimated annual rate of return on invested reserves; 2025 is a partial year of interest earned.
- 4) Accumulated year 2055 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).