

Indian Cove Resort - 5 Year Plan - Expense Side					
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
<u>Land</u>	<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>
Fresh Water Lines, Site Pad Repair & Extensions Throughout the Park, Replace 150 Electric Pedistals, (Yr 1-5 Kids Row Priority)	X	X	X	X	X
Install New Electric Updated Pedistals 50 Amp(Yr 1 - 2 Each (Site #73 & #74)That Are Still 30 Amp)	X				
Road Paving (Yr 1-5)				X	X
Front Pool Deck Repair (Yr-1)		X			
Leak in Back Pool (Yr-1)	X				
Repair Split Rail Fencing Throughout the Park (Yr-2)		X			
Repair Chain Link Fencing Back Pool, Tennis Ct, Front Pool (Yr-2)		X			
Repair Fencing at BB Court (Yr-2)		X			
Prepare Utility Trailer Storage in Current BB Court - ?			X		
Repair Boat Ramp Bulkhead (Yr-1)	X				
Remove 2 Trees at #125 and Repair the Road (Yr 4or5/Coordinate with Pipe/Pad/Pedestal Project)					X
Move Pavillion 3 to Pelican Point 2017	X				
Install Sidewalk Between Startish Cr & Blue Heron Dr 2017	X				
Begin Installation of Speed Bumps 2017(10ea at a Time)	X	X	X		
Begin Replacement of Rental Trailers to Park Models - 10 Total/5 Through Yr 5.		X	X	X	
Back Pool Cover (Yr-1)	X				
<u>Buildings</u>					
Replace Windows in Office (Yr-4)				X	
Purchase Generator for Store (Yr-5)					X
General Store Build Out (Yr-5)					X
Replace Lighting in Store & Office w/LED Lighting 2017	X				
Suppliment AC & Furnace in Adult Lounge w/Wall Unit (Yr-2)		X			
Resolve Room Under Adult Lounge 2017	X				
Replace Flooring in Adult Lounge 2017 - Already Budgeted					
Upgrade Adult Lounge Bathrooms 2017 - Already Budgeted					
Repair Cottage Moisture Drainage Issue (Yr-3)			X		
Begin Replacement of Doors & Windows in Bath Houses (Yr 4-5)				X	X
Begin Replacement of Hand Dryers in Bath Houses (Yr 2-5)		X	X	X	X
Add Updated Washer/Dryer & Begin Replacement of Current Washer/Dryers (Yr 3-5)		X	X	X	X
Replace Roof and 3 Garage Doors on Plumbing Building (Yr 3-5)			X		
Wood Shop Upgrade (Yr-5)					X
Maintenance Area Clean Up - Require 40' Dumpsters (Yr-1)	X	X	X	X	X
Golf Cart Shelter for ICR Golf Carts (Yr-5)					X

Replace Tow Truck and Maintenance Truck (Yr 2-3)		X	X		
Note: Tow Truck replacement Yr 2(keep old one), Maintenance Truck replacement Yr 3.					
Replace Back Hoe (Yr-3)			X		
Begin Replacing ICR Golf Carts - 1/Yr 1, 2/Yr 2 & 3	X	X	X		
Replace 2 Angled Roofs at the Front Pool with Metal - Remove Skylights (Yr-1)	X				
Replace Roofs on Pavilion 1/2/3, Bath Houses1/2	X	X	X	X	
Note: Bath House 1/Yr 1, Bath House 2 & Pavilion 1/Yr 2, Pavilion 1/Yr 3, Pavilion 2/Yr 4, Pavilion 3/Yr 5					
Miscellaneous					
Repair/Replace Picnic Tables (Yr 1-5)	X	X	X	X	X
Purchase Additional Lawn Chairs (Yr 2-3)	X	X			
Purchase Rubber Rocks for the Playgrounds (Yr 2-3)	X	X			
Purchase New Play Ground Equipment (Yr 3-4)			X	X	
Note: Possible Pin Ball Vendor Under Adult Lounge					
Replace Kyaks & Canoes (Yr 2-5)		X	X	X	X
Build Putt Putt Golf Course on Current Tennis Court	X	X			
Note: \$10,000 to build 18 holes. \$2,000 for clubs and balls.					
Add 2 Cabanna's at Back Pool (Yr-3)		X			