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Third Mutual - Laguna Woods Village

Laguna Woods, CA

SEAN ANDERSEN CAI-RS 00068 DESIGNATION RESERVE SPECIALIST

Report #: 31071-4
Beginning: January 1, 2024
Expires: December 31, 2024

RESERVE STUDY
Update "No-Site-Visit"

September 1, 2023

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is " predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**
  Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
  A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
  A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.

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Reserve Study Executive Summary — No-Site-Visit

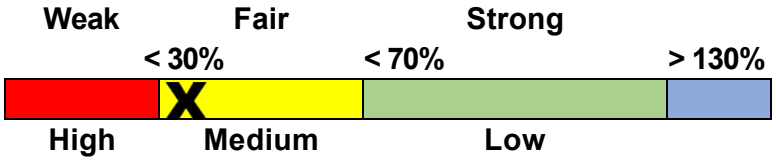
Third Mutual - Laguna Woods Village
Laguna Woods, CA
Level of Service: **Update "No-Site-Visit"**

Report #: **31071-4**
# of Units: 6,102
January 1, 2024 through **December 31, 2024**

Findings & Recommendations — as of January 1, 2024

Projected Starting Reserve Balance	**$25,428,510**
Current Full Funding Reserve Balance	**$73,819,124**
Average Reserve Deficit (Surplus) Per Unit	**$7,930**
Percent Funded	**34.4 %**
Recommended 2024 "Annual Full Funding Contributions"	**$13,353,861**
Alternate minimum contributions to keep Reserve above $8,290,000	**$11,935,512**
Most Recent Reserve Contribution Rate	**$11,130,048**
Annual Deterioration Rate	**$26,259,842**

Reserve Fund Strength: 34.4%



Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**2.50 %**
Annual Inflation Rate	**3.00 %**

This is an Update "No-Site-Visit", and is based on a prior Report prepared by Association Reserves. No site inspection was performed as part of this Reserve Study.

This Reserve Study was prepared by a credentialed Reserve Specialist, Sean Erik Andersen, PRA, RS #68.

The Association is a Mutual community.

The Reserve Fund is between the 30% funded level and the 70% funded level at 34.4 % funded, which is a fair position for the fund to be in. This means that the association's special assessment & deferred maintenance risk is currently medium. The objective of this multi-year Funding Plan is to Fully Fund Reserves and ultimately achieve a position of strength in the fund, where associations enjoy a low risk of Reserve cash flow problems.

The Annual Deterioration rate for your Reserve Components is $26,259,842.

Based on this starting point, your annual deterioration rate, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to $13,353,861.

*The Alternative Contribution rate, also called Baseline Funding will keep the Reserve Funds above $8,290,000. This figure for your Mutual is $11,935,512.

To receive a copy of the full Reserve Study, contact the Mutual.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Paved Surfaces			
100	(2025-2029) Golf Cart Parking/Strip	1	1	$10,000
103	Parkway Concrete - Repair/Replace	1	0	$60,000
201	(2024) Asphalt Paving Replacement	25	0	$317,975
201	(2025) Asphalt Paving Replacement	25	1	$233,512
201	(2026) Asphalt Paving Replacement	25	2	$248,388
201	(2027) Asphalt Paving Replacement	25	3	$297,150
201	(2028) Asphalt Paving Replacement	25	4	$465,803
201	(2029) Asphalt Paving Replacement	25	5	$356,320
201	(2030) Asphalt Paving Replacement	25	6	$355,841
201	(2031) Asphalt Paving Replacement	25	7	$365,716
201	(2032) Asphalt Paving Replacement	25	8	$370,932
201	(2033) Asphalt Paving Replacement	25	9	$333,280
201	(2034) Asphalt Paving Replacement	25	10	$325,081
201	(2035) Asphalt Paving Replacement	25	11	$399,074
201	(2036) Asphalt Paving Replacement	25	12	$290,553
201	(2037) Asphalt Paving Replacement	25	13	$260,070
201	(2038) Asphalt Paving Replacement	25	14	$279,193
201	(2039) Asphalt Paving Replacement	25	15	$175,154
201	(2040) Asphalt Paving Replacement	25	16	$42,983
201	(2041) Asphalt Paving Replacement	25	17	$72,202
201	(2042) Asphalt Paving Replacement	25	18	$18,525
201	(2043) Asphalt Paving Replacement	25	19	$47,518
201	(2044) Asphalt Paving Replacement	25	20	$101,993
201	(2045) Asphalt Paving Replacement	25	21	$39,819
201	(2046) Asphalt Paving Replacement	25	22	$113,740
201	(2047) Asphalt Paving Replacement	25	23	$286,559
201	(2048) Asphalt Paving Replacement	25	24	$235,144
202	Paving Seal Coat - Annual	1	0	$53,876
205	(2024) Concrete & Paving Maint	10	0	$82,114
205	(2025) Concrete & Paving Maint	10	1	$94,917
205	(2026) Concrete & Paving Maint	10	2	$50,705
205	(2027) Concrete & Paving Maint	10	3	$33,063
205	(2028) Concrete & Paving Maint	10	4	$16,971
205	(2029) Concrete & Paving Maint	10	5	$31,978
205	(2030) Concrete & Paving Maint	10	6	$63,015
205	(2031) Concrete & Paving Maint	10	7	$65,732
205	(2032) Concrete & Paving Maint	10	8	$75,747

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
205	(2033) Concrete & Paving Maint	10	9	$73,415
205	(2034) Concrete & Paving Maint	10	10	$111,464
	Roofing & Gutters			
1300	Flat Roof Preventative Maint	1	0	$46,845
1301	Flat Roof Debris Cleanup	1	0	$57,978
1308	(2024) LWT to Comp Shingle	40	0	$250,000
1308	(2025) LWT to Comp Shingle	40	1	$127,730
1308	(2026) LWT to Comp Shingle	40	2	$125,014
1308	(2027) LWT to Comp Shingle	40	3	$122,973
1308	(2028) LWT to Comp Shingle	40	4	$128,658
1308	(2029) LWT to Comp Shingle	40	5	$129,263
1308	(2030) LWT to Comp Shingle	40	6	$1,131,836
1308	(2031) LWT to Comp Shingle	40	7	$1,138,669
1308	(2032) LWT to Comp Shingle	40	8	$1,134,367
1308	(2033) LWT to Comp Shingle	40	9	$1,132,002
1308	(2034) LWT to Comp Shingle	40	10	$1,133,281
1308	(2035) LWT to Comp Shingle	40	11	$1,137,407
1308	(2036) LWT to Comp Shingle	40	12	$1,133,080
1308	(2037) LWT to Comp Shingle	40	13	$1,132,099
1308	(2038) LWT to Comp Shingle	40	14	$1,134,210
1308	(2039) LWT to Comp Shingle	40	15	$1,131,082
1308	(2060) Comp Shingle Roofs	40	38	$119,302
1308	(2061) Comp Shingle Roofs	40	37	$128,974
1310	(2039) Malibu/Capistrano Tile Roofs	40	15	$743,767
1310	(2040) Malibu/Capistrano Tile Roofs	40	16	$748,147
1310	(2041) Malibu/Capistrano Tile Roofs	40	17	$747,341
1310	(2042) Malibu/Capistrano Tile Roofs	40	18	$744,033
1310	(2043) Malibu/Capistrano Tile Roofs	40	19	$746,460
1310	(2044) Malibu/Capistrano Tile Roofs	40	20	$746,949
1310	(2045) Malibu/Capistrano Tile Roofs	40	21	$746,949
1310	(2046) Malibu/Capistrano Tile Roofs	40	22	$358,027
1310	(2047) Malibu/Capistrano Tile Roofs	40	23	$504,961
1310	(2048) Malibu/Capistrano Tile Roofs	40	24	$726,591
1310	(2049) Malibu/Capistrano Tile Roofs	40	25	$712,191
1310	(2050) Malibu/Capistrano Tile Roofs	40	26	$741,524
1310	(2051) Malibu/Capistrano Tile Roofs	40	27	$736,566
1310	(2052) Malibu/Capistrano Tile Roofs	40	28	$744,766
1310	(2053) Malibu/Capistrano Tile Roofs	40	28	$747,148
1311	(2030) Metal Tile Roof - Replace	40	6	$300,000
1311	(2031) Metal Tile Roof - Replace	40	7	$256,958
1311	(2032) Metal Tile Roof - Replace	40	8	$264,387
1311	(2033) Metal Tile Roof - Replace	40	9	$273,574

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1311	(2034) Metal Tile Roof - Replace	40	10	$274,872
1311	(2035) Metal Tile Roof - Replace	40	11	$261,032
1311	(2036) Metal Tile Roof - Replace	40	12	$271,795
1311	(2037) Metal Tile Roof - Replace	40	13	$269,372
1311	(2038) Metal Tile Roof - Replace	40	14	$275,933
1311	(2039) Metal Tile Roof - Replace	40	15	$269,486
1311	(2040) Metal Tile Roof - Replace	40	16	$271,827
1311	(2041) Metal Tile Roof - Replace	40	17	$276,951
1311	(2042) Metal Tile Roof - Replace	40	18	$274,754
1311	(2043) Metal Tile Roof - Replace	40	19	$270,830
1311	(2044) Metal Tile Roof - Replace	40	20	$273,392
1311	(2045) Metal Tile Roof - Replace	40	21	$268,804
1311	(2046) Metal Tile Roof - Replace	40	22	$274,914
1311	(2047) Metal Tile Roof - Replace	40	23	$274,100
1311	(2048) Metal Tile Roof - Replace	40	24	$267,593
1311	(2049) Metal Tile Roof - Replace	40	25	$264,377
1314	(2024) PVC Cool Roof System - Repl	25	0	$1,200,000
1314	(2025) PVC Cool Roof System - Repl	25	1	$1,389,816
1314	(2026) PVC Cool Roof System - Repl	25	2	$1,395,129
1314	(2027) PVC Cool Roof System - Repl	25	3	$1,398,728
1314	(2028) PVC Cool Roof System - Repl	25	4	$1,397,450
1314	(2029) PVC Cool Roof System - Repl	25	5	$1,394,255
1314	(2030) PVC Cool Roof System - Repl	25	6	$1,399,086
1314	(2031) PVC Cool Roof System - Repl	25	7	$1,395,331
1314	(2032) PVC Cool Roof System - Repl	25	8	$1,395,286
1314	(2033) PVC Cool Roof System - Repl	25	9	$1,396,116
1314	(2034) PVC Cool Roof System - Repl	25	10	$1,396,441
1314	(2035) PVC Cool Roof System - Repl	25	11	$1,187,856
1314	(2036) PVC Cool Roof System - Repl	25	12	$2,571,596
1314	(2037) PVC Cool Roof System - Repl	25	13	$3,833,596
1314	(2038) PVC Cool Roof System - Repl	25	14	$1,884,177
1314	(2039) PVC Cool Roof System - Repl	25	15	$2,082,919
1314	(2040) PVC Cool Roof System - Repl	25	16	$1,980,594
1314	(2041) PVC Cool Roof System - Repl	25	17	$1,323,677
1314	(2042) PVC Cool Roof System - Repl	25	18	$858,843
1314	(2043) PVC Cool Roof System - Repl	25	19	$1,430,273
1314	(2044) PVC Cool Roof System - Repl	25	20	$941,113
1314	(2045) PVC Cool Roof System - Repl	25	21	$1,342,902
1314	(2046) PVC Cool Roof System - Repl	25	22	$1,614,549
1314	(2047) PVC Cool Roof System - Repl	25	23	$775,900
1314	(2048) PVC Cool Roof System - Repl	25	24	$773,804
1314	(2049) PVC Cool Roof System - Repl	25	25	$737,652

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1314	(2050) PVC Cool Roof System - Repl	25	26	$1,266,685
1314	(2051) PVC Cool Roof System - Repl	25	27	$1,563,840
1314	(2052) PVC Cool Roof System - Repl	25	28	$1,380,086
1314	(2053) PVC Cool Roof System - Repl	25	29	$1,378,090
1317	Emergency Roof Repairs	1	0	$130,000
1330	(2040) 3- Story Gutters R/R	30	16	$125,000
1330	(2041) 3- Story Gutters R/R	30	17	$125,000
1330	(2042) 3- Story Gutters R/R	30	18	$125,000
1330	(2043) 3- Story Gutters R/R	30	19	$125,000
1330	(2044) 3- Story Gutters R/R	30	20	$125,000
1330	(2045) 3- Story Gutters R/R	30	21	$125,000
1330	(2046) 3- Story Gutters R/R	30	22	$125,000
1330	(2047) 3- Story Gutters R/R	30	23	$125,000
1330	(2048) 3- Story Gutters R/R	30	24	$12,500
1331	1 & 2-Story Gutter Repairs	1	0	$65,000
1332	1 & 2-Story Gutters - Replace	1	0	$61,486
	Building Structures			
1860	(2025) Fire Alarm System	1	1	$50,000
1860	(2026-2031) Fire Alarm System	40	2	$210,000
1860	(2052) Fire Alarm System	40	28	$315,000
1860	(2053) Fire Alarm System	40	29	$630,000
3208	(2024) Bldg Structures	1	0	$500,000
3208	(2025-2053) Bldg Structures	1	1	$328,290
3210	(2024) Carport Panel Replacement	1	0	$10,233
3210	(2025-2053) Carport Panels (912)	1	1	$8,367
3211	(2024) Carpentry	1	0	$121,879
3211	(2025-2053) Carpentry	1	1	$288,594
3213	(2024-2038) Dry Rot	1	0	$210,000
3213	(2039-2053) Dry Rot	1	15	$200,000
3216	(2024-2053) Replacements	1	0	$350,000
3219	(2024-2026) Parapet Wall Removal	1	0	$150,000
3220	Bldg Foundation Repairs	1	0	$25,000
3223	(2025-2028) Storage Cabinets	1	1	$91,000
3225	(2026) Glulam/Beam - Repair	10	2	$149,472
3225	(2027) Glulam/Beam - Repair	10	3	$398,592
3225	(2028) Glulam/Beam - Repair	10	4	$199,296
3225	(2029) Glulam/Beam - Repair	10	5	$149,472
3225	(2030) Glulam/Beam - Repair	10	6	$49,824
3225	(2031) Glulam/Beam - Repair	10	7	$1,245,600
3225	(2032) Glulam/Beam - Repair	10	8	$295,944
3230	Bldg Dry Rot Repairs (Annually)	1	0	$170,569
3231	Bldg Lead Abatement	1	0	$5,250

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
3235	Damage Restoration	1	0	$665,000
	Decking Projects			
151	(2024) Balcony Inspections	1	0	$92,945
151	(2032) Balcony Inspections	9	8	$150,000
151	(2033) Balcony Inspections	9	9	$150,000
152	Decking Topcoat	1	1	$136,361
153	Balcony Decking	1	0	$12,174
154	(2024-2025) GV Breezeway Decks	1	0	$220,464
154	GV Breezeway Decks	1	2	$45,000
155	Common Decking	1	0	$142,983
	Prior To Painting & Painting Projects			
153	Deck Top Coat With Painting	1	0	$42,297
1115	Full Cycle Exterior Painting	1	0	$1,260,747
1116	Exterior Paint Touch-Up	1	0	$173,353
1116	Interior Paint Touch-Up	1	0	$76,304
1400	HIP Reflective Address Signs	1	0	$52,500
2901	(2024-2034) PTP Lead Test & Abate	1	0	$1,500
2901	(2035-2055) PTP Lead Test & Abate	1	11	$4,500
2901	Lead Abatement Touch Up	1	0	$2,625
2901	Lead Testing & Abatement	1	0	$5,250
2902	PTP Asbestos Abatement	1	0	$56,250
2910	PTP Balcony Railing Repair Work	1	0	$14,378
2910	PTP Decking Repair Work	1	0	$104,885
2910	PTP Dry Rot Repair Work	1	0	$684,099
7010	(2024) PTP Landscape Renovations	15	0	$1,750,000
7010	(2025) PTP Landscape Renovations	15	1	$1,532,790
7010	(2026) PTP Landscape Renovations	15	2	$1,522,130
7010	(2027) PTP Landscape Renovations	15	3	$641,292
7010	(2028) PTP Landscape Renovations	15	4	$2,221,828
7010	(2029) PTP Landscape Renovations	15	5	$1,871,798
7010	(2030) PTP Landscape Renovations	15	6	$1,523,756
7010	(2031) PTP Landscape Renovations	15	7	$1,812,130
7010	(2032) PTP Landscape Renovations	15	8	$2,331,272
7010	(2033) PTP Landscape Renovations	15	9	$3,012,786
7010	(2034) PTP Landscape Renovations	15	10	$2,672,761
7010	(2035) PTP Landscape Renovations	15	11	$3,762,705
7010	(2036) PTP Landscape Renovations	15	12	$529,591
7010	(2037) PTP Landscape Renovations	15	13	$2,496,645
7010	(2038) PTP Landscape Renovations	15	14	$7,204,601
	Elevators			
2800	(2032-2037) All Elevator Components	1	8	$590,000
2800	(2038) All Elevator Components	1	14	$623,600

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2800	(2039) All Elevator Components	1	15	$748,320
2800	(2040-2044) All Elevator Components	1	16	$748,320
2800	(2045-2050) All Elevator Components	1	21	$2,476
2800	(2051) All Elevator Components	1	27	$391,336
2800	(2052) All Elevator Components	1	28	$539,000
2800	(2053) All Elevator Components	1	29	$537,624
2801	(2051) Cab Doors	30	17	$61,170
2801	(2052) Cab Doors	30	18	$146,808
2801	(2053) Cab Doors	30	19	$146,808
2802	(2024) Cab Door Operators	30	0	$48,055
2802	(2025) Cab Door Operators	30	1	$25,523
2802	(2026) Cab Door Operators	30	2	$26,289
2802	(2027) Cab Door Operators	30	3	$27,078
2802	(2028) Cab Door Operators	30	4	$27,890
2802	(2029) Cab Door Operators	30	5	$28,727
2802	(2030) Cab Door Operators	30	6	$29,589
2802	(2051) Cab Door Operators	30	27	$123,900
2802	(2052) Cab Door Operators	30	28	$148,680
2802	(2052) Cab Door Operators	30	29	$148,680
2804	(2024) Cab Remodel & Flooring	40	0	$23,180
2804	(2025) Cab Remodel & Flooring	40	1	$60,000
2804	(2026) Cab Remodel & Flooring	40	2	$24,591
2804	(2027) Cab Remodel & Flooring	40	3	$25,329
2804	(2028) Cab Remodel & Flooring	40	4	$126,089
2804	(2029) Cab Remodel & Flooring	40	5	$26,872
2804	(2030) Cab Remodel & Flooring	40	6	$27,678
2806	(2032) Controllers & Call Buttons	30	8	$590,000
2806	(2033) Controllers & Call Buttons	30	9	$590,000
2806	(2034) Controllers & Call Buttons	30	10	$590,000
2806	(2035) Controllers & Call Buttons	30	11	$590,000
2806	(2036) Controllers & Call Buttons	30	12	$590,000
2806	(2037) Controllers & Call Buttons	30	13	$590,000
2806	(2038) Controllers & Call Buttons	30	14	$590,000
2806	(2039) Controllers & Call Buttons	30	15	$708,000
2808	(2024-2030) Hoistway Doors (4-Stop)	1	0	$5,478
2808	(2051) Hoistway Doors	40	27	$27,390
2808	(2052) Hoistway Doors	40	28	$65,736
2808	(2053) Hoistway Doors	40	29	$65,736
2850	(2024-2030) Machine Room Power Unit	1	0	$35,280
2850	(2051-2058) Machine Rm Power Units	1	27	$176,400
2851	(2024-2030) Door Protective Devices	1	0	$6,287
2852	(2024-2030) Solid St. Soft Starters	1	0	$6,720

