Sawgrass Players Club Finance
August 25, 2026, at 3 PM
Meeting Minutes

Attending: Maury Dettmer, chair, Jason Aipperspach, board treasurer, Torey Glass, David Healy, Tucker Hogan (via Zoom) Mark Mathes (via Zoom) and John Mencke. Kristy Richland and Kate Richardson with MLMC.

I. **Establish a Quorum—**Quorum met.
II. **Welcome Guests—**None.
III. **Call to Order—**Maury Dettmer called the meeting to order at 3pm.
IV. **Approval of July Meeting Minutes—**Minutes reviewed. **Action: Torrey Glass motioned to approve and was seconded by John Mencke. All approved.**
V. **Review of July 2026 Financials: Jason Aipperspach and Maury Dettmer reported.**
    1. **Review Balance Sheets—**Balance sheet stats given. Jason reported on A/R, general & stormwater reserves, as well as emergency contingency balances.
    2. **Review Banking Accounts—**Maury reported on CDs and upcoming renewals. One CD is expiring with Raymond James and was approved to be renewed at an increase value of $100k. Two CDs are also expiring in September with Edward Jones. **Action: Committee moved to approve the CDs being renewed and earn 4% APV.**
    3. **Review Capital Contribution—**Report provided. Ten move-ins were recorded in July, and the balance sits at $439k.
    4. **AR Update—**A/R report is high, which is normal this time of year.
    5. **Income Statement Operating—**Kristy Richland reported. No major concerns reported and savings at year-end can be used toward funding reserves.
    6. **Forecast with Variance—**Kristy Richland reported:
        - General and administrative favorable due less ARB hours required and less fees overall regarding ACC expenses. Insurance renewal rate is less than budgeted.
        - Recreation budget is favorable, with the committee approving lighting of the A1A gatehouse oak tree during the holidays.
        - Landscape budget is favorable due to less repairs for sod and irrigation.
        - General maintenance is favorable however drainage projects are pending across from Vicar's Landing.
        - Controlled access is favorable however increased repair is needed at gatehouse (pressure washing/paint/pest control/HVAC).
        - Utilities are favorable.
        - Waterways are favorable with sediment removal that occurred in July.

    Action: Torrey Glass motioned to approve the July financials and was seconded by John Mencke. All approved.
VI. **Unfinished Business**
    - **Insurance Proposal-**

Committee discussion on insurance valuations and how they are determined. Kristy Richland reported she shared the 2025 reserve study asset replacement values with Brown and Brown (insurance broker) to obtain more accurate information. **Action: MLMC to ask LBW, CPA and associates (auditor) how associations generally value their property and equipment values. MLMC to ask auditor if they review insurance coverage limits and policies as part of their annual review**.

i. **Boiler and Machinery Quote—**Quote obtained from Brown & Brown and reviewed by the committee. **Action: Torrey Glass motioned to approve and was seconded by John Mencke. All approved.**
ii. **Increased Limits for Property—**Revised quote is pending. An estimate was given for purposes for planning the 2027 budget. **Action: MLMC to keep on agenda.**

VII. New Business

- **OMW Quote for Aeration and Request Use of Capital Funds**—Quote from Future Horizons reviewed. **Action: David Healy motioned to approve use of capital contribution funds and was seconded by Torrey Glass. All approved.**
- **Rec Quote for 8' Basketball goal**—Quote reviewed from Pickled Court for $5k. Request using operating funds. **Action: Torrey Glass motioned to approve and was seconded by David Healy. All approved.**
- **Audit Quote**—Quote provided for $8,620. The scope does not include review of reserves. **Action: MLMC to ask LBW CPA & Associates if they offer auditing of assets identified in reserve studies, and what best practices are for an association to verify accuracy of reserve studies. Action: Tucker Hogan motioned to approve the audit proposal and was seconded by John Mencke.** All approved.
- **Reserve Study Fund Increase-** General reserve summary funding plan provided. Reserve Advisors reccomends contributing $442k towards the general reserve in 2027. **Action: MLMC will share the completed study including stormwater reserve funding recommendations when it is received.**
- **2027 Draft Budget-** Preliminary draft budget presented. Recreation and Landscape committees have completed their initial review. Other committees will be reviewing budgets in upcoming weeks.

VIII. Announcements

- **Next Finance Meeting September Draft 2027 Finalize**

Sawgrass Players Club
Balance Sheet

8/31/2026

Accrual Accounting Year Starts January 31, 2026

ASSETS		**Interest Rate**	**TOTAL**	**OPERATING**	**ACC**	**RESERVES**
Cash	020 Enterprise Bank Checking		$30,160.98	$30,160.98		
	025 Enterprise Bank MM	1.80%	$2,421,011.15	$1,447,778.36	$600.94	$972,631.85
	055 Truist Lock Box	0.01%	$16,481.52	$16,481.52		
	072 Ameris Bank MM	2.03%	$79,149.06	$0.00	$79,149.06	
	080 Raymond James - MM	0.03% & 3.68%	$185,587.32	$185,587.32		
	081 Raymond James - CD & Tbills		$910,000.00	$910,000.00		
	082 Raymond James - Unrealized Earnings		($279.60)	($279.60)		
	083 Raymond James - Accrued CD Interest		$15,436.95	$15,436.95		
	085 Edward Jones - MM/Gov MM	1.0% & 3.65%	$35,408.05			$35,408.05
	086 Edward Jones - CD's		$1,295,000.00			$1,295,000.00
	087 Edward Jones - Unrealized Earnings		($719.15)			($719.15)
		Total Cash	$4,987,236.28	$2,605,165.53	$79,750.00	$2,302,320.75
Other Assets						
	200 A/R - Residential		$68,134.53	$68,134.53		
	205 A/R - Commercial		$20,837.49	$20,837.49		
	206 A/R - Drainage		$30,960.00	$30,960.00		
	210 Allowance for Bad Debts		($6,060.07)	($6,060.07)		
	212 A/R - PGA Tour Oper		$52,174.72	$52,174.72		
	218 Prepaid RFID's		$8,824.59	$8,824.59		
	220 Prepaid Insurance		$152,683.24	$152,683.24		
	222 Prepaid Income Tax		$4,314.69	$4,314.69		
	229 Prepaid Other		$3,178.08	$3,178.08		
	230 Deposits		$3,945.46	$3,945.46		
		Total Other Assets	$338,992.73	$338,992.73	$0.00	$0.00
		TOTAL ASSETS	$5,326,229.01	$2,944,158.26	$79,750.00	$2,302,320.75
LIABILITIES						
Current Liabilities						
	400 Accounts Payable		$93,299.34	$91,202.17		$2,097.17
	401 Accrued Expenses		$8,731.63	$8,731.63		
	410 Prepaid Assessments		$42,120.40	$42,120.40		
	420 Unearned Revenue		$3,333.34	$3,333.34		
	425 ACC Deposits		$79,750.00		$79,750.00	
	Capital Contributions (see spreadsheet)		$459,000.58	$459,000.58		
		Total Current Liabilities	$686,235.29	$604,388.12	$79,750.00	$2,097.17
Contracted Liabilities						
	610 Reserves - General		$1,861,303.98			$1,861,303.98
	615 Reserves - SDS		$438,919.60			$438,919.60
		Total Reserves	$2,300,223.58	$0.00	$0.00	$2,300,223.58
	605 Emergency Contingency		$419,692.41	$419,692.41		
		TOTAL LIABILITIES	$3,406,151.28	$1,024,080.53	$79,750.00	$2,302,320.75
EQUITY						
	Current Year Earnings		$1,675,631.33	$1,675,631.33		
	600 Prior Years Surplus		$244,446.40	$244,446.40		
		TOTAL EQUITY	$1,920,077.73	$1,920,077.73	$0.00	$0.00
		TOTAL LIABILITIES AND EQUITY	$5,326,229.01	$2,944,158.26	$79,750.00	$2,302,320.75

Prepared by Marsh Landing Management, Inc., Document 10-21419-18 (SPCA MASTER)

Sawgrass Players Club 7/31/2026
Balance Sheet

Accrual Accounting Year Starts January 31, 2026

		Interest Rate	TOTAL	OPERATING	ACC	RESERVES
ASSETS						
Cash	020 Enterprise Bank Checking		$65,779.34	$65,779.34		
	025 Enterprise Bank MM	1.80%	$2,267,605.16	$1,469,102.61		$798,502.55
	055 Truist Lock Box	0.01%	$80,024.45	$80,024.45		
	072 Ameris Bank MM	2.03%	$79,149.06	$899.06	$78,250.00	
	080 Raymond James - MM	0.07%	$203,072.78	$203,072.78		
	081 Raymond James - CD & Tbills		$890,000.00	$890,000.00		
	082 Raymond James - Unrealized Earnings		($728.40)	($728.40)		
	083 Raymond James - Accrued CD Interest		$15,085.63	$15,085.63		
	085 Edward Jones - MM/Gov MM	1.0% & 3.48%	$141,809.47			$141,809.47
	086 Edward Jones - CD's		$1,185,000.00			$1,185,000.00
	087 Edward Jones - Unrealized Earnings		($1,269.40)			($1,269.40)
		Total Cash	$4,925,528.09	$2,723,235.47	$78,250.00	$2,124,042.62
Other Assets						
	200 A/R - Residential		$163,266.97	$163,266.97		
	205 A/R - Commercial		$76,248.60	$76,248.60		
	206 A/R - Drainage		$30,960.00	$30,960.00		
	210 Allowance for Bad Debts		($6,060.07)	($6,060.07)		
	212 A/R - PGA Tour Oper		$52,971.23	$52,971.23		
	218 Prepaid RFID's		$8,824.59	$8,824.59		
	220 Prepaid Insurance		$171,730.21	$171,730.21		
	222 Prepaid Income Tax		$4,314.69	$4,314.69		
	230 Deposits		$3,945.46	$3,945.46		
		Total Other Assets	$506,201.68	$506,201.68	$0.00	$0.00
		TOTAL ASSETS	$5,431,729.77	$3,229,437.15	$78,250.00	$2,124,042.62
LIABILITIES						
Current Liabilities						
	400 Accounts Payable		$106,597.38	$77,846.07		$28,751.31
	401 Accrued Expenses		$20,322.63	$20,322.63		
	410 Prepaid Assessments		$41,883.41	$41,883.41		
	420 Unearned Revenue		$4,166.67	$4,166.67		
	425 ACC Deposits		$78,250.00		$78,250.00	
	Capital Contributions (see spreadsheet)		$466,068.78	$466,068.78		
		Total Current Liabilities	$717,288.87	$610,287.56	$78,250.00	$28,751.31
Contracted Liabilities						
	610 Reserves - General		$1,822,334.67			$1,822,334.67
	615 Reserves - SDS		$272,956.64			$272,956.64
		Total Reserves	$2,095,291.31	$0.00	$0.00	$2,095,291.31
	605 Emergency Contingency		$419,692.41	$419,692.41		
		TOTAL LIABILITIES	$3,232,272.59	$1,029,979.97	$78,250.00	$2,124,042.62
EQUITY						
	Current Year Earnings		$1,955,010.78	$1,955,010.78		
	600 Prior Years Surplus		$244,446.40	$244,446.40		
		TOTAL EQUITY	$2,199,457.18	$2,199,457.18	$0.00	$0.00
		TOTAL LIABILITIES AND EQUITY	$5,431,729.77	$3,229,437.15	$78,250.00	$2,124,042.62

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Sawgrass Players Club **2026**
Raymond James

12/31/2025 Balance		$1,067,888.67
Jan.	Funds Invested	$0.00
	Disbursements to SPCA	$0.00
	Interest/Dividends Earned	$3,320.86
	Unrealized Gain(Loss)	($1,104.15)
	1/31/2026	**$1,070,105.38**
Feb.	Funds Invested	$0.00
	Disbursements to SPCA	$0.00
	Interest/Dividends Earned	$0.57
	Unrealized Gain(Loss)	($164.55)
	2/28/2026	**$1,069,941.40**
March	Funds Invested	$0.00
	Disbursements to SPCA	$0.00
	Interest/Dividends Earned	$2,876.17
	Unrealized Gain(Loss)	($527.50)
	3/31/2026	**$1,072,290.07**
April	Funds Invested	$0.00
	Disbursements to SPCA	$0.00
	Interest/Dividends Earned	$3,363.84
	Unrealized Gain(Loss)	($69.60)
	4/30/2026	**$1,075,584.31**
May	Funds Invested	$0.00
	Disbursements to SPCA	$0.00
	Interest/Dividends Earned	$4,152.62
	Unrealized Gain(Loss)	($171.85)
	5/31/2026	**$1,079,565.08**
June	Funds Invested	$0.00
	Disbursements to SPCA	$0.00
	Interest/Dividends Earned	$5,115.99
	Unrealized Gain(Loss)	($96.75)
	6/30/2026	**$1,084,584.32**
July	Funds Invested	$0.00
	Disbursements to SPCA	$0.00
	Interest/Dividends Earned	$7,710.65
	Unrealized Gain(Loss)	$49.41
	7/31/2026	**$1,092,344.38**

Sawgrass Players Club **2026**
Raymond James

Aug	Funds Invested	$0.00
	Disbursements to SPCA	$0.00
	Interest/Dividends Earned	$2,514.54
	Unrealized Gain(Loss)	$448.80
	8/31/2026	**$1,095,307.72**

Sawgrass Players Club **August 31, 2026**
Raymond James

Cash and Money Markets:

Insured Bank Deposit	0.03%	$85,587.32
FIMM Money Market	3.68%	$100,000.00
Total Money Markets:		**$185,587.32**

US Treasury Bills:

CD(s) at Par Value:

		Face Value	Matures
Goldman Sachs Bank	3.80%	$75,000.00	9/9/2026
Bank of America	3.70%	$100,000.00	10/15/2026
Webbank	3.60%	$100,000.00	10/30/2026
Safra National Bank	3.65%	$100,000.00	11/6/2026
Community West Bank	3.70%	$90,000.00	11/30/2026
Webbank	3.70%	$80,000.00	3/5/2027
Bank of America	4.00%	$75,000.00	5/19/2027
Morgan Stanley Bank	4.00%	$110,000.00	6/10/2027
Wells Fargo Bank	4.10%	$80,000.00	6/25/2027
Goldman Sachs Bank	4.15%	$100,000.00	7/29/2027
Total CD's:		**$910,000.00**	

Current CD value	$909,720.40
Current T-bill value	$0.00
	$909,720.40
Unrealized Gains (Losses)	($279.60)
Accrued interest on CD's as of 8/31/26	$15,436.95

Sawgrass Players Club **2026**
Edward Jones

12/31/2025 Balance		**$1,307,748.15**
Jan.	Funds Invested	$0.00
	Disbursements to SPCA	$0.00
	Interest/Dividends Earned	$512.43
	Unrealized Gain(Loss)	($879.93)
	1/31/2026	**$1,307,380.65**
Feb.	Funds Invested	$0.00
	Disbursements to SPCA	$0.00
	Interest/Dividends Earned	$993.84
	Unrealized Gain(Loss)	($210.85)
	2/28/2026	**$1,308,163.64**
March	Funds Invested	$0.00
	Disbursements to SPCA	$0.00
	Interest/Dividends Earned	$7,225.14
	Unrealized Gain(Loss)	($602.09)
	3/31/2026	**$1,314,786.69**
April	Funds Invested	$0.00
	Disbursements to SPCA	$0.00
	Interest/Dividends Earned	$4,137.65
	Unrealized Gain(Loss)	($270.25)
	4/30/2026	**$1,318,654.09**
May	Funds Invested	$0.00
	Disbursements to SPCA	$0.00
	Interest/Dividends Earned	$0.00
	Unrealized Gain(Loss)	$725.89
	5/31/2026	**$1,319,379.98**
June	Funds Invested	$0.00
	Disbursements to SPCA	$0.00
	Interest/Dividends Earned	$0.00
	Unrealized Gain(Loss)	$1,026.97
	6/30/2026	**$1,320,406.95**
July	Funds Invested	$0.00
	Disbursements to SPCA	$0.00
	Interest/Dividends Earned	$4,713.37
	Unrealized Gain(Loss)	$419.75
	7/31/2026	**$1,325,540.07**

Sawgrass Players Club **2026**
Edward Jones

Aug.	Funds Invested	$0.00
	Disbursements to SPCA	$0.00
	Interest/Dividends Earned	$3,598.58
	Unrealized Gain(Loss)	$550.25
	8/31/2026	**$1,329,688.90**

Sawgrass Players Club **August 31, 2026**
Edward Jones

Cash and Money Markets:

Cash		$0.00	
Insured Bank Deposit	1.00%	$3,115.59	
Total Money Markets:		**$3,115.59**	

Mutual Funds:

AB Government Money Market A	3.65%	**$32,292.46**	

CD(s) at Par Value:		Face Value	Matures
Bank Baroda New York	3.85%	$80,000.00	9/17/2026
Old National Bank Evansville I	3.75%	$75,000.00	9/28/2026
Townebank	3.70%	$125,000.00	10/16/2026
Bank New York Mellon	3.65%	$100,000.00	11/13/2026
Champlain Nat'l Bank	3.50%	$100,000.00	12/7/2026
Bank New York Mellon	3.70%	$100,000.00	12/29/2026
First Financial Bank	3.75%	$100,000.00	1/29/2027
State Bank India	3.75%	$90,000.00	3/9/2027
First Citizens Bank	3.80%	$90,000.00	3/30/2027
Old National Bank	4.00%	$85,000.00	5/19/2027
First FINL Bank	4.00%	$150,000.00	6/15/2027
Goldman Sachs Bank	4.15%	$100,000.00	7/21/2027
Ally Bank	4.05%	$100,000.00	8/20/2027
Total CD's:		**$1,295,000.00**	
Current CD value		$1,294,280.85	
CD - Unrealized Gains (Losses)		($719.15)	

