



**FACILITIES ENHANCEMENT PLAN
STATUS REPORT**

January 27, 2015

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PROJECT CONSTRUCTION MILESTONES

PROJECT	CONSTRUCTION START	OPENING DATE
Crystal Ballroom	June 2015	September 2015
Fitness Center	January 2016	September 2016
North Wing Clubhouse 1		
Terrace Room	January 2016	March 2016
Cascade Bistro	April 2016	June 2016
Maryland Room	April 2016	June 2016
PPD Customer Service	January 2016	February 2016
Golf Course Playable Area	(dates are weather dependent)	
Phase 1	December 2015	May/June 2016
Phase 2	December 2016	May/June 2017
Golf Course Irrigation Pond	December 2016	March 2017
Administration Building	January 2018	January 2019

*Dates are subject to change depending on BOD project approvals

ADMINISTRATION BUILDING/SITE PLAN:

- Scope- Administration Building:
 - Design administration building to accommodate all operational functions inclusive of a post office, bank and Montgomery Mutual services
 - Programming assessment of space needs of each stakeholder and include ancillary spaces to improve work flow and space allocation efficiencies
 - Assess meeting space needs and include variety of spaces to provide most efficient use of space and allow for future flexibility
 - Design exterior and interior to accommodate accessibility needs of residents
 - Include furniture package to meet needs of operations
 - Incorporate sustainable materials and systems into the building construction and site improvements

- Scope – Site Plan:
 - BOD Resolution # 79, 10/29/13: Produce a master site plan of the Administrative Building/Clubhouse I site area which addresses how these can be part of an overall conceptual site plan, identifies any other options with regard to site design, and, if necessary, considers the phasing of implementation.
 - Improve accessibility to new Administration Building and Clubhouse 1
 - Improve distribution of parking, including handicap spaces, in relation to new Administration Building and North Wing of Clubhouse 1
 - Improve safety of pedestrians and vehicles within the parking area

- Status:
 - Continuing with programming phase to detail space allocation requirements for operations
 - Analyzing options for closer drop off to North Wing of Clubhouse 1 without impacting lawn activities

- Next Steps:
 - Develop overall building floor plan and elevations based on space requirements
 - Coordinate with engineering requirements – coordinate building and site improvements requirements

- Milestone Schedule (subject to change based on BOD approvals):
 - February 2015
 - CPAC and BOD approval of funds to develop site plan design (work required to address overall grading and utility changes to existing conditions regardless of building size)
 - April 2015
 - CPAC and BOD presentation of space programming results
 - June/July 2015
 - CPAC and BOD presentation of floor plans and elevations
 - September 2015
 - CPAC and BOD approval of final site plan
 - CPAC and BOD approval of site plan permit funding
 - January 2016
 - Site Plan Submission to Montgomery County Park and Planning
 - April 2017
 - CPAC and BOD approval of final building plan
 - CPAC and BOD approval of building permit funding
 - July 2017
 - Building Permit submission to Montgomery County
 - August 2017
 - RFP submission for construction proposals
 - November 2017
 - CPAC and BOD approval of construction contract
 - January 2018
 - Start construction

- Financial Report
 - See attached *FEP Cash Flow-January 2015*
 - Project Funding as of January 2015 (next page)