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2852	(2038) Solid State Soft Starters	20	14	$33,600
2852	(2039-2044) Solid St. Soft Starters	1	15	$40,320
2853	(2044-2052) Fuses	1	20	$2,476
	Garden Villas			
332	(2024) GV Water Heaters	10	0	$3,004
332	(2025) GV Water Heaters	10	1	$620
332	(2026) GV Water Heaters	10	2	$1,240
332	(2027) GV Water Heaters	10	3	$1,860
332	(2028) GV Water Heaters	10	4	$9,300
332	(2029) GV Water Heaters	10	5	$5,580
332	(2030) GV Water Heaters	10	6	$5,580
332	(2031) GV Water Heaters	10	7	$6,200
332	(2032) GV Water Heaters	10	8	$2,984
332	(2033) GV Water Heaters	10	9	$3,006
336	GV Rec Room Heat Pump	1	0	$2,389
912	(2031-2041) GV Lobby Renovations	1	7	$56,455
912	(2052-2062) GV Lobby Renovations	1	28	$56,455
915	(2024) Mail Room Renvoations	1	0	$562
915	(2026) Mail Room Renvoations	10	2	$80,503
915	(2027) Mail Room Renvoations	10	3	$80,503
915	(2028) Mail Room Renvoations	10	4	$80,503
915	(2029) Mail Room Renvoations	10	5	$80,503
915	(2030) Mail Room Renvoations	10	6	$80,503
915	(2031) Mail Room Renvoations	10	7	$24,151
1951	GV Recessed Area Carpet	1	1	$67,200
2740	(2024) Windows - Repair/Replace	20	0	$60,000
2740	(2025) Windows - Repair/Replace	20	1	$60,000
2740	(2026) Windows - Repair/Replace	20	2	$60,000
2740	(2027) Windows - Repair/Replace	20	3	$60,000
2740	(2028) Windows - Repair/Replace	20	4	$60,000
2740	(2029) Windows - Repair/Replace	20	5	$60,000
2740	(2030) Windows - Repair/Replace	20	6	$60,000
	Lighting Replacement Projects			
370	Exterior Light Replacement	1	0	$12,500
	Walls, Fencing & Railings			
501	(2024) Common Interior Walls	1	0	$10,000
501	(2024) Perimeter Block Wall	1	0	$14,150
501	Common Interior Walls	1	1	$10,000
501	Perimeter Block Wall	1	1	$25,300
504	(2024) Shepherds Crooks, Repair	1	0	$54,000
504	Shepherds Crooks, Repair	1	1	$52,538
516	Split Rail Fence, Replace	1	0	$78,602

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Laundry Facilities			
603	(2024-2028) Epoxy Floors - Replace	1	0	$49,273
603	(2029) Epoxy Floors - Replace	25	5	$26,935
603	(2041-2061) Epoxy Floors - Replace	1	17	$53,870
990	(2024) Countertops - Replace	1	0	$9,900
990	(2034) Countertops - Replace	20	10	$14,942
990	(2035) Countertops - Replace	20	11	$14,942
990	(2036) Countertops - Replace	20	12	$14,942
990	(2037) Countertops - Replace	20	13	$10,122
990	(2038) Countertops - Replace	20	14	$9,640
990	(2039) Countertops - Replace	20	15	$14,942
990	(2040) Countertops - Replace	20	16	$14,942
990	(2041) Countertops - Replace	20	17	$14,942
990	(2042) Countertops - Replace	20	18	$14,460
990	(2043) Countertops - Replace	20	19	$14,460
992	Commercial Washers, Replace	1	0	$61,990
993	Commercial Dryers, Replace	1	0	$14,407
994	(2024) Water Heaters & WH Permits	10	0	$33,195
994	(2025) Water Heaters & WH Permits	10	1	$16,336
994	(2026) Water Heaters & WH Permits	10	2	$8,168
994	(2027) Water Heaters & WH Permits	10	3	$6,126
994	(2028) Water Heaters & WH Permits	10	4	$17,357
994	(2029) Water Heaters & WH Permits	10	5	$6,126
994	(2030) Water Heaters & WH Permits	10	6	$5,105
994	(2031) Water Heaters & WH Permits	10	7	$6,126
994	(2032)Water Heaters & WH Permits	10	8	$8,168
994	(2033) Water Heaters & WH Permits	10	9	$13,273
	Sewer Lines, Water Lines & Elect			
318	(2024) Waste Line Liners	1	0	$1,500,000
318	(2025-2041) Waste Line Liners	1	1	$700,000
319	(2024) Copper Water Lines	1	0	$1,000,000
319	(2025-2029) Copper Water Lines	1	1	$297,250
319	(2030-2045) Copper Water Lines	1	6	$137,600
319	(2046-2051) Copper Water Lines	1	22	$103,200
340	Elect Panel Maint.	1	0	$30,000
340	Elect Systems	1	1	$20,000
341	Annual Heat Pumps/Wall Heaters	1	1	$9,495
4590	(2024) Pressure Regulators	10	0	$200,000
4590	(2025) Pressure Regulators	10	1	$200,000
4590	(2026) Pressure Regulators	10	2	$200,000
4590	(2027) Pressure Regulators	10	3	$200,000
4590	(2028) Pressure Regulators	10	4	$200,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
4590	(2029) Pressure Regulators	10	5	$200,000
4590	(2030) Pressure Regulators	10	6	$200,000
	Grounds & Miscellaneous			
450	Pedestal Mailboxes Replace	1	0	$27,582
	Landscape Projects			
1020	(2024-2033) Tree Maintenance	1	0	$980,188
1020	(2034-2043) Tree Maintenance	1	10	$1,061,390
1020	(2044-2053) Tree Maintenance	1	20	$1,141,261
1023	Annual Improvement & Restoration	1	0	$195,857
1024	(2024-2033) Slope Renovations	1	0	$568,153
1024	(2034-2043) Slope Renovations	1	10	$650,520
1024	(2044-20453) Slope Renovations	1	20	$71,201
1025	Turf Reduction Program	1	0	$4,434
332	**Total Funded Components**			

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

Introduction

A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.

RESERVE STUDY RESULTS

Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology

For this Update No-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

RESERVE COMPONENT "FOUR-PART TEST"

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

1) Visual Inspection (observed wear and age)
2) Association Reserves database of experience
3) Client History (install dates & previous life cycle information)
4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

1) Actual client cost history, or current proposals
2) Comparison to Association Reserves database of work done at similar associations
3) Vendor Recommendations
4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
2) Compare that to the Reserve Fund Balance, and express as a percentage.

Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?

RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

FUNDING OBJECTIVES

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table. Note the significant expenses throughout the next 30 years and plan to fund Reserves accordingly.

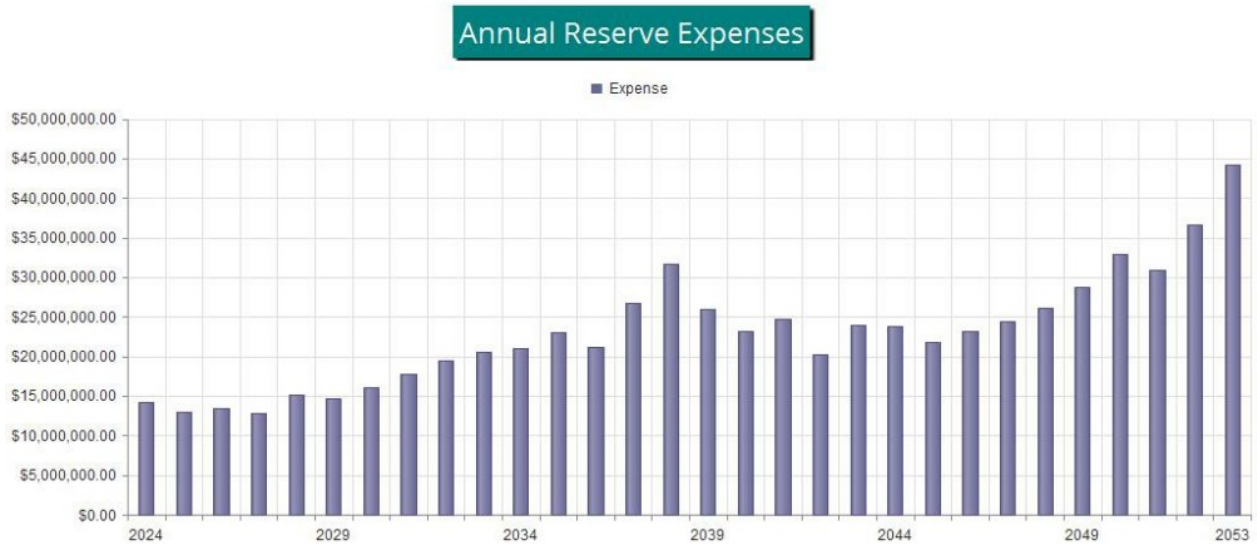


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, the amount projected to be $25,428,510 as-of the start of your Fiscal Year on 1/1/2024.

This is based on your actual balance on 12/31/2023 of $25,428,510 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year.

As of your Fiscal Year Start, your Fully Funded Balance is computed to be $73,819,124. This figure represents the deteriorated value of your common area components.

Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 34.4 % Funded.

Across the country approximately 20% of associations in this range experience special assessments or deferred maintenance.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of $13,353,861 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

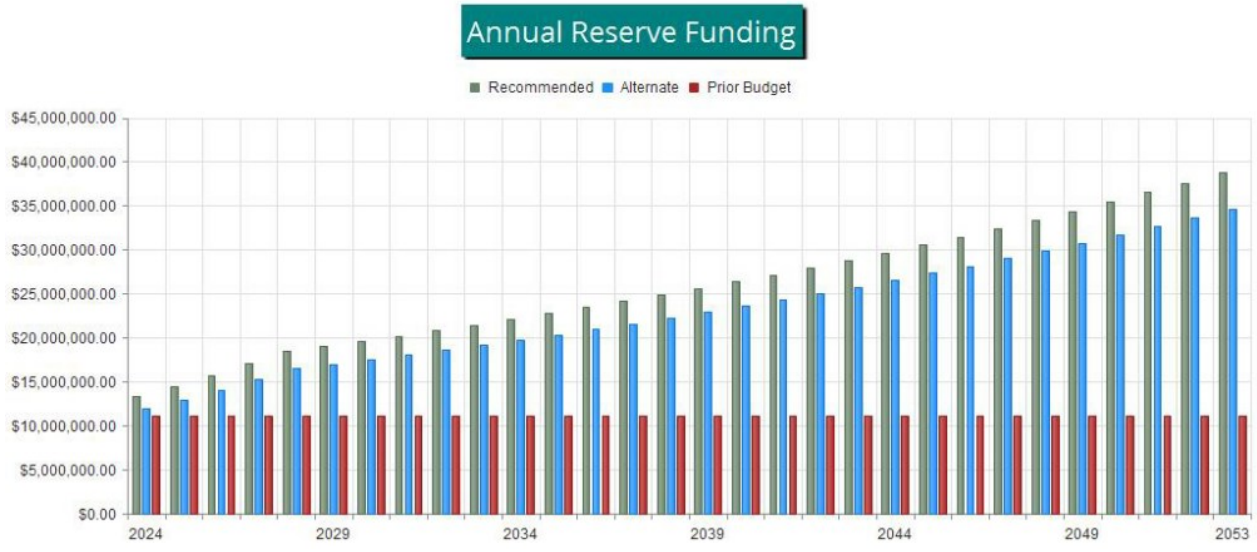


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

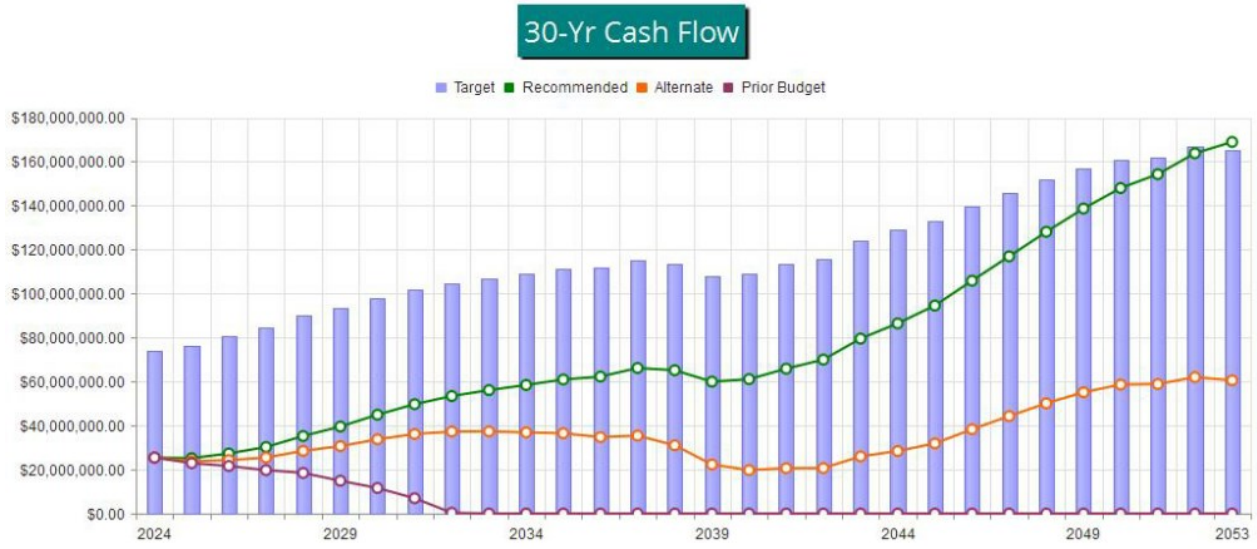


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

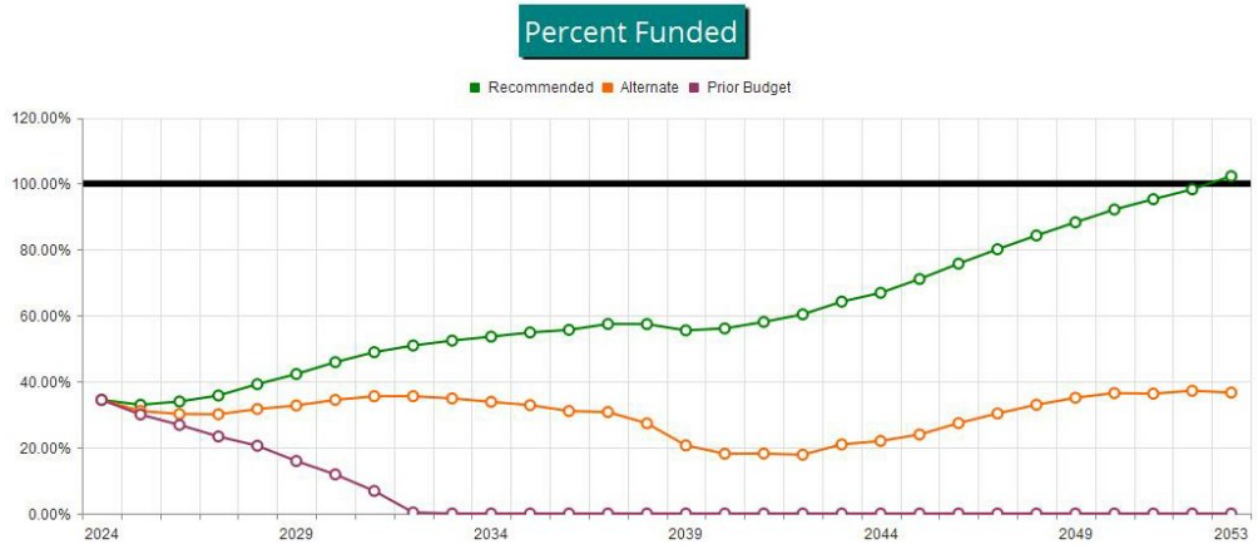


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve contribution shown is a portion of the total current contribution rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

	Useful Life		2024 Rem. Useful Life		Estimated Replacement Cost in 2024	2024 Expenditures	01/01/2024 Current Fund Balance	01/01/2024 Fully Funded Balance	Remaining Bal. to be Funded	2024 Contributions
	Min	Max	Min	Max						
Paved Surfaces	1	25	0	24	$6,855,522	$513,965	$1,387,461	$4,161,762	$5,468,061	$221,255
Roofing & Gutters	1	40	0	38	$73,859,917	$1,811,309	$6,016,982	$38,013,632	$67,842,935	$1,458,711
Building Structures	1	40	0	29	$6,817,382	$2,207,931	$2,925,601	$3,720,885	$3,891,781	$1,755,376
Decking Projects	1	9	0	9	$949,927	$468,566	$468,566	$485,233	$481,361	$347,457
Prior To Painting & Painting Projects	1	15	0	14	$37,364,773	$4,224,188	$8,440,417	$17,351,394	$28,924,356	$2,443,185
Elevators	1	40	0	29	$10,787,035	$125,000	$303,870	$3,728,935	$10,483,165	$2,370,437
Garden Villas	1	20	0	28	$1,069,101	$65,955	$405,443	$627,921	$663,658	$127,470
Lighting Replacement Projects	1	1	0	0	$12,500	$12,500	$12,500	$12,500	$0	$6,357
Walls, Fencing & Railings	1	1	0	1	$244,590	$156,752	$156,752	$156,752	$87,838	$124,381
Laundry Facilities	1	25	0	19	$474,689	$168,765	$204,704	$273,897	$269,985	$106,502
Sewer Lines, Water Lines & Elect	1	10	0	22	$5,197,545	$2,730,000	$3,330,000	$3,510,000	$1,867,545	$2,002,351
Grounds & Miscellaneous	1	1	0	0	$27,582	$27,582	$27,582	$27,582	$0	$14,026
Landscape Projects	1	1	0	20	$4,673,004	$1,748,632	$1,748,632	$1,748,632	$2,924,372	$2,376,353
					$148,333,567	$14,261,145	$25,428,510	$73,819,124	$122,905,057	$13,353,861
								Percent Funded:	**34.4%**	

