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Sent: Friday, October 9, 2026 2:16 PM
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Subject: Strategic Capital Generation Framework

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Dear UPRD Board of Supervisors, Finance and Strategic Planning Committees,

Attached are two alternative capital frameworks designed to generate substantial, long-term capital for our community. I am providing these for your evaluation and consideration for your discussions on the new 5 year strategic plan being developed.

The hybrid strategic capital generation framework (new) introduces a sustainable capital transfer fee (above existing projected short term capital needs) on new home sales alongside structured adjustments to the Racquets & Wellness and Social initiation tiers. If capital velocity proves too low, it can scale the Capital Transfer Fee to $7,500 or $10,000, or raise

non-golf initiation tiers.

The strategic capital generation framework is a revision of the previously shared model utilizing a single $25,000 initiation fee level, allowing new residents to freely choose their membership tier and annual dues level.

Projections are included to provide a financial picture using 60 sales per year as a baseline across both 5-year and 20-year horizons, alongside a +/- 10% sensitivity stress test.

Feel free to reach out if you have any questions.

Thank you for your consideration.

Bill Price

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