Sawgrass Players Club Assn.
Capital Contributions

Date	Unit #	SPCA	Bermuda Court	Bridgewater	Cypress Bridge	Cypress Creek	Hammock Cove	Lakeside	North Cove	Oakbridge	PCW	PC Villas	Salt Creek	Sawgrass Island	Seven Mile Drive	Turtleback Crossing	Waters Edge	Water Oak
2025 BBF		$349,733.60	$0.00	$0.00	$0.00	$1,744.20	$581.40	$581.40	$581.40	$1,744.20	$0.00	$1,744.20	$1,162.80	$0.00	$1,162.80	$581.40	$1,162.80	$581.40
1/6/2026	44630115	$2,325.60								$581.40								
1/19/2026	02472864	$2,347.20										$586.80						
1/19/2026	Disbursement for Structural Engineering sor Sawgrass Lacrosse wall	($3,850.00)																
1/20/2026	02432405	$2,325.60				$581.40												
1/20/2026	Disbursement for Lighting island at Oakbridge entrance & TPC Blvd.	($719.05)																
1/26/2026	HOA Distribution					($1,744.20)	($581.40)	($581.40)	($581.40)	($1,744.20)		($1,744.20)	-$1,162.80		-$1,162.80	-$581.40	-$1,162.80	-$581.40
1/30/2026	44611204	$2,325.60								$581.40								
1/31/2026	Distribution for New sidewalk railings	($4,855.00)																
2/4/2023	Distribution for Parking log engineering, final of Task II	($1,529.36)																
2/6/2026	24182235	$2,347.20														$586.80		
2/6/2026	02432535	$2,347.20				$586.80												
2/20/2026	24182224	$2,347.20														$586.80		
2/26/2026	Distribution for Players Park additional survey	($4,250.00)																
2/26/2026	Distribution for installation of (2) new light poles at Players Park	($10,995.00)																
2/26/2026	Distribution for Bringing power to Palmera Park	($5,620.00)																
2/26/2026	44640310	$2,347.20								$586.80								
2/26/2026	44660246	$2,347.20	$586.80															
3/2/2026	Distribution for Players Park parking lot expansion	($10,927.50)																
3/11/2026	00242129	$2,347.20		$586.80														
3/11/2026	44660219	$2,347.20	$586.80															
3/11/2026	44660240	$2,347.20	$586.80															
3/11/2026	44691607	$2,347.20								$586.80								
3/11/2026	02472841	$2,347.20										$586.80						
3/11/2026	00242665	$2,347.20													$586.80			
3/11/2026	02442116	$2,347.20					$586.80											
3/19/2026	Distribution for Palmera Park power install	($6,920.00)																
3/20/2026	44691408	$2,347.20								$586.80								
3/25/2026	Distribution for SPCA parking lot expansion development review	($2,142.00)																
3/27/2026	44691606	$2,347.20								$586.80								
3/27/2026	24282215	$2,347.20														$586.80		
3/30/2026	Distribution for Concrete slab for benches	($210.10)																
4/1/2026	Distribution for labor & truck charges for power at Palmera Park	($2,676.81)																
4/1/2026	Distribution for New benches at Players Pool	($2,632.20)																
4/22/2026	00242106	$2,347.20		$586.80														
4/22/2026	02432427	$2,347.20				$586.80												
4/23/2026	00241761	$2,347.20															$586.80	
4/24/2026	00242242	$2,347.20			$586.80													
4/27/2026	44630507	$2,347.20								$586.80								
4/27/2026	44691904	$2,347.20								$586.80								
4/29/2026	HOA Distribution		($1,760.40)	($586.80)		($1,168.20)	($586.80)			($3,510.00)		($1,173.60)			-$586.60	-$1,760.40		
4/30/2026	00242613	$2,347.20													$586.80			

Date	Unit #	SPCA	Bermuda Court	Bridgewater	Cypress Bridge	Cypress Creek	Hammock Cove	Lakeside	North Cove	Oakbridge	PCW	PC Villas	Salt Creek	Sawgrass Island	Seven Mile Drive	Turtleback Crossing	Waters Edge	Water Oak
5/4/2026	44630202	$2,347.20								$586.80								
5/4/2026	02432306	$2,347.20				$586.80												
5/5/2026	44670201	$2,347.20								$586.80								
5/4/2026	00242129/02432306	($2,347.20)				($586.80)												
5/7/2026	44691903	$2,347.20								$586.80								
5/7/2026	02426113	$2,347.20													$586.80			
5/5/2026	Distribution for Parking long design & engineering	($1,200.00)																
5/15/2026	Distribution for Palmera Park project (final bill)	($1,700.00)																
5/15/2026	00249621	$2,347.20																$586.80
5/15/2026	02423321	$2,347.20											$586.80					
5/15/2026	00242610	$2,347.20													$586.80			
5/15/2026	44691207	$2,347.20								$586.80								
5/15/2026	02423510	$2,347.20											$586.80					
5/28/2026	02432217	$2,347.20				$586.80												
5/29/2026	44630117	$2,347.20								$586.80								
5/29/2026	44630118	$2,347.20								$586.80								
6/1/2026	02432426	$2,347.20				$586.80												
6/9/2026	00242512	$2,347.20												$586.80				
6/9/2026	44630605	$2,347.20								$586.80								
6/9/2026	44691303	$2,347.20								$586.80								
6/9/2026	44640212	$2,347.20								$586.80								
6/10/2026	00243319	$2,347.20							$586.80									
6/10/2026	44660223	$2,347.20	$586.80															
6/12/2026	44691805	$2,347.20								$586.80								
6/16/2026	02472850	$2,347.20										$586.80						
6/18/2026	44630403	$2,347.20								$586.80								
6/18/2026	00243307	$2,347.20							$586.80									
6/18/2026	02432327	$2,347.20				$586.80												
6/25/2026	02432516	$2,347.20				$586.80												
6/25/2026	44691702	$2,347.20								$586.80								
6/25/2026	02423417	$2,347.20											$586.80					
6/29/2026	44650207	$2,347.20								$586.80								
7/10/2026	00249660	$2,347.20																$586.80
7/15/2026	02472819	$2,347.20										$586.80						
7/15/2026	02432233	$2,347.20				$586.80												
7/23/2026	02423502	$2,347.20											$586.80					
7/23/2026	02423330	$2,347.20											$586.80					
7/23/2026	00242207	$2,347.20			$586.80													
7/27/2026	44680102	$2,347.20								$586.80								
7/28/2026	00242638	$2,347.20													$586.80			
7/28/2026	44691801	$2,347.20								$586.80								
7/29/2026	00249628	$2,347.20																$586.80
8/3/2026	02442126	$2,347.20					$586.80											
8/3/2026	24282215	$2,347.20														$586.80		
8/14/2026	44660220	$2,347.20	$586.80															
8/14/2026	00242549	$2,347.20												$586.80				
8/14/2026	Distribution for Permit fee to SJC to review design of parking lot	($1,200.00)																
8/14/2026	HOA Distribution		($586.80)	($586.80)	($586.80)	($2,934.00)			($1,173.60)	($8,802.00)		($586.80)	-$1,760.40	-$586.80	-$1,760.60		-$586.80	-$586.80
8/19/2026	02472899	$2,347.20										$586.80						
TOTALS		$450,198.58	$586.80	$0.00	$586.80	$586.80	$586.80	$0.00	$0.00	$1,173.60	$0.00	$1,173.60	$1,173.60	$586.80	$586.80	$586.80	$0.00	$1,173.60

Total Contributions $459,000.58

Capital Contributions began 4-1-2022

Marsh Landing Management Company

Homeowner Aging Report

The Sawgrass Players Club Association, Inc.

End Date: 09/15/2026

Description		Current	Over 30	Over 60	Over 90	Balance
02432540 - At Attorney 5139 Otter Creek Dr						
	Total:	**$521.64**	**$43.88**	**$1,007.21**	**$2,518.00**	**$4,090.73**
44691204 - At Attorney 102 Triton Ct					**Last Payment:** $70.00 on 04/24/2025	
	Total:	**$43.88**	**$43.88**	**$1,302.21**	**$2,679.74**	**$4,069.71**
44660243 - At Attorney 186 Bermuda Ct					**Last Payment:** $100.00 on 10/31/2025	
	Total:	**$29.34**	**$367.05**	**$992.67**	**$1,051.34**	**$2,440.40**
02472834 - 30 Day Notice Sent 34 Players Club Villa Rd						
	Total:	**$29.34**	**$29.34**	**$992.67**	**$1,051.35**	**$2,102.70**
44691405 - At Attorney 109 Abalone Ln W					**Last Payment:** $2,416.75 on 09/25/2025	
	Total:	**$27.84**	**$0.00**	**$991.61**	**$946.05**	**$1,965.50**
44680201 - 30 Day Notice Sent 91 Voyager Ct					**Last Payment:** $1,007.34 on 04/10/2026	
	Total:	**$14.89**	**$14.89**	**$978.22**	**$15.11**	**$1,023.11**
00241778 - 30 Day Notice Sent 340 Waters Edge Dr S					**Last Payment:** $824.17 on 03/04/2026	
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
00242129 - 30 Day Notice Sent 6029 Bridgewater Cir						
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
00242320 - 30 Day Notice Sent 1152 Creeks Edge Ct					**Last Payment:** $1,007.34 on 03/24/2026	
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
00242323 - 30 Day Notice Sent 1157 Creeks Edge Ct					**Last Payment:** $989.64 on 05/08/2026	
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
00242534 - 30 Day Notice Sent 8034 Pebble Creek Ln W					**Last Payment:** $1,007.34 on 03/27/2026	
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
00242543 - 30 Day Notice Sent 8043 Whisper Lake Ln W					**Last Payment:** $992.67 on 03/04/2026	
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
00242613 - 30 Day Notice Sent 8125 Seven Mile Dr						
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
00242629 - 30 Day Notice Sent 8126 Seven Mile Dr					**Last Payment:** $1,022.01 on 04/15/2026	
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
00242647 - 30 Day Notice Sent 8196 Seven Mile Dr					**Last Payment:** $969.00 on 03/18/2026	
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**

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Description		Current	Over 30	Over 60	Over 90	Balance
00242688 - 30 Day Notice Sent						**Last Payment:** $978.00 on 01/13/2026
8249 Seven Mile Dr						
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
00243302 - 30 Day Notice Sent						**Last Payment:** $1,007.34 on 04/07/2026
108 North Cove Dr						
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
00243320 - 30 Day Notice Sent						**Last Payment:** $978.00 on 12/26/2025
169 North Cove Dr						
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
02423213 - 30 Day Notice Sent						**Last Payment:** $978.00 on 01/30/2026
1183 Salt Marsh Cir						
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
02432234 - 30 Day Notice Sent						**Last Payment:** $977.54 on 01/27/2026
3011 Cypress Creek Dr E						
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
02432320 - 30 Day Notice Sent						**Last Payment:** $978.00 on 01/16/2026
4308 Blue Heron Dr						
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
02432353 - 30 Day Notice Sent						**Last Payment:** $978.00 on 01/13/2026
3028 Cypress Creek Dr E						
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
02432460 - 30 Day Notice Sent						**Last Payment:** $1,022.01 on 04/13/2026
5203 Pheasant Run Ct						
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
02432541 - 30 Day Notice Sent						**Last Payment:** $978.00 on 12/30/2025
5141 Otter Creek Dr						
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
02442160 - 30 Day Notice Sent						**Last Payment:** $1,022.01 on 04/13/2026
6560 Commodore Dr						
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
02472877 - 30 Day Notice Sent						**Last Payment:** $978.00 on 01/08/2026
77 Players Club Villa Rd						
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
02472892 - 30 Day Notice Sent						**Last Payment:** $978.00 on 02/10/2026
92 Players Club Villa Rd						
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
24182235 - 30 Day Notice Sent						
35 Turtleback Trail						
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
44611211 - 30 Day Notice Sent						**Last Payment:** $593.90 on 04/22/2026
593 Palmera Dr						
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
44620304 - 30 Day Notice Sent						**Last Payment:** $978.00 on 02/03/2026
616 Alhambra Ct						
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.3**

Marsh Landing Management Company

Homeowner Aging Report

The Sawgrass Players Club Association, Inc.

End Date: 09/15/2026

Description		Current	Over 30	Over 60	Over 90	Balance
44630208 - 30 Day Notice Sent 594 Palmera Dr E						**Last Payment:** $992.67 on 02/20/2026
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
44630305 - 30 Day Notice Sent 107 Citrus Ln						**Last Payment:** $1,069.81 on 03/19/2026
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
44630409 - 30 Day Notice Sent 594 Alhambra Ln N						**Last Payment:** $1,022.01 on 04/28/2026
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
44640308 - 30 Day Notice Sent 87 Rio Dr						**Last Payment:** $978.00 on 01/30/2026
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
44640310 - 30 Day Notice Sent 91 Rio Dr						
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
44650208 - 30 Day Notice Sent 100 Nina Ct						**Last Payment:** $1,374.39 on 06/01/2026
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
44660115 - 30 Day Notice Sent 181 Bermuda Ct						**Last Payment:** $1,022.01 on 04/09/2026
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
44660219 - 30 Day Notice Sent 138 Bermuda Ct						
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
44691703 - 30 Day Notice Sent 95 Abalone Ln E						**Last Payment:** $1,100.58 on 05/21/2026
	Total:	**$14.67**	**$14.67**	**$978.00**	**$0.00**	**$1,007.34**
44611101 - 30 Day Notice Sent 99 Granada Ct						**Last Payment:** $1,000.00 on 03/03/2026
	Total:	**$14.56**	**$14.56**	**$970.67**	**$0.00**	**$999.79**
44630317 - 30 Day Notice Sent 602 Citrus Ct						**Last Payment:** $1,000.00 on 02/23/2026
	Total:	**$14.56**	**$14.56**	**$970.67**	**$0.00**	**$999.79**
02423416 - 30 Day Notice Sent 1240 Salt Creek Island Dr						**Last Payment:** $1,100.00 on 03/27/2026
	Total:	**$13.28**	**$13.28**	**$885.34**	**$0.00**	**$911.90**
44691907 - 30 Day Notice Sent 85 Sanchez Dr E						**Last Payment:** $1,100.00 on 03/23/2026
	Total:	**$13.28**	**$13.28**	**$885.34**	**$0.00**	**$911.90**
44691604 - 30 Day Notice Sent 107 Ancilla Ln						**Last Payment:** $30.00 on 09/02/2026
	Total:	**$0.00**	**$0.00**	**$843.20**	**$0.00**	**$843.20**
44611204 - 30 Day Notice Sent 86 Sanchez Dr E						**Last Payment:** $163.00 on 07/01/2026
	Total:	**$12.23**	**$12.23**	**$815.00**	**$0.00**	**$839.46**

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Description		Current	Over 30	Over 60	Over 90	Balance
44630508 - Owner						**Last Payment:** $2,207.72 on 09/14/2026
605 Miramar Ct						
	Total:	**$490.77**	**$0.00**	**$0.00**	**$0.00**	**$490.77**
02432431 - 30 Day Notice Sent						**Last Payment:** $640.29 on 07/03/2026
3049 Cypress Creek Dr E						
	Total:	**$5.07**	**$5.07**	**$337.71**	**$0.00**	**$347.85**
02472843 - Owner						**Last Payment:** $870.00 on 07/03/2026
43 Players Club Villa Rd						
	Total:	**$1.62**	**$1.62**	**$108.00**	**$0.00**	**$111.24**
00242117 - Owner						**Last Payment:** $903.00 on 07/10/2026
6017 Bridgewater Cir						
	Total:	**$1.13**	**$1.13**	**$75.00**	**$0.00**	**$77.26**
00243351 - Owner						**Last Payment:** $945.00 on 08/25/2026
113 North Cove Dr						
	Total:	**$0.72**	**$0.00**	**$47.67**	**$0.00**	**$48.39**
02472844 - Owner						**Last Payment:** $1,956.00 on 03/24/2026
44 Players Club Villa Rd						
	Total:	**$0.44**	**$0.44**	**$29.34**	**$0.00**	**$30.22**
44660224 - Owner						**Last Payment:** $969.00 on 08/12/2026
148 Bermuda Ct						
	Total:	**$0.34**	**$0.00**	**$22.69**	**$0.00**	**$23.03**
00245722 - Owner						**Last Payment:** $1,938.00 on 12/31/2025
2017 Palmetto Point Dr						
	Total:	**$0.27**	**$0.27**	**$18.00**	**$0.00**	**$18.54**
00243336 - Owner						**Last Payment:** $978.00 on 08/20/2026
136 South Bend Dr						
	Total:	**$0.22**	**$0.00**	**$14.67**	**$0.00**	**$14.89**
02432301 - Owner						**Last Payment:** $978.00 on 09/01/2026
3015 Cypress Creek Dr E						
	Total:	**$0.22**	**$0.00**	**$14.67**	**$0.00**	**$14.89**
02472842 - Owner						**Last Payment:** $978.00 on 08/17/2026
42 Players Club Villa Rd						
	Total:	**$0.22**	**$0.00**	**$14.67**	**$0.00**	**$14.89**
44691608 - Owner						**Last Payment:** $978.00 on 08/27/2026
106 Ancilla Ln						
	Total:	**$0.22**	**$0.00**	**$14.67**	**$0.00**	**$14.89**
02432341 - Owner						**Last Payment:** $992.57 on 09/08/2026
4339 Blue Heron Dr						
	Total:	**$0.00**	**$0.00**	**$14.77**	**$0.00**	**$14.77**
02423520 - Owner						**Last Payment:** $969.00 on 06/23/2026
1201 Salt Creek Pointe Way						
	Total:	**$0.14**	**$0.14**	**$9.00**	**$0.00**	**$9.28**
24182246 - Owner						**Last Payment:** $969.00 on 07/06/2026
46 Turtleback Trail						
	Total:	**$0.14**	**$0.14**	**$9.00**	**$0.00**	**$9.28**