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
	Paved Surfaces				
100	(2025-2029) Golf Cart Parking/Strip	5-year Program	1	1	$10,000
103	Parkway Concrete - Repair/Replace	(1) Annual Allowance	1	0	$60,000
201	(2024) Asphalt Paving Replacement	Approx 106,195 gsf	25	0	$317,975
201	(2025) Asphalt Paving Replacement	Approx 81,655 gsf	25	1	$233,512
201	(2026) Asphalt Paving Replacement	Approx 65,351 gsf	25	2	$248,388
201	(2027) Asphalt Paving Replacement	Approx 99,943 gsf	25	3	$297,150
201	(2028) Asphalt Paving Replacement	Approx 179,155 GSF	25	4	$465,803
201	(2029) Asphalt Paving Replacement	Approx 137,046 gsf	25	5	$356,320
201	(2030) Asphalt Paving Replacement	Approx 136,862 gsf	25	6	$355,841
201	(2031) Asphalt Paving Replacement	Approx 140,660 gsf	25	7	$365,716
201	(2032) Asphalt Paving Replacement	Approx 142,666 gsf	25	8	$370,932
201	(2033) Asphalt Paving Replacement	Approx 128,177 gsf	25	9	$333,280
201	(2034) Asphalt Paving Replacement	Approx 125,031gsf	25	10	$325,081
201	(2035) Asphalt Paving Replacement	Approx 153,490 gsf	25	11	$399,074
201	(2036) Asphalt Paving Replacement	Approx 111,751 gsf	25	12	$290,553
201	(2037) Asphalt Paving Replacement	Approx 110,027 gsf	25	13	$260,070
201	(2038) Asphalt Paving Replacement	Approx 107,382 gsf	25	14	$279,193
201	(2039) Asphalt Paving Replacement	Approx 67,367 gsf	25	15	$175,154
201	(2040) Asphalt Paving Replacement	Approx 16,532 GSF	25	16	$42,983
201	(2041) Asphalt Paving Replacement	Approx 27,770 gsf	25	17	$72,202
201	(2042) Asphalt Paving Replacement	Approx 7,125 gsf	25	18	$18,525
201	(2043) Asphalt Paving Replacement	Approx 18,276 gsf	25	19	$47,518
201	(2044) Asphalt Paving Replacement	Approx 39,228 gsf	25	20	$101,993
201	(2045) Asphalt Paving Replacement	Approx 15,315 gsf	25	21	$39,819
201	(2046) Asphalt Paving Replacement	Approx 43,746 gsf	25	22	$113,740
201	(2047) Asphalt Paving Replacement	Approx 110,215 gsf	25	23	$286,559
201	(2048) Asphalt Paving Replacement	Approx 90,440 gsf	25	24	$235,144
202	Paving Seal Coat - Annual	1/5 of Community Annually	1	0	$53,876
205	(2024) Concrete & Paving Maint	(1) Provision	10	0	$82,114
205	(2025) Concrete & Paving Maint	(1) Provision	10	1	$94,917
205	(2026) Concrete & Paving Maint	(1) Provision	10	2	$50,705
205	(2027) Concrete & Paving Maint	(1) Provision	10	3	$33,063
205	(2028) Concrete & Paving Maint	(1) Provision	10	4	$16,971
205	(2029) Concrete & Paving Maint	(1) Provision	10	5	$31,978
205	(2030) Concrete & Paving Maint	(1) Provision	10	6	$63,015
205	(2031) Concrete & Paving Maint	(1) Provision	10	7	$65,732
205	(2032) Concrete & Paving Maint	(1) Provision	10	8	$75,747
205	(2033) Concrete & Paving Maint	(1) Provision	10	9	$73,415
205	(2034) Concrete & Paving Maint	(1) Provision	10	10	$111,464
	Roofing & Gutters				
1300	Flat Roof Preventative Maint	(1) Annual Allowance	1	0	$46,845
1301	Flat Roof Debris Cleanup	(1) Annual Allowance	1	0	$57,978
1308	(2024) LWT to Comp Shingle	Avg 44,178 GSF	40	0	$250,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1308	(2025) LWT to Comp Shingle	Avg 14,581 GSF	40	1	$127,730
1308	(2026) LWT to Comp Shingle	Avg 14,271 GSF	40	2	$125,014
1308	(2027) LWT to Comp Shingle	Avg 14,038 GSF	40	3	$122,973
1308	(2028) LWT to Comp Shingle	Avg 14,687 GSF	40	4	$128,658
1308	(2029) LWT to Comp Shingle	Avg 14,756 GSF	40	5	$129,263
1308	(2030) LWT to Comp Shingle	Avg 129,205 GSF	40	6	$1,131,836
1308	(2031) LWT to Comp Shingle	Avg 129,985 GSF	40	7	$1,138,669
1308	(2032) LWT to Comp Shingle	Avg 129,494 GSF	40	8	$1,134,367
1308	(2033) LWT to Comp Shingle	Avg 129,224 GSF	40	9	$1,132,002
1308	(2034) LWT to Comp Shingle	Avg 129,370 GSF	40	10	$1,133,281
1308	(2035) LWT to Comp Shingle	Avg 129,841 GSF	40	11	$1,137,407
1308	(2036) LWT to Comp Shingle	Avg 129,347 GSF	40	12	$1,133,080
1308	(2037) LWT to Comp Shingle	Avg 129,235 GSF	40	13	$1,132,099
1308	(2038) LWT to Comp Shingle	Avg 129,476 GSF	40	14	$1,134,210
1308	(2039) LWT to Comp Shingle	Avg 129,119 GSF	40	15	$1,131,082
1308	(2060) Comp Shingle Roofs	Avg 13,619 GSF	40	38	$119,302
1308	(2061) Comp Shingle Roofs	Approx 14,723 GSF	40	37	$128,974
1310	(2039) Malibu/Capistrano Tile Roofs	100,509 GSF	40	15	$743,767
1310	(2040) Malibu/Capistrano Tile Roofs	101,101 GSF	40	16	$748,147
1310	(2041) Malibu/Capistrano Tile Roofs	100,992 GSF	40	17	$747,341
1310	(2042) Malibu/Capistrano Tile Roofs	100,545 GSF	40	18	$744,033
1310	(2043) Malibu/Capistrano Tile Roofs	100,873 GSF	40	19	$746,460
1310	(2044) Malibu/Capistrano Tile Roofs	101,102 GSF	40	20	$746,949
1310	(2045) Malibu/Capistrano Tile Roofs	100,939 GSF	40	21	$746,949
1310	(2046) Malibu/Capistrano Tile Roofs	48,382 GSF	40	22	$358,027
1310	(2047) Malibu/Capistrano Tile Roofs	68,238 GSF	40	23	$504,961
1310	(2048) Malibu/Capistrano Tile Roofs	98,188 GSF	40	24	$726,591
1310	(2049) Malibu/Capistrano Tile Roofs	96,242 GSF	40	25	$712,191
1310	(2050) Malibu/Capistrano Tile Roofs	100,206 GSF	40	26	$741,524
1310	(2051) Malibu/Capistrano Tile Roofs	99,536 GSF	40	27	$736,566
1310	(2052) Malibu/Capistrano Tile Roofs	100,644 GSF	40	28	$744,766
1310	(2053) Malibu/Capistrano Tile Roofs	100,966	40	28	$747,148
1311	(2030) Metal Tile Roof - Replace	24,755 GSF	40	6	$300,000
1311	(2031) Metal Tile Roof - Replace	23,970 GSF	40	7	$256,958
1311	(2032) Metal Tile Roof - Replace	24,663 GSF	40	8	$264,387
1311	(2033) Metal Tile Roof - Replace	25,520 GSF	40	9	$273,574
1311	(2034) Metal Tile Roof - Replace	25,641 GSF	40	10	$274,872
1311	(2035) Metal Tile Roof - Replace	25,350	40	11	$261,032
1311	(2036) Metal Tile Roof - Replace	25,354 GSF	40	12	$271,795
1311	(2037) Metal Tile Roof - Replace	25,128 GSF	40	13	$269,372
1311	(2038) Metal Tile Roof - Replace	25,740 GSF	40	14	$275,933
1311	(2039) Metal Tile Roof - Replace	25,092 GSF	40	15	$269,486
1311	(2040) Metal Tile Roof - Replace	25,357 GSF	40	16	$271,827
1311	(2041) Metal Tile Roof - Replace	25,835 GSF	40	17	$276,951
1311	(2042) Metal Tile Roof - Replace	25,630 GSF	40	18	$274,754
1311	(2043) Metal Tile Roof - Replace	25,264 GSF	40	19	$270,830
1311	(2044) Metal Tile Roof - Replace	25,503 GSF	40	20	$273,392
1311	(2045) Metal Tile Roof - Replace	25,645 GSF	40	21	$268,804
1311	(2046) Metal Tile Roof - Replace	25,645 GSF	40	22	$274,914

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1311	(2047) Metal Tile Roof - Replace	25,569 GSF	40	23	$274,100
1311	(2048) Metal Tile Roof - Replace	24,962 GSF	40	24	$267,593
1311	(2049) Metal Tile Roof - Replace	24,662 GSF	40	25	$264,377
1314	(2024) PVC Cool Roof System - Repl	124,093 GSF	25	0	$1,200,000
1314	(2025) PVC Cool Roof System - Repl	123,980 GSF	25	1	$1,389,816
1314	(2026) PVC Cool Roof System - Repl	124,454 GSF	25	2	$1,395,129
1314	(2027) PVC Cool Roof System - Repl	124,775 GSF	25	3	$1,398,728
1314	(2028) PVC Cool Roof System - Repl	124,661 GSF	25	4	$1,397,450
1314	(2029) PVC Cool Roof System - Repl	124,376 GSF	25	5	$1,394,255
1314	(2030) PVC Cool Roof System - Repl	124,807 GSF	25	6	$1,399,086
1314	(2031) PVC Cool Roof System - Repl	124,472 GSf	25	7	$1,395,331
1314	(2032) PVC Cool Roof System - Repl	124,468 GSF	25	8	$1,395,286
1314	(2033) PVC Cool Roof System - Repl	124,542 GSF	25	9	$1,396,116
1314	(2034) PVC Cool Roof System - Repl	124,571 GSF	25	10	$1,396,441
1314	(2035) PVC Cool Roof System - Repl	105,964 GSF	25	11	$1,187,856
1314	(2036) PVC Cool Roof System - Repl	229,402 GSF	25	12	$2,571,596
1314	(2037) PVC Cool Roof System - Repl	341,980 GSF	25	13	$3,833,596
1314	(2038) PVC Cool Roof System - Repl	168,080 GSF	25	14	$1,884,177
1314	(2039) PVC Cool Roof System - Repl	185,809 GSF	25	15	$2,082,919
1314	(2040) PVC Cool Roof System - Repl	176,681 GSF	25	16	$1,980,594
1314	(2041) PVC Cool Roof System - Repl	118,080 GSF	25	17	$1,323,677
1314	(2042) PVC Cool Roof System - Repl	76,614 GSF	25	18	$858,843
1314	(2043) PVC Cool Roof System - Repl	127,589 GSF	25	19	$1,430,273
1314	(2044) PVC Cool Roof System - Repl	83,953 GSF	25	20	$941,113
1314	(2045) PVC Cool Roof System - Repl	119,795 GSF	25	21	$1,342,902
1314	(2046) PVC Cool Roof System - Repl	144,028 GSF	25	22	$1,614,549
1314	(2047) PVC Cool Roof System - Repl	69,215 GSF	25	23	$775,900
1314	(2048) PVC Cool Roof System - Repl	69,028 GSF	25	24	$773,804
1314	(2049) PVC Cool Roof System - Repl	65,803 GSF	25	25	$737,652
1314	(2050) PVC Cool Roof System - Repl	112,996 GSF	25	26	$1,266,685
1314	(2051) PVC Cool Roof System - Repl	139,504 GSF	25	27	$1,563,840
1314	(2052) PVC Cool Roof System - Repl	123,112 GSF	25	28	$1,380,086
1314	(2053) PVC Cool Roof System - Repl	122,934 GSF	25	29	$1,378,090
1317	Emergency Roof Repairs	(1) Annual Allowance	1	0	$130,000
1330	(2040) 3- Story Gutters R/R	(1) Provision	30	16	$125,000
1330	(2041) 3- Story Gutters R/R	(1) Provision	30	17	$125,000
1330	(2042) 3- Story Gutters R/R	(1) Provision	30	18	$125,000
1330	(2043) 3- Story Gutters R/R	(1) Provision	30	19	$125,000
1330	(2044) 3- Story Gutters R/R	(1) Provision	30	20	$125,000
1330	(2045) 3- Story Gutters R/R	(1) Provision	30	21	$125,000
1330	(2046) 3- Story Gutters R/R	(1) Provision	30	22	$125,000
1330	(2047) 3- Story Gutters R/R	(1) Provision	30	23	$125,000
1330	(2048) 3- Story Gutters R/R	(1) Provision	30	24	$12,500
1331	1 & 2-Story Gutter Repairs	(1) Annual Allowance	1	0	$65,000
1332	1 & 2-Story Gutters - Replace	(1) Annual Allowance	1	0	$61,486
	Building Structures				
1860	(2025) Fire Alarm System	(1) Provision	1	1	$50,000
1860	(2026-2031) Fire Alarm System	(6) Systems Annually	40	2	$210,000
1860	(2052) Fire Alarm System	(9) Systems	40	28	$315,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1860	(2053) Fire Alarm System	(18) Systems	40	29	$630,000
3208	(2024) Bldg Structures	1,405 Buildings	1	0	$500,000
3208	(2025-2053) Bldg Structures	1,405 Buildings	1	1	$328,290
3210	(2024) Carport Panel Replacement	1,866 Stalls	1	0	$10,233
3210	(2025-2053) Carport Panels (912)	1,866 Stalls	1	1	$8,367
3211	(2024) Carpentry	1,405 Buildings	1	0	$121,879
3211	(2025-2053) Carpentry	1,405 Buildings	1	1	$288,594
3213	(2024-2038) Dry Rot	1,405 Buildings	1	0	$210,000
3213	(2039-2053) Dry Rot	1,405 Buildings	1	15	$200,000
3216	(2024-2053) Replacements	1,405 Buildings	1	0	$350,000
3219	(2024-2026) Parapet Wall Removal	Approx (14) Buildings	1	0	$150,000
3220	Bldg Foundation Repairs	7-8 Buildings Annually	1	0	$25,000
3223	(2025-2028) Storage Cabinets	Approx (182) Stalls	1	1	$91,000
3225	(2026) Glulam/Beam - Repair	(3) Structures	10	2	$149,472
3225	(2027) Glulam/Beam - Repair	(8) Structures	10	3	$398,592
3225	(2028) Glulam/Beam - Repair	(4) Structures	10	4	$199,296
3225	(2029) Glulam/Beam - Repair	(3) Structures	10	5	$149,472
3225	(2030) Glulam/Beam - Repair	(1) Structure	10	6	$49,824
3225	(2031) Glulam/Beam - Repair	(25) Structures	10	7	$1,245,600
3225	(2032) Glulam/Beam - Repair	(6) Structures	10	8	$295,944
3230	Bldg Dry Rot Repairs (Annually)	1,405 Buildings	1	0	$170,569
3231	Bldg Lead Abatement	(1) Annual Allowance	1	0	$5,250
3235	Damage Restoration	(1) Annual Allowance	1	0	$665,000
	Decking Projects				
151	(2024) Balcony Inspections	(1) Provision	1	0	$92,945
151	(2032) Balcony Inspections	(1) Provision	9	8	$150,000
151	(2033) Balcony Inspections	(1) Provision	9	9	$150,000
152	Decking Topcoat	(1) Annual Allowance	1	1	$136,361
153	Balcony Decking	(1) Annual Allowance	1	0	$12,174
154	(2024-2025) GV Breezeway Decks	(1) Allowance	1	0	$220,464
154	GV Breezeway Decks	(1) Annual Allowance	1	2	$45,000
155	Common Decking	(1) Annual Allowance	1	0	$142,983
	Prior To Painting & Painting Projects				
153	Deck Top Coat With Painting	(1) Annual Allowance	1	0	$42,297
1115	Full Cycle Exterior Painting	16,563,000 GSF	1	0	$1,260,747
1116	Exterior Paint Touch-Up	(1) Annual Allowance	1	0	$173,353
1116	Interior Paint Touch-Up	(1) Annual Allowance	1	0	$76,304
1400	HIP Reflective Address Signs	(1) Annual Allowance	1	0	$52,500
2901	(2024-2034) PTP Lead Test & Abate	(1) Provision	1	0	$1,500
2901	(2035-2055) PTP Lead Test & Abate	(1) Provision	1	11	$4,500
2901	Lead Abatement Touch Up	(1) Annual Allowance	1	0	$2,625
2901	Lead Testing & Abatement	(1) Annual Allowance	1	0	$5,250
2902	PTP Asbestos Abatement	(1) Annual Allowance	1	0	$56,250
2910	PTP Balcony Railing Repair Work	(1) Annual Allowance	1	0	$14,378
2910	PTP Decking Repair Work	(1) Annual Allowance	1	0	$104,885
2910	PTP Dry Rot Repair Work	(1) Annual Allowance	1	0	$684,099
7010	(2024) PTP Landscape Renovations	(1) Provision	15	0	$1,750,000
7010	(2025) PTP Landscape Renovations	(1) Provision	15	1	$1,532,790
7010	(2026) PTP Landscape Renovations	(1) Provision	15	2	$1,522,130

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
7010	(2027) PTP Landscape Renovations	(1) Provision	15	3	$641,292
7010	(2028) PTP Landscape Renovations	(1) Provision	15	4	$2,221,828
7010	(2029) PTP Landscape Renovations	(1) Provision	15	5	$1,871,798
7010	(2030) PTP Landscape Renovations	(1) Provision	15	6	$1,523,756
7010	(2031) PTP Landscape Renovations	(1) Provision	15	7	$1,812,130
7010	(2032) PTP Landscape Renovations	(1) Provision	15	8	$2,331,272
7010	(2033) PTP Landscape Renovations	(1) Provision	15	9	$3,012,786
7010	(2034) PTP Landscape Renovations	(1) Provision	15	10	$2,672,761
7010	(2035) PTP Landscape Renovations	(1) Provision	15	11	$3,762,705
7010	(2036) PTP Landscape Renovations	(1) Provision	15	12	$529,591
7010	(2037) PTP Landscape Renovations	(1) Provision	15	13	$2,496,645
7010	(2038) PTP Landscape Renovations	(1) Provision	15	14	$7,204,601
	Elevators				
2800	(2032-2037) All Elevator Components	(1) Provision	1	8	$590,000
2800	(2038) All Elevator Components	(1) Provision	1	14	$623,600
2800	(2039) All Elevator Components	(1) Provision	1	15	$748,320
2800	(2040-2044) All Elevator Components	(1) Provision	1	16	$748,320
2800	(2045-2050) All Elevator Components	(1) Provision	1	21	$2,476
2800	(2051) All Elevator Components	(1) Provision	1	27	$391,336
2800	(2052) All Elevator Components	(1) Provision	1	28	$539,000
2800	(2053) All Elevator Components	(1) Provision	1	29	$537,624
2801	(2051) Cab Doors	(5) Elevators	30	17	$61,170
2801	(2052) Cab Doors	(12) Elevators	30	18	$146,808
2801	(2053) Cab Doors	(12) Elevators	30	19	$146,808
2802	(2024) Cab Door Operators	(2) Elevators	30	0	$48,055
2802	(2025) Cab Door Operators	(2) Elevators	30	1	$25,523
2802	(2026) Cab Door Operators	(2) Elevators	30	2	$26,289
2802	(2027) Cab Door Operators	(2) Elevators	30	3	$27,078
2802	(2028) Cab Door Operators	(2) Elevators	30	4	$27,890
2802	(2029) Cab Door Operators	(2) Elevators	30	5	$28,727
2802	(2030) Cab Door Operators	(2) Elevators	30	6	$29,589
2802	(2051) Cab Door Operators	(10) Elevators	30	27	$123,900
2802	(2052) Cab Door Operators	(12) Elevators	30	28	$148,680
2802	(2052) Cab Door Operators	(12) Elevators	30	29	$148,680
2804	(2024) Cab Remodel & Flooring	(2) Elevator Cabs	40	0	$23,180
2804	(2025) Cab Remodel & Flooring	(2) Elevator Cabs	40	1	$60,000
2804	(2026) Cab Remodel & Flooring	(2) Elevator Cabs	40	2	$24,591
2804	(2027) Cab Remodel & Flooring	(2) Elevator Cabs	40	3	$25,329
2804	(2028) Cab Remodel & Flooring	(2) Elevator Cabs	40	4	$126,089
2804	(2029) Cab Remodel & Flooring	(2) Elevator Cabs	40	5	$26,872
2804	(2030) Cab Remodel & Flooring	(2) Elevator Cabs	40	6	$27,678
2806	(2032) Controllers & Call Buttons	(10) Elevators	30	8	$590,000
2806	(2033) Controllers & Call Buttons	(10) Elevators	30	9	$590,000
2806	(2034) Controllers & Call Buttons	(10) Elevators	30	10	$590,000
2806	(2035) Controllers & Call Buttons	(10) Elevators	30	11	$590,000
2806	(2036) Controllers & Call Buttons	(10) Elevators	30	12	$590,000
2806	(2037) Controllers & Call Buttons	(10) Elevators	30	13	$590,000
2806	(2038) Controllers & Call Buttons	(10) Elevators	30	14	$590,000
2806	(2039) Controllers & Call Buttons	(12) Elevators	30	15	$708,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2808	(2024-2030) Hoistway Doors (4-Stop)	(2) 4-Stop Elevators	1	0	$5,478
2808	(2051) Hoistway Doors	(5) 3-Stop (5) 4-Spot	40	27	$27,390
2808	(2052) Hoistway Doors	(12) 3-Stop (12) 4-Stop	40	28	$65,736
2808	(2053) Hoistway Doors	(12) 3-Stop (12) 4-Stop	40	29	$65,736
2850	(2024-2030) Machine Room Power Unit	(2) Elevators	1	0	$35,280
2850	(2051-2058) Machine Rm Power Units	(10) Elevators	1	27	$176,400
2851	(2024-2030) Door Protective Devices	(2) Elevators	1	0	$6,287
2852	(2024-2030) Solid St. Soft Starters	(2) Elevators	1	0	$6,720
2852	(2038) Solid State Soft Starters	(2) Elevators	20	14	$33,600
2852	(2039-2044) Solid St. Soft Starters	(2) Elevators	1	15	$40,320
2853	(2044-2052) Fuses	(5) Elevators	1	20	$2,476
	Garden Villas				
332	(2024) GV Water Heaters	2 of (53) Units	10	0	$3,004
332	(2025) GV Water Heaters	1 of (53) Units	10	1	$620
332	(2026) GV Water Heaters	2 of (53) Units	10	2	$1,240
332	(2027) GV Water Heaters	3 of (53) Units	10	3	$1,860
332	(2028) GV Water Heaters	15 of (53) Units	10	4	$9,300
332	(2029) GV Water Heaters	9 of (53) Units	10	5	$5,580
332	(2030) GV Water Heaters	9 of (53) Units	10	6	$5,580
332	(2031) GV Water Heaters	10 of (53) Units	10	7	$6,200
332	(2032) GV Water Heaters	5 of (53) Units	10	8	$2,984
332	(2033) GV Water Heaters	5 of (53) Units	10	9	$3,006
336	GV Rec Room Heat Pump	(2) Pumps Annually	1	0	$2,389
912	(2031-2041) GV Lobby Renovations	(5) Buildings	1	7	$56,455
912	(2052-2062) GV Lobby Renovations	(5) Buildings	1	28	$56,455
915	(2024) Mail Room Renvoations	(1) Provision	1	0	$562
915	(2026) Mail Room Renvoations	(10) Buildings	10	2	$80,503
915	(2027) Mail Room Renvoations	(10) Buildings	10	3	$80,503
915	(2028) Mail Room Renvoations	(10) Buildings	10	4	$80,503
915	(2029) Mail Room Renvoations	(10) Buildings	10	5	$80,503
915	(2030) Mail Room Renvoations	(10) Buildings	10	6	$80,503
915	(2031) Mail Room Renvoations	(10) Buildings	10	7	$24,151
1951	GV Recessed Area Carpet	(10) of (53) Bldgs Annual	1	1	$67,200
2740	(2024) Windows - Repair/Replace	(8) Recreation Rooms	20	0	$60,000
2740	(2025) Windows - Repair/Replace	(8) Recreation Rooms	20	1	$60,000
2740	(2026) Windows - Repair/Replace	(8) Recreation Rooms	20	2	$60,000
2740	(2027) Windows - Repair/Replace	(8) Recreation Rooms	20	3	$60,000
2740	(2028) Windows - Repair/Replace	(8) Recreation Rooms	20	4	$60,000
2740	(2029) Windows - Repair/Replace	(8) Recreation Rooms	20	5	$60,000
2740	(2030) Windows - Repair/Replace	(5) Recreation Rooms	20	6	$60,000
	Lighting Replacement Projects				
370	Exterior Light Replacement	(1) Annual Allowance	1	0	$12,500
	Walls, Fencing & Railings				
501	(2024) Common Interior Walls	(1) Annual Allowance	1	0	$10,000
501	(2024) Perimeter Block Wall	(1) Provision	1	0	$14,150
501	Common Interior Walls	(1) Annual Allowance	1	1	$10,000
501	Perimeter Block Wall	4% of 30,184' LF Annually	1	1	$25,300
504	(2024) Shepherds Crooks, Repair	(1) Provision	1	0	$54,000
504	Shepherds Crooks, Repair	Approx 33,525' LF	1	1	$52,538