Date	Project Efforts	Funds Approved	Funds Allocated	
10/29/2013	LW Board funding for comprehensive, conceptual site plan*	\$ 50,000		
11/6/2013 thru 5/31/2014	Site Plan Concept Site Plan Programming		\$ 9,500 \$ 11,000	
6/30/2014 thru 9/30/2014	Site Plan Development		\$ 29,500	
11/25/2014	LW Board funding for alternate options to improve accessibility	\$ 15,000		
11/25/2014	LW Board funding for programming phase for Admin Bldg	\$ 35,000		
12/1/2014	Programming and Site Alternates		\$ 50,000	
				balance
	subtotal	\$ 100,000	\$ 100,000	\$ -
Year	Capital/Maintenance / Reserve Potential Non-Expenditures	FMRP	FRRP	
2014	No impact			
2015	Soffit/Fascia	\$ 4,750		
	Flat Roof replacement		\$ 50,000	
	Mansard Copper Roof replacement		\$ 32,500	
	HVAC/Heat Pump replacement		\$ 40,000	
	Brick Retaining Wall replacement		\$ 25,000	
2016	Replacement of Doors	\$ 7,500		
	Soffit/Fascia	\$ 4,750		
	Flat Roof replacement		\$ 50,000	
	Mansard Copper Roof replacement		\$ 32,500	
2017	Skylights	\$ 10,000		
	Soffit/Fascia	\$ 4,750		
	Flat Roof replacement		\$ 50,000	
	Mansard Copper Roof replacement		\$ 32,500	
	Carpet Flooring		\$ 35,000	
2018	Replacement of Doors	\$ 5,000		
	Soffit/Fascia	\$ 4,750		
	Flat Roof replacement		\$ 50,000	
	Mansard Copper Roof replacement		\$ 32,500	
	Carpet Flooring		\$ 35,000	
2019	Soffit/Fascia	\$ 4,750		
	Brick Retaining Wall replacement		\$ 30,000	
2020	HVAC/Heat Pump replacement		\$ 20,000	
2022	Parking Lot/Asphalt resurfacing (estimate area of resurface)		\$ 100,000	
2024	Replace vinyl exterior windows		\$ 34,000	
2025	HVAC/Heat Pump replacement		\$ 40,000	
				total
	Subtotal	\$ 46,250	\$ 689,000	\$ 735,250

NORTH WING CLUBHOUSE 1:

- Scope:
 - Resolution #74, 9/24/13: Development of a comprehensive plan for addressing the needs of the restaurants, kitchen capabilities, and catering needs that are part of the amenities in Clubhouse I. The project should be in the \$1.0 to \$1.5 million dollar range.
 - Resolution #79, 10/29/13: Provide a comprehensive plan for the food services wing of Clubhouse 1 with a conceptual project budget of \$1,000,000 to \$1,500,000.
 - Cascade Bistro:
 - Redecorate entire interior inclusive of new furniture and accessories
 - Add exterior entrance/vestibule inclusive of lighting, signage and landscape to emphasize and create draw to restaurant
 - Create outdoor seating area adjacent to restaurant
 - Create small patron bar
 - Increase size to relocate interior entrance away from restrooms and allow space for patron bar and lounge
 - Rebrand and market new facility to increase patronage
 - Coordinate with electrical, mechanical and plumbing systems and upgrade as needed
 - Exterior scale to be consistent with existing structure
 - Terrace Room:
 - Redecorate entire interior inclusive of new furniture and accessories; finishes should be complementary to Stein Room but still maintain individual identity
 - Add exterior entrance/vestibule inclusive of lighting, signage and landscaping
 - Create better flow through restaurant for patrons and staff – review location of buffet, service station and access to adjacent commercial kitchen
 - Improve table size arrangements for more efficient seating and capacity

- Create visual and physical connectivity between Terrace Room and Stein Room – Terrace Room to act as overflow for Stein Room during busy period
 - Coordinate with electrical, mechanical and plumbing systems and improve and upgrade as needed
 - Exterior scale to be consistent with existing structure
 - Maryland Room:
 - Redecorate entire interior inclusive of new furniture and accessories
 - Maintain access to exterior lawn areas
 - Integrate A/V and acoustics needs of room
 - Coordinate with electrical, mechanical and plumbing systems and improve and upgrade as needed
 - Exterior scale to be consistent with existing structure
 - Commercial Kitchens:
 - Ensure functionality of kitchen and coordinate with restaurant revisions
 - Create direct link between Cascade kitchen and interior corridor of Clubhouse 1 for access to all meeting rooms (current access is through Cascade Bistro or Maryland Room)
 - Review electrical, mechanical and plumbing systems and improve and upgrade as needed
 - Restrooms:
 - Upgrade finishes in 2 sets of restrooms (North Wing and Lobby locations)
 - Coordinate interior entrance of Cascade Bistro with entrance to men's room – create a separation
- Status:
 - Presentation on furniture and finish selection to sponsoring Committees at February 2015 meetings
 - Presentation on overall final plan for each restaurant, Maryland Room and restrooms to sponsoring Committees at February 2015 meetings