Description		Current	Over 30	Over 60	Over 90	Balance
02423217 - Owner 1191 Salt Marsh Cir					**Last Payment:** $970.00 on 07/02/2026	
	Total:	**$0.12**	**$0.12**	**$8.14**	**$0.00**	**$8.38**
00249606 - Owner 106 Knotty Pine Trail					**Last Payment:** $1,200.00 on 11/24/2025	
	Total:	**$0.10**	**$0.10**	**$6.62**	**$0.00**	**$6.82**

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
The Sawgrass Players Club Association, Inc.	**$1,720.69**	**$1,060.09**	**$44,653.43**	**$8,261.59**	**$55,695.80**

Description	Total
Assessment 1 (Delinquent Interest)2025	$145.40
Assessment 1 (Delinquent Interest)2026	$2,112.50
Assessment 1 2025	$1,938.00
Assessment 1 2026	$49,061.50
Legal Reimbursed By Owner 2025	$249.45
Legal Reimbursed By Owner 2026	$2,188.95
Total:	**$55,695.80**
AR Total (Exclude Prepaid Assessments):	**$55,695.80**

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Marsh Landing
Management Company

Homeowner Aging Report

SPCA- Commercial

End Date: 09/15/2026

Description		Current	Over 30	Over 60	Over 90	Balance
X02499901 - 30 Day Notice Sent 45 PGA Tour Blvd						**Last Payment:** $8,721.00 on 07/28/2025
	Total:	**$282.34**	**$245.78**	**$8,802.00**	**$8,952.00**	**$18,282.12**
X02499914 - Owner 130 Corridor Road N						**Last Payment:** $6,553.98 on 03/16/2026
	Total:	**$29.78**	**$29.34**	**$1,956.00**	**$0.00**	**$2,015.12**
X02499917 - Owner 195 Corridor Rd (FCE)						**Last Payment:** $1,008.68 on 07/08/2026
	Total:	**$0.00**	**$0.00**	**$0.42**	**$0.00**	**$0.42**

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
SPCA- Commercial	**$312.12**	**$275.12**	**$10,758.42**	**$8,952.00**	**$20,297.66**

Description	Total
Assessment 1 (Delinquent Interest)2026	$587.66
Assessment 1 2026	$19,560.00
Legal Reimbursed By Owner 2026	$150.00
Total:	**$20,297.66**
AR Total (Exclude Prepaid Assessments):	**$20,297.66**

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Marsh Landing
Management Company

Homeowner Aging Report

SPCA- Drainage

End Date: 09/15/2026

Description	Current	Over 30	Over 60	Over 90	Balance
GRAND CAY - Owner 5455 A1A South Unit GRANDCAY					**Last Payment:** $10,320.00 on 09/01/2026
Total:	**$0.00**	**$0.00**	**$0.00**	**$20,640.00**	**$20,640.00**

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
SPCA- Drainage	**$0.00**	**$0.00**	**$0.00**	**$20,640.00**	**$20,640.00**

Description	Total
Assessment 1 2026	$20,640.00

Total: **$20,640.00**

AR Total (Exclude Prepaid Assessments): **$20,640.00**

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Marsh Landing Management Company

Income Statement - Operating

The Sawgrass Players Club Association, Inc.

From 08/01/2026 to 08/31/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
INCOME							
7150 Assessments	$-	$ -	$-	$3,095,369.74	$3,096,348.00	($978.26)	$3,096,348.00
7170 Commercial Dues	$-	-	$-	$950,687.00	$949,704.00	$983.00	949,704.00
7190 Drainage Dues	$-	-	$-	$92,062.00	$92,066.00	($4.00)	92,066.00
8000 General Reserve Fd Trans	($47,608.33)	(47,608.33)	$-	($380,866.64)	($380,866.64)	$-	(571,300.00)
8020 Storm Water Reserve Trans	($21,166.67)	(21,166.67)	$-	($169,333.36)	($169,333.36)	$-	(254,000.00)
Total INCOME	($68,775.00)	($68,775.00)	$-	$3,587,918.74	$3,587,918.00	$0.74	$3,312,818.00
OTHER INCOME							
7360 Late Interest A/R	$2,140.54	1,900.00	$240.54	$7,876.43	$4,790.00	$3,086.43	5,780.00
7380 Miscellaneous Income	$23.90	-	$23.90	$315.83	$-	$315.83	-
7390 Players Park Rec. Field	$-	-	$-	$176.86	$560.00	($383.14)	560.00
7400 TPC Contribution	$833.33	833.33	$-	$6,666.66	$6,666.64	$0.02	10,000.00
7500 Interest Inc. - Operating	$5,522.45	2,500.00	$3,022.45	$31,450.24	$20,000.00	$11,450.24	30,000.00
7520 Reserve Interest	$5,348.20	-	$5,348.20	$33,904.80	$-	$33,904.80	-
7530 Interest to Reserves	($5,348.20)	-	($5,348.20)	($33,904.80)	$-	($33,904.80)	-
Total OTHER INCOME	$8,520.22	$5,233.33	$3,286.89	$46,486.02	$32,016.64	$14,469.38	$46,340.00
Total OPERATING INCOME	**($60,254.78)**	**($63,541.67)**	**$3,286.89**	**$3,634,404.76**	**$3,619,934.64**	**$14,470.12**	**$3,359,158.00**
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
8100 ACC Expense	$6,225.85	6,959.33	$733.48	$49,237.25	$55,674.64	$6,437.39	83,512.00
8110 ACC Fees	($1,000.00)	(2,100.00)	($1,100.00)	($13,250.00)	($16,800.00)	($3,550.00)	(25,200.00)
8120 Audit & Tax Prep	$-	-	$-	$8,560.00	$8,715.00	$155.00	8,715.00
8140 Bad Debt Expense	$-	-	$-	$-	$-	$-	14,000.00
8160 Bank Charges	$-	31.00	$31.00	$400.00	$648.00	$248.00	772.00
8180 Civic Liaison Comm.	$-	-	$-	$-	$-	$-	300.00
8200 Communication Committee	$2,931.57	1,603.00	($1,328.57)	$15,370.20	$14,804.00	($566.20)	21,276.00
8220 Covenant Enforcement	$-	567.00	$567.00	$162.08	$4,536.00	$4,373.92	6,804.00
8240 Insurance	$20,581.02	32,023.50	$11,442.48	$183,213.01	$240,176.00	$56,962.99	368,270.00
8260 Legal Expense	$69.00	3,600.00	$3,531.00	$13,981.35	$28,800.00	$14,818.65	43,200.00
8300 Management Contract	$23,500.00	23,500.00	$-	$188,000.00	$188,000.00	$-	282,000.00
8330 Meetings & Functions	$803.31	9.00	($794.31)	$3,824.47	$1,072.00	($2,752.47)	2,108.00
8340 Misc. G&A	$3.00	-	($3.00)	$613.91	$-	($613.91)	-
8360 Office Supplies	$689.24	600.00	($89.24)	$11,363.11	$9,816.00	($1,547.11)	12,216.00
8380 Postage	$165.36	486.00	$320.64	$7,150.37	$6,708.00	($442.37)	9,372.00
8400 Printing	$-	70.00	$70.00	$8,797.97	$8,170.00	($627.97)	10,750.00
8420 Taxes & Filing Fees	$-	-	$-	$61.25	$61.00	($0.25)	61.00
8440 Vehicle Damage by Gates	$-	-	$-	$-	$-	$-	4,500.00
Total GENERAL & ADMINISTRATIVE	$53,968.35	$67,348.83	$13,380.48	$477,484.97	$550,380.64	$72,895.67	$842,656.00
RECREATIONAL FACILITIES							
8780 Players Pool- Operations	$1,811.58	3,000.00	$1,188.42	$19,696.31	$24,300.00	$4,603.69	34,400.00
8820 Players Park & Rec Events	$752.44	450.00	($302.44)	$31,117.17	$30,900.00	($217.17)	42,700.00
Total RECREATIONAL FACILITIES	$2,564.02	$3,450.00	$885.98	$50,813.48	$55,200.00	$4,386.52	$77,100.00

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
LANDSCAPE							
8500 Irrigation Maintenance	$1,250.68	$3,800.00	$2,549.32	$21,048.52	$29,200.00	$8,151.48	$43,200.00
8520 Landscape Contract	$29,586.45	30,816.67	$1,230.22	$241,050.85	$246,533.36	$5,482.51	369,800.00
8521 -1 Landscaping Flowers	$-	-	$-	$27,202.00	$27,142.00	($60.00)	55,520.00
8522 -2 Landscaping Mulch/Pine Straw	$-	-	$-	$33,835.00	$33,865.00	$30.00	55,798.00
8523 -3 Landscape Palm Tree Trim	$-	-	$-	$-	$-	$-	32,000.00
8530 Landscape Improvements	$280.00	-	($280.00)	$28,505.00	$26,000.00	($2,505.00)	36,000.00
8540 Landscape Sod Replace	$500.00	1,000.00	$500.00	$6,450.00	$11,250.00	$4,800.00	15,250.00
8570 Tree/Shrub Improvement	$-	-	$-	$10,700.00	$14,200.00	$3,500.00	21,700.00
8580 Tree/Debris Removal	$4,100.00	7,000.00	$2,900.00	$20,350.00	$27,300.00	$6,950.00	35,300.00
Total LANDSCAPE	$35,717.13	$42,616.67	$6,899.54	$389,141.37	$415,490.36	$26,348.99	$664,568.00
GENERAL MAINTENANCE							
8600 Directional Signage	$-	-	$-	$1,681.27	$3,000.00	$1,318.73	4,000.00
8620 Drainage Repairs	$462.34	1,667.00	$1,204.66	$9,925.10	$27,469.00	$17,543.90	34,137.00
8640 Entry Signage	$-	-	$-	$-	$1,650.00	$1,650.00	1,650.00
8660 Fence/Bulkhead	$-	-	$-	$-	$-	$-	1,000.00
8680 General Maint. Supplies	$1,076.05	1,200.00	$123.95	$6,278.54	$9,600.00	$3,321.46	14,400.00
8700 Hurricane/Storm Prep	$-	-	$-	$-	$-	$-	4,288.00
8720 Lighting Fixtures	$-	150.00	$150.00	$1,898.89	$1,200.00	($698.89)	1,800.00
8760 On-Site Labor/Vehicle	$11,644.11	17,453.83	$5,809.72	$103,757.84	$139,630.64	$35,872.80	209,446.00
8800 Project Mgmt/Engineering	$6,062.50	6,478.33	$415.83	$55,412.50	$51,826.64	($3,585.86)	77,740.00
8840 Roads R&M	$-	-	$-	$734.48	$3,515.00	$2,780.52	3,515.00
8860 Sidewalks	$-	1,830.42	$1,830.42	$4,596.62	$14,643.36	$10,046.74	21,965.00
8880 TPC Preparation	$-	-	$-	$3,721.35	$4,998.00	$1,276.65	4,998.00
8920 Waste/Dumpster	$216.09	2,650.00	$2,433.91	$3,681.81	$11,177.00	$7,495.19	15,777.00
Total GENERAL MAINTENANCE	$19,461.09	$31,429.58	$11,968.49	$191,688.40	$268,709.64	$77,021.24	$394,716.00
CONTROLLED ACCESS							
9000 Controlled Access Contr.	$68,655.35	70,450.75	$1,795.40	$560,680.08	$563,606.00	$2,925.92	845,409.00
9020 Controlled Acc.- Spec Event	$-	-	$-	$-	$-	$-	3,350.00
9030 SJSO Patrol	$5,084.62	4,673.00	($411.62)	$36,358.52	$37,385.00	$1,026.48	55,694.00
9060 RFID Admin	$4,701.00	4,701.00	$-	$37,608.00	$37,608.00	$-	56,412.00
9080 Gate Arm Maint.	$1,194.95	520.00	($674.95)	$4,576.99	$4,160.00	($416.99)	6,240.00
9100 Gate Entry System (Auto)	$2,779.35	1,061.00	($1,718.35)	$12,926.70	$15,193.00	$2,266.30	21,672.00
9120 Gatehouse Equip/Supplies	$1,045.28	1,000.00	($45.28)	$7,117.12	$8,000.00	$882.88	12,000.00
9140 Gatehouse R&M	$669.39	750.00	$80.61	$10,600.94	$6,000.00	($4,600.94)	9,000.00
9160 Gatehouse Phone/Internet	$1,725.46	1,346.00	($379.46)	$12,080.47	$10,768.00	($1,312.47)	16,152.00
9200 RFID/Gate Passes	$-	3,500.00	$3,500.00	$7,661.09	$28,000.00	$20,338.91	42,000.00
9210 RFID Income	($3,070.00)	(4,175.00)	($1,105.00)	($31,560.00)	($33,400.00)	($1,840.00)	(50,100.00)
9220 Vehicle Expenses	$1,288.40	1,461.33	$172.93	$10,307.20	$11,690.64	$1,383.44	17,536.00
9240 Vehicle Fuel Expenses	$337.14	715.00	$377.86	$2,709.39	$5,720.00	$3,010.61	8,580.00
9260 Vacation Pass Thru	$672.06	1,206.00	$533.94	$5,490.12	$8,442.00	$2,951.88	13,266.00
Total CONTROLLED ACCESS	$85,083.00	$87,209.08	$2,126.08	$676,556.62	$703,172.64	$26,616.02	$1,057,211.00
UTILITIES							
9400 Electric - Common Areas	$1,536.49	1,778.42	$241.93	$12,118.92	$14,227.36	$2,108.44	21,341.00
9420 Electric - Street Lights	$2,400.33	2,558.75	$158.42	$19,001.06	$20,470.00	$1,468.94	30,705.00
9440 Gatehouse Water/Sewer	$73.72	90.33	$16.61	$599.16	$722.64	$123.48	1,084.00
Total UTILITIES	$4,010.54	$4,427.50	$416.96	$31,719.14	$35,420.00	$3,700.86	$53,130.00

Marsh Landing Management Company

Income Statement - Operating

The Sawgrass Players Club Association, Inc.