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
516	Split Rail Fence, Replace	Approx 70,000' LF	1	0	$78,602
	Laundry Facilities				
603	(2024-2028) Epoxy Floors - Replace	Approx (18) Annually	1	0	$49,273
603	(2029) Epoxy Floors - Replace	Approx (9) Annually	25	5	$26,935
603	(2041-2061) Epoxy Floors - Replace	Approx (9) Annually	1	17	$53,870
990	(2024) Countertops - Replace	(1) Provision	1	0	$9,900
990	(2034) Countertops - Replace	(287) Facilities	20	10	$14,942
990	(2035) Countertops - Replace	(287) Facilities	20	11	$14,942
990	(2036) Countertops - Replace	(287) Facilities	20	12	$14,942
990	(2037) Countertops - Replace	(287) Facilities	20	13	$10,122
990	(2038) Countertops - Replace	(287) Facilities	20	14	$9,640
990	(2039) Countertops - Replace	(287) Facilities	20	15	$14,942
990	(2040) Countertops - Replace	(287) Facilities	20	16	$14,942
990	(2041) Countertops - Replace	(287) Facilities	20	17	$14,942
990	(2042) Countertops - Replace	(287) Facilities	20	18	$14,460
990	(2043) Countertops - Replace	(287) Facilities	20	19	$14,460
992	Commercial Washers, Replace	Approx 30 of 455 Annually	1	0	$61,990
993	Commercial Dryers, Replace	Approx 37 of 373 Annually	1	0	$14,407
994	(2024) Water Heaters & WH Permits	(8) Units	10	0	$33,195
994	(2025) Water Heaters & WH Permits	(16) Units	10	1	$16,336
994	(2026) Water Heaters & WH Permits	(8) Units	10	2	$8,168
994	(2027) Water Heaters & WH Permits	(6) Units	10	3	$6,126
994	(2028) Water Heaters & WH Permits	(17) Units	10	4	$17,357
994	(2029) Water Heaters & WH Permits	(6) Units	10	5	$6,126
994	(2030) Water Heaters & WH Permits	(5) Units	10	6	$5,105
994	(2031) Water Heaters & WH Permits	(6) Units Annually	10	7	$6,126
994	(2032)Water Heaters & WH Permits	(33) Units Annually	10	8	$8,168
994	(2033) Water Heaters & WH Permits	(13) Units	10	9	$13,273
	Sewer Lines, Water Lines & Elect				
318	(2024) Waste Line Liners	(1) Provision	1	0	$1,500,000
318	(2025-2041) Waste Line Liners	(1) Provision	1	1	$700,000
319	(2024) Copper Water Lines	(1) Provision	1	0	$1,000,000
319	(2025-2029) Copper Water Lines	(1) Provision	1	1	$297,250
319	(2030-2045) Copper Water Lines	(1) Provision	1	6	$137,600
319	(2046-2051) Copper Water Lines	(1) Provision	1	22	$103,200
340	Elect Panel Maint.	(1) Annual Allowance	1	0	$30,000
340	Elect Systems	(1) Annual Allowance	1	1	$20,000
341	Annual Heat Pumps/Wall Heaters	Approx (3) Annually	1	1	$9,495
4590	(2024) Pressure Regulators	(1) Provision	10	0	$200,000
4590	(2025) Pressure Regulators	(1) Provision	10	1	$200,000
4590	(2026) Pressure Regulators	(1) Provision	10	2	$200,000
4590	(2027) Pressure Regulators	(1) Provision	10	3	$200,000
4590	(2028) Pressure Regulators	(1) Provision	10	4	$200,000
4590	(2029) Pressure Regulators	(1) Provision	10	5	$200,000
4590	(2030) Pressure Regulators	(1) Provision	10	6	$200,000
	Grounds & Miscellaneous				
450	Pedestal Mailboxes Replace	Approx (136) Annually	1	0	$27,582
	Landscape Projects				
1020	(2024-2033) Tree Maintenance	Annual, 10 Year Avg	1	0	$980,188

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1020	(2034-2043) Tree Maintenance	Annual, 10 Year Avg	1	10	$1,061,390
1020	(2044-2053) Tree Maintenance	Annual, 10 Year Avg	1	20	$1,141,261
1023	Annual Improvement & Restoration	Annual, 30 Year Avg	1	0	$195,857
1024	(2024-2033) Slope Renovations	Annual, 10 Year Avg	1	0	$568,153
1024	(2034-2043) Slope Renovations	Annual, 10 Year Avg	1	10	$650,520
1024	(2044-20453) Slope Renovations	Annual, 10 Year Avg	1	20	$71,201
1025	Turf Reduction Program	Annual, 30 Year Avg	1	0	$4,434

332 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Paved Surfaces							
100	(2025-2029) Golf Cart Parking/Strip	$10,000	X	0	/	1	=	$0
103	Parkway Concrete - Repair/Replace	$60,000	X	1	/	1	=	$60,000
201	(2024) Asphalt Paving Replacement	$317,975	X	25	/	25	=	$317,975
201	(2025) Asphalt Paving Replacement	$233,512	X	24	/	25	=	$224,172
201	(2026) Asphalt Paving Replacement	$248,388	X	23	/	25	=	$228,517
201	(2027) Asphalt Paving Replacement	$297,150	X	22	/	25	=	$261,492
201	(2028) Asphalt Paving Replacement	$465,803	X	21	/	25	=	$391,275
201	(2029) Asphalt Paving Replacement	$356,320	X	20	/	25	=	$285,056
201	(2030) Asphalt Paving Replacement	$355,841	X	19	/	25	=	$270,439
201	(2031) Asphalt Paving Replacement	$365,716	X	18	/	25	=	$263,316
201	(2032) Asphalt Paving Replacement	$370,932	X	17	/	25	=	$252,234
201	(2033) Asphalt Paving Replacement	$333,280	X	16	/	25	=	$213,299
201	(2034) Asphalt Paving Replacement	$325,081	X	15	/	25	=	$195,049
201	(2035) Asphalt Paving Replacement	$399,074	X	14	/	25	=	$223,481
201	(2036) Asphalt Paving Replacement	$290,553	X	13	/	25	=	$151,088
201	(2037) Asphalt Paving Replacement	$260,070	X	12	/	25	=	$124,834
201	(2038) Asphalt Paving Replacement	$279,193	X	11	/	25	=	$122,845
201	(2039) Asphalt Paving Replacement	$175,154	X	10	/	25	=	$70,062
201	(2040) Asphalt Paving Replacement	$42,983	X	9	/	25	=	$15,474
201	(2041) Asphalt Paving Replacement	$72,202	X	8	/	25	=	$23,105
201	(2042) Asphalt Paving Replacement	$18,525	X	7	/	25	=	$5,187
201	(2043) Asphalt Paving Replacement	$47,518	X	6	/	25	=	$11,404
201	(2044) Asphalt Paving Replacement	$101,993	X	5	/	25	=	$20,399
201	(2045) Asphalt Paving Replacement	$39,819	X	4	/	25	=	$6,371
201	(2046) Asphalt Paving Replacement	$113,740	X	3	/	25	=	$13,649
201	(2047) Asphalt Paving Replacement	$286,559	X	2	/	25	=	$22,925
201	(2048) Asphalt Paving Replacement	$235,144	X	1	/	25	=	$9,406
202	Paving Seal Coat - Annual	$53,876	X	1	/	1	=	$53,876
205	(2024) Concrete & Paving Maint	$82,114	X	10	/	10	=	$82,114
205	(2025) Concrete & Paving Maint	$94,917	X	9	/	10	=	$85,425
205	(2026) Concrete & Paving Maint	$50,705	X	8	/	10	=	$40,564
205	(2027) Concrete & Paving Maint	$33,063	X	7	/	10	=	$23,144
205	(2028) Concrete & Paving Maint	$16,971	X	6	/	10	=	$10,183
205	(2029) Concrete & Paving Maint	$31,978	X	5	/	10	=	$15,989
205	(2030) Concrete & Paving Maint	$63,015	X	4	/	10	=	$25,206
205	(2031) Concrete & Paving Maint	$65,732	X	3	/	10	=	$19,720
205	(2032) Concrete & Paving Maint	$75,747	X	2	/	10	=	$15,149
205	(2033) Concrete & Paving Maint	$73,415	X	1	/	10	=	$7,342
205	(2034) Concrete & Paving Maint	$111,464	X	0	/	10	=	$0
	Roofing & Gutters							
1300	Flat Roof Preventative Maint	$46,845	X	1	/	1	=	$46,845
1301	Flat Roof Debris Cleanup	$57,978	X	1	/	1	=	$57,978
1308	(2024) LWT to Comp Shingle	$250,000	X	40	/	40	=	$250,000
1308	(2025) LWT to Comp Shingle	$127,730	X	39	/	40	=	$124,537

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1308	(2026) LWT to Comp Shingle	$125,014	X	38	/	40	=	$118,763
1308	(2027) LWT to Comp Shingle	$122,973	X	37	/	40	=	$113,750
1308	(2028) LWT to Comp Shingle	$128,658	X	36	/	40	=	$115,792
1308	(2029) LWT to Comp Shingle	$129,263	X	35	/	40	=	$113,105
1308	(2030) LWT to Comp Shingle	$1,131,836	X	34	/	40	=	$962,061
1308	(2031) LWT to Comp Shingle	$1,138,669	X	33	/	40	=	$939,402
1308	(2032) LWT to Comp Shingle	$1,134,367	X	32	/	40	=	$907,494
1308	(2033) LWT to Comp Shingle	$1,132,002	X	31	/	40	=	$877,302
1308	(2034) LWT to Comp Shingle	$1,133,281	X	30	/	40	=	$849,961
1308	(2035) LWT to Comp Shingle	$1,137,407	X	29	/	40	=	$824,620
1308	(2036) LWT to Comp Shingle	$1,133,080	X	28	/	40	=	$793,156
1308	(2037) LWT to Comp Shingle	$1,132,099	X	27	/	40	=	$764,167
1308	(2038) LWT to Comp Shingle	$1,134,210	X	26	/	40	=	$737,237
1308	(2039) LWT to Comp Shingle	$1,131,082	X	25	/	40	=	$706,926
1308	(2060) Comp Shingle Roofs	$119,302	X	2	/	40	=	$5,965
1308	(2061) Comp Shingle Roofs	$128,974	X	3	/	40	=	$9,673
1310	(2039) Malibu/Capistrano Tile Roofs	$743,767	X	25	/	40	=	$464,854
1310	(2040) Malibu/Capistrano Tile Roofs	$748,147	X	24	/	40	=	$448,888
1310	(2041) Malibu/Capistrano Tile Roofs	$747,341	X	23	/	40	=	$429,721
1310	(2042) Malibu/Capistrano Tile Roofs	$744,033	X	22	/	40	=	$409,218
1310	(2043) Malibu/Capistrano Tile Roofs	$746,460	X	21	/	40	=	$391,892
1310	(2044) Malibu/Capistrano Tile Roofs	$746,949	X	20	/	40	=	$373,475
1310	(2045) Malibu/Capistrano Tile Roofs	$746,949	X	19	/	40	=	$354,801
1310	(2046) Malibu/Capistrano Tile Roofs	$358,027	X	18	/	40	=	$161,112
1310	(2047) Malibu/Capistrano Tile Roofs	$504,961	X	17	/	40	=	$214,608
1310	(2048) Malibu/Capistrano Tile Roofs	$726,591	X	16	/	40	=	$290,636
1310	(2049) Malibu/Capistrano Tile Roofs	$712,191	X	15	/	40	=	$267,072
1310	(2050) Malibu/Capistrano Tile Roofs	$741,524	X	14	/	40	=	$259,533
1310	(2051) Malibu/Capistrano Tile Roofs	$736,566	X	13	/	40	=	$239,384
1310	(2052) Malibu/Capistrano Tile Roofs	$744,766	X	12	/	40	=	$223,430
1310	(2053) Malibu/Capistrano Tile Roofs	$747,148	X	12	/	40	=	$224,144
1311	(2030) Metal Tile Roof - Replace	$300,000	X	34	/	40	=	$255,000
1311	(2031) Metal Tile Roof - Replace	$256,958	X	33	/	40	=	$211,990
1311	(2032) Metal Tile Roof - Replace	$264,387	X	32	/	40	=	$211,510
1311	(2033) Metal Tile Roof - Replace	$273,574	X	31	/	40	=	$212,020
1311	(2034) Metal Tile Roof - Replace	$274,872	X	30	/	40	=	$206,154
1311	(2035) Metal Tile Roof - Replace	$261,032	X	29	/	40	=	$189,248
1311	(2036) Metal Tile Roof - Replace	$271,795	X	28	/	40	=	$190,257
1311	(2037) Metal Tile Roof - Replace	$269,372	X	27	/	40	=	$181,826
1311	(2038) Metal Tile Roof - Replace	$275,933	X	26	/	40	=	$179,356
1311	(2039) Metal Tile Roof - Replace	$269,486	X	25	/	40	=	$168,429
1311	(2040) Metal Tile Roof - Replace	$271,827	X	24	/	40	=	$163,096
1311	(2041) Metal Tile Roof - Replace	$276,951	X	23	/	40	=	$159,247
1311	(2042) Metal Tile Roof - Replace	$274,754	X	22	/	40	=	$151,115
1311	(2043) Metal Tile Roof - Replace	$270,830	X	21	/	40	=	$142,186
1311	(2044) Metal Tile Roof - Replace	$273,392	X	20	/	40	=	$136,696
1311	(2045) Metal Tile Roof - Replace	$268,804	X	19	/	40	=	$127,682
1311	(2046) Metal Tile Roof - Replace	$274,914	X	18	/	40	=	$123,711
1311	(2047) Metal Tile Roof - Replace	$274,100	X	17	/	40	=	$116,493

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1311	(2048) Metal Tile Roof - Replace	$267,593	X	16	/	40	=	$107,037
1311	(2049) Metal Tile Roof - Replace	$264,377	X	15	/	40	=	$99,141
1314	(2024) PVC Cool Roof System - Repl	$1,200,000	X	25	/	25	=	$1,200,000
1314	(2025) PVC Cool Roof System - Repl	$1,389,816	X	24	/	25	=	$1,334,223
1314	(2026) PVC Cool Roof System - Repl	$1,395,129	X	23	/	25	=	$1,283,519
1314	(2027) PVC Cool Roof System - Repl	$1,398,728	X	22	/	25	=	$1,230,881
1314	(2028) PVC Cool Roof System - Repl	$1,397,450	X	21	/	25	=	$1,173,858
1314	(2029) PVC Cool Roof System - Repl	$1,394,255	X	20	/	25	=	$1,115,404
1314	(2030) PVC Cool Roof System - Repl	$1,399,086	X	19	/	25	=	$1,063,305
1314	(2031) PVC Cool Roof System - Repl	$1,395,331	X	18	/	25	=	$1,004,638
1314	(2032) PVC Cool Roof System - Repl	$1,395,286	X	17	/	25	=	$948,794
1314	(2033) PVC Cool Roof System - Repl	$1,396,116	X	16	/	25	=	$893,514
1314	(2034) PVC Cool Roof System - Repl	$1,396,441	X	15	/	25	=	$837,865
1314	(2035) PVC Cool Roof System - Repl	$1,187,856	X	14	/	25	=	$665,199
1314	(2036) PVC Cool Roof System - Repl	$2,571,596	X	13	/	25	=	$1,337,230
1314	(2037) PVC Cool Roof System - Repl	$3,833,596	X	12	/	25	=	$1,840,126
1314	(2038) PVC Cool Roof System - Repl	$1,884,177	X	11	/	25	=	$829,038
1314	(2039) PVC Cool Roof System - Repl	$2,082,919	X	10	/	25	=	$833,168
1314	(2040) PVC Cool Roof System - Repl	$1,980,594	X	9	/	25	=	$713,014
1314	(2041) PVC Cool Roof System - Repl	$1,323,677	X	8	/	25	=	$423,577
1314	(2042) PVC Cool Roof System - Repl	$858,843	X	7	/	25	=	$240,476
1314	(2043) PVC Cool Roof System - Repl	$1,430,273	X	6	/	25	=	$343,266
1314	(2044) PVC Cool Roof System - Repl	$941,113	X	5	/	25	=	$188,223
1314	(2045) PVC Cool Roof System - Repl	$1,342,902	X	4	/	25	=	$214,864
1314	(2046) PVC Cool Roof System - Repl	$1,614,549	X	3	/	25	=	$193,746
1314	(2047) PVC Cool Roof System - Repl	$775,900	X	2	/	25	=	$62,072
1314	(2048) PVC Cool Roof System - Repl	$773,804	X	1	/	25	=	$30,952
1314	(2049) PVC Cool Roof System - Repl	$737,652	X	0	/	25	=	$0
1314	(2050) PVC Cool Roof System - Repl	$1,266,685	X	0	/	25	=	$0
1314	(2051) PVC Cool Roof System - Repl	$1,563,840	X	0	/	25	=	$0
1314	(2052) PVC Cool Roof System - Repl	$1,380,086	X	0	/	25	=	$0
1314	(2053) PVC Cool Roof System - Repl	$1,378,090	X	0	/	25	=	$0
1317	Emergency Roof Repairs	$130,000	X	1	/	1	=	$130,000
1330	(2040) 3- Story Gutters R/R	$125,000	X	14	/	30	=	$58,333
1330	(2041) 3- Story Gutters R/R	$125,000	X	13	/	30	=	$54,167
1330	(2042) 3- Story Gutters R/R	$125,000	X	12	/	30	=	$50,000
1330	(2043) 3- Story Gutters R/R	$125,000	X	11	/	30	=	$45,833
1330	(2044) 3- Story Gutters R/R	$125,000	X	10	/	30	=	$41,667
1330	(2045) 3- Story Gutters R/R	$125,000	X	9	/	30	=	$37,500
1330	(2046) 3- Story Gutters R/R	$125,000	X	8	/	30	=	$33,333
1330	(2047) 3- Story Gutters R/R	$125,000	X	7	/	30	=	$29,167
1330	(2048) 3- Story Gutters R/R	$12,500	X	6	/	30	=	$2,500
1331	1 & 2-Story Gutter Repairs	$65,000	X	1	/	1	=	$65,000
1332	1 & 2-Story Gutters - Replace	$61,486	X	1	/	1	=	$61,486
	Building Structures							
1860	(2025) Fire Alarm System	$50,000	X	0	/	1	=	$0
1860	(2026-2031) Fire Alarm System	$210,000	X	38	/	40	=	$199,500
1860	(2052) Fire Alarm System	$315,000	X	12	/	40	=	$94,500
1860	(2053) Fire Alarm System	$630,000	X	11	/	40	=	$173,250