- Next Steps:
 - Obtain samples of furniture selected by sponsoring Committees
 - Coordinate electrical, mechanical, plumbing and structural requirements
 - Coordinate civil engineering requirements for site plan submission to County
 - Work towards construction/permit documents

- Milestone Schedule (subject to change based on BOD approvals)
 - February 2015
 - Restaurant, E&R Committee and BOD approval of furniture and finish selections
 - Restaurant, E&R Committee and BOD approval of remaining design funding
 - July 2015
 - Restaurant, E&R Committee and BOD approval of permit funding
 - Permit submission to Montgomery County – interior only (assumes site plan will be included with Administration Building)
 - August 2015
 - RFP submission for construction proposals
 - November 2015
 - Restaurant, E&R Committee and BOD approval of construction contract
 - January 2016
 - Start construction Terrace Room – interiors only
 - April 2016
 - Start construction Cascade Bistro and Maryland Room – interiors only
 - April 2017
 - Start construction on exterior expansions at Cascade Bistro, Terrace Room and Maryland Room

- Financial Report
 - See attached *FEP Cash Flow-January 2015*

o Project Funding as of January 2015

Date	Project Efforts	Funds Approved	Funds Allocated	
11/26/2013	LW Board funding - comprehensive plan for N Wing	\$ 20,000		
2/19/-5/31/	Concept Study		\$ 11,500	
6/30/2014 thru 9/30/2014	Schematic Design		\$ 16,500	
11/25/2014	LW Board funding - Design Development	\$ 60,000		
12/1/2014 thru 3/1/2015	Design Development		\$ 52,000	
				balance
	subtotal	\$ 80,000	\$ 80,000	\$ -

Year	Capital/Maintenance / Reserve Potential Non-Expenditures	FMRP	FRRP	
2014	Roof replacement for restaurant and MD Room (5,000 sf) replacement of HVAC units for restaurants and MD Room Restroom refurbishment (lobby)	\$ 12,000	\$ 40,000	
2015	Restroom refurbishment (lobby)	\$ 12,000		
2016	Restroom refurbishment (north wing)	\$ 12,000		
2017	Restroom refurbishment (north wing)	\$ 12,000		
2018	No impact			
2019	No impact			
2020	No impact			
2021	No impact			
2022	No impact			
2023	No impact			
2024	No impact			
2025	No impact			
				total
	Subtotal	\$ 48,000	\$ 40,000	\$ 88,000

CRYSTAL BALLROOM:

- Scope:
 - Upgrade finishes, including but not limited to walls, trim, acoustic panels, doors/framed/hardware, and flooring for a fresh, coordinated color palette
 - Improve acoustics in room through redesign of finishes, acoustic panels and ceiling design – coordinate with sound system and supplement with equipment and speakers as needed
 - Upgrade lighting fixtures to improve appearance, energy efficiency and distribution of lighting for variety of room uses
 - Provide cohesive ceiling design – lighting, speakers, air grilles
 - Provide for new dance floor – portable or permanent
 - Upgrade furniture – ~25 tables, ~300 chairs
 - Conduct visual and acoustical analysis of room form and finishes
 - Coordinate with acoustical engineer and AV consultants to revise or supplement sound equipment and speakers as needed
 - Provide visual equipment – projection screen – appropriately sized and located within space

- CPAC Suggested Scope Revisions: requires action by E&R Committee and BOD
 - Design room for integrated/built in recording (visual and sound) and broadcasting capabilities

- Status:
 - Presentation on furniture selection at E&R Committee meeting in February 2015
 - Ceiling plan is being prepared to integrate chandelier with lighting layout and acoustic requirements
 - Acoustical analysis is being done of proposed room design changes and finishes to determine layout of speakers in ceilings and walls and acoustical properties required for sound panels