From 08/01/2026 to 08/31/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
WATERWAYS							
9500 Aquatic Maint.	$6,978.72	$9,600.00	$2,621.28	$55,829.76	$76,800.00	$20,970.24	$115,200.00
9510 Aquatic Maint - Misc.	$-	-	$-	$-	$12,400.00	$12,400.00	20,800.00
9520 Aquatic Maint - Eel Grass	$-	2,000.00	$2,000.00	$-	$8,000.00	$8,000.00	12,000.00
9530 Aquatic Maint-Aeration Sy	$1,612.50	2,000.00	$387.50	$8,063.19	$8,000.00	($63.19)	12,000.00
9540 Pump/House/Engine R&M	$12,734.89	9,887.50	($2,847.39)	$103,519.29	$79,100.00	($24,419.29)	118,650.00
9560 Pumphouses-Electric/Fuel	$4,087.39	6,400.00	$2,312.61	$33,886.64	$51,200.00	$17,313.36	76,800.00
9580 Pumphouses - Internet	$622.79	725.00	$102.21	$7,367.63	$5,800.00	($1,567.63)	8,700.00
9600 Waterway Maint./Improvemt	$2,013.56	1,250.00	($763.56)	$10,179.44	$10,000.00	($179.44)	15,000.00
9620 Less-PGA Reimbursem't	($9,729.31)	(9,131.25)	$598.06	($77,476.50)	($73,050.00)	$4,426.50	(109,575.00)
Total WATERWAYS	$18,320.54	$22,731.25	$4,410.71	$141,369.45	$178,250.00	$36,880.55	$269,575.00
Total OPERATING EXPENSE	**$219,124.67**	**$259,212.91**	**$40,088.24**	**$1,958,773.43**	**$2,206,623.28**	**$247,849.85**	**$3,358,956.00**
Net Income:	**($279,379.45)**	**($322,754.58)**	**$43,375.13**	**$1,675,631.33**	**$1,413,311.36**	**$262,319.97**	**$202.00**

Sawgrass Players Club Association 2026 Budget w/Actuals	A/C #	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YE Forecast	2026 Budget	Projected YE Variance	Variance comments. Red font shows change from budget due to timing or actual cost.
REVENUE:																	
Resident Dues (1585 owners & VL)	715	$ 1,549,152	$ (978)	$ -	$ -	$ -	$ -	$ 1,548,174	$ -	$ -	$ -	$ -	$ -	$ 3,096,348	$ 3,096,348	$ (0)	Audit of Jan billing.
Class C and Commercial Dues	717	$ 474,857	$ 978	$ -	$ -	$ -	$ -	$ 474,852	$ -	$ -	$ -	$ -	$ -	$ 950,687	$ 949,704	$ 983	
Drainage Dues	719	$ 92,062	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 92,062	$ 92,066	$ (4)	
800 General Reserve Fd Trans	800	$ (47,608)	$ (47,608)	$ (47,608)	$ (47,608)	$ (47,608)	$ (47,608)	$ (47,608)	$ (47,608)	$ (47,608)	$ (47,608)	$ (47,608)	$ (47,608)	$ (571,300)	$ (571,300)	$ -	
801 Emergency Contingency	801	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
802 Storm Water Reserve Trans	802	$ (21,167)	$ (21,167)	$ (21,167)	$ (21,167)	$ (21,167)	$ (21,167)	$ (21,167)	$ (21,167)	$ (21,167)	$ (21,167)	$ (21,167)	$ (21,167)	$ (254,000)	$ (254,000)	$ -	
Total Income (after Fd transfer)		**$ 2,047,296**	**$ (68,775)**	**$ (68,775)**	**$ (68,775)**	**$ (68,775)**	**$ (68,775)**	**$ 1,954,251**	**$ (68,775)**	**$ (68,775)**	**$ (68,775)**	**$ (68,775)**	**$ (68,775)**	**$ 3,313,797**	**$ 3,312,818**	$ 979	
Other Revenue:	**A/C #**	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YE Forecast**	**2026 Budget**		
734 Covenant Enforcement Fees	734	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
736 Interest on Past Due A/R	736	$ 57	$ 3,465	$ 731	$ 619	$ 366	$ 249	$ 249	$ 2,141	$ 700	$ 120	$ 120	$ 50	$ 8,866	$ 5,780	$ 3,086	Aged Recievable higher.
738 Misc. Income	738	$ 24	$ 72	$ -	$ 27	$ 60	$ -	$ 109	$ 24	$ -	$ -	$ -	$ -	$ 316	$ -	$ 316	
739 Players Park Rec. Field	739	$ -	$ -	$ 177	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 177	$ 560	$ (383)	Lower number of residents signed up for Winter Soccer.
740 TPC Contribution	740	$ -	$ 1,667	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 833	$ 10,000	$ 10,000	$ 0	Audit of Jan billing.
750 Interest Inc. - Operating	750	$ 2,898	$ 3,077	$ 2,907	$ 4,550	$ 5,126	$ 3,577	$ 3,793	$ 5,522	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 41,450	$ 30,000	$ 11,450	Interest earnings better than budget.
752 Reserve Interest	752	$ (0)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0			$ -	
Total Other Revenue		**$ 2,979**	**$ 8,281**	**$ 4,648**	**$ 6,030**	**$ 6,386**	**$ 4,660**	**$ 4,984**	**$ 8,521**	**$ 4,034**	**$ 3,454**	**$ 3,454**	**$ 3,384**	**$ 60,494**	**$ 46,340**	$ 14,154	
		$ 2,050,275	$ (60,494)	$ (64,127)	$ (62,745)	$ (62,389)	$ (64,115)	$ 1,959,235	$ (60,254)	$ (64,741)	$ (65,321)	$ (65,321)	$ (65,391)	$ 3,374,290	$ 3,359,158	$ 15,132	
EXPENSES																	
GENERAL AND ADMINISTRATIVE	**A/C #**	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YE Forecast**	**2026 Budget**		
810 ACC Expense	810	$ 6,223	$ 6,217	$ 5,386	$ 6,281	$ 6,157	$ 6,456	$ 6,293	$ 6,226	$ 6,959	$ 6,959	$ 6,959	$ 6,959	$ 77,074	$ 83,512	$ 6,438	Less ARB hours required.
730 ACC Fees	730	$ (1,150)	$ (1,350)	$ (3,200)	$ (1,800)	$ (2,550)	$ (700)	$ (1,500)	$ (1,000)	$ (1,750)	$ (1,750)	$ (1,750)	$ (1,750)	$ (20,250)	$ (25,200)	$ (4,950)	Less fees overall. Edited to align with 7 mo trend
812 Audit & Tax Prep	812	$ -	$ 2,050	$ 6,510	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,560	$ 8,715	$ 155	
814 Bad Debt Expense	814	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,000	$ -	$ 14,000	$ 14,000	$ -	
816 Bank Changes	816	$ -	$ -	$ -	$ -	$ -	$ -	$ 400	$ -	$ 31	$ 31	$ 31	$ 31	$ 524	$ 772	$ 248	
818 Civic Liaison Comm.	818	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 300	$ -	$ -	$ -	$ 300	$ 300	$ -	
820 Communications Website and FB	820	$ 2,931	$ 1,064	$ 1,391	$ 3,499	$ 1,447	$ 1,314	$ 793	$ 2,932	$ 1,243	$ 2,743	$ 1,243	$ 1,243	$ 21,842	$ 21,276	$ (566)	
821 Communication-Players Journal	821	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
822 Covenant Enforcement	822	$ 162	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 567	$ 567	$ 567	$ 567	$ 2,430	$ 6,804	$ 4,374	No Master violations.
824 Insurance	824	$ 26,942	$ 26,942	$ 26,930	$ 20,445	$ 20,433	$ 20,433	$ 20,507	$ 20,581	$ 32,023	$ 32,023	$ 32,023	$ 77,544	$ 356,828	$ 368,270	$ 11,442	Insurance renewal rate less than budgeted- Edit Dec to show estimated increase to insured values- bid pending.
826 Legal Expense	826	$ 2,560	$ 4,340	$ 946	$ 3,075	$ 3,491	$ (500)	$ -	$ 69	$ 3,600	$ 3,600	$ 3,600	$ 3,600	$ 28,381	$ 43,200	$ 14,819	Savings YTD
830 Management Contract	830	$ 23,500	$ 23,500	$ 23,500	$ 23,500	$ 23,500	$ 23,500	$ 23,500	$ 23,500	$ 23,500	$ 23,500	$ 23,500	$ 23,500	$ 282,000	$ 282,000	$ -	
833 Meetings & Functions	833	$ 558	$ 383	$ 8	$ 99	$ 366	$ 871	$ 736	$ 803	$ 509	$ 9	$ 9	$ 509	$ 4,860	$ 2,108	$ (2,752)	Monthy communcation & rec meetings are not in contract
834 Misc G&A	834	$ -	$ -	$ -	$ 105	$ 506	$ -	$ -	$ 3	$ -	$ -	$ -	$ -	$ 614	$ -	$ (614)	
836 Office Supplies	836	$ 3,132	$ 732	$ 867	$ 685	$ 1,170	$ 739	$ 3,349	$ 689	$ 600	$ 600	$ 600	$ 600	$ 13,763	$ 12,216	$ (1,547)	Office supplies increased and timing of Truist lockbox
838 Postage	838	$ 66	$ 1,229	$ 4,600	$ 64	$ 913	$ 49	$ 64	$ 165	$ 86	$ 1,246	$ 1,246	$ 86	$ 9,814	$ 9,372	$ (442)	Postage for Communication postcard and Annual Mtg packet paid in Mar.
840 Printing	840	$ 68	$ 1,628	$ 1,043	$ 4,118	$ 1,941	$ -	$ -	$ -	$ 70	$ 848	$ 1,592	$ 70	$ 11,378	$ 10,750	$ (628)	Communication postcard (unbudgeted) sent in Mar. Printing of Annual Mtg packet paid in Apr. Savings in July
842 Taxes & Filing Fees	842	$ -	$ 61	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 61	$ 61	$ (0)	
844 Vehicle Damage by Gates	844	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,500	$ -	$ -	$ -	$ 4,500	$ 4,500	$ -	

Sawgrass Players Club Association 2026 Budget w/Actuals	A/C #	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YE Forecast	2026 Budget	Projected YE Variance	Variance comments. Red font shows change from budget due to timing or actual cost.
Total General and Administrative		**64,991**	**66,795**	**67,980**	**60,073**	**57,373**	**52,161**	**54,142**	**53,968**	**72,239**	**70,377**	**83,621**	**112,960**	**816,681**	842,656	25,975	Savings YTD.
									$ 477,485								
RECREATIONAL FACILITIES	**A/C #**	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YE Forecast**	**2026 Budget**		
878 Players Pool Operations/Repair	878	1,228	1,113	2,796	3,673	2,215	2,705	4,154	1,812	3,000	2,800	2,300	2,000	29,796	34,400	4,604	
882 Players Park & Rec Event	882	271	6,471	6,930	4,118	3,896	122	8,558	752	450	2,950	3,950	5,910	44,377	42,700	(1,677)	committee will uplight large oak at A1A
Total Recreation Budget		**1,498**	**7,584**	**9,726**	**7,791**	**6,111**	**2,827**	**12,712**	**2,564**	**3,450**	**5,750**	**6,250**	**7,910**	**74,173**	77,100	2,927	Savings YTD.
									$ 50,813								
LANDSCAPE	**A/C #**	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YE Forecast**	**2026 Budget**		
850 Irrigation Maintenance	850	3,955	1,543	2,510	1,184	2,836	5,590	2,180	1,251	3,800	3,800	3,400	3,000	35,049	43,200	8,151	Timing in June. Repairs less.
852 Landscape Contract	852	30,209	30,209	30,209	30,209	30,209	30,209	30,209	29,586	30,817	30,817	30,817	30,817	364,317	369,800	5,483	Savings in The Yards rate
852 -1 Landscaping - Flowers	852	-	-	13,631	-	-	13,571	-	-	13,571	-	13,571	1,236	55,580	55,520	(60)	
852 -2 Landscaping -Mulch/Pine Straw	852	-	13,325	-	20,510	-	-	-	-	-	16,933	5,000	-	55,768	55,798	30	
852 -3 Landscape-Palm Tree Trim	852	-	-	-	-	-	-	-	-	-	-	32,000	-	32,000	32,000	-	
853 Landscape Improvements	853	22,500	-	-	4,715	860	150	-	280	-	-	9,000	-	37,505	36,000	(1,505)	Remaining Projects
854 Landscape - Sod Repair	854	4,200	-	-	250	1,500	-	-	500	1,000	1,000	1,000	2,000	11,450	15,250	3,800	Savings YTD
857 Tree/Shrub Improvements	856	1,000	9,700	-	-	-	-	-	-	-	-	11,000	-	21,700	21,700	-	Pending.
858 Tree/Debris Removal	858	-	-	5,350	400	-	2,500	8,000	4,100	8,000	4,000	-	-	32,350	35,300	2,950	Put funds in Oct
Total Landscape		**61,864**	**54,777**	**51,700**	**57,268**	**35,405**	**52,020**	**40,389**	**35,717**	**57,188**	**56,549**	**105,788**	**37,053**	**645,718**	664,568	18,849	Savings YTD.
									$ 389,141								
GENERAL MAINTENANCE	**A/C #**	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YE Forecast**	**2026 Budget**		
860 Directional Signage	860	1,029	-	-	-	-	-	653	-	-	2,000	-	-	3,681	4,000	319	Timing- Expect to use funds.
862 Drainage Repairs	862	1,404	185	670	922	1,852	3,238	1,190	462	1,667	1,667	1,667	40,000	54,925	34,137	(20,788)	Timing- Plan to correct area across from Vicars Landing
864 Entry Signage	864	-	-	-	-	-	-	-	-	1,650	-	-	-	1,650	1,650	-	Put in as placeholder
866 Fence/Bulkhead	866	-	-	-	-	-	-	-	-	1,000	-	-	-	1,000	1,000	-	
868 General Maint. Supplies	868	837	1,098	1,198	1,134	155	501	280	1,076	1,200	1,200	1,200	1,200	11,079	14,400	3,321	Savings
870 Hurricane/Storm Prep	870	-	-	-	-	-	-	-	-	2,144	2,144	-	-	4,288	4,288	-	
872 Lighting Fixtures	872	1,422	477	-	-	-	-	-	-	150	150	150	150	2,499	1,800	(699)	
876 On-Site Labor/Vehicle	876	14,645	10,246	18,846	12,992	11,904	11,598	11,882	11,644	17,454	17,454	17,454	17,454	173,573	209,446	35,873	Savings. Less hours.
880 Project Mgmt./Engineering	880	7,906	5,625	7,313	7,750	4,750	8,788	7,219	6,063	6,063	6,063	6,063	6,063	79,663	77,740	(1,923)	
884 Roads R&M	884	14	700	-	-	-	-	20	-	-	-	-	-	734	3,515	2,781	Savings-Less repairs
886 Sidewalks(grind-pressure wash)	886	390	2,107	582	43	1,077	397	-	-	1,830	1,830	1,830	9,830	19,918	21,965	2,047	Should use budget
888 TPC Preparation	888	1,397	2,043	282	-	-	-	-	-	-	-	-	-	3,721	4,998	1,277	Savings
892 Waste/Dumpster	892	2,380	-	194	216	225	225	225	216	225	225	225	225	4,582	15,777	11,195	New rates
Total General Maintenance		**31,423**	**22,481**	**29,084**	**23,058**	**19,963**	**24,748**	**21,469**	**19,461**	**33,383**	**32,733**	**28,589**	**74,922**	**361,313**	394,715	33,402	Savings YTD.
									$ 191,687								
CONTROLLED ACCESS	**A/C #**	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YE Forecast**	**2026 Budget**		
900 Controlled Access Contr.	900	70,993	64,131	74,928	68,270	72,106	69,652	71,946	68,655	70,451	70,451	70,451	70,451	842,483	845,409	2,926	
902 Controlled Acc.-Special Event	902	-	-	-	-	-	-	-	-	-	-	-	3,350	3,350	3,350	-	
903 SJSO	903	3,586	5,089	3,537	4,417	4,818	5,169	4,657	5,085	4,673	4,673	4,673	4,290	54,668	55,694	1,026	17 visit in August
906 RFID Administrator	906	4,701	4,701	4,701	4,701	4,701	4,701	4,701	4,701	4,701	4,701	4,701	4,701	56,412	56,412	(0)	
908 Gate Arm Maint.	908	200	313	1,706	400	327	-	437	1,195	520	520	520	520	6,657	6,240	(417)	repairs increased
910 Gate Software & camera monitor	910	-	2,235	2,235	-	-	5,677	-	2,779	1,061	3,296	1,061	1,061	19,406	21,672	2,266	Savings
912 Gatehouse Equip/Supplies	912	99	464	2,602	378	1,091	599	839	1,045	1,000	1,000	1,000	1,000	11,117	12,000	883	
914 Gatehouse R&M/Improver's	914	767	1,507	1,508	1,683	3,040	414	1,012	669	750	750	750	750	13,601	9,000	(4,601)	Increased repair needs at gatehouse-pressure wash/paint/rodents/hvac
916 Gatehouse Phone/Internet	916	1,442	1,442	1,442	1,442	1,440	1,429	1,718	1,725	1,725	1,725	1,725	1,725	18,980	16,152	(2,828)	Rate increased
920 RFID/Gate Passes	920	5,582	-	304	5,582	4,172	(8,271)	293	-	3,500	3,500	3,500	15,000	33,161	42,000	8,839	Order in Apr. Adjust for inventory in Dec
921 RFID Income		(2,325)	(2,675)	(5,115)	(4,075)	(3,695)	(6,805)	(3,800)	(3,070)	(4,175)	(4,175)	(4,175)	(4,175)	(48,260)	(48,000)	260	
922 Vehicle Expenses	922	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,461	1,461	1,461	1,461	16,152	17,536	1,384	
924 Vehicle Fuel Expenses	924	259	238	423	322	403	368	360	337	715	715	715	715	5,569	8,580	3,011	Savings.