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
3208	(2024) Bldg Structures	$500,000	X	1	/	1	=	$500,000
3208	(2025-2053) Bldg Structures	$328,290	X	0	/	1	=	$0
3210	(2024) Carport Panel Replacement	$10,233	X	1	/	1	=	$10,233
3210	(2025-2053) Carport Panels (912)	$8,367	X	0	/	1	=	$0
3211	(2024) Carpentry	$121,879	X	1	/	1	=	$121,879
3211	(2025-2053) Carpentry	$288,594	X	0	/	1	=	$0
3213	(2024-2038) Dry Rot	$210,000	X	1	/	1	=	$210,000
3213	(2039-2053) Dry Rot	$200,000	X	0	/	1	=	$0
3216	(2024-2053) Replacements	$350,000	X	1	/	1	=	$350,000
3219	(2024-2026) Parapet Wall Removal	$150,000	X	1	/	1	=	$150,000
3220	Bldg Foundation Repairs	$25,000	X	1	/	1	=	$25,000
3223	(2025-2028) Storage Cabinets	$91,000	X	0	/	1	=	$0
3225	(2026) Glulam/Beam - Repair	$149,472	X	8	/	10	=	$119,578
3225	(2027) Glulam/Beam - Repair	$398,592	X	7	/	10	=	$279,014
3225	(2028) Glulam/Beam - Repair	$199,296	X	6	/	10	=	$119,578
3225	(2029) Glulam/Beam - Repair	$149,472	X	5	/	10	=	$74,736
3225	(2030) Glulam/Beam - Repair	$49,824	X	4	/	10	=	$19,930
3225	(2031) Glulam/Beam - Repair	$1,245,600	X	3	/	10	=	$373,680
3225	(2032) Glulam/Beam - Repair	$295,944	X	2	/	10	=	$59,189
3230	Bldg Dry Rot Repairs (Annually)	$170,569	X	1	/	1	=	$170,569
3231	Bldg Lead Abatement	$5,250	X	1	/	1	=	$5,250
3235	Damage Restoration	$665,000	X	1	/	1	=	$665,000
	Decking Projects							
151	(2024) Balcony Inspections	$92,945	X	1	/	1	=	$92,945
151	(2032) Balcony Inspections	$150,000	X	1	/	9	=	$16,667
151	(2033) Balcony Inspections	$150,000	X	0	/	9	=	$0
152	Decking Topcoat	$136,361	X	0	/	1	=	$0
153	Balcony Decking	$12,174	X	1	/	1	=	$12,174
154	(2024-2025) GV Breezeway Decks	$220,464	X	1	/	1	=	$220,464
154	GV Breezeway Decks	$45,000	X	0	/	1	=	$0
155	Common Decking	$142,983	X	1	/	1	=	$142,983
	Prior To Painting & Painting Projects							
153	Deck Top Coat With Painting	$42,297	X	1	/	1	=	$42,297
1115	Full Cycle Exterior Painting	$1,260,747	X	1	/	1	=	$1,260,747
1116	Exterior Paint Touch-Up	$173,353	X	1	/	1	=	$173,353
1116	Interior Paint Touch-Up	$76,304	X	1	/	1	=	$76,304
1400	HIP Reflective Address Signs	$52,500	X	1	/	1	=	$52,500
2901	(2024-2034) PTP Lead Test & Abate	$1,500	X	1	/	1	=	$1,500
2901	(2035-2055) PTP Lead Test & Abate	$4,500	X	0	/	1	=	$0
2901	Lead Abatement Touch Up	$2,625	X	1	/	1	=	$2,625
2901	Lead Testing & Abatement	$5,250	X	1	/	1	=	$5,250
2902	PTP Asbestos Abatement	$56,250	X	1	/	1	=	$56,250
2910	PTP Balcony Railing Repair Work	$14,378	X	1	/	1	=	$14,378
2910	PTP Decking Repair Work	$104,885	X	1	/	1	=	$104,885
2910	PTP Dry Rot Repair Work	$684,099	X	1	/	1	=	$684,099
7010	(2024) PTP Landscape Renovations	$1,750,000	X	15	/	15	=	$1,750,000
7010	(2025) PTP Landscape Renovations	$1,532,790	X	14	/	15	=	$1,430,604
7010	(2026) PTP Landscape Renovations	$1,522,130	X	13	/	15	=	$1,319,179
7010	(2027) PTP Landscape Renovations	$641,292	X	12	/	15	=	$513,034

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
7010	(2028) PTP Landscape Renovations	$2,221,828	X	11	/	15	=	$1,629,341
7010	(2029) PTP Landscape Renovations	$1,871,798	X	10	/	15	=	$1,247,865
7010	(2030) PTP Landscape Renovations	$1,523,756	X	9	/	15	=	$914,254
7010	(2031) PTP Landscape Renovations	$1,812,130	X	8	/	15	=	$966,469
7010	(2032) PTP Landscape Renovations	$2,331,272	X	7	/	15	=	$1,087,927
7010	(2033) PTP Landscape Renovations	$3,012,786	X	6	/	15	=	$1,205,114
7010	(2034) PTP Landscape Renovations	$2,672,761	X	5	/	15	=	$890,920
7010	(2035) PTP Landscape Renovations	$3,762,705	X	4	/	15	=	$1,003,388
7010	(2036) PTP Landscape Renovations	$529,591	X	3	/	15	=	$105,918
7010	(2037) PTP Landscape Renovations	$2,496,645	X	2	/	15	=	$332,886
7010	(2038) PTP Landscape Renovations	$7,204,601	X	1	/	15	=	$480,307
	Elevators							
2800	(2032-2037) All Elevator Components	$590,000	X	0	/	1	=	$0
2800	(2038) All Elevator Components	$623,600	X	0	/	1	=	$0
2800	(2039) All Elevator Components	$748,320	X	0	/	1	=	$0
2800	(2040-2044) All Elevator Components	$748,320	X	0	/	1	=	$0
2800	(2045-2050) All Elevator Components	$2,476	X	0	/	1	=	$0
2800	(2051) All Elevator Components	$391,336	X	0	/	1	=	$0
2800	(2052) All Elevator Components	$539,000	X	0	/	1	=	$0
2800	(2053) All Elevator Components	$537,624	X	0	/	1	=	$0
2801	(2051) Cab Doors	$61,170	X	13	/	30	=	$26,507
2801	(2052) Cab Doors	$146,808	X	12	/	30	=	$58,723
2801	(2053) Cab Doors	$146,808	X	11	/	30	=	$53,830
2802	(2024) Cab Door Operators	$48,055	X	30	/	30	=	$48,055
2802	(2025) Cab Door Operators	$25,523	X	29	/	30	=	$24,672
2802	(2026) Cab Door Operators	$26,289	X	28	/	30	=	$24,536
2802	(2027) Cab Door Operators	$27,078	X	27	/	30	=	$24,370
2802	(2028) Cab Door Operators	$27,890	X	26	/	30	=	$24,171
2802	(2029) Cab Door Operators	$28,727	X	25	/	30	=	$23,939
2802	(2030) Cab Door Operators	$29,589	X	24	/	30	=	$23,671
2802	(2051) Cab Door Operators	$123,900	X	3	/	30	=	$12,390
2802	(2052) Cab Door Operators	$148,680	X	2	/	30	=	$9,912
2802	(2052) Cab Door Operators	$148,680	X	1	/	30	=	$4,956
2804	(2024) Cab Remodel & Flooring	$23,180	X	40	/	40	=	$23,180
2804	(2025) Cab Remodel & Flooring	$60,000	X	39	/	40	=	$58,500
2804	(2026) Cab Remodel & Flooring	$24,591	X	38	/	40	=	$23,361
2804	(2027) Cab Remodel & Flooring	$25,329	X	37	/	40	=	$23,429
2804	(2028) Cab Remodel & Flooring	$126,089	X	36	/	40	=	$113,480
2804	(2029) Cab Remodel & Flooring	$26,872	X	35	/	40	=	$23,513
2804	(2030) Cab Remodel & Flooring	$27,678	X	34	/	40	=	$23,526
2806	(2032) Controllers & Call Buttons	$590,000	X	22	/	30	=	$432,667
2806	(2033) Controllers & Call Buttons	$590,000	X	21	/	30	=	$413,000
2806	(2034) Controllers & Call Buttons	$590,000	X	20	/	30	=	$393,333
2806	(2035) Controllers & Call Buttons	$590,000	X	19	/	30	=	$373,667
2806	(2036) Controllers & Call Buttons	$590,000	X	18	/	30	=	$354,000
2806	(2037) Controllers & Call Buttons	$590,000	X	17	/	30	=	$334,333
2806	(2038) Controllers & Call Buttons	$590,000	X	16	/	30	=	$314,667
2806	(2039) Controllers & Call Buttons	$708,000	X	15	/	30	=	$354,000
2808	(2024-2030) Hoistway Doors (4-Stop)	$5,478	X	1	/	1	=	$5,478

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2808	(2051) Hoistway Doors	$27,390	X	13	/	40	=	$8,902
2808	(2052) Hoistway Doors	$65,736	X	12	/	40	=	$19,721
2808	(2053) Hoistway Doors	$65,736	X	11	/	40	=	$18,077
2850	(2024-2030) Machine Room Power Unit	$35,280	X	1	/	1	=	$35,280
2850	(2051-2058) Machine Rm Power Units	$176,400	X	0	/	1	=	$0
2851	(2024-2030) Door Protective Devices	$6,287	X	1	/	1	=	$6,287
2852	(2024-2030) Solid St. Soft Starters	$6,720	X	1	/	1	=	$6,720
2852	(2038) Solid State Soft Starters	$33,600	X	6	/	20	=	$10,080
2852	(2039-2044) Solid St. Soft Starters	$40,320	X	0	/	1	=	$0
2853	(2044-2052) Fuses	$2,476	X	0	/	1	=	$0
	Garden Villas							
332	(2024) GV Water Heaters	$3,004	X	10	/	10	=	$3,004
332	(2025) GV Water Heaters	$620	X	9	/	10	=	$558
332	(2026) GV Water Heaters	$1,240	X	8	/	10	=	$992
332	(2027) GV Water Heaters	$1,860	X	7	/	10	=	$1,302
332	(2028) GV Water Heaters	$9,300	X	6	/	10	=	$5,580
332	(2029) GV Water Heaters	$5,580	X	5	/	10	=	$2,790
332	(2030) GV Water Heaters	$5,580	X	4	/	10	=	$2,232
332	(2031) GV Water Heaters	$6,200	X	3	/	10	=	$1,860
332	(2032) GV Water Heaters	$2,984	X	2	/	10	=	$597
332	(2033) GV Water Heaters	$3,006	X	1	/	10	=	$301
336	GV Rec Room Heat Pump	$2,389	X	1	/	1	=	$2,389
912	(2031-2041) GV Lobby Renovations	$56,455	X	0	/	1	=	$0
912	(2052-2062) GV Lobby Renovations	$56,455	X	0	/	1	=	$0
915	(2024) Mail Room Renvoations	$562	X	1	/	1	=	$562
915	(2026) Mail Room Renvoations	$80,503	X	8	/	10	=	$64,402
915	(2027) Mail Room Renvoations	$80,503	X	7	/	10	=	$56,352
915	(2028) Mail Room Renvoations	$80,503	X	6	/	10	=	$48,302
915	(2029) Mail Room Renvoations	$80,503	X	5	/	10	=	$40,252
915	(2030) Mail Room Renvoations	$80,503	X	4	/	10	=	$32,201
915	(2031) Mail Room Renvoations	$24,151	X	3	/	10	=	$7,245
1951	GV Recessed Area Carpet	$67,200	X	0	/	1	=	$0
2740	(2024) Windows - Repair/Replace	$60,000	X	20	/	20	=	$60,000
2740	(2025) Windows - Repair/Replace	$60,000	X	19	/	20	=	$57,000
2740	(2026) Windows - Repair/Replace	$60,000	X	18	/	20	=	$54,000
2740	(2027) Windows - Repair/Replace	$60,000	X	17	/	20	=	$51,000
2740	(2028) Windows - Repair/Replace	$60,000	X	16	/	20	=	$48,000
2740	(2029) Windows - Repair/Replace	$60,000	X	15	/	20	=	$45,000
2740	(2030) Windows - Repair/Replace	$60,000	X	14	/	20	=	$42,000
	Lighting Replacement Projects							
370	Exterior Light Replacement	$12,500	X	1	/	1	=	$12,500
	Walls, Fencing & Railings							
501	(2024) Common Interior Walls	$10,000	X	1	/	1	=	$10,000
501	(2024) Perimeter Block Wall	$14,150	X	1	/	1	=	$14,150
501	Common Interior Walls	$10,000	X	0	/	1	=	$0
501	Perimeter Block Wall	$25,300	X	0	/	1	=	$0
504	(2024) Shepherds Crooks, Repair	$54,000	X	1	/	1	=	$54,000
504	Shepherds Crooks, Repair	$52,538	X	0	/	1	=	$0
516	Split Rail Fence, Replace	$78,602	X	1	/	1	=	$78,602

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Laundry Facilities							
603	(2024-2028) Epoxy Floors - Replace	$49,273	X	1	/	1	=	$49,273
603	(2029) Epoxy Floors - Replace	$26,935	X	20	/	25	=	$21,548
603	(2041-2061) Epoxy Floors - Replace	$53,870	X	0	/	1	=	$0
990	(2024) Countertops - Replace	$9,900	X	1	/	1	=	$9,900
990	(2034) Countertops - Replace	$14,942	X	10	/	20	=	$7,471
990	(2035) Countertops - Replace	$14,942	X	9	/	20	=	$6,724
990	(2036) Countertops - Replace	$14,942	X	8	/	20	=	$5,977
990	(2037) Countertops - Replace	$10,122	X	7	/	20	=	$3,543
990	(2038) Countertops - Replace	$9,640	X	6	/	20	=	$2,892
990	(2039) Countertops - Replace	$14,942	X	5	/	20	=	$3,736
990	(2040) Countertops - Replace	$14,942	X	4	/	20	=	$2,988
990	(2041) Countertops - Replace	$14,942	X	3	/	20	=	$2,241
990	(2042) Countertops - Replace	$14,460	X	2	/	20	=	$1,446
990	(2043) Countertops - Replace	$14,460	X	1	/	20	=	$723
992	Commercial Washers, Replace	$61,990	X	1	/	1	=	$61,990
993	Commercial Dryers, Replace	$14,407	X	1	/	1	=	$14,407
994	(2024) Water Heaters & WH Permits	$33,195	X	10	/	10	=	$33,195
994	(2025) Water Heaters & WH Permits	$16,336	X	9	/	10	=	$14,702
994	(2026) Water Heaters & WH Permits	$8,168	X	8	/	10	=	$6,534
994	(2027) Water Heaters & WH Permits	$6,126	X	7	/	10	=	$4,288
994	(2028) Water Heaters & WH Permits	$17,357	X	6	/	10	=	$10,414
994	(2029) Water Heaters & WH Permits	$6,126	X	5	/	10	=	$3,063
994	(2030) Water Heaters & WH Permits	$5,105	X	4	/	10	=	$2,042
994	(2031) Water Heaters & WH Permits	$6,126	X	3	/	10	=	$1,838
994	(2032)Water Heaters & WH Permits	$8,168	X	2	/	10	=	$1,634
994	(2033) Water Heaters & WH Permits	$13,273	X	1	/	10	=	$1,327
	Sewer Lines, Water Lines & Elect							
318	(2024) Waste Line Liners	$1,500,000	X	1	/	1	=	$1,500,000
318	(2025-2041) Waste Line Liners	$700,000	X	0	/	1	=	$0
319	(2024) Copper Water Lines	$1,000,000	X	1	/	1	=	$1,000,000
319	(2025-2029) Copper Water Lines	$297,250	X	0	/	1	=	$0
319	(2030-2045) Copper Water Lines	$137,600	X	0	/	1	=	$0
319	(2046-2051) Copper Water Lines	$103,200	X	0	/	1	=	$0
340	Elect Panel Maint.	$30,000	X	1	/	1	=	$30,000
340	Elect Systems	$20,000	X	0	/	1	=	$0
341	Annual Heat Pumps/Wall Heaters	$9,495	X	0	/	1	=	$0
4590	(2024) Pressure Regulators	$200,000	X	10	/	10	=	$200,000
4590	(2025) Pressure Regulators	$200,000	X	9	/	10	=	$180,000
4590	(2026) Pressure Regulators	$200,000	X	8	/	10	=	$160,000
4590	(2027) Pressure Regulators	$200,000	X	7	/	10	=	$140,000
4590	(2028) Pressure Regulators	$200,000	X	6	/	10	=	$120,000
4590	(2029) Pressure Regulators	$200,000	X	5	/	10	=	$100,000
4590	(2030) Pressure Regulators	$200,000	X	4	/	10	=	$80,000
	Grounds & Miscellaneous							
450	Pedestal Mailboxes Replace	$27,582	X	1	/	1	=	$27,582
	Landscape Projects							
1020	(2024-2033) Tree Maintenance	$980,188	X	1	/	1	=	$980,188
1020	(2034-2043) Tree Maintenance	$1,061,390	X	0	/	1	=	$0

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1020	(2044-2053) Tree Maintenance	$1,141,261	X	0	/	1	=	$0
1023	Annual Improvement & Restoration	$195,857	X	1	/	1	=	$195,857
1024	(2024-2033) Slope Renovations	$568,153	X	1	/	1	=	$568,153
1024	(2034-2043) Slope Renovations	$650,520	X	0	/	1	=	$0
1024	(2044-20453) Slope Renovations	$71,201	X	0	/	1	=	$0
1025	Turf Reduction Program	$4,434	X	1	/	1	=	$4,434
								$73,819,124