- Next Steps:
 - Obtain samples of furniture and furnishings selected by E&R Committee
 - Define AV system requirements
 - Coordinate electrical requirements with AV and lighting
 - Work towards construction/permit documents

- Milestone Schedule (subject to change based on BOD approvals):
 - February 2015
 - E&R Committee and BOD approval of furniture and finish selections
 - March 2015
 - E&R Committee and BOD approval of permit funding
 - April 2015
 - Permit submission to Montgomery County
 - RFP submission for construction proposals
 - May 2015
 - E&R Committee and BOD approval of construction contract
 - June 2015
 - Start construction

- Financial Report
 - See attached *FEP Cash Flow-January 2015*
 - Project Funding as of January 2015 (next page)

Date	Project Efforts	Funds Approved	Funds Allocated	
11/26/2013	LW Board funding - Design Development	\$ 30,000		
6/30/2014 thru 9/30/2014	Predesign/Schematic Design		\$ 8,000	
11/25/2014	LW Board funding - Design Development	\$ 20,000		
12/1/2014	Design Development/Acoustical Engineering		\$ 37,000	
				balance
	total	\$ 50,000	\$ 45,000	\$ 5,000

Year	Capital/Maintenance / Reserve Potential Non-Expenditures	FMRP	FRRP	
2014	No impact			
2015	Carpet replacement (Ballroom)		\$ 35,000	
2016	No impact			
2017	No impact			
2018	No impact			
2019	No impact			
2020	No impact			
2021	No impact			
2022	No impact			
2023	No impact			
2024	No impact			
2025	No impact			
				total
	Subtotal	\$ -	\$ 35,000	\$ 35,000

FITNESS CENTER:

- Scope:
 - Relocate and expand the Fitness Center to the rear of Clubhouse 2. Expansion is approximately 4,500 sf for a total of 5,500 sf facility
 - Renovate existing meeting room to incorporate into new Fitness Center
 - Provide variety of exercise areas to meet needs of Community – strength, cardio, free weights, stretching and balance areas
 - Expansion to accommodate approximately 50% more equipment
 - Fitness Center should be open, bright, and contemporary and take advantage of exterior views and natural light.
 - Provide access directly women’s locker rooms and provide men’s only restroom facility within Fitness Center
 - Accessory spaces should include seating area, coat room/ small locker area, office space for Trainers and files, storage and classroom space. Classroom should be closed off to rest of Fitness Center when used for classes otherwise remain open when not in use.
 - Exterior scale of Fitness Center to be consistent with existing structure
 - Design exterior facade at perimeter glazing to minimize heat gain and glare
 - Provide a water fountain inside Fitness Center

- Status:
 - Presentation to E&R Committee in February 2015 includes:
 - Finishes
 - Elevations – interior and exterior
 - Final equipment list

- Next Steps:
 - Coordinate electrical, mechanical, plumbing requirements
 - Coordinate civil requirements for site plan submission
 - Work towards construction/permit documents

- Milestone Schedule (subject to change based on BOD approvals):
 - February 2015
 - E&R Committee approval of finish and equipment selections
 - E&R Committee and BOD approval of remaining design fees
 - April 2015
 - E&R Committee and BOD approval of final site plan
 - E&R Committee and BOD approval of permit funding
 - May 2015
 - Site plan submission to Montgomery County Park & Planning
 - August 2015
 - RFP submission for construction proposals
 - November 2015
 - E&R Committee and BOD approval of construction contract
 - January 2016
 - Start construction

- Financial Report
 - See attached *FEP Cash Flow-January 2015*
 - Project Funding as of January 2015 (next page)