Sawgrass Players Club Association 2026 Budget w/Actuals	A/C #	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YE Forecast	2026 Budget	Projected YE Variance	Variance comments. Red font shows change from budget due to timing or actual cost.
926 Vacation Pass Thru	926	$ 902	$ 556	$ 1,878	$ -	$ -	$ 185	$ 1,297	$ 672	$ 1,206	$ 1,206	$ 1,206	$ 1,206	$ 10,314	$ 15,077	$ 4,763	Savings.
Total Controlled Access		**$ 87,495**	**$ 79,289**	**$ 91,437**	**$ 84,408**	**$ 89,690**	**$ 74,407**	**$ 84,748**	**$ 85,083**	**$ 87,588**	**$ 89,823**	**$ 87,588**	**$ 102,055**	**$ 1,043,611**	$ 1,061,122	$ 17,511	Savings YTD.
									$ 676,556								
UTILITIES	**A/C #**	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YE Forecast**	**2026 Budget**		
940 Electric - Common Areas	940	$ 1,405	$ 1,234	$ 1,320	$ 1,459	$ 1,646	$ 1,822	$ 1,696	$ 1,536	$ 1,778	$ 1,778	$ 1,778	$ 1,778	$ 19,233	$ 21,032	$ 1,799	Savings
942 Electric - Street Lights	942	$ 2,364	$ 2,356	$ 2,354	$ 2,358	$ 2,380	$ 2,394	$ 2,394	$ 2,400	$ 2,559	$ 2,559	$ 2,559	$ 2,559	$ 29,236	$ 31,746	$ 2,509	Savings
944 Gatehouse Water/Sewer	944	$ 74	$ 76	$ 79	$ 74	$ 73	$ 75	$ 74	$ 74	$ 90	$ 90	$ 90	$ 90	$ 960	$ 1,075	$ 114	
Total Utilities		**$ 3,843**	**$ 3,666**	**$ 3,754**	**$ 3,892**	**$ 4,100**	**$ 4,291**	**$ 4,164**	**$ 4,011**	**$ 4,427**	**$ 4,427**	**$ 4,427**	**$ 4,427**	**$ 49,429**	$ 53,852	$ 4,423	Savings YTD.
									$ 31,719								
WATERWAYS	**A/C #**	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YE Forecast**	**2026 Budget**		
950 Aquatic Maint.	950	$ 6,979	$ 6,979	$ 6,979	$ 6,979	$ 6,979	$ 6,979	$ 6,979	$ 6,979	$ 6,979	$ 6,979	$ 6,979	$ 6,979	$ 83,745	$ 115,200	$ 31,455	Savings. Adjusted to show actual rate.
951 Aquatic Maint- Misc. (fish)	951	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 700	$ -	$ -	$ 18,700	$ 19,400	$ 20,800	$ 1,400	No expense in Jan. Moved $11k to Dec as contingency.
952 Aquatic Maint- Eel Grass	952	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000	$ -	$ 2,000	$ 4,000	$ 12,000	$ 8,000	
953 Aquatic Maint- Aeration R&M	953	$ 1,164	$ -	$ 1,500	$ 150	$ 1,389	$ 939	$ 1,308	$ 1,613	$ -	$ 2,000	$ -	$ 2,000	$ 12,063	$ 12,000	$ (63)	Compressor replacement for SPC villas
954 Pumphouse R&M	954	$ 7,180	$ 13,234	$ 11,431	$ 9,925	$ 10,555	$ 14,674	$ 23,785	$ 12,735	$ 9,888	$ 9,888	$ 9,888	$ 9,888	$ 143,069	$ 118,650	$ (24,419)	Annual pump & fuel tank inspections/MLMC maint./Stair Project at SC
956 Pumphouses-Electric/Fuel	956	$ 4,276	$ 3,582	$ 3,215	$ 3,831	$ 3,803	$ 3,922	$ 7,170	$ 4,087	$ 6,400	$ 6,400	$ 6,400	$ 6,400	$ 59,487	$ 76,800	$ 17,313	Savings. Less run time.
958 Pumphouses -Internet	958	$ 622	$ 622	$ 687	$ 2,890	$ 677	$ 622	$ 623	$ 623	$ 725	$ 725	$ 725	$ 725	$ 10,268	$ 8,700	$ (1,568)	Data Increase and Starlink
960 Waterway Maint./Improve	960	$ -	$ -	$ 2,140	$ -	$ -	$ 1,834	$ 4,192	$ 2,014	$ 1,250	$ 1,250	$ 1,250	$ 1,250	$ 15,179	$ 15,000	$ (179)	Sediment removal in July
Waterway Subtotal		$ 20,221	$ 24,417	$ 25,952	$ 23,775	$ 23,404	$ 28,969	$ 44,057	$ 28,050	$ 25,941	$ 29,241	$ 25,241	$ 47,941	$ 347,211	$ 379,150	$ 31,939	
Less TPC Contribution to lines 954-960	962	$ (6,039)	$ (8,719)	$ (8,737)	$ (8,323)	$ (7,518)	$ (10,526)	$ (17,885)	$ (9,729)	$ (9,131)	$ (9,131)	$ (9,131)	$ (9,131)	$ (114,002)	$ (121,350)	$ (7,348)	
Total Waterway		**$ 14,182**	**$ 15,698**	**$ 17,216**	**$ 15,452**	**$ 15,886**	**$ 18,444**	**$ 26,172**	**$ 18,321**	**$ 16,810**	**$ 20,110**	**$ 16,110**	**$ 38,810**	**$ 233,209**	$ 269,575	$ 36,366	Savings YTD.
									$ 141,369								
CAPITAL IMPROVEMENT	**A/C #**	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YE Forecast**	**2026 Budget**		
Capital Improvements not paid from the capital fund balance	975	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		
TOTAL EXPENSES		**$ 265,297**	**$ 250,291**	**$ 270,896**	**$ 251,941**	**$ 228,529**	**$ 228,897**	**$ 243,795**	**$ 219,125**	**$ 275,085**	**$ 279,769**	**$ 332,373**	**$ 378,137**	**$ 3,224,135**	**$ 3,358,956**	**$ 134,821**	
Net Income		**$ 1,784,977**	**$ (310,785)**	**$ (335,023)**	**$ (314,686)**	**$ (290,917)**	**$ (293,013)**	**$ 1,715,440**	**$ (279,379)**	**$ (339,826)**	**$ (345,091)**	**$ (397,694)**	**$ (443,528)**	**$ 150,155**	**$ 202**	**$ 149,954**	Vote to move $72k to stormwater and remaining surplus to general reserve
Total Expenses YTD		$ 265,297	$ 515,588	$ 786,484	$ 1,038,425	$ 1,266,954	$ 1,495,851	$ 1,739,647	$ 1,958,771								

General

RESERVE EXPENDITURES

The Sawgrass Players
Club Association, Inc.
Ponte Vedra Beach, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years: Useful	Life Analysis, Years: Remaining	Costs, $: Unit (2026)	Costs, $: Per Phase (2026)
				Property Site Elements					
1.040	11,400	11,400	Square Yards	Asphalt Pavement, Mill and Overlay, Alta Mar Drive	2036	10 to 15	10	18.00	205,200
1.041	1,420	1,420	Square Yards	Asphalt Pavement, Mill and Overlay, Blair Road (Players Club Villas Road) (2026 is Budgeted)	2026	10 to 15	0	30.00	42,600
1.042	3,300	3,300	Square Yards	Asphalt Pavement, Mill and Overlay, Coves Pool and Rec Parking Areas (2025 is Budgeted)	2026	15 to 20	0	25.00	82,500
1.043	5,300	5,300	Square Yards	Asphalt Pavement, Mill and Overlay, Hammock Cove Drive (2026 is Budgeted)	2026	10 to 15	0	20.50	108,650
1.044	15,440	15,440	Square Yards	Asphalt Pavement, Mill and Overlay, Palmera Drive (2026 is Budgeted)	2026	10 to 15	0	16.00	247,040
1.045	42,530	42,530	Square Yards	Asphalt Pavement, Mill and Overlay, TPC Blvd (2026 is Budgeted)	2026	10 to 15	0	17.20	731,516
1.047	4,250	4,250	Square Yards	Asphalt Pavement, Mill and Overlay, Salt Creek To Bridge	2036	10 to 15	10	18.00	76,500
1.080	53,930	53,930	Linear Feet	Asphalt Pavement, Striping, TPO, Altamar Drive and TPC Blvd	2026	to 7	0	1.80	97,074
1.081	29,710	29,710	Linear Feet	Asphalt Pavement, Striping, TPO, Remaining	2026	to 5	0	1.80	53,478
1.082	1	1	Allowance	Asphalt Pavement, Rumble Strips	2026	to 5	0	27,000.00	27,000
1.092	1	1	Allowance	Bulkhead at Palmera and Sanchez Drive	2045	to 25	19	8,772.00	8,772
1.100	20	5	Each	Catch Basins, Inspections and Capital Repairs, Phased (2026 is Planned)	2026	15 to 20	0 to 15	1,909.00	9,545
1.110	11,000	733	Linear Feet	Concrete Curbs and Gutters, Partial (2026 is Planned)	2026	to 65	0 to 30+	50.00	36,667
1.140	107,000	1,427	Square Feet	Concrete Sidewalks, Partial (2026 is Planned)	2026	to 65	0 to 30+	18.00	25,680
1.620	3,100	3,100	Square Feet	Pavers, Masonry, Entrances (Includes Concrete Paver Bands)	2031	15 to 20	5	14.00	43,400
1.650	1	1	Allowance	Pipes, Subsurface Utilities, Sewer Laterals, Partial (2026 is Budgeted)	2026	to 85+	0	42,600.00	42,600
				General Property Site Elements					
2.050	4	1	Each	Bridges, Pedestrian, Concrete Spillway Repairs, Phased	2050	to 35	24 to 27	56,760.00	56,760
2.060	1	1	Allowance	Bridges, Pedestrian, Deck Replacement and Structure Repairs	2042	to 20	16	227,040.00	227,040
2.120	1,740	1,740	Square Feet	Concrete Bridge, Vehicular, Alta Mar Drive, Concrete Capital Repairs	2027	15 to 20	1	19.00	33,060
2.125	4	4	Each	Concrete Bridge, Vehicular, Alta Mar Drive, Light Poles and Fixtures	2042	to 25	16	3,715.00	14,860
2.220	2,170	2,170	Square Feet	Concrete Bridge, Vehicular, Players Club Villas, Deck Replacement	2027	to 30	1	21.00	45,570
2.225	2,170	2,170	Square Feet	Concrete Bridge, Vehicular, Players Club Villas, Structure	2055	to 60+	29	206.00	447,020
2.226	1	1	Allowance	Concrete Bridge, Vehicular, Players Club Villas, Inspections	2029	to 5	3	4,644.00	4,644
2.227	1	1	Allowance	Concrete Bridges, Vehicular, Alta Mar and Players Club Villas, Railings, Aluminum	2048	to 25	22	232,200.00	232,200
2.300	1,170	1,170	Linear Feet	Fences, Vinyl, Alta Mar Drive (Along Cypress Creek Only)	2032	15 to 20	6	57.00	66,690
2.420	1	1	Allowance	Irrigation System, Inspections and Partial Replacements (2026 is Planned Remaining)	2026	on going	0	20,640.00	20,640
2.421	1	1	Allowance	Irrigation System, Sleeving with HDPE (2026 is Planned)	2026	to 30	0	87,720.00	87,720
2.422	4	4	Each	Irrigation System, Pumps, 5-HP	2028	10 to 15	2	5,676.00	22,704
2.423	1	1	Each	Irrigation System, VFD and Pump, 10-HP (Across from Shopping Plaza on TPC Blvd.)	2028	10 to 15	2	15,480.00	15,480
2.424	1	1	Each	Irrigation System, VFD and Pump, 10-HP, Housing Structure (Across from Shopping Plaza on TPC Blvd.)	2028	to 30	2	12,384.00	12,384
2.560	2	2	Each	Light Poles and Fixtures, Marriot and Sawgrass Village	2042	to 25	16	22,188.00	44,376
2.580	3	3	Each	Light Poles and Fixtures (Abalone/Palmera, Lakeside/TPC & Alta Mar/TPC)	2045	to 25	19	3,612.00	10,836
2.810	1	1	Allowance	Signage, Main Entrances, Sawgrass	2030	15 to 20	4	72,240.00	72,240
2.813	1	1	Allowance	Signage, Oak Bridge and The Coves	2030	15 to 20	4	18,576.00	18,576
2.816	3	1	Allowance	Signage, Street (Excludes Radar Signs), Phased	2030	to 15	4 to 6	25,800.00	25,800
2.905	2	1	Allowance	Site Furniture, Benches and Trash Receptacles, Phased (2027 is Planned)	2027	to 10	1 to 6	16,000.00	16,000
				Recreation Area					
3.005	580	580	Square Yards	Basketball Court, Color Coat (2026 is Budgeted)	2026	4 to 6	0	33.00	19,140
3.006	1	1	Allowance	Basketball Court, Goal Replacement (2026 is Budgeted)	2026	4 to 6	0	5,000.00	5,000
3.010	1	1	Each	Bridge, Composite (Incl. Railings), Players Park	2035	10 to 15	9	49,536.00	49,536

Years :

Explanatory Notes:

1) **3.2% is the estimated Inflation Rate for estimating Future Replacement Costs.**

2) **FY2026 is Fiscal Year beginning January 1, 2026 and ending December 31, 2026.**

Total (2026)	Percentage of Future Expenditures	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040
205,200	**2.9%**											281,173				
42,600	**0.9%**	38,063														
82,500	**0.8%**	59,286														
108,650	**2.2%**	100,645														
247,040	**5.0%**	206,879														
731,516	**13.1%**	639,699												1,067,530		
76,500	**1.1%**											104,823				
97,074	**3.4%**	142,790							121,021							150,875
53,478	**2.8%**	115,030					62,600					73,278				
27,000	**1.3%**	27,000					31,605					36,997				
8,772	**0.1%**															
38,180	**0.5%**	9,545					11,173					13,079				
550,000	**1.7%**	30,940					42,921					50,242				
1,926,000	**5.3%**	25,054	26,502	27,350	28,225	29,128	30,060	31,022	32,015	33,040	34,097	35,188	36,314	37,476	38,675	39,913
43,400	**0.6%**						50,803									
42,600	**1.2%**	42,590										58,372				
227,040	**2.0%**															
227,040	**1.5%**															
33,060	**0.1%**		34,118													
14,860	**0.1%**															
45,570	**0.2%**		47,028													
447,020	**4.5%**															
4,644	**0.1%**				5,104					5,975					6,994	
232,200	**1.9%**															
66,690	**0.9%**							80,564								
20,640	**4.2%**	5,889	21,300	21,982	22,686	23,411	24,161	24,934	25,732	26,555	27,405	28,282	29,187	30,121	31,085	32,079
87,720	**1.2%**	87,805														
22,704	**0.4%**			24,180										33,133		
15,480	**0.3%**			16,487										22,591		
12,384	**0.1%**			13,189												
44,376	**0.3%**															
10,836	**0.1%**															
72,240	**0.9%**					81,940										
18,576	**0.2%**					21,070										
77,400	**0.9%**					29,264	30,201	31,167								
32,000	**0.6%**		16,512					19,329					22,625			
19,140	**0.9%**	17,600					22,405					26,226				
5,000	**0.2%**	2,238					5,853					6,851				
49,536	**0.6%**										65,772					

15 2041	16 2042	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049	24 2050	25 2051	26 2052	27 2053	28 2054	29 2055	30 2056
										450,993					
68,329															109,597
			145,442												
174,271															279,525
396,244															635,562
									1,557,889						
										168,133					
						188,095							234,495		
85,777					100,408					117,535					137,583
43,307					50,694					59,341					69,463
				15,959											
15,310					17,921					20,978					24,557
58,812					68,844					80,586					94,332
41,190	42,508	43,868	45,272	46,721	48,216	49,759	51,351	52,994	54,690	56,440	58,246	60,110	62,034	64,019	66,067
								89,562							
					79,984										109,597
									120,880	124,748	128,740	132,860			
	375,818														
	24,598														
														1,114,392	
			8,187					9,584							
							464,318								
											151,263				
33,106	34,165	35,259	36,387	37,551	38,753	39,993	41,273	42,593	43,956	45,363	46,815	48,313	49,859	51,454	53,101
												205,329			
							45,400								
							30,955								
	73,455														
				19,714											
							144,455								
							37,145								
				46,939	48,441	49,991									
	26,485					31,002					36,290				
30,700					35,937					42,066					49,242
8,020					9,388					10,989					12,864
						95,983									

General

RESERVE EXPENDITURES

The Sawgrass Players Club Association, Inc.