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Paved Surfaces				
100	(2025-2029) Golf Cart Parking/Strip	1	$10,000	$10,000	0.04 %
103	Parkway Concrete - Repair/Replace	1	$60,000	$60,000	0.23 %
201	(2024) Asphalt Paving Replacement	25	$317,975	$12,719	0.05 %
201	(2025) Asphalt Paving Replacement	25	$233,512	$9,340	0.04 %
201	(2026) Asphalt Paving Replacement	25	$248,388	$9,936	0.04 %
201	(2027) Asphalt Paving Replacement	25	$297,150	$11,886	0.05 %
201	(2028) Asphalt Paving Replacement	25	$465,803	$18,632	0.07 %
201	(2029) Asphalt Paving Replacement	25	$356,320	$14,253	0.05 %
201	(2030) Asphalt Paving Replacement	25	$355,841	$14,234	0.05 %
201	(2031) Asphalt Paving Replacement	25	$365,716	$14,629	0.06 %
201	(2032) Asphalt Paving Replacement	25	$370,932	$14,837	0.06 %
201	(2033) Asphalt Paving Replacement	25	$333,280	$13,331	0.05 %
201	(2034) Asphalt Paving Replacement	25	$325,081	$13,003	0.05 %
201	(2035) Asphalt Paving Replacement	25	$399,074	$15,963	0.06 %
201	(2036) Asphalt Paving Replacement	25	$290,553	$11,622	0.04 %
201	(2037) Asphalt Paving Replacement	25	$260,070	$10,403	0.04 %
201	(2038) Asphalt Paving Replacement	25	$279,193	$11,168	0.04 %
201	(2039) Asphalt Paving Replacement	25	$175,154	$7,006	0.03 %
201	(2040) Asphalt Paving Replacement	25	$42,983	$1,719	0.01 %
201	(2041) Asphalt Paving Replacement	25	$72,202	$2,888	0.01 %
201	(2042) Asphalt Paving Replacement	25	$18,525	$741	0.00 %
201	(2043) Asphalt Paving Replacement	25	$47,518	$1,901	0.01 %
201	(2044) Asphalt Paving Replacement	25	$101,993	$4,080	0.02 %
201	(2045) Asphalt Paving Replacement	25	$39,819	$1,593	0.01 %
201	(2046) Asphalt Paving Replacement	25	$113,740	$4,550	0.02 %
201	(2047) Asphalt Paving Replacement	25	$286,559	$11,462	0.04 %
201	(2048) Asphalt Paving Replacement	25	$235,144	$9,406	0.04 %
202	Paving Seal Coat - Annual	1	$53,876	$53,876	0.21 %
205	(2024) Concrete & Paving Maint	10	$82,114	$8,211	0.03 %
205	(2025) Concrete & Paving Maint	10	$94,917	$9,492	0.04 %
205	(2026) Concrete & Paving Maint	10	$50,705	$5,071	0.02 %
205	(2027) Concrete & Paving Maint	10	$33,063	$3,306	0.01 %
205	(2028) Concrete & Paving Maint	10	$16,971	$1,697	0.01 %
205	(2029) Concrete & Paving Maint	10	$31,978	$3,198	0.01 %
205	(2030) Concrete & Paving Maint	10	$63,015	$6,302	0.02 %
205	(2031) Concrete & Paving Maint	10	$65,732	$6,573	0.03 %
205	(2032) Concrete & Paving Maint	10	$75,747	$7,575	0.03 %
205	(2033) Concrete & Paving Maint	10	$73,415	$7,342	0.03 %
205	(2034) Concrete & Paving Maint	10	$111,464	$11,146	0.04 %
	Roofing & Gutters				
1300	Flat Roof Preventative Maint	1	$46,845	$46,845	0.18 %
1301	Flat Roof Debris Cleanup	1	$57,978	$57,978	0.22 %
1308	(2024) LWT to Comp Shingle	40	$250,000	$6,250	0.02 %
1308	(2025) LWT to Comp Shingle	40	$127,730	$3,193	0.01 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1308	(2026) LWT to Comp Shingle	40	$125,014	$3,125	0.01 %
1308	(2027) LWT to Comp Shingle	40	$122,973	$3,074	0.01 %
1308	(2028) LWT to Comp Shingle	40	$128,658	$3,216	0.01 %
1308	(2029) LWT to Comp Shingle	40	$129,263	$3,232	0.01 %
1308	(2030) LWT to Comp Shingle	40	$1,131,836	$28,296	0.11 %
1308	(2031) LWT to Comp Shingle	40	$1,138,669	$28,467	0.11 %
1308	(2032) LWT to Comp Shingle	40	$1,134,367	$28,359	0.11 %
1308	(2033) LWT to Comp Shingle	40	$1,132,002	$28,300	0.11 %
1308	(2034) LWT to Comp Shingle	40	$1,133,281	$28,332	0.11 %
1308	(2035) LWT to Comp Shingle	40	$1,137,407	$28,435	0.11 %
1308	(2036) LWT to Comp Shingle	40	$1,133,080	$28,327	0.11 %
1308	(2037) LWT to Comp Shingle	40	$1,132,099	$28,302	0.11 %
1308	(2038) LWT to Comp Shingle	40	$1,134,210	$28,355	0.11 %
1308	(2039) LWT to Comp Shingle	40	$1,131,082	$28,277	0.11 %
1308	(2060) Comp Shingle Roofs	40	$119,302	$2,983	0.01 %
1308	(2061) Comp Shingle Roofs	40	$128,974	$3,224	0.01 %
1310	(2039) Malibu/Capistrano Tile Roofs	40	$743,767	$18,594	0.07 %
1310	(2040) Malibu/Capistrano Tile Roofs	40	$748,147	$18,704	0.07 %
1310	(2041) Malibu/Capistrano Tile Roofs	40	$747,341	$18,684	0.07 %
1310	(2042) Malibu/Capistrano Tile Roofs	40	$744,033	$18,601	0.07 %
1310	(2043) Malibu/Capistrano Tile Roofs	40	$746,460	$18,662	0.07 %
1310	(2044) Malibu/Capistrano Tile Roofs	40	$746,949	$18,674	0.07 %
1310	(2045) Malibu/Capistrano Tile Roofs	40	$746,949	$18,674	0.07 %
1310	(2046) Malibu/Capistrano Tile Roofs	40	$358,027	$8,951	0.03 %
1310	(2047) Malibu/Capistrano Tile Roofs	40	$504,961	$12,624	0.05 %
1310	(2048) Malibu/Capistrano Tile Roofs	40	$726,591	$18,165	0.07 %
1310	(2049) Malibu/Capistrano Tile Roofs	40	$712,191	$17,805	0.07 %
1310	(2050) Malibu/Capistrano Tile Roofs	40	$741,524	$18,538	0.07 %
1310	(2051) Malibu/Capistrano Tile Roofs	40	$736,566	$18,414	0.07 %
1310	(2052) Malibu/Capistrano Tile Roofs	40	$744,766	$18,619	0.07 %
1310	(2053) Malibu/Capistrano Tile Roofs	40	$747,148	$18,679	0.07 %
1311	(2030) Metal Tile Roof - Replace	40	$300,000	$7,500	0.03 %
1311	(2031) Metal Tile Roof - Replace	40	$256,958	$6,424	0.02 %
1311	(2032) Metal Tile Roof - Replace	40	$264,387	$6,610	0.03 %
1311	(2033) Metal Tile Roof - Replace	40	$273,574	$6,839	0.03 %
1311	(2034) Metal Tile Roof - Replace	40	$274,872	$6,872	0.03 %
1311	(2035) Metal Tile Roof - Replace	40	$261,032	$6,526	0.02 %
1311	(2036) Metal Tile Roof - Replace	40	$271,795	$6,795	0.03 %
1311	(2037) Metal Tile Roof - Replace	40	$269,372	$6,734	0.03 %
1311	(2038) Metal Tile Roof - Replace	40	$275,933	$6,898	0.03 %
1311	(2039) Metal Tile Roof - Replace	40	$269,486	$6,737	0.03 %
1311	(2040) Metal Tile Roof - Replace	40	$271,827	$6,796	0.03 %
1311	(2041) Metal Tile Roof - Replace	40	$276,951	$6,924	0.03 %
1311	(2042) Metal Tile Roof - Replace	40	$274,754	$6,869	0.03 %
1311	(2043) Metal Tile Roof - Replace	40	$270,830	$6,771	0.03 %
1311	(2044) Metal Tile Roof - Replace	40	$273,392	$6,835	0.03 %
1311	(2045) Metal Tile Roof - Replace	40	$268,804	$6,720	0.03 %
1311	(2046) Metal Tile Roof - Replace	40	$274,914	$6,873	0.03 %
1311	(2047) Metal Tile Roof - Replace	40	$274,100	$6,853	0.03 %
1311	(2048) Metal Tile Roof - Replace	40	$267,593	$6,690	0.03 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1311	(2049) Metal Tile Roof - Replace	40	$264,377	$6,609	0.03 %
1314	(2024) PVC Cool Roof System - Repl	25	$1,200,000	$48,000	0.18 %
1314	(2025) PVC Cool Roof System - Repl	25	$1,389,816	$55,593	0.21 %
1314	(2026) PVC Cool Roof System - Repl	25	$1,395,129	$55,805	0.21 %
1314	(2027) PVC Cool Roof System - Repl	25	$1,398,728	$55,949	0.21 %
1314	(2028) PVC Cool Roof System - Repl	25	$1,397,450	$55,898	0.21 %
1314	(2029) PVC Cool Roof System - Repl	25	$1,394,255	$55,770	0.21 %
1314	(2030) PVC Cool Roof System - Repl	25	$1,399,086	$55,963	0.21 %
1314	(2031) PVC Cool Roof System - Repl	25	$1,395,331	$55,813	0.21 %
1314	(2032) PVC Cool Roof System - Repl	25	$1,395,286	$55,811	0.21 %
1314	(2033) PVC Cool Roof System - Repl	25	$1,396,116	$55,845	0.21 %
1314	(2034) PVC Cool Roof System - Repl	25	$1,396,441	$55,858	0.21 %
1314	(2035) PVC Cool Roof System - Repl	25	$1,187,856	$47,514	0.18 %
1314	(2036) PVC Cool Roof System - Repl	25	$2,571,596	$102,864	0.39 %
1314	(2037) PVC Cool Roof System - Repl	25	$3,833,596	$153,344	0.58 %
1314	(2038) PVC Cool Roof System - Repl	25	$1,884,177	$75,367	0.29 %
1314	(2039) PVC Cool Roof System - Repl	25	$2,082,919	$83,317	0.32 %
1314	(2040) PVC Cool Roof System - Repl	25	$1,980,594	$79,224	0.30 %
1314	(2041) PVC Cool Roof System - Repl	25	$1,323,677	$52,947	0.20 %
1314	(2042) PVC Cool Roof System - Repl	25	$858,843	$34,354	0.13 %
1314	(2043) PVC Cool Roof System - Repl	25	$1,430,273	$57,211	0.22 %
1314	(2044) PVC Cool Roof System - Repl	25	$941,113	$37,645	0.14 %
1314	(2045) PVC Cool Roof System - Repl	25	$1,342,902	$53,716	0.20 %
1314	(2046) PVC Cool Roof System - Repl	25	$1,614,549	$64,582	0.25 %
1314	(2047) PVC Cool Roof System - Repl	25	$775,900	$31,036	0.12 %
1314	(2048) PVC Cool Roof System - Repl	25	$773,804	$30,952	0.12 %
1314	(2049) PVC Cool Roof System - Repl	25	$737,652	$29,506	0.11 %
1314	(2050) PVC Cool Roof System - Repl	25	$1,266,685	$50,667	0.19 %
1314	(2051) PVC Cool Roof System - Repl	25	$1,563,840	$62,554	0.24 %
1314	(2052) PVC Cool Roof System - Repl	25	$1,380,086	$55,203	0.21 %
1314	(2053) PVC Cool Roof System - Repl	25	$1,378,090	$55,124	0.21 %
1317	Emergency Roof Repairs	1	$130,000	$130,000	0.50 %
1330	(2040) 3- Story Gutters R/R	30	$125,000	$4,167	0.02 %
1330	(2041) 3- Story Gutters R/R	30	$125,000	$4,167	0.02 %
1330	(2042) 3- Story Gutters R/R	30	$125,000	$4,167	0.02 %
1330	(2043) 3- Story Gutters R/R	30	$125,000	$4,167	0.02 %
1330	(2044) 3- Story Gutters R/R	30	$125,000	$4,167	0.02 %
1330	(2045) 3- Story Gutters R/R	30	$125,000	$4,167	0.02 %
1330	(2046) 3- Story Gutters R/R	30	$125,000	$4,167	0.02 %
1330	(2047) 3- Story Gutters R/R	30	$125,000	$4,167	0.02 %
1330	(2048) 3- Story Gutters R/R	30	$12,500	$417	0.00 %
1331	1 & 2-Story Gutter Repairs	1	$65,000	$65,000	0.25 %
1332	1 & 2-Story Gutters - Replace	1	$61,486	$61,486	0.23 %
	Building Structures				
1860	(2025) Fire Alarm System	1	$50,000	$50,000	0.19 %
1860	(2026-2031) Fire Alarm System	40	$210,000	$5,250	0.02 %
1860	(2052) Fire Alarm System	40	$315,000	$7,875	0.03 %
1860	(2053) Fire Alarm System	40	$630,000	$15,750	0.06 %
3208	(2024) Bldg Structures	1	$500,000	$500,000	1.90 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
3208	(2025-2053) Bldg Structures	1	$328,290	$328,290	1.25 %
3210	(2024) Carport Panel Replacement	1	$10,233	$10,233	0.04 %
3210	(2025-2053) Carport Panels (912)	1	$8,367	$8,367	0.03 %
3211	(2024) Carpentry	1	$121,879	$121,879	0.46 %
3211	(2025-2053) Carpentry	1	$288,594	$288,594	1.10 %
3213	(2024-2038) Dry Rot	1	$210,000	$210,000	0.80 %
3213	(2039-2053) Dry Rot	1	$200,000	$200,000	0.76 %
3216	(2024-2053) Replacements	1	$350,000	$350,000	1.33 %
3219	(2024-2026) Parapet Wall Removal	1	$150,000	$150,000	0.57 %
3220	Bldg Foundation Repairs	1	$25,000	$25,000	0.10 %
3223	(2025-2028) Storage Cabinets	1	$91,000	$91,000	0.35 %
3225	(2026) Glulam/Beam - Repair	10	$149,472	$14,947	0.06 %
3225	(2027) Glulam/Beam - Repair	10	$398,592	$39,859	0.15 %
3225	(2028) Glulam/Beam - Repair	10	$199,296	$19,930	0.08 %
3225	(2029) Glulam/Beam - Repair	10	$149,472	$14,947	0.06 %
3225	(2030) Glulam/Beam - Repair	10	$49,824	$4,982	0.02 %
3225	(2031) Glulam/Beam - Repair	10	$1,245,600	$124,560	0.47 %
3225	(2032) Glulam/Beam - Repair	10	$295,944	$29,594	0.11 %
3230	Bldg Dry Rot Repairs (Annually)	1	$170,569	$170,569	0.65 %
3231	Bldg Lead Abatement	1	$5,250	$5,250	0.02 %
3235	Damage Restoration	1	$665,000	$665,000	2.53 %
	Decking Projects				
151	(2024) Balcony Inspections	1	$92,945	$92,945	0.35 %
151	(2032) Balcony Inspections	9	$150,000	$16,667	0.06 %
151	(2033) Balcony Inspections	9	$150,000	$16,667	0.06 %
152	Decking Topcoat	1	$136,361	$136,361	0.52 %
153	Balcony Decking	1	$12,174	$12,174	0.05 %
154	(2024-2025) GV Breezeway Decks	1	$220,464	$220,464	0.84 %
154	GV Breezeway Decks	1	$45,000	$45,000	0.17 %
155	Common Decking	1	$142,983	$142,983	0.54 %
	Prior To Painting & Painting Projects				
153	Deck Top Coat With Painting	1	$42,297	$42,297	0.16 %
1115	Full Cycle Exterior Painting	1	$1,260,747	$1,260,747	4.80 %
1116	Exterior Paint Touch-Up	1	$173,353	$173,353	0.66 %
1116	Interior Paint Touch-Up	1	$76,304	$76,304	0.29 %
1400	HIP Reflective Address Signs	1	$52,500	$52,500	0.20 %
2901	(2024-2034) PTP Lead Test & Abate	1	$1,500	$1,500	0.01 %
2901	(2035-2055) PTP Lead Test & Abate	1	$4,500	$4,500	0.02 %
2901	Lead Abatement Touch Up	1	$2,625	$2,625	0.01 %
2901	Lead Testing & Abatement	1	$5,250	$5,250	0.02 %
2902	PTP Asbestos Abatement	1	$56,250	$56,250	0.21 %
2910	PTP Balcony Railing Repair Work	1	$14,378	$14,378	0.05 %
2910	PTP Decking Repair Work	1	$104,885	$104,885	0.40 %
2910	PTP Dry Rot Repair Work	1	$684,099	$684,099	2.61 %
7010	(2024) PTP Landscape Renovations	15	$1,750,000	$116,667	0.44 %
7010	(2025) PTP Landscape Renovations	15	$1,532,790	$102,186	0.39 %
7010	(2026) PTP Landscape Renovations	15	$1,522,130	$101,475	0.39 %
7010	(2027) PTP Landscape Renovations	15	$641,292	$42,753	0.16 %
7010	(2028) PTP Landscape Renovations	15	$2,221,828	$148,122	0.56 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
7010	(2029) PTP Landscape Renovations	15	$1,871,798	$124,787	0.48 %
7010	(2030) PTP Landscape Renovations	15	$1,523,756	$101,584	0.39 %
7010	(2031) PTP Landscape Renovations	15	$1,812,130	$120,809	0.46 %
7010	(2032) PTP Landscape Renovations	15	$2,331,272	$155,418	0.59 %
7010	(2033) PTP Landscape Renovations	15	$3,012,786	$200,852	0.76 %
7010	(2034) PTP Landscape Renovations	15	$2,672,761	$178,184	0.68 %
7010	(2035) PTP Landscape Renovations	15	$3,762,705	$250,847	0.96 %
7010	(2036) PTP Landscape Renovations	15	$529,591	$35,306	0.13 %
7010	(2037) PTP Landscape Renovations	15	$2,496,645	$166,443	0.63 %
7010	(2038) PTP Landscape Renovations	15	$7,204,601	$480,307	1.83 %
	Elevators				
2800	(2032-2037) All Elevator Components	1	$590,000	$590,000	2.25 %
2800	(2038) All Elevator Components	1	$623,600	$623,600	2.37 %
2800	(2039) All Elevator Components	1	$748,320	$748,320	2.85 %
2800	(2040-2044) All Elevator Components	1	$748,320	$748,320	2.85 %
2800	(2045-2050) All Elevator Components	1	$2,476	$2,476	0.01 %
2800	(2051) All Elevator Components	1	$391,336	$391,336	1.49 %
2800	(2052) All Elevator Components	1	$539,000	$539,000	2.05 %
2800	(2053) All Elevator Components	1	$537,624	$537,624	2.05 %
2801	(2051) Cab Doors	30	$61,170	$2,039	0.01 %
2801	(2052) Cab Doors	30	$146,808	$4,894	0.02 %
2801	(2053) Cab Doors	30	$146,808	$4,894	0.02 %
2802	(2024) Cab Door Operators	30	$48,055	$1,602	0.01 %
2802	(2025) Cab Door Operators	30	$25,523	$851	0.00 %
2802	(2026) Cab Door Operators	30	$26,289	$876	0.00 %
2802	(2027) Cab Door Operators	30	$27,078	$903	0.00 %
2802	(2028) Cab Door Operators	30	$27,890	$930	0.00 %
2802	(2029) Cab Door Operators	30	$28,727	$958	0.00 %
2802	(2030) Cab Door Operators	30	$29,589	$986	0.00 %
2802	(2051) Cab Door Operators	30	$123,900	$4,130	0.02 %
2802	(2052) Cab Door Operators	30	$148,680	$4,956	0.02 %
2802	(2052) Cab Door Operators	30	$148,680	$4,956	0.02 %
2804	(2024) Cab Remodel & Flooring	40	$23,180	$580	0.00 %
2804	(2025) Cab Remodel & Flooring	40	$60,000	$1,500	0.01 %
2804	(2026) Cab Remodel & Flooring	40	$24,591	$615	0.00 %
2804	(2027) Cab Remodel & Flooring	40	$25,329	$633	0.00 %
2804	(2028) Cab Remodel & Flooring	40	$126,089	$3,152	0.01 %
2804	(2029) Cab Remodel & Flooring	40	$26,872	$672	0.00 %
2804	(2030) Cab Remodel & Flooring	40	$27,678	$692	0.00 %
2806	(2032) Controllers & Call Buttons	30	$590,000	$19,667	0.07 %
2806	(2033) Controllers & Call Buttons	30	$590,000	$19,667	0.07 %
2806	(2034) Controllers & Call Buttons	30	$590,000	$19,667	0.07 %
2806	(2035) Controllers & Call Buttons	30	$590,000	$19,667	0.07 %
2806	(2036) Controllers & Call Buttons	30	$590,000	$19,667	0.07 %
2806	(2037) Controllers & Call Buttons	30	$590,000	$19,667	0.07 %
2806	(2038) Controllers & Call Buttons	30	$590,000	$19,667	0.07 %
2806	(2039) Controllers & Call Buttons	30	$708,000	$23,600	0.09 %
2808	(2024-2030) Hoistway Doors (4-Stop)	1	$5,478	$5,478	0.02 %
2808	(2051) Hoistway Doors	40	$27,390	$685	0.00 %
2808	(2052) Hoistway Doors	40	$65,736	$1,643	0.01 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2808	(2053) Hoistway Doors	40	$65,736	$1,643	0.01 %
2850	(2024-2030) Machine Room Power Unit	1	$35,280	$35,280	0.13 %
2850	(2051-2058) Machine Rm Power Units	1	$176,400	$176,400	0.67 %
2851	(2024-2030) Door Protective Devices	1	$6,287	$6,287	0.02 %
2852	(2024-2030) Solid St. Soft Starters	1	$6,720	$6,720	0.03 %
2852	(2038) Solid State Soft Starters	20	$33,600	$1,680	0.01 %
2852	(2039-2044) Solid St. Soft Starters	1	$40,320	$40,320	0.15 %
2853	(2044-2052) Fuses	1	$2,476	$2,476	0.01 %
	Garden Villas				
332	(2024) GV Water Heaters	10	$3,004	$300	0.00 %
332	(2025) GV Water Heaters	10	$620	$62	0.00 %
332	(2026) GV Water Heaters	10	$1,240	$124	0.00 %
332	(2027) GV Water Heaters	10	$1,860	$186	0.00 %
332	(2028) GV Water Heaters	10	$9,300	$930	0.00 %
332	(2029) GV Water Heaters	10	$5,580	$558	0.00 %
332	(2030) GV Water Heaters	10	$5,580	$558	0.00 %
332	(2031) GV Water Heaters	10	$6,200	$620	0.00 %
332	(2032) GV Water Heaters	10	$2,984	$298	0.00 %
332	(2033) GV Water Heaters	10	$3,006	$301	0.00 %
336	GV Rec Room Heat Pump	1	$2,389	$2,389	0.01 %
912	(2031-2041) GV Lobby Renovations	1	$56,455	$56,455	0.21 %
912	(2052-2062) GV Lobby Renovations	1	$56,455	$56,455	0.21 %
915	(2024) Mail Room Renvoations	1	$562	$562	0.00 %
915	(2026) Mail Room Renvoations	10	$80,503	$8,050	0.03 %
915	(2027) Mail Room Renvoations	10	$80,503	$8,050	0.03 %
915	(2028) Mail Room Renvoations	10	$80,503	$8,050	0.03 %
915	(2029) Mail Room Renvoations	10	$80,503	$8,050	0.03 %
915	(2030) Mail Room Renvoations	10	$80,503	$8,050	0.03 %
915	(2031) Mail Room Renvoations	10	$24,151	$2,415	0.01 %
1951	GV Recessed Area Carpet	1	$67,200	$67,200	0.26 %
2740	(2024) Windows - Repair/Replace	20	$60,000	$3,000	0.01 %
2740	(2025) Windows - Repair/Replace	20	$60,000	$3,000	0.01 %
2740	(2026) Windows - Repair/Replace	20	$60,000	$3,000	0.01 %
2740	(2027) Windows - Repair/Replace	20	$60,000	$3,000	0.01 %
2740	(2028) Windows - Repair/Replace	20	$60,000	$3,000	0.01 %
2740	(2029) Windows - Repair/Replace	20	$60,000	$3,000	0.01 %
2740	(2030) Windows - Repair/Replace	20	$60,000	$3,000	0.01 %
	Lighting Replacement Projects				
370	Exterior Light Replacement	1	$12,500	$12,500	0.05 %
	Walls, Fencing & Railings				
501	(2024) Common Interior Walls	1	$10,000	$10,000	0.04 %
501	(2024) Perimeter Block Wall	1	$14,150	$14,150	0.05 %
501	Common Interior Walls	1	$10,000	$10,000	0.04 %
501	Perimeter Block Wall	1	$25,300	$25,300	0.10 %
504	(2024) Shepherds Crooks, Repair	1	$54,000	$54,000	0.21 %
504	Shepherds Crooks, Repair	1	$52,538	$52,538	0.20 %
516	Split Rail Fence, Replace	1	$78,602	$78,602	0.30 %
	Laundry Facilities				
603	(2024-2028) Epoxy Floors - Replace	1	$49,273	$49,273	0.19 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
603	(2029) Epoxy Floors - Replace	25	$26,935	$1,077	0.00 %
603	(2041-2061) Epoxy Floors - Replace	1	$53,870	$53,870	0.21 %
990	(2024) Countertops - Replace	1	$9,900	$9,900	0.04 %
990	(2034) Countertops - Replace	20	$14,942	$747	0.00 %
990	(2035) Countertops - Replace	20	$14,942	$747	0.00 %
990	(2036) Countertops - Replace	20	$14,942	$747	0.00 %
990	(2037) Countertops - Replace	20	$10,122	$506	0.00 %
990	(2038) Countertops - Replace	20	$9,640	$482	0.00 %
990	(2039) Countertops - Replace	20	$14,942	$747	0.00 %
990	(2040) Countertops - Replace	20	$14,942	$747	0.00 %
990	(2041) Countertops - Replace	20	$14,942	$747	0.00 %
990	(2042) Countertops - Replace	20	$14,460	$723	0.00 %
990	(2043) Countertops - Replace	20	$14,460	$723	0.00 %
992	Commercial Washers, Replace	1	$61,990	$61,990	0.24 %
993	Commercial Dryers, Replace	1	$14,407	$14,407	0.05 %
994	(2024) Water Heaters & WH Permits	10	$33,195	$3,320	0.01 %
994	(2025) Water Heaters & WH Permits	10	$16,336	$1,634	0.01 %
994	(2026) Water Heaters & WH Permits	10	$8,168	$817	0.00 %
994	(2027) Water Heaters & WH Permits	10	$6,126	$613	0.00 %
994	(2028) Water Heaters & WH Permits	10	$17,357	$1,736	0.01 %
994	(2029) Water Heaters & WH Permits	10	$6,126	$613	0.00 %
994	(2030) Water Heaters & WH Permits	10	$5,105	$511	0.00 %
994	(2031) Water Heaters & WH Permits	10	$6,126	$613	0.00 %
994	(2032)Water Heaters & WH Permits	10	$8,168	$817	0.00 %
994	(2033) Water Heaters & WH Permits	10	$13,273	$1,327	0.01 %
	Sewer Lines, Water Lines & Elect				
318	(2024) Waste Line Liners	1	$1,500,000	$1,500,000	5.71 %
318	(2025-2041) Waste Line Liners	1	$700,000	$700,000	2.67 %
319	(2024) Copper Water Lines	1	$1,000,000	$1,000,000	3.81 %
319	(2025-2029) Copper Water Lines	1	$297,250	$297,250	1.13 %
319	(2030-2045) Copper Water Lines	1	$137,600	$137,600	0.52 %
319	(2046-2051) Copper Water Lines	1	$103,200	$103,200	0.39 %
340	Elect Panel Maint.	1	$30,000	$30,000	0.11 %
340	Elect Systems	1	$20,000	$20,000	0.08 %
341	Annual Heat Pumps/Wall Heaters	1	$9,495	$9,495	0.04 %
4590	(2024) Pressure Regulators	10	$200,000	$20,000	0.08 %
4590	(2025) Pressure Regulators	10	$200,000	$20,000	0.08 %
4590	(2026) Pressure Regulators	10	$200,000	$20,000	0.08 %
4590	(2027) Pressure Regulators	10	$200,000	$20,000	0.08 %
4590	(2028) Pressure Regulators	10	$200,000	$20,000	0.08 %
4590	(2029) Pressure Regulators	10	$200,000	$20,000	0.08 %
4590	(2030) Pressure Regulators	10	$200,000	$20,000	0.08 %
	Grounds & Miscellaneous				
450	Pedestal Mailboxes Replace	1	$27,582	$27,582	0.11 %
	Landscape Projects				
1020	(2024-2033) Tree Maintenance	1	$980,188	$980,188	3.73 %
1020	(2034-2043) Tree Maintenance	1	$1,061,390	$1,061,390	4.04 %
1020	(2044-2053) Tree Maintenance	1	$1,141,261	$1,141,261	4.35 %
1023	Annual Improvement & Restoration	1	$195,857	$195,857	0.75 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1024	(2024-2033) Slope Renovations	1	$568,153	$568,153	2.16 %
1024	(2034-2043) Slope Renovations	1	$650,520	$650,520	2.48 %
1024	(2044-20453) Slope Renovations	1	$71,201	$71,201	0.27 %
1025	Turf Reduction Program	1	$4,434	$4,434	0.02 %
332	Total Funded Components			$26,259,842	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
	Paved Surfaces					
100	(2025-2029) Golf Cart Parking/Strip	1	1	$10,000	$0	$5,085.28
103	Parkway Concrete - Repair/Replace	1	0	$60,000	$60,000	$30,511.67
201	(2024) Asphalt Paving Replacement	25	0	$317,975	$317,975	$6,467.97
201	(2025) Asphalt Paving Replacement	25	1	$233,512	$224,172	$4,749.89
201	(2026) Asphalt Paving Replacement	25	2	$248,388	$228,517	$5,052.49
201	(2027) Asphalt Paving Replacement	25	3	$297,150	$261,492	$6,044.36
201	(2028) Asphalt Paving Replacement	25	4	$465,803	$391,275	$9,474.95
201	(2029) Asphalt Paving Replacement	25	5	$356,320	$285,056	$7,247.95
201	(2030) Asphalt Paving Replacement	25	6	$355,841	$270,439	$7,238.20
201	(2031) Asphalt Paving Replacement	25	7	$365,716	$263,316	$7,439.07
201	(2032) Asphalt Paving Replacement	25	8	$370,932	$252,234	$7,545.17
201	(2033) Asphalt Paving Replacement	25	9	$333,280	$213,299	$6,779.29
201	(2034) Asphalt Paving Replacement	25	10	$325,081	$195,049	$6,612.51
201	(2035) Asphalt Paving Replacement	25	11	$399,074	$223,481	$8,117.61
201	(2036) Asphalt Paving Replacement	25	12	$290,553	$151,088	$5,910.17
201	(2037) Asphalt Paving Replacement	25	13	$260,070	$124,834	$5,290.11
201	(2038) Asphalt Paving Replacement	25	14	$279,193	$122,845	$5,679.10
201	(2039) Asphalt Paving Replacement	25	15	$175,154	$70,062	$3,562.83
201	(2040) Asphalt Paving Replacement	25	16	$42,983	$15,474	$874.32
201	(2041) Asphalt Paving Replacement	25	17	$72,202	$23,105	$1,468.67
201	(2042) Asphalt Paving Replacement	25	18	$18,525	$5,187	$376.82
201	(2043) Asphalt Paving Replacement	25	19	$47,518	$11,404	$966.57
201	(2044) Asphalt Paving Replacement	25	20	$101,993	$20,399	$2,074.65
201	(2045) Asphalt Paving Replacement	25	21	$39,819	$6,371	$809.96
201	(2046) Asphalt Paving Replacement	25	22	$113,740	$13,649	$2,313.60
201	(2047) Asphalt Paving Replacement	25	23	$286,559	$22,925	$5,828.93
201	(2048) Asphalt Paving Replacement	25	24	$235,144	$9,406	$4,783.09
202	Paving Seal Coat - Annual	1	0	$53,876	$53,876	$27,397.45
205	(2024) Concrete & Paving Maint	10	0	$82,114	$82,114	$4,175.73
205	(2025) Concrete & Paving Maint	10	1	$94,917	$85,425	$4,826.79
205	(2026) Concrete & Paving Maint	10	2	$50,705	$40,564	$2,578.49
205	(2027) Concrete & Paving Maint	10	3	$33,063	$23,144	$1,681.35
205	(2028) Concrete & Paving Maint	10	4	$16,971	$10,183	$863.02
205	(2029) Concrete & Paving Maint	10	5	$31,978	$15,989	$1,626.17
205	(2030) Concrete & Paving Maint	10	6	$63,015	$25,206	$3,204.49
205	(2031) Concrete & Paving Maint	10	7	$65,732	$19,720	$3,342.66
205	(2032) Concrete & Paving Maint	10	8	$75,747	$15,149	$3,851.95
205	(2033) Concrete & Paving Maint	10	9	$73,415	$7,342	$3,733.36
205	(2034) Concrete & Paving Maint	10	10	$111,464	$0	$5,668.25
	Roofing & Gutters					
1300	Flat Roof Preventative Maint	1	0	$46,845	$46,845	$23,821.99
1301	Flat Roof Debris Cleanup	1	0	$57,978	$57,978	$29,483.43
1308	(2024) LWT to Comp Shingle	40	0	$250,000	$250,000	$3,178.30
1308	(2025) LWT to Comp Shingle	40	1	$127,730	$124,537	$1,623.86