Date	Project Efforts	Funds Approved	Funds Allocated	
11/26/2013	LW Board funding - Development of Design	\$ 175,000		
2/19/2014 thru 5/31/2014	Concept design and assessment		\$ 6,500	
7/11/2014 thru 9/30/2014	Schematic Design Design Development-Construction Documents		\$ 11,000 \$ 30,500	
12/1/2014	Engineering Design		\$ 125,000	
				balance
	subtotal	\$ 175,000	\$ 173,000	\$ 2,000
Year	Capital/Maintenance / Reserve Potential Non-Expenditures	FMRP	FRRP	total
	Subtotal	\$ -	\$ -	\$ -
NOTES				
<p>1. It is assumed the impacts to general maintenance costs are minor for the increase in sf of the Fitness Center.</p> <p>2. Impacts to operation costs are estimated at:</p> <ul style="list-style-type: none"> • Janitorial Services estimated at \$6,000 per year • Utility Service estimated at \$16,500 per year • Equipment Maintenance estimated at \$9,500 per year <p>Future demand will affect the following factors:</p> <ul style="list-style-type: none"> • Need for additional trainers estimated at \$25,000 per year • Incidental supplies such as sanitizing gel, paper towels, etc. estimated at \$6,000 per year <p>(Refer to "Clubhouse II: Fitness Center Expansion Discussion Items for Location of Fitness Center Expansion" dated May 16, 2014 for additional details).</p>				

PPD CUSTOMER SERVICE ENHANCEMENT:

- Scope:
 - Reconfigure customer service offices to improve workflow, communications and better serve customers
 - Redecorate all finishes inclusive of new complementary furniture
 - Expand customer service counter for seated and standing access
 - Improve waiting area – remove from direct line of main entrance doors
 - Provide visibility of customer service counter by customer service reps
 - Include meeting room for department foreman and customer services reps to meet with residents
 - Provide adequately sized conference room for departmental meetings
 - Centralize location of copier/fax/scanner and associated supply area
 - Reconfigure administrative offices for improved work and traffic flow and accommodate current staff size
 - Expand vestibule to comply with ADA requirements and make space more energy efficient

- Status:
 - Completed value engineering design changes
 - Issue RFP for construction proposals

- Next Steps:
 - Submit for permit to Montgomery County

- Milestone Schedule (subject to change based on BOD approvals):
 - February 2015
 - PPD Committee to review final value engineering design changes
 - March 2015
 - PPD Committee and BOD approval of permit funds
 - Permit submission to Montgomery County

- June 2015
 - RFP submission for Construction proposals
 - September 2015
 - PPD Committee and BOD approval of construction contract
 - November 2015
 - Start construction
- Financial Report
 - See attached *FEP Cash Flow-January 2015*
 - Project Funding as of January 2015

Date	Project Efforts	Funds Approved	Funds Allocated	
11/26/2013	LW Board funding - Design Development PPD	\$ 30,000		
1/30/2014	Concept Design		\$ 7,000	
1/20/2014 Thru 9/30/2014	Construction Documentation		\$ 20,000	
				balance
	total	\$ 30,000	\$ 27,000	\$ 3,000
Year	Capital/Maintenance / Reserve Potential Non-Expenditures	FMRP	FRRP	total
	Subtotal	\$ -	\$ -	\$ -

GOLF COURSE PLAYABLE AREA:

- Scope:
 - Improve playability
 - Improve diversity of challenge and strategy
 - Improve aesthetics
 - Improve pace of play
 - Improve safety
 - Fix areas with known maintenance and/or operations issues
 - Fix areas with known drainage issues
 - Construction will take place in 2 stages
 - Work with irrigation pond scope for coordinated submission requirements

- Status:
 - Presentation on final design plan to G&G Committee in March 2015
 - Coordinating with irrigation pond project for sediment and erosion control measures

- Next Steps:
 - Submit plans to Montgomery County and appropriate State agencies for permit

- Milestone Schedule (subject to change based on BOD approvals):
 - March 2015
 - G&G Committee review and comment of overall design
 - April 2015
 - G&G Committee and BOD approval of final design plan
 - May 2015
 - G&G Committee and BOD approval of permit funds
 - Permit submission to Montgomery County and State Agencies
 - August 2015
 - RFP submission for construction proposals

- October 2015
 - G&G Committee and BOD approval of construction contract
- December 2015/January 2016
 - Start construction on Phase 1
- December 2016/January 2017
 - Start construction on Phase 2
- Financial Report
 - See attached *FEP Cash Flow-January 2015*
 - Project Funding as of January 2015 (next page)

