

Introduction to PACC 2028

Princess Anne is embarking on an exciting new chapter with our PACC 2028: Elevating Tradition capital improvement plan —shaped by the feedback and wishes of our members. Through surveys and conversations, you told us what matters most, and we're bringing those priorities to life. This initiative is designed to enhance our facilities while honoring the traditions that make PACC so special, with thoughtful upgrades and expansions across several key areas of the Club.

Scope



Breakers

- ✓ New, Larger Kitchen & Storage
- ✓ Re-envisioned Dining Room
- ✓ Expanded Outdoor Bar & Dining
- ✓ Relocated & Enlarged Concession
- ✓ Refreshed Locker Rooms



Fitness/Wellness Center

- ✓ New Entry with Elevator
- ✓ Reception Area with Lounge Space
- ✓ Steam Rooms and Saunas
- ✓ Three Spa/Treatment Rooms
- ✓ Three Group Rooms
- ✓ Larger "Gym Floor"



Wine Room

- ✓ Wine Storefront
- ✓ On-Site Sommelier
- ✓ Convenient To-Go Wine Pickup
- ✓ Private Dining
- ✓ Increased Catering/Banquet Storage Space



Pickleball Facility

- ✓ Temperature Controlled Building
- ✓ Four Indoor Courts
- ✓ Seating/Socialization Space
- ✓ Restroom



Tennis Air Structure

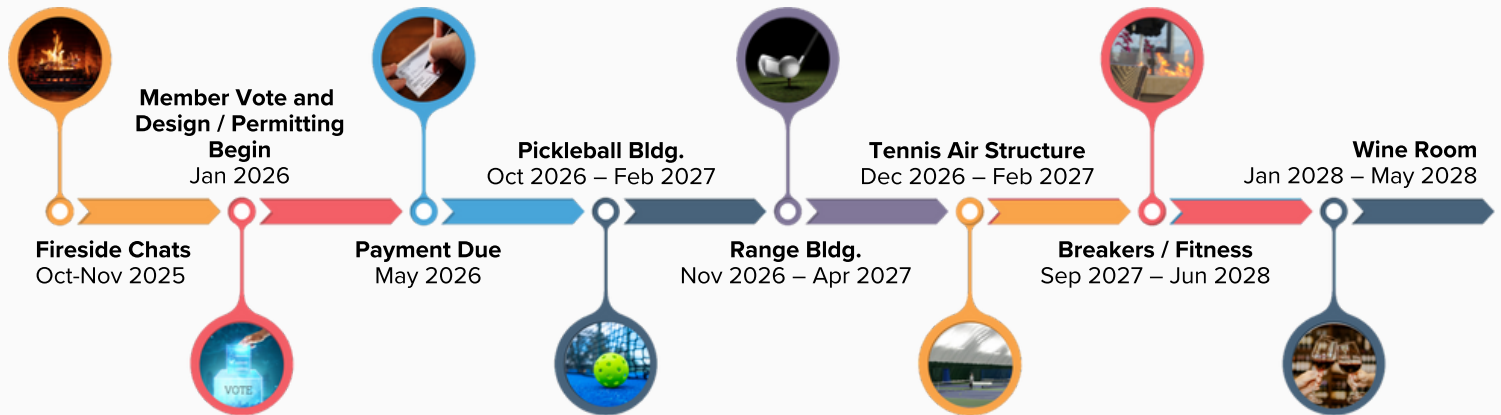
- ✓ Second Bubble & Associated Infrastructure
- ✓ Adjustment of Courts to East
- ✓ Bubble Storage/Tennis Maintenance Building
- ✓ Sidewalk Adjustment



Driving Range Comfort Station

- ✓ Ladies & Gentlemen's Restrooms
- ✓ Amenity Area
- ✓ Golf Storage/Ball Washing
- ✓ Enhanced Landscaping

Proposed Timeline



Budget Summary — \$22.09M

Hard Costs

- Breakers: \$6,404,082
- Fitness: \$4,600,700
- Wine Room: \$1,192,967
- Pickleball Building: \$1,450,210
- Second Tennis Air Structure: \$1,358,045
- Driving Range Comfort Station: \$293,455

BUDGET CATEGORY	BUDGET
Design	1,932,120
Permits & Fees	120,000
Administrative Costs	90,000
Furniture/Fixtures/Equipment and IT	2,395,000
Hard Costs	15,299,459
Utilities	80,000
Contingency & Escalation	2,169,695
TOTAL	22,086,274

Proposed Funding

MEMBERSHIP TYPE (Resident & Non-Resident)	OPTION 1: Payment in Full (Due 5/1/26)	OPTION 2: Quarterly Payments (Due 5/1/26, 8/1/26, 11/1/26, 2/1/27)	OPTION 3: 50% Deposit (5/1/26); Monthly Payments (6/1/26-5/1/28)
Full	\$20,450	\$5,500	\$10,225; \$511.25
Surviving Spouse	\$18,450	\$5,000	\$9,225; \$461.25
Social	\$15,450	\$4,250	\$7,725; \$386.25