Ponte Vedra Beach, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years: Useful	Life Analysis, Years: Remaining	Costs, $: Unit (2026)	Costs, $: Per Phase (2026)
3.120	17,600	1,056	Square Feet	Concrete, 1/4-Mile Sidewalk, Stage, and Utility Pad, Players Park, Partial, Partial	2030	to 50+	4 to 30+	17.00	17,952
3.202	1,150	1,150	Linear Feet	Fences, Aluminum, Playground	2029	to 10	3	103.00	118,450
3.203	200	200	Linear Feet	Fences, Aluminum, Volleyball Areas	2029	to 25	3	103.00	20,600
3.204	190	190	Linear Feet	Fences, Chain Link, Stage	2047	to 25	21	31.00	5,890
3.205	2	2	Each	Gates, Players Park	2048	to 25	22	8,256.00	16,512
3.550	1	1	Allowance	Pavilion, Wood, Structure Replacement	2043	20 to 25	17	82,560.00	82,560
3.560	1	1	Allowance	Playground Equipment	2044	15 to 20	18	146,544.00	146,544
3.700	1	1	Allowance	Rest Rooms, Exterior Renovation	2034	to 20	8	13,416.00	13,416
3.810	2	2	Each	Rest Rooms, Interior Renovation	2039	to 20	13	6,192.00	12,384
3.820	3	3	Each	Rest Rooms, Keypads (2026 is Planned)	2026	to 3	0	1,238.00	3,714
3.900	4	2	Each	Shade Structures, Canvas Only, Phased (2026 is Planned)	2026	to 5	0 to 2	14,448.00	28,896
3.910	4	2	Each	Shade Structures, Replacement (Includes Canvas), Phased	2036	15 to 20	10 to 12	30,960.00	61,920
3.960	2	1	Allowance	Site Furniture, Soccer Goals and Netting, Phased (2026 is Planned)	2026	to 10	0 to 2	22,000.00	22,000
3.970	4	2	Each	Site Furniture, Fitness Stations, Phased (2026 is Planned)	2026	to 15	0 to 7	6,198.00	12,396
3.980	2	1	Allowance	Site Furniture, Parks, Phased	2028	to 10	2 to 7	17,544.00	17,544
3.990	3	3	Each	Water Fountains, Replacement	2027	6 to 8	1	3,818.00	11,454
				Players Pool Elements					
4.070	120	120	Linear Feet	Bulkhead, Timber, Players Pool	2054	to 35	28	206.00	24,720
4.450	600	600	Linear Feet	Fences, Aluminum (2026 is Planned)	2026	to 15	0	57.00	34,200
4.500	1	1	Allowance	Furniture (2027 is Planned)	2027	5 to 7	1	20,124.00	20,124
4.600	2	1	Allowance	Mechanical Equipment, Phased (2026 is Budgeted)	2026	to 10	0 to 3	19,092.00	19,092
4.730	6,100	6,100	Square Feet	Pavers, Masonry	2049	20 to 25	23	10.00	61,000
4.800	1,800	1,800	Square Feet	Pool Finishes, Plaster	2034	8 to 12	8	27.00	48,600
4.801	200	200	Square Feet	Pool Finishes, Tiles	2044	20 to 25	18	45.00	9,000
4.855	20	20	Squares	Pool House, Roof, Stone Coated Steel Tile	2040	25 to 30	14	1,703.00	34,060
4.900	2	2	Each	Pool House, Rest Rooms, Keypads (2026 is Planned)	2026	to 3	0	1,342.00	2,684
4.920	1	1	Allowance	Pool House, Rest Rooms, Interior Renovation	2028	to 20	2	16,512.00	16,512
4.950	3	3	Each	Shade Structures, Canvas Only (2026 is Planned)	2026	to 5	0	3,612.00	10,836
4.960	3	3	Each	Shade Structures, Structure and Canvas	2031	15 to 20	5	10,320.00	30,960
4.990	1	1	Allowance	Signage, Pool	2036	15 to 20	10	5,160.00	5,160
4.993	1,800	1,800	Square Feet	Structure, Total Replacement	2044	to 60	18	206.00	370,800
4.999	2	2	Each	Water Fountains, Replacement	2031	6 to 8	5	1,858.00	3,716
				Common Building Elements					
5.200	1	1	Allowance	Gatehouse, Exterior Renovation, A1A	2035	to 20	9	18,060.00	18,060
5.300	1	1	Allowance	Gatehouse, Exterior Renovation, Solana (2026 is Budgeted)	2026	to 20	0	14,448.00	14,448
5.401	1	1	Each	Gatehouse, Generator, A1A	2048	to 25	22	22,704.00	22,704
5.500	1	1	Allowance	Gatehouse, Interior Renovation, A1A	2030	to 10	4	36,120.00	36,120
5.510	1	1	Allowance	Gatehouse, Interior Renovation, Solana (2026 is Planned)	2026	to 10	0	18,163.00	18,163
5.750	20	20	Squares	Gatehouse, Roof, Tiles, A1A	2045	to 30	19	1,548.00	30,960
5.751	10	10	Squares	Gatehouse, Roof, Tiles, Solana	2045	to 30	19	1,548.00	15,480
5.766	1	1	Allowance	Gatehouse, Septic System, Tank, Solana	2053	to 50	27	25,800.00	25,800
5.780	2	1	Allowance	Gatehouses, Appliances, Phased (2026 is Planned)	2026	8 to 10	0 to 5	5,779.00	5,779

Years :

Explanatory Notes:

1) **3.2% is the estimated Inflation Rate for estimating Future Replacement Costs.**

2) **FY2026 is Fiscal Year beginning January 1, 2026 and ending December 31, 2026.**

Total (2026)	Percentage of Future Expenditures	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040
299,200	**0.8%**					20,363					23,836					27,902
118,450	**2.2%**				130,189										178,390	
20,600	**0.3%**				22,642											
5,890	**0.0%**															
16,512	**0.1%**															
82,560	**0.6%**															
146,544	**1.0%**															
13,416	**0.2%**									17,261						
12,384	**0.1%**														18,651	
3,714	**0.3%**	3,719			4,082			4,487			4,931			5,420		
57,792	**2.5%**	28,924		30,775			33,825		36,024			39,594		42,169		
123,840	**1.8%**											84,845		90,362		
44,000	**1.1%**	22,000		23,431						28,305		30,145				
24,792	**0.4%**	6,198							15,454							19,266
35,088	**0.7%**			18,685					21,872					25,603		
11,454	**0.4%**		11,821							14,737						
24,720	**0.2%**															
34,200	**0.7%**	34,089														
20,124	**0.7%**		20,768							25,891						
38,184	**0.8%**	7,011			20,984					24,563					28,753	
61,000	**0.5%**															
48,600	**1.1%**									62,528						
9,000	**0.1%**															
34,060	**0.2%**															52,937
2,684	**0.2%**	2,684			2,950			3,242			3,564			3,917		
16,512	**0.2%**			17,586												
10,836	**0.5%**	10,847					12,684					14,848				
30,960	**0.4%**						36,241									
5,160	**0.1%**											7,070				
370,800	**2.6%**															
3,716	**0.1%**						4,350							5,423		
18,060	**0.3%**										23,979					
14,448	**0.2%**	8,300									19,183					
22,704	**0.2%**															
36,120	**0.7%**					40,970										56,139
18,163	**0.5%**	18,181										24,888				
30,960	**0.2%**															
15,480	**0.1%**															
25,800	**0.2%**															
11,558	**0.3%**	5,785					6,765					7,919				

15 2041	16 2042	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049	24 2050	25 2051	26 2052	27 2053	28 2054	29 2055	30 2056
				32,661					38,232					44,753	
								244,438							
													49,762		
						11,413									
							33,018								
		141,034													
			258,347												
													32,408		
5,957			6,548			7,196			7,910			8,693			9,555
46,348		49,362			54,254		57,782			63,508		67,638			74,341
										136,089		144,938			
	36,416		38,784						46,853		49,899				
						24,019							29,944		
		29,970					35,082					41,066			
18,372							22,904							28,554	
													59,715		
54,856															87,987
32,278							40,241							50,168	
			33,658					39,399					46,119		
								125,882							
			85,678										117,400		
			15,866												
4,305			4,732			5,201			5,716			6,283			6,905
							33,018								
17,381					20,345					23,816					27,878
					58,129										
													12,465		
			653,694												
				6,761							8,428				
												42,274			
												33,819			
							45,400								
									76,924						
					34,102										46,728
				56,327											
				28,163											
												60,391			
9,269					10,850					12,701					14,868

General

RESERVE EXPENDITURES

The Sawgrass Players
Club Association, Inc.
Ponte Vedra Beach, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years Useful	Life Analysis, Years Remaining	Costs, $ Unit (2026)	Costs, $ Per Phase (2026)
5.800	2	1	Each	Gatehouses, HVAC (Short Useful Life Due to Heavy Use), Phased	2027	3 to 4	1 to 3	9,082.00	9,082
				Access Control Elements					
7.100	6	3	Each	Gate Arm Operators (2026 is Budgeted Remaining), Phased	2026	5 to 10	0 to 4	12,384.00	37,152
7.105	6	3	Each	Gate Arm Operators, Interim Lift Arms Repalcement, Phased	2028	5 to 10	2 to 6	4,541.00	13,623
7.200	2	2	Each	Computer Software (2027 is Planned)	2027	to 4	1	16,512.00	33,024
7.300	4	4	Each	Computers and Peripherals (2028 is Planned)	2028	to 4	2	2,580.00	10,320
7.340	4	2	Each	Radar, Safe Pace, Phased (2026 is Planned)	2026	to 5	0 to 2	3,715.00	7,430
7.360	2	1	Each	Radio-Frequency Identification Reader , Phased (2027 is Planned)	2027	to 5	1 to 3	6,192.00	6,192
7.365	4	4	Each	Radar Cameras	2030	to 5	4	7,740.00	30,960
7.400	1	1	Allowance	Surveillance Systems (Incl. Pool, Rec. Area and Pump Stations)	2031	to 15	5	16,512.00	16,512
	1	1	Allowance	Maintenance Support and Project Management of Reserve Projects	2026	annual	0	4,000.00	4,000
	1	1	Allowance	Reserve Study Update with Site Visit	2027	to 2	1	9,200.00	9,200
	1	1	Allowance	Reserve Study Update without Site Visit	2026	to 2	0	9,200.00	9,200

Anticipated Expenditures, By Year ($24,906,767 over 30 years)

32

Years :

Explanatory Notes:

1) **3.2% is the estimated Inflation Rate for estimating Future Replacement Costs.**

2) **FY2026 is Fiscal Year beginning January 1, 2026 and ending December 31, 2026.**

Total (2026)	Percentage of Future Expenditures	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040
18,164	**0.9%**		9,373		9,982		10,631		11,322		12,059		12,843		13,678	
74,304	**1.8%**	8,232				42,141				47,799				54,217		
27,246	**0.8%**			14,509				16,457				18,667				21,173
33,024	**1.8%**		34,081				38,657				43,848				49,735	
10,320	**0.6%**			10,991				12,467				14,141				16,040
14,860	**0.8%**	7,438		7,913		8,428		8,976		9,559		10,181		10,843		11,548
12,384	**0.5%**		6,390		6,806			7,480		7,967			8,756		9,325	
30,960	**1.3%**					35,117					41,107					48,119
16,512	**0.7%**						19,329					22,625				
4,000	**0.8%**	4,000	4,128	4,260	4,396	4,537	4,682	4,832	4,987	5,146	5,311	5,481	5,656	5,837	6,024	6,217
9,200	**0.9%**		9,494		10,112		10,769		11,470		12,215		13,010		13,856	
9,200	**0.4%**	1,725		3,674		3,913		4,168		4,439		4,727		5,035		5,362
		1,720,186	241,515	235,011	268,157	340,283	489,715	249,124	279,897	313,764	317,306	999,644	128,391	1,439,677	395,167	487,570

15 2041	16 2042	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049	24 2050	25 2051	26 2052	27 2053	28 2054	29 2055	30 2056
14,567		15,514		16,523		17,598		18,742		19,961		21,259		22,641	
	61,497				69,755				79,122				89,746		
			24,016				27,241				30,899				35,048
		56,414				63,989				72,581				82,327	
			18,193				20,636				23,407				26,550
	12,299		13,099		13,950		14,857		15,823		16,852		17,948		19,115
	10,250		10,916			11,998		12,778			14,044		14,958		
				56,327					65,935					77,181	
26,485					31,002					36,290					42,481
6,416	6,621	6,833	7,052	7,277	7,510	7,751	7,999	8,255	8,519	8,791	9,073	9,363	9,663	9,972	10,291
14,757		15,716		16,738		17,826		18,985		20,220		21,535		22,935	
	5,711		6,082		6,478		6,899		7,347		7,825		8,334		8,876
1,206,056	709,823	393,970	1,411,952	387,662	804,962	621,813	1,159,973	663,211	2,129,796	1,571,132	581,783	903,869	834,849	1,568,396	2,052,114

RESERVE FUNDING PLAN

General

CASH FLOW ANALYSIS
The Sawgrass Players
Club Association, Inc.
Ponte Vedra Beach, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

		FY2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Reserves at Beginning of Year	*(Note 1)*	1,802,480	382,052	595,279	835,022	1,062,213	1,237,543	1,281,860	1,587,357	1,886,441	2,176,315	2,487,966	2,134,950	2,674,378	1,919,151	2,222,637	2,461,377
Total Recommended Reserve Contributions	*(Note 2)*	**285,650**	**442,200**	**456,400**	**471,000**	**486,100**	**501,700**	**517,800**	**534,400**	**551,500**	**569,100**	**587,300**	**606,100**	**625,500**	**645,500**	**666,200**	**687,500**
Estimated Interest Earned, During Year	*(Note 3)*	14,108	12,542	18,355	24,348	29,513	32,332	36,821	44,580	52,138	59,858	59,327	61,719	58,950	53,152	60,111	57,255
Anticipated Expenditures, By Year		(1,720,186)	(241,515)	(235,011)	(268,157)	(340,283)	(489,715)	(249,124)	(279,897)	(313,764)	(317,306)	(999,644)	(128,391)	(1,439,677)	(395,167)	(487,570)	(1,206,056)
Anticipated Reserves at Year End		$382,052	$595,279	$835,022	$1,062,213	$1,237,543	$1,281,860	$1,587,357	$1,886,441	$2,176,315	$2,487,966	$2,134,950	$2,674,378	$1,919,151	$2,222,637	$2,461,377	$2,000,077

(continued)

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

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Reserves at Beginning of Year	2,000,077	2,051,751	2,447,724	1,846,480	2,291,724	2,351,145	2,623,777	2,385,285	2,671,569	1,508,314	910,322	1,329,482	1,464,772	1,706,014	1,243,976
Total Recommended Reserve Contributions	**709,500**	**732,200**	**755,600**	**779,800**	**804,800**	**830,600**	**857,200**	**884,600**	**912,900**	**942,100**	**972,200**	**1,003,300**	**1,035,400**	**1,068,500**	**1,102,700**
Estimated Interest Earned, During Year	51,998	57,743	55,108	53,106	59,583	63,844	64,282	64,895	53,641	31,039	28,744	35,859	40,691	37,858	20,001
Anticipated Expenditures, By Year	(709,823)	(393,970)	(1,411,952)	(387,662)	(804,962)	(621,813)	(1,159,973)	(663,211)	(2,129,796)	(1,571,132)	(581,783)	(903,869)	(834,849)	(1,568,396)	(2,052,114)
Anticipated Reserves at Year End	$2,051,751	$2,447,724	$1,846,480	$2,291,724	$2,351,145	$2,623,777	$2,385,285	$2,671,569	$1,508,314	$910,322	$1,329,482	$1,464,772	$1,706,014	$1,243,976	$314,563 *(NOTES 4&5)*

Explanatory Notes:

1) Year 2026 starting reserves are as of June 30, 2026; FY2026 starts January 1, 2026 and ends December 31, 2026.
2) Reserve Contributions for 2026 are the remaining budgeted 6 months; 2027 is the first year of recommended contributions.
3) **2.6%** is the estimated annual rate of return on invested reserves; 2026 is a partial year of interest earned.
4) Accumulated year 2056 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

The Sawgrass Players Club Association, Inc.

Ponte Vedra Beach, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years: Useful	Life Analysis, Years: Remaining	Costs, $: Unit (2026)	Costs, $: Per Phase (2026)	Costs, $: Total (2026)
				Pipes, Culverts and Control Structures						
8.008	1	1	Each	Bulkhead, Vinyl with Wood Cap, 7-Mile Drive Pump Station	2055	25 to 35	29	152,290.00	152,290	152,290
8.010	1	1	Each	Control Structure, Ancilla Weir	2045	to 25	19	25,800.00	25,800	25,800
8.030	1	1	Each	Control Structure, Bermuda	2044	to 25	18	54,696.00	54,696	54,696
8.050	1	1	Each	Control Structure, Cypress Bridge	2042	to 25	16	54,696.00	54,696	54,696
8.070	1	1	Each	Control Structure, Rio Dam	2045	to 25	19	84,624.00	84,624	84,624
8.080	1	1	Each	Control Structure, Water Oak	2043	to 25	17	54,696.00	54,696	54,696
8.081	1	1	Allowance	Control Structures, Gates, Partial Replacements	2032	to 10	6	16,512.00	16,512	16,512
8.083	1	1	Allowance	Conveyance Canals and Lake Bank Stormwater Restoration (2026 is Planned)	2026	to 1	0	103,200.00	103,200	103,200
8.084	1	1	Allowance	Conveyance Canals at Pump Stations, Continuing Maintenance (2026 is Planned)	2026	to 5	0	41,280.00	41,280	41,280
8.085	1	1	Allowance	Culverts, 12" to 72" RCP, Inspections (2026 is Planned)	2026	Annual	0	12,900.00	12,900	12,900
8.086	1	1	Allowance	Culverts, 12" to 72" RCP, Partial Replacements (2026 is Planned)	2026	to 85+	0	159,960.00	159,960	159,960
8.087	2	2	Each	Dimple Mat, Repairs, Salt Creek (2026 is Budgeted)	2027	to 25	1	53,251.00	106,502	106,502
8.088	2	2	Each	Dimple Mat, Repairs, Seven Mile Drive (2026 is Budgeted)	2027	to 25	1	53,251.00	106,502	106,502
8.091	1	1	Allowance	Flow Meters, Salt Creek (2027 is Planned Remaining)	2027	to 8	1	14,448.00	14,448	14,448
8.092	1	1	Allowance	Flow Meters, Seven Mile Drive (2027 is Planned)	2027	to 8	1	14,448.00	14,448	14,448
8.093	1	1	Allowance	Discharge Pipes, Seven Mile Drive, Capital Repairs and Partial Replacements	2051	to 30	25	371,520.00	371,520	371,520
8.094	1	1	Allowance	Discharge Pipes, Salt Creek (Cured-in-Place Liner)(2026 is Budgeted Remaining)	2026	to 30	0	448,000.00	448,000	448,000
8.096	3	3	Each	Flap Gates, Salt Creek	2041	to 15	15	19,092.00	57,276	57,276
8.097	3	3	Each	Flap Gates, Seven Mile Drive	2032	to 15	6	19,092.00	57,276	57,276
				Engines, Controls and Tanks						
8.100	1	1	Each	EG Controls, Salt Creek, PLC Replacement	2029	to 2	3	5,000.00	5,000	5,000
8.105	1	1	Each	EG Controls, Seven Mile Drive, PLC Replacement	2029	to 2	3	5,000.00	5,000	5,000
8.179	4	4	Each	Engines, Radiators and Exhaust Blankets	2031	to 15	5	6,192.00	24,768	24,768
8.180	2	2	Each	Engines, Detroit Diesel, 671	2049	to 25	23	40,566.00	81,132	81,132
8.181	2	2	Each	Engines, John Deere	2048	to 25	22	70,176.00	140,352	140,352
8.182	4	2	Each	Engines, Rebuild, Interim, Phased	2033	10 to 15	7 to 8	10,320.00	20,640	41,280
8.200	3	3	Each	Exhaust Fans, Salt Creek	2030	to 10	4	2,580.00	7,740	7,740
8.210	6	3	Each	Exhaust Fans, Seven Mile Drive, Phased	2034	to 10	8 to 14	2,580.00	7,740	15,480
8.220	1	1	Each	Fuel Tank, 500-gal, Seven Mile Drive, Back-up	2044	to 25	18	3,922.00	3,922	3,922
8.225	1	1	Each	Fuel Tank, 1,000-gal, Seven Mile Drive	2052	to 30	26	31,992.00	31,992	31,992
8.230	1	1	Each	Fuel Tank, 2,000-gal, Salt Creek	2052	to 30	26	36,120.00	36,120	36,120
8.240	2	2	Each	Generators, Propane	2027	10 to 15	1	16,512.00	33,024	33,024
8.250	1	1	Each	Generator, Emergency, Salt Creek (300-KW)	2052	to 30	26	221,880.00	221,880	221,880
8.251	1	1	Each	Generator, Emergency, Seven Mile Drive (400-KW)	2050	to 30	24	273,480.00	273,480	273,480
				Trash Racks						
8.265	1	1	Allowance	Trash Racks, Capital Repairs and Replacements, Salt Creek	2045	to 30	19	41,280.00	41,280	41,280
8.268	1	1	Allowance	Trash Racks, Capital Repairs and Replacements, Seven Mile Drive	2045	to 30	19	46,440.00	46,440	46,440
8.269	1	1	Allowance	Trash Racks, Pilings, Wales and Timber Structures	2045	to 30	19	278,640.00	278,640	278,640
8.270	1	1	Allowance	Trash Racks, Walkways, Composite	2045	to 25	19	41,280.00	41,280	41,280