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
1308	(2026) LWT to Comp Shingle	40	2	$125,014	$118,763	$1,589.33
1308	(2027) LWT to Comp Shingle	40	3	$122,973	$113,750	$1,563.38
1308	(2028) LWT to Comp Shingle	40	4	$128,658	$115,792	$1,635.65
1308	(2029) LWT to Comp Shingle	40	5	$129,263	$113,105	$1,643.35
1308	(2030) LWT to Comp Shingle	40	6	$1,131,836	$962,061	$14,389.25
1308	(2031) LWT to Comp Shingle	40	7	$1,138,669	$939,402	$14,476.12
1308	(2032) LWT to Comp Shingle	40	8	$1,134,367	$907,494	$14,421.43
1308	(2033) LWT to Comp Shingle	40	9	$1,132,002	$877,302	$14,391.36
1308	(2034) LWT to Comp Shingle	40	10	$1,133,281	$849,961	$14,407.62
1308	(2035) LWT to Comp Shingle	40	11	$1,137,407	$824,620	$14,460.08
1308	(2036) LWT to Comp Shingle	40	12	$1,133,080	$793,156	$14,405.07
1308	(2037) LWT to Comp Shingle	40	13	$1,132,099	$764,167	$14,392.60
1308	(2038) LWT to Comp Shingle	40	14	$1,134,210	$737,237	$14,419.43
1308	(2039) LWT to Comp Shingle	40	15	$1,131,082	$706,926	$14,379.67
1308	(2060) Comp Shingle Roofs	40	38	$119,302	$5,965	$1,516.71
1308	(2061) Comp Shingle Roofs	40	37	$128,974	$9,673	$1,639.67
1310	(2039) Malibu/Capistrano Tile Roofs	40	15	$743,767	$464,854	$9,455.66
1310	(2040) Malibu/Capistrano Tile Roofs	40	16	$748,147	$448,888	$9,511.34
1310	(2041) Malibu/Capistrano Tile Roofs	40	17	$747,341	$429,721	$9,501.09
1310	(2042) Malibu/Capistrano Tile Roofs	40	18	$744,033	$409,218	$9,459.04
1310	(2043) Malibu/Capistrano Tile Roofs	40	19	$746,460	$391,892	$9,489.89
1310	(2044) Malibu/Capistrano Tile Roofs	40	20	$746,949	$373,475	$9,496.11
1310	(2045) Malibu/Capistrano Tile Roofs	40	21	$746,949	$354,801	$9,496.11
1310	(2046) Malibu/Capistrano Tile Roofs	40	22	$358,027	$161,112	$4,551.67
1310	(2047) Malibu/Capistrano Tile Roofs	40	23	$504,961	$214,608	$6,419.67
1310	(2048) Malibu/Capistrano Tile Roofs	40	24	$726,591	$290,636	$9,237.29
1310	(2049) Malibu/Capistrano Tile Roofs	40	25	$712,191	$267,072	$9,054.22
1310	(2050) Malibu/Capistrano Tile Roofs	40	26	$741,524	$259,533	$9,427.14
1310	(2051) Malibu/Capistrano Tile Roofs	40	27	$736,566	$239,384	$9,364.11
1310	(2052) Malibu/Capistrano Tile Roofs	40	28	$744,766	$223,430	$9,468.36
1310	(2053) Malibu/Capistrano Tile Roofs	40	28	$747,148	$224,144	$9,498.64
1311	(2030) Metal Tile Roof - Replace	40	6	$300,000	$255,000	$3,813.96
1311	(2031) Metal Tile Roof - Replace	40	7	$256,958	$211,990	$3,266.76
1311	(2032) Metal Tile Roof - Replace	40	8	$264,387	$211,510	$3,361.20
1311	(2033) Metal Tile Roof - Replace	40	9	$273,574	$212,020	$3,478.00
1311	(2034) Metal Tile Roof - Replace	40	10	$274,872	$206,154	$3,494.50
1311	(2035) Metal Tile Roof - Replace	40	11	$261,032	$189,248	$3,318.55
1311	(2036) Metal Tile Roof - Replace	40	12	$271,795	$190,257	$3,455.38
1311	(2037) Metal Tile Roof - Replace	40	13	$269,372	$181,826	$3,424.58
1311	(2038) Metal Tile Roof - Replace	40	14	$275,933	$179,356	$3,507.99
1311	(2039) Metal Tile Roof - Replace	40	15	$269,486	$168,429	$3,426.03
1311	(2040) Metal Tile Roof - Replace	40	16	$271,827	$163,096	$3,455.79
1311	(2041) Metal Tile Roof - Replace	40	17	$276,951	$159,247	$3,520.93
1311	(2042) Metal Tile Roof - Replace	40	18	$274,754	$151,115	$3,493.00
1311	(2043) Metal Tile Roof - Replace	40	19	$270,830	$142,186	$3,443.11
1311	(2044) Metal Tile Roof - Replace	40	20	$273,392	$136,696	$3,475.69
1311	(2045) Metal Tile Roof - Replace	40	21	$268,804	$127,682	$3,417.36
1311	(2046) Metal Tile Roof - Replace	40	22	$274,914	$123,711	$3,495.04
1311	(2047) Metal Tile Roof - Replace	40	23	$274,100	$116,493	$3,484.69
1311	(2048) Metal Tile Roof - Replace	40	24	$267,593	$107,037	$3,401.96

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
1311	(2049) Metal Tile Roof - Replace	40	25	$264,377	$99,141	$3,361.08
1314	(2024) PVC Cool Roof System - Repl	25	0	$1,200,000	$1,200,000	$24,409.34
1314	(2025) PVC Cool Roof System - Repl	25	1	$1,389,816	$1,334,223	$28,270.41
1314	(2026) PVC Cool Roof System - Repl	25	2	$1,395,129	$1,283,519	$28,378.48
1314	(2027) PVC Cool Roof System - Repl	25	3	$1,398,728	$1,230,881	$28,451.69
1314	(2028) PVC Cool Roof System - Repl	25	4	$1,397,450	$1,173,858	$28,425.69
1314	(2029) PVC Cool Roof System - Repl	25	5	$1,394,255	$1,115,404	$28,360.70
1314	(2030) PVC Cool Roof System - Repl	25	6	$1,399,086	$1,063,305	$28,458.97
1314	(2031) PVC Cool Roof System - Repl	25	7	$1,395,331	$1,004,638	$28,382.59
1314	(2032) PVC Cool Roof System - Repl	25	8	$1,395,286	$948,794	$28,381.67
1314	(2033) PVC Cool Roof System - Repl	25	9	$1,396,116	$893,514	$28,398.55
1314	(2034) PVC Cool Roof System - Repl	25	10	$1,396,441	$837,865	$28,405.17
1314	(2035) PVC Cool Roof System - Repl	25	11	$1,187,856	$665,199	$24,162.31
1314	(2036) PVC Cool Roof System - Repl	25	12	$2,571,596	$1,337,230	$52,309.13
1314	(2037) PVC Cool Roof System - Repl	25	13	$3,833,596	$1,840,126	$77,979.61
1314	(2038) PVC Cool Roof System - Repl	25	14	$1,884,177	$829,038	$38,326.26
1314	(2039) PVC Cool Roof System - Repl	25	15	$2,082,919	$833,168	$42,368.89
1314	(2040) PVC Cool Roof System - Repl	25	16	$1,980,594	$713,014	$40,287.49
1314	(2041) PVC Cool Roof System - Repl	25	17	$1,323,677	$423,577	$26,925.06
1314	(2042) PVC Cool Roof System - Repl	25	18	$858,843	$240,476	$17,469.82
1314	(2043) PVC Cool Roof System - Repl	25	19	$1,430,273	$343,266	$29,093.35
1314	(2044) PVC Cool Roof System - Repl	25	20	$941,113	$188,223	$19,143.29
1314	(2045) PVC Cool Roof System - Repl	25	21	$1,342,902	$214,864	$27,316.12
1314	(2046) PVC Cool Roof System - Repl	25	22	$1,614,549	$193,746	$32,841.73
1314	(2047) PVC Cool Roof System - Repl	25	23	$775,900	$62,072	$15,782.67
1314	(2048) PVC Cool Roof System - Repl	25	24	$773,804	$30,952	$15,740.04
1314	(2049) PVC Cool Roof System - Repl	25	25	$737,652	$0	$15,004.66
1314	(2050) PVC Cool Roof System - Repl	25	26	$1,266,685	$0	$25,765.78
1314	(2051) PVC Cool Roof System - Repl	25	27	$1,563,840	$0	$31,810.25
1314	(2052) PVC Cool Roof System - Repl	25	28	$1,380,086	$0	$28,072.49
1314	(2053) PVC Cool Roof System - Repl	25	29	$1,378,090	$0	$28,031.89
1317	Emergency Roof Repairs	1	0	$130,000	$130,000	$66,108.62
1330	(2040) 3- Story Gutters R/R	30	16	$125,000	$58,333	$2,118.87
1330	(2041) 3- Story Gutters R/R	30	17	$125,000	$54,167	$2,118.87
1330	(2042) 3- Story Gutters R/R	30	18	$125,000	$50,000	$2,118.87
1330	(2043) 3- Story Gutters R/R	30	19	$125,000	$45,833	$2,118.87
1330	(2044) 3- Story Gutters R/R	30	20	$125,000	$41,667	$2,118.87
1330	(2045) 3- Story Gutters R/R	30	21	$125,000	$37,500	$2,118.87
1330	(2046) 3- Story Gutters R/R	30	22	$125,000	$33,333	$2,118.87
1330	(2047) 3- Story Gutters R/R	30	23	$125,000	$29,167	$2,118.87
1330	(2048) 3- Story Gutters R/R	30	24	$12,500	$2,500	$211.89
1331	1 & 2-Story Gutter Repairs	1	0	$65,000	$65,000	$33,054.31
1332	1 & 2-Story Gutters - Replace	1	0	$61,486	$61,486	$31,267.34
	Building Structures					
1860	(2025) Fire Alarm System	1	1	$50,000	$0	$25,426.39
1860	(2026-2031) Fire Alarm System	40	2	$210,000	$199,500	$2,669.77
1860	(2052) Fire Alarm System	40	28	$315,000	$94,500	$4,004.66
1860	(2053) Fire Alarm System	40	29	$630,000	$173,250	$8,009.31
3208	(2024) Bldg Structures	1	0	$500,000	$500,000	$254,263.93

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
3208	(2025-2053) Bldg Structures	1	1	$328,290	$0	$166,944.61
3210	(2024) Carport Panel Replacement	1	0	$10,233	$10,233	$5,203.77
3210	(2025-2053) Carport Panels (912)	1	1	$8,367	$0	$4,254.85
3211	(2024) Carpentry	1	0	$121,879	$121,879	$61,978.87
3211	(2025-2053) Carpentry	1	1	$288,594	$0	$146,758.09
3213	(2024-2038) Dry Rot	1	0	$210,000	$210,000	$106,790.85
3213	(2039-2053) Dry Rot	1	15	$200,000	$0	$101,705.57
3216	(2024-2053) Replacements	1	0	$350,000	$350,000	$177,984.75
3219	(2024-2026) Parapet Wall Removal	1	0	$150,000	$150,000	$76,279.18
3220	Bldg Foundation Repairs	1	0	$25,000	$25,000	$12,713.20
3223	(2025-2028) Storage Cabinets	1	1	$91,000	$0	$46,276.03
3225	(2026) Glulam/Beam - Repair	10	2	$149,472	$119,578	$7,601.07
3225	(2027) Glulam/Beam - Repair	10	3	$398,592	$279,014	$20,269.51
3225	(2028) Glulam/Beam - Repair	10	4	$199,296	$119,578	$10,134.76
3225	(2029) Glulam/Beam - Repair	10	5	$149,472	$74,736	$7,601.07
3225	(2030) Glulam/Beam - Repair	10	6	$49,824	$19,930	$2,533.69
3225	(2031) Glulam/Beam - Repair	10	7	$1,245,600	$373,680	$63,342.23
3225	(2032) Glulam/Beam - Repair	10	8	$295,944	$59,189	$15,049.58
3230	Bldg Dry Rot Repairs (Annually)	1	0	$170,569	$170,569	$86,739.09
3231	Bldg Lead Abatement	1	0	$5,250	$5,250	$2,669.77
3235	Damage Restoration	1	0	$665,000	$665,000	$338,171.02
	Decking Projects					
151	(2024) Balcony Inspections	1	0	$92,945	$92,945	$47,265.12
151	(2032) Balcony Inspections	9	8	$150,000	$16,667	$8,475.46
151	(2033) Balcony Inspections	9	9	$150,000	$0	$8,475.46
152	Decking Topcoat	1	1	$136,361	$0	$69,343.37
153	Balcony Decking	1	0	$12,174	$12,174	$6,190.82
154	(2024-2025) GV Breezeway Decks	1	0	$220,464	$220,464	$112,112.08
154	GV Breezeway Decks	1	2	$45,000	$0	$22,883.75
155	Common Decking	1	0	$142,983	$142,983	$72,710.84
	Prior To Painting & Painting Projects					
153	Deck Top Coat With Painting	1	0	$42,297	$42,297	$21,509.20
1115	Full Cycle Exterior Painting	1	0	$1,260,747	$1,260,747	$641,124.96
1116	Exterior Paint Touch-Up	1	0	$173,353	$173,353	$88,154.83
1116	Interior Paint Touch-Up	1	0	$76,304	$76,304	$38,802.71
1400	HIP Reflective Address Signs	1	0	$52,500	$52,500	$26,697.71
2901	(2024-2034) PTP Lead Test & Abate	1	0	$1,500	$1,500	$762.79
2901	(2035-2055) PTP Lead Test & Abate	1	11	$4,500	$0	$2,288.38
2901	Lead Abatement Touch Up	1	0	$2,625	$2,625	$1,334.89
2901	Lead Testing & Abatement	1	0	$5,250	$5,250	$2,669.77
2902	PTP Asbestos Abatement	1	0	$56,250	$56,250	$28,604.69
2910	PTP Balcony Railing Repair Work	1	0	$14,378	$14,378	$7,311.61
2910	PTP Decking Repair Work	1	0	$104,885	$104,885	$53,336.94
2910	PTP Dry Rot Repair Work	1	0	$684,099	$684,099	$347,883.39
7010	(2024) PTP Landscape Renovations	15	0	$1,750,000	$1,750,000	$59,328.25
7010	(2025) PTP Landscape Renovations	15	1	$1,532,790	$1,430,604	$51,964.43
7010	(2026) PTP Landscape Renovations	15	2	$1,522,130	$1,319,179	$51,603.03
7010	(2027) PTP Landscape Renovations	15	3	$641,292	$513,034	$21,740.99
7010	(2028) PTP Landscape Renovations	15	4	$2,221,828	$1,629,341	$75,324.09

