2026 R&R Expenditures Approved for Publication on 9/20/25

Club House		
Floor Covering	LVT - Luxury Vinyl Tile	**23,000**
Office - Floor Covering	LVT	**7,000**
Annex - Floor Covering	LVT	**5,000**
Nixon Beach		
Fishing Pier	Replace wih EZ Dock "Composite" for ADA purpose	**92,500**
Dock Conversion	Phased in over 15 years	**45,000**
Old Fire Houe		
Parking Lot	Chip & Seal	**65,000**
Golf Course		
Cart Paths	Complete cart paths	**50,000**
Irrigation	Cap Replacements	**12,000**
Mower	Fariway - Reels Kit needed every 10 years	**11,000**
Sprayer	True Kleen	**9,000**
ProShop		
Rest Room	Remodel	**20,000**
Marina		
Bulkhead	$200,000 apprvd in 2024 as part of Spillway Current est is $850k in 2028	**220,000**
Natural Resources		
Dredge Pond Maintenance	2025 Independence Bay 2026 Winchester #1	**8,000**
Dry Dam		**7,000**
Rip Rap		**60,000**
Erosion Control	Natural Vegetation	**10,000**
Maintenance		
UTV	Replace Kubota	**20,000**
Grapple		**7,500**
Rental Boat	"Serenity"	**9,000**
Rental Boat - Motor	"Serenity"	**9,000**
2012 Nissan Service Van	Combined with Dump Truck Acq and incls a Lift	**30,000**
Security		
Vehicle	2 New Police Package	**120,000**
Security Boat	new motor	**16,615**
Starcom		**8,033**
Utility Boat #1	Donated Boat to be upgraded thru Maint	**-**
Utility Boat #1 - new motor		**9,000**
TOTAL		**873,648**
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