Explanatory Notes:

1) **3.2% is the estimated Inflation Rate for estimating Future Replacement Costs.**

2) **FY2026 is Fiscal Year beginning January 1, 2026 and ending December 31, 2026.**

Percentage of Future Expenditures	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041
2.8%																
0.3%																
0.7%																
0.7%																
1.1%																
0.7%																
0.6%							19,947									
38.6%	91,400	106,502	109,910	113,428	117,057	120,803	124,669	128,658	132,775	137,024	141,409	145,934	150,604	155,423	160,397	165,529
3.4%	20,660					48,321					56,564					66,212
4.8%	12,912	13,313	13,739	14,178	14,632	15,100	15,584	16,082	16,597	17,128	17,676	18,242	18,825	19,428	20,050	20,691
13.7%	160,116					187,245					219,184					256,571
2.6%		109,910														
2.6%		109,910														
0.9%		14,910							18,589							23,174
0.9%		14,910							18,589							23,174
5.9%																
9.6%	173,520															
1.7%																91,869
1.3%							69,191									
0.1%				5,496												
0.1%				5,496												
1.0%						28,993										
1.2%																
2.0%																
0.4%								25,732	26,555							
0.3%					8,779										12,030	
0.5%									9,958						12,030	
0.1%																
0.5%																
0.6%																
1.1%		34,081										46,699				
3.7%																
4.2%																
0.5%																
0.6%																
3.7%																
0.5%																

Years 2042 to 2056

16 2042	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049	24 2050	25 2051	26 2052	27 2053	28 2054	29 2055	30 2056
													379,649	
			46,939											
		96,425												
90,538														
			153,960											
	93,435													
27,332										37,452				
170,826	176,293	181,934	187,756	193,764	199,965	206,364	212,967	219,782	226,815	234,073	241,564	249,294	257,271	265,504
				77,506					90,726					106,201
21,353	22,037	22,742	23,470	24,221	24,996	25,795	26,621	27,473	28,352	29,259	30,195	31,162	32,159	33,188
				300,335					351,564					411,531
										241,563				
										241,563				
						28,891							36,018	
						28,891							36,018	
									816,535					
														1,152,574
														147,355
					110,980									
		8,815												
		8,815												
	42,310												61,745	
							167,427							
						280,654								
								16,484						
		13,645						16,484				18,697		
		6,914												
										72,563				
										81,926				
					63,989									
										503,258				
								582,423						
			75,102											
			84,490											
			506,941											
			75,102											

Storm Water

RESERVE EXPENDITURES

The Sawgrass Players Club Association, Inc.
Ponte Vedra Beach, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years Useful	Life Analysis, Years Remaining	Costs, $ Unit (2026)	Costs, $ Per Phase (2026)	Total (2026)
				Motors and Pumps						
8.275	1	1	Allowance	Batteries, Motors	2029	to 5	3	3,406.00	3,406	3,406
8.276	1	1	Allowance	Belts, Motors	2030	to 5	4	16,512.00	16,512	16,512
8.290	1	1	Each	Motor, Jockey, 30-HP, Salt Creek, Rebuild	2033	to 10	7	26,832.00	26,832	26,832
8.292	1	1	Each	Motor, Jockey, 30-HP, Seven Mile Drive, Rebuild	2033	to 10	7	26,832.00	26,832	26,832
8.300	4	4	Each	Motors, 250-HP, Inspections and Repairs	2029	to 3	3	4,850.00	19,400	19,400
8.305	2	2	Each	Motors, 250-HP, Rebuilds, Salt Creek	2033	to 10	7	34,572.00	69,144	69,144
8.306	2	2	Each	Motors, 250-HP, Rebuilds, Seven Mile Drive	2033	to 10	7	34,572.00	69,144	69,144
8.511	10	5	Each	Pond, Aerators, Phased	2027	to 12	1 to 7	3,096.00	15,480	30,960
8.700	1	1	Each	Pump, Salt Creek, Jockey, 24", Recondition (2027 is Budgeted)	2027	to 7	1	25,800.00	25,800	25,800
8.720	2	2	Each	Pumps, Salt Creek, 42", Recondition (2028 is Budgeted Replacement)	2028	to 7	2	61,920.00	123,840	123,840
8.800	1	1	Each	Pump, Seven Mile Drive, Jockey, 24", Recondition (2027 is Budgeted Replacement)	2027	to 7	1	25,800.00	25,800	25,800
8.820	2	2	Each	Pumps, Seven Mile Drive, 36", Recondition (2027 is Budgeted Replacement)	2027	to 7	1	61,920.00	123,840	123,840
8.831	4	4	Each	Transducers, Salt Creek and Seven Mile Drive	2030	to 7	4	4,334.00	17,336	17,336
				Pump Station Elements						
8.845	1	1	Allowance	Fire Suppression System, Replacement	2055	to 30	29	48,504.00	48,504	48,504
8.849	1	1	Allowance	Pump Stations, Building, Salt Creek, Exterior Renovation	2056	to 30	30	56,100.00	56,100	56,100
8.850	1	1	Allowance	Pump Stations, Building, Salt Creek, Interior Renovation	2036	to 10	10	12,000.00	12,000	12,000
8.851	1	1	Allowance	Pump Stations, Building, Salt Creek, Roof	2035	12 to 18	9	12,384.00	12,384	12,384
8.852	1	1	Allowance	Pump Stations, Building, Seven Mile Drive, Interior Renovation	2036	to 10	10	12,000.00	12,000	12,000
8.853	1	1	Allowance	Pump Stations, Building, Seven Mile Drive, Roof	2040	12 to 18	14	12,384.00	12,384	12,384
8.863	980	980	Linear Feet	Pump Stations, Fences, Chain Link	2028	to 25	2	36.00	35,280	35,280
8.920	1	1	Allowance	Roadway, Gravel, Regrade and Rebuild	2034	to 10	8	46,000.00	46,000	46,000
				Permits and Certifications						
8.991	1	1	Allowance	Permitting and Certifications, St. Johns River Water Management District (2027 is Budgeted)	2027	to 2	1	7,740.00	7,740	7,740
	1	1	Allowance	Maintenance Support and Project Management of Reserve Projects (2026 is Budgeted)	2026	annual	0	4,000.00	4,000	4,000

Total Owed by Sawgrass Players Club

Total Owed by PGA TOUR

Total Anticipated Expenditures (100% of Project Cost), By Year ($21,268,182 over 30 years)

39

Explanatory Notes:

1) **3.2% is the estimated Inflation Rate for estimating Future Replacement Costs.**

2) **FY2026 is Fiscal Year beginning January 1, 2026 and ending December 31, 2026.**

Percentage of Future Expenditures	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041
0.3%				3,744					4,382					5,130		
1.3%					18,729					21,924					25,663	
1.0%								33,451								
1.0%								33,451								
2.5%				21,323			23,436			25,758			28,311			31,117
2.7%								86,201								
2.7%								86,201								
0.9%		15,975						19,299						23,313		
1.6%		26,626							33,194							41,382
7.8%			131,893							164,429						
1.6%		26,626							33,194							41,382
7.6%		127,803							159,330							198,635
0.8%					19,664							24,515				
0.9%																
1.0%																
0.5%											16,443					
0.3%										16,443						
0.5%											16,443					
0.1%															19,248	
0.9%			37,574													
1.7%									59,183							
1.4%		7,988		8,507		9,060		9,649		10,277		10,945		11,657		12,415
1.5%	1,000	4,128	4,260	4,396	4,537	4,682	4,832	4,987	5,146	5,311	5,481	5,656	5,837	6,024	6,217	6,416
	285,834	367,580	203,643	144,997	150,228	291,665	191,164	295,834	325,134	267,659	335,586	198,962	177,091	199,856	208,015	605,154
	173,774	245,102	93,733	31,570	33,171	122,540	66,495	147,877	192,358	130,635	137,613	53,028	26,487	21,119	47,619	373,413
	459,608	612,682	297,376	176,567	183,399	414,205	257,659	443,711	517,492	398,294	473,199	251,991	203,578	220,975	255,634	978,568

16 2042	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049	24 2050	25 2051	26 2052	27 2053	28 2054	29 2055	30 2056
		6,005					7,029					8,228		
			30,041					35,165					41,163	
	45,836										62,807			
	45,836										62,807			
		34,201			37,590			41,316			45,410			49,911
	118,116										161,848			
	118,116										161,848			
			28,163						34,022					
						51,591							64,318	
204,992							255,561							318,604
						51,591							64,318	
						247,636							308,725	
		30,562							38,101					
													120,917	
														144,329
				22,531										30,873
											28,988			
				22,531										30,873
										80,020				
76,144								97,965						
	13,222		14,082		14,997		15,973		17,011		18,117		19,295	
6,621	6,833	7,052	7,277	7,510	7,751	7,999	8,255	8,519	8,791	9,073	9,363	9,663	9,972	10,291
384,316	429,164	299,521	724,622	459,833	330,116	567,888	453,399	632,696	981,741	882,411	532,255	283,168	1,034,245	1,536,469
213,490	252,871	117,587	508,702	188,563	130,151	361,524	240,432	412,914	630,177	648,338	290,691	33,874	397,324	1,164,764
597,806	682,034	417,109	1,233,324	648,397	460,268	929,412	693,831	1,045,609	1,611,918	1,530,748	822,945	317,043	1,431,569	2,701,233

RESERVE FUNDING PLAN

Storm Water

CASH FLOW ANALYSIS
The Sawgrass Players
Club Association, Inc.
Ponte Vedra Beach, Florida

Individual Reserve Budgets & Cash Flows for the Next 30 Years

		FY2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Reserves at Beginning of Year	*(Note 1)*	250,811	92,977	100,074	167,768	305,343	450,110	464,583	590,762	624,017	638,587	722,292	750,203	928,383	1,144,899	1,355,835	1,576,248
Total Recommended Reserve Contributions	*(Note 2)*	**127,000**	**372,200**	**267,900**	**276,500**	**285,300**	**294,400**	**303,800**	**313,500**	**323,500**	**333,900**	**344,600**	**355,600**	**367,000**	**378,700**	**390,800**	**403,300**
Estimated Interest Earned, During Year	*(Note 3)*	1,000	2,477	3,437	6,072	9,695	11,738	13,543	15,589	16,203	17,464	18,897	21,542	26,607	32,092	37,628	38,358
Anticipated Expenditures, By Year		(285,834)	(367,580)	(203,643)	(144,997)	(150,228)	(291,665)	(191,164)	(295,834)	(325,134)	(267,659)	(335,586)	(198,962)	(177,091)	(199,856)	(208,015)	(605,154)
Anticipated Reserves at Year End		$92,977	$100,074	$167,768	$305,343	$450,110	$464,583	$590,762	$624,017	$638,587	$722,292	$750,203	$928,383	$1,144,899	$1,355,835	$1,576,248	$1,412,751
			(NOTE 5)														

(continued)

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

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Reserves at Beginning of Year	1,412,751	1,481,781	1,520,648	1,705,732	1,479,385	1,530,174	1,728,983	1,707,901	1,818,557	1,767,280	1,378,408	1,097,977	1,183,400	1,542,413	1,169,571
Total Recommended Reserve Contributions	**416,200**	**429,500**	**443,200**	**457,400**	**472,000**	**487,100**	**502,700**	**518,800**	**535,400**	**552,500**	**570,200**	**588,400**	**607,200**	**626,600**	**646,700**
Estimated Interest Earned, During Year	37,146	38,531	41,405	40,875	38,622	41,825	44,106	45,256	46,018	40,369	31,780	29,277	34,981	34,803	18,842
Anticipated Expenditures, By Year	(384,316)	(429,164)	(299,521)	(724,622)	(459,833)	(330,116)	(567,888)	(453,399)	(632,696)	(981,741)	(882,411)	(532,255)	(283,168)	(1,034,245)	(1,536,469)
Anticipated Reserves at Year End	$1,481,781	$1,520,648	$1,705,732	$1,479,385	$1,530,174	$1,728,983	$1,707,901	$1,818,557	$1,767,280	$1,378,408	$1,097,977	$1,183,400	$1,542,413	$1,169,571	$298,644
															(NOTES 4&5)

Explanatory Notes:

1) Year 2026 starting reserves are as of June 30, 2026; FY2026 starts January 1, 2026 and ends December 31, 2026.
2) Reserve Contributions for 2026 are the remaining budgeted 6 months; 2027 is the first year of recommended contributions which includes the December 31, 2026 planned lump sum of $72,000 as reported by the Association.
3) **2.6%** is the estimated annual rate of return on invested reserves; 2026 is a partial year of interest earned.
4) Accumulated year 2056 ending reserves consider the age, size, overall condition and complexity of the property.
5) Threshold Funding Years (reserve balance at critical point).

LAWN MAINTENANCE * LANDSCAPE * IRRIGATION
FERTILIZATION

PRICE BREAKDOWN OF CONTRACT ADDENDUM

Customer Information:	**Sawgrass Players Club Association and its Landscape Committee**
Property Manager:	**Marsh Landing Management Company – Kristy Richland**
Address:	**4200 Marsh Landing Blvd., Ste. 200**
City/State:	**Jacksonville Beach, FL 32250**
Telephone:	**(904) 273-3033**
Property:	**The Sawgrass Players' Club Association**

* *

The following information below details the increase breakdown for addendum signed October 2025.

- **Contract Extension –** extend contract through 2027 and 2028
- **CPI Increase.** " The Contract amount will be adjusted annually in January based on the prior year's percentage change in the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index for All Urban Consumers (CPI-U); U.S. City Average; All items, not seasonally adjusted, 1982-1984=100 reference base. However, such adjustment in any year will not be less than +1% nor more than +3%. The percentage change will be rounded to the nearest 0.1%."

- 2027 - 3% Annual Increase - $506,834.40
- 2028 **INCREASE** to be linked to CPI (minimum increase of 1% and maximum increase of 3%)

RENEWAL ADDENDUM TO AGREEMENT FOR MANAGEMENT SERVICES

THIS RENEWAL ADDENDUM TO AGREEMENT FOR MANAGEMENT SERVICES (the "Addendum") is entered into effective as of January 1, 2027, by and between **The Sawgrass Players Club Association, Inc.,** a Florida not-for-profit corporation (the "Association"), and Marsh Landing Management Company, Inc., a Florida corporation (the "Management Company").

WHEREAS, the Association and the Management Company entered into that certain Agreement for Management Services dated ___________**, 20**____ (the "Agreement");

WHEREAS, pursuant to **Article XI** of the Agreement, the Management Company's monthly compensation may be increased by a minimum of **two percent (2%)** and a maximum of **five percent (5%)** per annum each year, as mutually agreed by the parties in advance;

WHEREAS, the parties desire to confirm the Management Company's monthly compensation for calendar year **2027 based on a four and one-half percent (4.5%)** increase over the monthly fee set forth in the Agreement;

WHEREAS, the parties further acknowledge that the supplemental terms and related scope of services are changing for calendar year 2027.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and in the Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Association and the Management Company agree as follows:

2027 Management Fee.

Effective January 1, 2027, and continuing through December 31, 2027, the monthly fee for Association management services shall be **Twenty-Four Thousand Five Hundred Fifty-Seven and 50/100 Dollars ($24,557.50)** per month, representing a **four and one-half percent (4.5%)** increase over the 2026 monthly fee of **Twenty-Three Thousand Five Hundred and 00/100 Dollars ($23,500.00).**

Supplemental Terms and Increased Meetings. Effective January 1, 2027, the supplemental terms applicable to the Agreement are amended to reflect the parties' agreement for services agreed upon for calendar year 2027.