Date	Project Efforts	Funds Approved	Funds Allocated	
8/26/2014	LW Board funding - Design services	\$ 100,000.00		
9/12/2014 thru 9/30/2014	Architectural Design Fees		\$ 36,000.00	
	Civil Engineering Design Fees		\$ 62,505.00	
				balance
	total	\$ 100,000.00	\$ 98,505.00	\$ 1,495.00

Year	Capital/Maintenance / Reserve Potential Non-Expenditures	FMRP	FRRP	
2013	Unused funds from 2013 asphalt path maintenance	\$ 30,000		
2014	Asphalt path maintenance	\$ 30,000		
	Tree replacement and beautification	\$ 8,000		
2015	Asphalt path maintenance	\$ 30,000		
	Tree replacement and beautification	\$ 8,000		
	Bunkers		\$ 35,000	
2016	Asphalt path maintenance	\$ 30,000		
	Tree replacement and beautification	\$ 8,000		
	Bunkers		\$ 35,000	
2017	Asphalt path maintenance	\$ 30,000		
	Tree replacement and beautification	\$ 8,000		
	Bunkers		\$ 35,000	
2018	Asphalt path maintenance	\$ 30,000		
	Tree replacement and beautification	\$ 8,000		
2019	Asphalt path maintenance	\$ 30,000		
	Tree replacement and beautification	\$ 8,000		
	Bunkers		\$ 35,000	
2020	No impact			
2021	Bunkers		\$ 35,000	
2022	Bunkers		\$ 35,000	
2023	Bunkers		\$ 35,000	
2024	No impact			
2025	No impact			
				total
	Subtotal	\$ 228,000	\$ 245,000	\$ 473,000

NOTES

1. It is anticipated that the asphalt path maintenance in 2016 thru 2019 will be significantly reduced.
2. Tree replacement and beautification is a planned expenditure to beautify the golf course with ornamental plantings.

GOLF COURSE IRRIGATION POND:

- Scope:
 - Review and recommend options for removing long-term accumulation of sediment from pond to mitigate algae growth
 - Restore pond to pre-existing capacity
 - Work with golf course enhancements scope for coordinated submission requirements

- Status:
 - Coordinating with golf course project for sediment and erosion control measures
 - Preliminary scope documents submitted to MDE/Dam Safety/Corps of Engineers for comment

- Next Steps:
 - Submit final plans to County and appropriate State agencies for permit

- Milestone Schedule (subject to change based on BOD approvals):
 - April 2015
 - BOD approval of final site plan
 - May 2015
 - BOD approval of permit funding
 - Permit submission to County and State Agencies
 - April 2016
 - RFP submission for construction proposals
 - September 2016
 - BOD approval of construction contract
 - December 2016/January 2017
 - Start construction

- Financial Report
 - See attached *FEP Cash Flow-January 2015*
 - Project Funding as of January 2015

Date	Project Efforts	Funds Approved	Funds Allocated	
7/30/2013	LW Board funding - geotechnical services	\$ 10,000		
2/27-4/30/1	Geotechnical services		\$ 7,200	
6/30/2014 thru 9/30/2014	LW Board funding - design services Civil Design Services	\$ 60,000	\$ 23,930	
				balance
	subtotal	\$ 70,000	\$ 31,130	\$ 38,870

Year	Capital/Maintenance / Reserve Potential Non-Expenditures	FMRP	FRRP	
2014	No impact			
2015	Hole #7 Tee pressure treated retaining wall		\$ 30,000	
2016	No impact			
2017	No impact			
2018	No impact			
2019	No impact			
2020	No impact			
2021	No impact			
2022	No impact			
2023	No impact			
2024	No impact			
2025	No impact			
	Subtotal	\$ -	\$ 30,000	\$ 30,000