Payment Terms. The 2027 monthly management fee shall be due and payable in accordance with the payment terms set forth in **Article XI** of the Agreement.

No Other Changes. Except as expressly modified by this Addendum, including the revised supplemental terms described herein, all terms, covenants, conditions, obligations, and provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the dates set forth below.

ASSOCIATION: **THE SAWGRASS PLAYERS CLUB ASSOCIATION, INC**., a Florida not-for-profit corporation	MANAGEMENT COMPANY: MARSH LANDING MANAGEMENT COMPANY, INC., a Florida corporation
By: ______________________________	By: ______________________________
Print Name: ________________________	Print Name: ________________________
Title: _____________________________	Title: _____________________________
Date: _____________________________	Date: _____________________________

Updated 2027 Contract Terms

Exhibit A-Supplemental Information

Marsh Landing Management Company, Inc.

Supplemental Information Per Section 468.4334, Florida Statutes

Office Address: 4200 Marsh Landing Blvd STE 200 Jacksonville Beach Florida 32250

Office Phone: 904-273-303 Fax 904-273-0933

Controlled Access Administration: 904-373-5600

Hours: Monday to Friday 8:30 AM to 5:00 PM.

MLMC is closed on New Year's Day, President Day, Good Friday, Memorial Day, July 4th, Labor Day, Thanksgiving Day, the Day after Thanksgiving, Christmas Day, and ½ day on Christmas Eve and New Year's Eve.

After Hours Emergency Maintenance Phone 904-307-2759

I. MLMC Staff Directory:

Kristy Richland, Vice President

krichland@marshlanding.org

Kate Richardson and Chole Oakley, LCAM designated to provide support
Krichardson@marshlanding.org; coakley@marshlanding.org

Sylvia Gurganious, Front desk administrative assistant
sgurganious@marshlanding.org

Pat McInerney, RFID and administrative assistant
pmcinerney@marshlanding.org

Peggy Paris, Comptroller of accounting department
pparis@marshlanding.org

Accounts receivable
AR@marshlanding.org

Tripp Richland, President – available to support upon request at the applicable billable rate.
trichland@marshlanding.org

II. Summary of Management Duties

Note: All duties shown as “billable” shall be billed at the rates set forth in Section IV of this Exhibit A. Any change in such rates shall be subject to the prior written approval of the Association and the Management Company.

Provide Emergency On Call Service	Daily-365 days
Respond to emails from Board members and residents.	Daily within 48 business hours
Owner correspondence for questions.	Daily within 48 business hours
Process payments and deposit checks received.	Daily
RFID and gate access support	Daily (billable)
Retain staff to perform maintenance duties of master common including pump operations, sidewalk grinding and pressure washing, general gatehouse repairs, pool servicing, recreational facility inspection and trash pick-up.	Daily (billable)
Respond to and process exterior modification requests.	Daily (billable)
Estoppel letter preparation.	Daily per Statutes
Retain and file all official records electronically.	Daily per Statutes
Provide printed copies of new owner packet to all new residents	Daily
Tour common property and create work orders as needed.	Once per week
Review, code, and pay all invoices.	Once per week
Update website with meeting information (agendas and minutes) or any other approved documents as required by applicable statutes.	Once per week
Retrieve move in reports and provide to website administrator and communication chair.	Once per week
Process compliance violations and maintain open violation report.	Once per week (compliance process is billable)
Provide notary services when required to execute easement -other documents.	As needed
Support of standing meetings as outlined in Meetings Attendance (C-pg. 3)	As needed

Process pavilion reservations.	As needed
Process estate sales and open house requests.	As needed
Correspond with vendors at direction of committees or board.	As needed
Correspond with attorneys when appropriate to review contracts, interpret governing documents and prepare legal documents.	As needed
Support in connection with bid preparations.	As needed
Provide project management for contracted work.	Upon request (billable)
Work with maintenance on special project issues.	Upon request (billable)
Prepare monthly property management report.	Monthly
Prepare full financial report including past due balances, ACC deposit list, check register.	Monthly -by the 20th
Prepare variance and forecasted financial report.	Monthly
Update reader boards for meetings.	Monthly
Support with articles for Players Journal.	Quarterly
Send late notices per Statutes and forward past due accounts to collections when required.	Semi Annual
Support in connection with insurance renewals.	Annual
Provide Board with Florida legislative updates.	Annual
Work with Finance Committee and Board on budget preparation.	Annual
Annual meeting notices- orchestration of meetings and ballot counting	Annual
Send out notice of annual budget and audit completion per applicable statutes.	Annual
Maintain Board certification documents, update board directory.	Annual
Work with reserve company to update reserve studies.	Annual
Assist external auditor with all requested information.	Annual

III. Meeting Attendance

MLMC meeting support includes posting meeting information in accordance with the Florida Statutes, preparation of the meeting agenda, printing of supplemental meeting packet materials, attendance at meetings, preparation of draft meeting minutes, and follow up on action items requested. All committee meetings are to begin by 4 PM and Board meetings are to begin by 5 PM except for the Annual Membership meeting. Standing board and committee meetings included in the contract per calendar year are as follows:

24 Architectural Control Committee meetings – Attended by Arch administrative staff, billable per hour.

11 Board of Directors meetings –

11 Finance meetings –

12 Landscape meetings –

11 Covenant Enforcement Committee meetings – attended by LCAM, billable hourly

12 Controlled Access meetings –

12 OMW meetings –

10 Recreation meetings -

8 Communications meetings -

1 Annual Membership meeting – attended by Vice President, LCAM, administrative staff and President

1 Organization meeting- attended by Vice President

Meetings not included in the scope of the contract include additional Board meetings, Closed Board meetings with legal, special membership meetings or Townhalls, and newly created committees not listed above.

IV. Additional Services, Material and Supplies not included in Management Fee

A. Staff Costs Billable by Hour

a. Maintenance Staff – $60.06 - $67.20 per hour depending on person needed for services if approved by board. (This rate reflects a 5% increase from 2026 due to fuel costs and insurance and is all inclusive, including fuel, vehicle, and all other costs associated with pay including benefits. Adjusted for time and one half for after-hours usage.)
b. Maintenance Supervisor - $80.85 per hour, reflecting a 5% increase from 2026 due to fuel costs and insurance.
c. President of Management Company - Billable $130 per hour for all meetings attended and project management

d. Architectural Coordinator- $65 per hour.
e. Additional Meetings- Staff attendance, meeting preparation, minute taking, and follow-up action needed in meetings not listed in item C. of the Supplemental Information Sheet is billable. LCAM starting rate is $85 per hour.
f. After-Hours Meetings/Events- This contract assumes staff attendance at meetings/events will be 2 hours in length and begin no later than 4 PM. Meetings or events that require staff attendance outside of these hours will be billable as stated herein. An exception is the annual membership meeting and once per quarter board meetings which will begin no later than 6 PM.
g. RFID Admin- The approved 2026 budget rate of $56,000 is maintained for 2027.
h. Compliance Processing- $65 per hour.

B. Office Costs- Rates are subject to change

1. Photo/Laser Copies - $.15 per B&W page and $.20 per Color pages

2. Fax Transmission if applicable (outgoing only) - $1.00 per page

3. Stationary/Supplies – actual cost

4. Postage – Actual postage cost plus $.15 each outgoing piece ($.10 for bulk mailings)

5. Accounts Payable – checks – actual cost

6. Special Assessment Processing – $2.25 per member, minimum $250.
7. Lockbox processing - actual cost

8. Special Legal Projects (deposition, legal responses, e.g. discovery – $130 per hour.)
9. Record storage - Administration and storage of boxes required by statute will be passed on to the association on a cost basis.

C. Misc. Costs billed or reimbursed by owners or buyers as provided for in Statutes:

1. Estoppel for new owners - Per Florida Statutes.

2. Refinancing Requests - $25.00 (Billed to owner)

3. NSF Checks – Amount charged by bank

4. Covenants & Restrictions – as specified therein

Sawgrass Players Club Association

SPCA BUDGET 2027

REVENUE:	2027 Budget	2026 Forecast	comment
Residential Dues (paid by 1584 residents)	$ 3,124,842	$ 3,096,348	1% increase from $978 to $987- option a
Commercial/Class C (33 entities including Vicars Landing who pays as both Class A & Class C member)	$ 974,208	$ 950,687	
Drainage Dues (7 drainage entities pay a portion based on waterway costs)	$ 114,247	$ 92,062	
800 General Reserve Fd Trans	$ (442,000)	$ (571,300)	$5K increase required
801 Emergency Contingency Tran	$ (5,800)	$ -	Emergency equal 1.5 months of expenses
802 Storm Water Reserve Trans	$ (300,000)	$ (254,000)	Increase required to $372k. Transferred $72K at YE of 2026
Total Income (after fund transfer)	$ 3,465,497	**$ 3,313,797**	

OTHER REVENUE	2027 Budget	2026 Forecast	Comment
734 Covenant Enforcement Fees	$ -	$ -	goal is compliance
736 Interest on Past Due A/R	$ 5,780	$ 8,866	goal to reduce past due
738 Misc. Income	$ -	$ 316	
739 Players Park Rec. Field	$ 180	$ 177	
740 TPC Contribution	$ 10,000	$ 10,000	per Covenants
750 Interest Inc. - Operating	$ 33,000	$ 41,450	
752 Reserve Interest	$ -	$ -	
Total Other Revenue Income	$ 48,960	$ 60,494	
Total Operating Income	$ 3,514,457	$ 3,374,290	

EXPENSES

GENERAL AND ADMINISTRATIVE	2027 Budget	2026 Forecast	Comment
810 ACC Expense	$ 84,500	$ 77,074	Admin costs
730 ACC Fees	$ (20,400)	$ (20,250)	Fees from projects
812 Audit & Tax Prep	$ 9,150	$ 8,560	Audit & tax filing costs
814 Bad Debt Expense	$ 15,200	$ 14,000	
816 Bank Changes	$ 772	$ 524	
818 Civic Liaison Comm.	$ 300	$ 300	
820 Communications Website and FB	$ 25,749	$ 21,842	Website/Facebook cost
821 Communication-Players Journal	$ 6,000	$ -	Players Journal
822 Covenant Enforcement	$ 9,180	$ 2,430	Admin costs
824 Insurance	$ 418,000	$ 356,828	Insurance-Estimated
826 Legal Expense	$ 37,800	$ 28,381	Gunster/Cobb Gonzales
830 Management Contract	$ 294,690	$ 282,000	MLMC contract renewal
833 Meetings & Functions	$ 2,108	$ 4,860	
834 Misc G&A	$ -	$ 614	
836 Office Supplies	$ 13,800	$ 13,763	Includes Lockbox costs
838 Postage	$ 11,197	$ 9,814	Postage rates are .78
840 Printing	$ 13,760	$ 11,378	
842 Taxes & Filing Fees	$ 61	$ 61	
844 Vehicle Damage by Gates	$ 4,500	$ 4,500	
TOTAL GENERAL and ADMINISTRATIVE	$ 926,367	$ 816,681	

RECREATIONAL FACILITIES	2027 Budget	2026 Forecast	Comment
878 Players Pool Operations/Repair	$ 34,500	$ 29,796	Utilities, chemicals, internet, supplies
882 Players Park & Rec Event	$ 49,200	$ 44,377	Repairs and Events
TOTAL RECREATIONAL FACILITIES	$ 83,700	$ 74,173	

LANDSCAPE	2027 Budget	2026 Forecast	Comment
850 Irrigation Maintenance	$ 43,200	$ 35,049	
852 Landscape Contract	$ 382,743	$ 364,317	Precision Turf contract-
852 -1 Landscaping - Flowers	$ 57,212	$ 55,580	Precision Turf contract-
852 -2 Landscaping -Mulch/Pine Straw	$ 57,583	$ 55,768	Precision Turf contract-
852 -3 Landscape-Palm Tree Trim	$ 33,120	$ 32,000	Precision Turf contract-
853 Landscape Improvements	$ 40,000	$ 37,505	

Sawgrass Players Club Association

854 Landscape - Sod Repair	$ 12,000	$ 11,450	
857 Tree/Shrub Improvements	$ 22,000	$ 21,700	
858 Tree/Debris Removal	$ 37,000	$ 32,350	
TOTAL LANDSCAPE	$ 684,858	$ 645,718	

GENERAL MAINTENANCE	**2027 Budget**	2026 Forecast	Comment
860 Directional Signage	$ 4,000	$ 3,681	
862 Drainage Repairs	$ 48,000	$ 54,925	
864 Entry Signage	$ 1,650	$ 1,650	
866 Fence/Bulkhead	$ 1,000	$ 1,000	
868 General Maint. Supplies	$ 12,000	$ 11,079	To maintain assets
870 Hurricane/Storm Prep	$ 4,288	$ 4,288	
872 Lighting Fixtures	$ 2,700	$ 2,499	
876 On-Site Labor/Vehicle	$ 196,818	$ 173,573	
880 Project Mgmt./Engineering	$ 86,400	$ 79,663	
884 Roads R&M	$ 1,200	$ 734	
886 Sidewalks(grind-pressure wash)	$ 16,474	$ 19,918	Grinds/pressure wash
888 TPC Preparation	$ 4,998	$ 3,721	Flags, property cleaning
892 Waste/Dumpster	$ 3,240	$ 4,582	FCC contract
TOTAL GENERAL MAINTENANCE	$ 382,768	$ 361,313	

CONTROLLED ACCESS	**2027 Budget**	2026 Forecast	Comment
900 Controlled Access Contr.	$ 892,349	$ 842,483	First Coast Security
902 Controlled Acc.-Special Event	$ 3,500	$ 3,350	
903 SJSO	$ 55,694	$ 54,668	
906 RFID Administrator	$ 56,412	$ 56,412	MLMC contract
908 Gate Arm Maint.	$ 6,240	$ 6,657	
910 Gate Software & camera monitor	$ 27,852	$ 19,406	
912 Gatehouse Equip/Supplies	$ 11,760	$ 11,117	
914 Gatehouse R&M/Improver's	$ 13,620	$ 13,601	
916 Gatehouse Phone/Internet	$ 21,000	$ 18,980	
920 RFID/Gate Passes	$ 36,000	$ 33,161	
921 RFID Income	$ (48,000)	$ (48,260)	
922 Vehicle Expenses	$ 19,715	$ 16,152	First Coast Security
924 Vehicle Fuel Expenses	$ 6,300	$ 5,569	Based on consumption
926 Vacation Pass Thru	$ 21,731	$ 10,314	First Coast Security
TOTAL CONTROLLED ACCESS	$ 1,124,173	$ 1,043,611	

UTILITIES	**2027 Budget**	2026 Forecast	Comment
Electric-Common Area	$ 21,032	$ 19,233	Beaches Energy
Electric-Street Lights	$ 31,746	$ 29,236	
Gatehouse Water/Sewer	$ 1,010	$ 960	County 3.4% increase
TOTAL UTILITIES	$ 53,788	$ 49,429	

WATERWAYS	**2027 Budget**	2026 Forecast	Comment
Aquatic Maintenance Contract	$ 92,120	$ 83,745	Future Horizon rate
Aquatic Maintenance Misc.	$ 20,800	$ 19,400	Future Horizon
Aquatic Maintenance Eelgrass	$ 12,000	$ 4,000	
Aquatic Maintenance Aeration (R/M)	$ 12,500	$ 12,063	general repairs
Pump/Engine/House R&M	$ 140,400	$ 143,069	
Pumphouse- Electric & Fuel	$ 76,800	$ 59,487	Based on usage
Pumphouse- Internet	$ 10,500	$ 10,268	
Waterway Maint/Improvement	$ 15,000	$ 15,179	
Less: TPC Reimbursem't	$ (121,350)	$ (114,002)	
TOTAL WATERWAYS	$ 258,770	$ 233,209	

Capital Improvements Proposed in 2028	**$ -**	**$ -**	Add aerator, uplights & camera. Pad extension at Players Park.

TOTAL EXPENSES	$ 3,514,423	$ 3,224,135	
NET INCOME	**$ 34**	**$ 150,155**	

Sawgrass Players Club Association

SPCA BUDGET 2027

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Residential Dues (paid by 1584 residents)	$ 3,137,506	$ 3,096,348	1.3% increase from $978 to $991 (option b)
Commercial/Class C (33 entities including Vicars Landing who pays as both Class A & Class C member)	$ 978,144	$ 950,687	
Drainage Dues (7 drainage entities pay a portion based on waterway costs)	$ 114,197	$ 92,062	
800 General Reserve Fd Trans	$ (442,000)	$ (571,300)	$5K increase required
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802 Storm Water Reserve Trans	$ (300,000)	$ (254,000)	Increase required to $372k. Transferred $72K at YE of 2026
Total Income (after fund transfer)	$ 3,482,047	**$ 3,313,797**	

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736 Interest on Past Due A/R	$ 5,780	$ 8,866	goal to reduce past due
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