LEISURE WORLD OF MARYLAND CORPORATION FACILITIES ENHANCEMENT PLAN CASH FLOW

1/27/2015

PROJECT	# MNTHS	BUDGET	2014	2015				2016				2017				2018			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
RESALES FUND				\$5,800,000															
CRYSTAL BALLROOM	12	\$ 620,000																	
DESIGN	6	\$ 50,000	24,000	21,000		5,000													
PERMIT	2	\$ 5,000				5,000													
CONSTRUCTION/EQUIP	4	\$ 565,000				565,000													
NORTH WING CH1	20	\$ 1,500,000																	
DESIGN	10	\$ 190,000	41,000	71,000	65,000			5,000	5,000	3,000									
PERMIT	6	\$ 10,000																	
TERRACE/N WING RESTROOM	4	\$ 400,000						340,000					60,000 ¹						
CASCADE/LOBBY RESTROOM	4	\$ 600,000							405,000	135,000			60,000 ¹						
MD ROOM CONSTRUCTION	4	\$ 300,000							55,000 ²	165,000			80,000 ¹						
FITNESS CENTER	29	\$ 1,770,000																	
DESIGN	10	\$ 175,000	32,750	91,750	35,500			5,000	5,000	5,000									
PERMIT	10	\$ 50,000																	
CONSTRUCTION/EQUIP	9	\$ 1,545,000						475,000	550,000	520,000									
PPD CUSTOMER SVC	14	\$ 270,000																	
DESIGN	6	\$ 30,000	27,000	3,000															
PERMIT	4	\$ 5,000		5,000															
CONSTRUCTION/EQUIP	4	\$ 235,000						176,250	58,750										
GOLF COURSE	22	\$ 914,000																	
DESIGN	10	\$ 100,000	36,000	42,000	10,000		3,000	3,000			3,000	3,000							
PERMIT	6	\$ 55,000			55,000														
CONSTRUCTION/EQUIP	6/phase	\$ 759,000					189,750	189,750			189,750	189,750							
IRRIGATION POND	22	\$ 810,000																	
DESIGN	6	\$ 70,000	30,000	30,000	4,000						3,000	3,000							
PERMIT	10	\$ 30,000			30,000														
CONSTRUCTION/EQUIP	6	\$ 710,000									355,000	355,000							
ADMINISTRATION BLDG	40	\$ 5,178,250																	
DESIGN ³	14	\$ 527,500	63,000	50,000	60,000	60,000	45,000	45,000			55,000	65,000	45,000		10,000	10,000	10,000	10,000	
PERMIT	14	\$ 200,000						55,000						40,000	105,000				
CONSTRUCTION/EQUIP	12	\$ 4,450,750													1,100,000 ⁴	1,250,000 ⁴	1,250,000 ⁴	850,750 ⁴	
TOTAL		\$ 11,062,250	\$253,750	\$313,750	\$314,500	\$640,000	\$237,750	\$1,294,000	\$1,078,750	\$828,000	\$605,750	\$615,750	\$245,000	\$40,000	\$105,000	\$1,110,000	\$1,260,000	\$1,260,000	\$860,750
Monthly Resales Contributions		\$1,300,000/yr		325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	325,000	
End Balance				5,811,250	5,821,750	5,506,750	5,594,000	4,625,000	3,871,250	3,368,250	3,087,500	2,796,750	2,876,750	3,161,750	3,381,750	2,596,750	1,661,750	726,750	191,000
NOTES:																			
1. North Wing Clubhouse 1 exterior vestibules at Cascade Bistro and Terrace Room and expansion of Maryland Room in 2017 Q2 to coincide with Site Plan Approval.																			
2. Maryland Room capacity will be reduced from 100 to 80 person banquet seating from 2016 Q2 to 2017 Q2 when exterior expansion can be completed.																			
3. Administration Building design needs to progress to site plan submission in order to obtain timely approval for completion of North Wing Clubhouse 1 exterior construction.																			
4. Construction of the Administration Building was deferred to 2018 Q1 to work with funding availability. Process allows for construction to start in 2017 Q3; however a total of approximately \$673,000 would have to be borrowed in 2018 Q2 & Q3.																			
5. Continuation of permit review process shown -----																			