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
7010	(2029) PTP Landscape Renovations	15	5	$1,871,798	$1,247,865	$63,457.43
7010	(2030) PTP Landscape Renovations	15	6	$1,523,756	$914,254	$51,658.16
7010	(2031) PTP Landscape Renovations	15	7	$1,812,130	$966,469	$61,434.57
7010	(2032) PTP Landscape Renovations	15	8	$2,331,272	$1,087,927	$79,034.45
7010	(2033) PTP Landscape Renovations	15	9	$3,012,786	$1,205,114	$102,139.04
7010	(2034) PTP Landscape Renovations	15	10	$2,672,761	$890,920	$90,611.56
7010	(2035) PTP Landscape Renovations	15	11	$3,762,705	$1,003,388	$127,562.69
7010	(2036) PTP Landscape Renovations	15	12	$529,591	$105,918	$17,954.12
7010	(2037) PTP Landscape Renovations	15	13	$2,496,645	$332,886	$84,640.90
7010	(2038) PTP Landscape Renovations	15	14	$7,204,601	$480,307	$244,249.35
	Elevators					
2800	(2032-2037) All Elevator Components	1	8	$590,000	$0	$300,031.43
2800	(2038) All Elevator Components	1	14	$623,600	$0	$317,117.97
2800	(2039) All Elevator Components	1	15	$748,320	$0	$380,541.56
2800	(2040-2044) All Elevator Components	1	16	$748,320	$0	$380,541.56
2800	(2045-2050) All Elevator Components	1	21	$2,476	$0	$1,259.11
2800	(2051) All Elevator Components	1	27	$391,336	$0	$199,005.25
2800	(2052) All Elevator Components	1	28	$539,000	$0	$274,096.51
2800	(2053) All Elevator Components	1	29	$537,624	$0	$273,396.78
2801	(2051) Cab Doors	30	17	$61,170	$26,507	$1,036.89
2801	(2052) Cab Doors	30	18	$146,808	$58,723	$2,488.53
2801	(2053) Cab Doors	30	19	$146,808	$53,830	$2,488.53
2802	(2024) Cab Door Operators	30	0	$48,055	$48,055	$814.58
2802	(2025) Cab Door Operators	30	1	$25,523	$24,672	$432.64
2802	(2026) Cab Door Operators	30	2	$26,289	$24,536	$445.62
2802	(2027) Cab Door Operators	30	3	$27,078	$24,370	$459.00
2802	(2028) Cab Door Operators	30	4	$27,890	$24,171	$472.76
2802	(2029) Cab Door Operators	30	5	$28,727	$23,939	$486.95
2802	(2030) Cab Door Operators	30	6	$29,589	$23,671	$501.56
2802	(2051) Cab Door Operators	30	27	$123,900	$12,390	$2,100.22
2802	(2052) Cab Door Operators	30	28	$148,680	$9,912	$2,520.26
2802	(2052) Cab Door Operators	30	29	$148,680	$4,956	$2,520.26
2804	(2024) Cab Remodel & Flooring	40	0	$23,180	$23,180	$294.69
2804	(2025) Cab Remodel & Flooring	40	1	$60,000	$58,500	$762.79
2804	(2026) Cab Remodel & Flooring	40	2	$24,591	$23,361	$312.63
2804	(2027) Cab Remodel & Flooring	40	3	$25,329	$23,429	$322.01
2804	(2028) Cab Remodel & Flooring	40	4	$126,089	$113,480	$1,602.99
2804	(2029) Cab Remodel & Flooring	40	5	$26,872	$23,513	$341.63
2804	(2030) Cab Remodel & Flooring	40	6	$27,678	$23,526	$351.88
2806	(2032) Controllers & Call Buttons	30	8	$590,000	$432,667	$10,001.05
2806	(2033) Controllers & Call Buttons	30	9	$590,000	$413,000	$10,001.05
2806	(2034) Controllers & Call Buttons	30	10	$590,000	$393,333	$10,001.05
2806	(2035) Controllers & Call Buttons	30	11	$590,000	$373,667	$10,001.05
2806	(2036) Controllers & Call Buttons	30	12	$590,000	$354,000	$10,001.05
2806	(2037) Controllers & Call Buttons	30	13	$590,000	$334,333	$10,001.05
2806	(2038) Controllers & Call Buttons	30	14	$590,000	$314,667	$10,001.05
2806	(2039) Controllers & Call Buttons	30	15	$708,000	$354,000	$12,001.26
2808	(2024-2030) Hoistway Doors (4-Stop)	1	0	$5,478	$5,478	$2,785.72
2808	(2051) Hoistway Doors	40	27	$27,390	$8,902	$348.21

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
2808	(2052) Hoistway Doors	40	28	$65,736	$19,721	$835.71
2808	(2053) Hoistway Doors	40	29	$65,736	$18,077	$835.71
2850	(2024-2030) Machine Room Power Unit	1	0	$35,280	$35,280	$17,940.86
2850	(2051-2058) Machine Rm Power Units	1	27	$176,400	$0	$89,704.31
2851	(2024-2030) Door Protective Devices	1	0	$6,287	$6,287	$3,197.11
2852	(2024-2030) Solid St. Soft Starters	1	0	$6,720	$6,720	$3,417.31
2852	(2038) Solid State Soft Starters	20	14	$33,600	$10,080	$854.33
2852	(2039-2044) Solid St. Soft Starters	1	15	$40,320	$0	$20,503.84
2853	(2044-2052) Fuses	1	20	$2,476	$0	$1,259.11
	Garden Villas					
332	(2024) GV Water Heaters	10	0	$3,004	$3,004	$152.76
332	(2025) GV Water Heaters	10	1	$620	$558	$31.53
332	(2026) GV Water Heaters	10	2	$1,240	$992	$63.06
332	(2027) GV Water Heaters	10	3	$1,860	$1,302	$94.59
332	(2028) GV Water Heaters	10	4	$9,300	$5,580	$472.93
332	(2029) GV Water Heaters	10	5	$5,580	$2,790	$283.76
332	(2030) GV Water Heaters	10	6	$5,580	$2,232	$283.76
332	(2031) GV Water Heaters	10	7	$6,200	$1,860	$315.29
332	(2032) GV Water Heaters	10	8	$2,984	$597	$151.74
332	(2033) GV Water Heaters	10	9	$3,006	$301	$152.86
336	GV Rec Room Heat Pump	1	0	$2,389	$2,389	$1,214.87
912	(2031-2041) GV Lobby Renovations	1	7	$56,455	$0	$28,708.94
912	(2052-2062) GV Lobby Renovations	1	28	$56,455	$0	$28,708.94
915	(2024) Mail Room Renvoations	1	0	$562	$562	$285.79
915	(2026) Mail Room Renvoations	10	2	$80,503	$64,402	$4,093.80
915	(2027) Mail Room Renvoations	10	3	$80,503	$56,352	$4,093.80
915	(2028) Mail Room Renvoations	10	4	$80,503	$48,302	$4,093.80
915	(2029) Mail Room Renvoations	10	5	$80,503	$40,252	$4,093.80
915	(2030) Mail Room Renvoations	10	6	$80,503	$32,201	$4,093.80
915	(2031) Mail Room Renvoations	10	7	$24,151	$7,245	$1,228.15
1951	GV Recessed Area Carpet	1	1	$67,200	$0	$34,173.07
2740	(2024) Windows - Repair/Replace	20	0	$60,000	$60,000	$1,525.58
2740	(2025) Windows - Repair/Replace	20	1	$60,000	$57,000	$1,525.58
2740	(2026) Windows - Repair/Replace	20	2	$60,000	$54,000	$1,525.58
2740	(2027) Windows - Repair/Replace	20	3	$60,000	$51,000	$1,525.58
2740	(2028) Windows - Repair/Replace	20	4	$60,000	$48,000	$1,525.58
2740	(2029) Windows - Repair/Replace	20	5	$60,000	$45,000	$1,525.58
2740	(2030) Windows - Repair/Replace	20	6	$60,000	$42,000	$1,525.58
	Lighting Replacement Projects					
370	Exterior Light Replacement	1	0	$12,500	$12,500	$6,356.60
	Walls, Fencing & Railings					
501	(2024) Common Interior Walls	1	0	$10,000	$10,000	$5,085.28
501	(2024) Perimeter Block Wall	1	0	$14,150	$14,150	$7,195.67
501	Common Interior Walls	1	1	$10,000	$0	$5,085.28
501	Perimeter Block Wall	1	1	$25,300	$0	$12,865.75
504	(2024) Shepherds Crooks, Repair	1	0	$54,000	$54,000	$27,460.50
504	Shepherds Crooks, Repair	1	1	$52,538	$0	$26,717.04
516	Split Rail Fence, Replace	1	0	$78,602	$78,602	$39,971.31
	Laundry Facilities					

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
603	(2024-2028) Epoxy Floors - Replace	1	0	$49,273	$49,273	$25,056.69
603	(2029) Epoxy Floors - Replace	25	5	$26,935	$21,548	$547.89
603	(2041-2061) Epoxy Floors - Replace	1	17	$53,870	$0	$27,394.40
990	(2024) Countertops - Replace	1	0	$9,900	$9,900	$5,034.43
990	(2034) Countertops - Replace	20	10	$14,942	$7,471	$379.92
990	(2035) Countertops - Replace	20	11	$14,942	$6,724	$379.92
990	(2036) Countertops - Replace	20	12	$14,942	$5,977	$379.92
990	(2037) Countertops - Replace	20	13	$10,122	$3,543	$257.37
990	(2038) Countertops - Replace	20	14	$9,640	$2,892	$245.11
990	(2039) Countertops - Replace	20	15	$14,942	$3,736	$379.92
990	(2040) Countertops - Replace	20	16	$14,942	$2,988	$379.92
990	(2041) Countertops - Replace	20	17	$14,942	$2,241	$379.92
990	(2042) Countertops - Replace	20	18	$14,460	$1,446	$367.67
990	(2043) Countertops - Replace	20	19	$14,460	$723	$367.67
992	Commercial Washers, Replace	1	0	$61,990	$61,990	$31,523.64
993	Commercial Dryers, Replace	1	0	$14,407	$14,407	$7,326.36
994	(2024) Water Heaters & WH Permits	10	0	$33,195	$33,195	$1,688.06
994	(2025) Water Heaters & WH Permits	10	1	$16,336	$14,702	$830.73
994	(2026) Water Heaters & WH Permits	10	2	$8,168	$6,534	$415.37
994	(2027) Water Heaters & WH Permits	10	3	$6,126	$4,288	$311.52
994	(2028) Water Heaters & WH Permits	10	4	$17,357	$10,414	$882.65
994	(2029) Water Heaters & WH Permits	10	5	$6,126	$3,063	$311.52
994	(2030) Water Heaters & WH Permits	10	6	$5,105	$2,042	$259.60
994	(2031) Water Heaters & WH Permits	10	7	$6,126	$1,838	$311.52
994	(2032)Water Heaters & WH Permits	10	8	$8,168	$1,634	$415.37
994	(2033) Water Heaters & WH Permits	10	9	$13,273	$1,327	$674.97
	Sewer Lines, Water Lines & Elect					
318	(2024) Waste Line Liners	1	0	$1,500,000	$1,500,000	$762,791.78
318	(2025-2041) Waste Line Liners	1	1	$700,000	$0	$355,969.50
319	(2024) Copper Water Lines	1	0	$1,000,000	$1,000,000	$508,527.85
319	(2025-2029) Copper Water Lines	1	1	$297,250	$0	$151,159.90
319	(2030-2045) Copper Water Lines	1	6	$137,600	$0	$69,973.43
319	(2046-2051) Copper Water Lines	1	22	$103,200	$0	$52,480.07
340	Elect Panel Maint.	1	0	$30,000	$30,000	$15,255.84
340	Elect Systems	1	1	$20,000	$0	$10,170.56
341	Annual Heat Pumps/Wall Heaters	1	1	$9,495	$0	$4,828.47
4590	(2024) Pressure Regulators	10	0	$200,000	$200,000	$10,170.56
4590	(2025) Pressure Regulators	10	1	$200,000	$180,000	$10,170.56
4590	(2026) Pressure Regulators	10	2	$200,000	$160,000	$10,170.56
4590	(2027) Pressure Regulators	10	3	$200,000	$140,000	$10,170.56
4590	(2028) Pressure Regulators	10	4	$200,000	$120,000	$10,170.56
4590	(2029) Pressure Regulators	10	5	$200,000	$100,000	$10,170.56
4590	(2030) Pressure Regulators	10	6	$200,000	$80,000	$10,170.56
	Grounds & Miscellaneous					
450	Pedestal Mailboxes Replace	1	0	$27,582	$27,582	$14,026.22
	Landscape Projects					
1020	(2024-2033) Tree Maintenance	1	0	$980,188	$980,188	$498,452.90
1020	(2034-2043) Tree Maintenance	1	10	$1,061,390	$0	$539,746.37
1020	(2044-2053) Tree Maintenance	1	20	$1,141,261	$0	$580,363.00

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
1023	Annual Improvement & Restoration	1	0	$195,857	$195,857	$99,598.74
1024	(2024-2033) Slope Renovations	1	0	$568,153	$568,153	$288,921.62
1024	(2034-2043) Slope Renovations	1	10	$650,520	$0	$330,807.54
1024	(2044-20453) Slope Renovations	1	20	$71,201	$0	$36,207.69
1025	Turf Reduction Program	1	0	$4,434	$4,434	$2,254.81
332	**Total Funded Components**				**$73,819,124**	**$13,353,861**

30-Year Reserve Plan Summary

Report # 31071-4
No-Site-Visit

Fiscal Year Start: 2024 | **Interest:** 2.50 % | **Inflation:** 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes			
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2024	$25,428,510	$73,819,124	34.4 %	Medium	$13,353,861	$0	$631,576	$14,261,145
2025	$25,152,802	$76,303,501	33.0 %	Medium	$14,488,939	$0	$655,107	$12,983,760
2026	$27,313,089	$80,441,437	34.0 %	Medium	$15,720,499	$0	$718,575	$13,516,410
2027	$30,235,752	$84,515,990	35.8 %	Medium	$17,056,741	$0	$817,502	$12,874,048
2028	$35,235,948	$89,904,040	39.2 %	Medium	$18,506,564	$0	$933,796	$15,126,871
2029	$39,549,438	$93,517,999	42.3 %	Medium	$19,061,761	$0	$1,054,766	$14,741,839
2030	$44,924,126	$97,928,026	45.9 %	Medium	$19,633,614	$0	$1,181,840	$16,013,165
2031	$49,726,414	$101,667,855	48.9 %	Medium	$20,222,623	$0	$1,287,744	$17,831,036
2032	$53,405,745	$104,873,829	50.9 %	Medium	$20,829,301	$0	$1,367,401	$19,496,526
2033	$56,105,921	$107,050,434	52.4 %	Medium	$21,454,180	$0	$1,430,277	$20,549,007
2034	$58,441,371	$109,001,460	53.6 %	Medium	$22,097,806	$0	$1,490,681	$21,086,399
2035	$60,943,459	$111,058,806	54.9 %	Medium	$22,760,740	$0	$1,538,361	$22,982,586
2036	$62,259,974	$111,839,988	55.7 %	Medium	$23,443,562	$0	$1,603,537	$21,143,841
2037	$66,163,232	$115,172,157	57.4 %	Medium	$24,146,869	$0	$1,639,605	$26,801,134
2038	$65,148,572	$113,480,757	57.4 %	Medium	$24,871,275	$0	$1,562,135	$31,623,110
2039	$59,958,872	$108,014,458	55.5 %	Medium	$25,617,413	$0	$1,511,480	$25,996,040
2040	$61,091,725	$108,891,084	56.1 %	Medium	$26,385,936	$0	$1,585,205	$23,199,514
2041	$65,863,352	$113,406,794	58.1 %	Medium	$27,177,514	$0	$1,696,195	$24,756,487
2042	$69,980,573	$115,920,814	60.4 %	Medium	$27,992,839	$0	$1,866,694	$20,321,880
2043	$79,518,226	$123,816,229	64.2 %	Medium	$28,832,624	$0	$2,072,299	$23,976,172
2044	$86,446,978	$129,222,390	66.9 %	Medium	$29,697,603	$0	$2,260,125	$23,844,029
2045	$94,560,676	$133,045,802	71.1 %	Low	$30,588,531	$0	$2,502,470	$21,795,903
2046	$105,855,774	$139,762,755	75.7 %	Low	$31,506,187	$0	$2,781,872	$23,206,536
2047	$116,937,297	$145,983,526	80.1 %	Low	$32,451,373	$0	$3,059,528	$24,355,646
2048	$128,092,551	$151,985,254	84.3 %	Low	$33,424,914	$0	$3,330,975	$26,171,643
2049	$138,676,798	$157,097,815	88.3 %	Low	$34,427,661	$0	$3,579,498	$28,687,865
2050	$147,996,092	$160,597,337	92.2 %	Low	$35,460,491	$0	$3,774,543	$32,933,603
2051	$154,297,524	$161,934,393	95.3 %	Low	$36,524,306	$0	$3,971,941	$30,988,630
2052	$163,805,140	$166,695,116	98.3 %	Low	$37,620,035	$0	$4,154,929	$36,627,503
2053	$168,952,602	$165,226,028	102.3 %	Low	$38,748,636	$0	$4,203,279	$44,227,140

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 31071-4
No-Site-Visit

Fiscal Year Start: 2024

Interest: 2.50 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes				
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2024	$25,428,510	$73,819,124	34.4 %	Medium	$11,935,512	$0	$613,642	$14,261,145
2025	$23,716,519	$76,303,501	31.1 %	Medium	$12,950,031	$0	$599,328	$12,983,760
2026	$24,282,117	$80,441,437	30.2 %	Medium	$14,050,783	$0	$620,814	$13,516,410
2027	$25,437,304	$84,515,990	30.1 %	Medium	$15,245,100	$0	$673,250	$12,874,048
2028	$28,481,606	$89,904,040	31.7 %	Medium	$16,540,933	$0	$738,136	$15,126,871
2029	$30,633,804	$93,517,999	32.8 %	Medium	$17,037,161	$0	$803,704	$14,741,839
2030	$33,732,830	$97,928,026	34.4 %	Medium	$17,548,276	$0	$872,462	$16,013,165
2031	$36,140,402	$101,667,855	35.5 %	Medium	$18,074,724	$0	$917,016	$17,831,036
2032	$37,301,106	$104,873,829	35.6 %	Medium	$18,616,966	$0	$932,166	$19,496,526
2033	$37,353,712	$107,050,434	34.9 %	Medium	$19,175,475	$0	$927,250	$20,549,007
2034	$36,907,430	$109,001,460	33.9 %	Medium	$19,750,739	$0	$916,444	$21,086,399
2035	$36,488,214	$111,058,806	32.9 %	Medium	$20,343,261	$0	$889,358	$22,982,586
2036	$34,738,248	$111,839,988	31.1 %	Medium	$20,953,559	$0	$876,071	$21,143,841
2037	$35,424,036	$115,172,157	30.8 %	Medium	$21,582,166	$0	$829,829	$26,801,134
2038	$31,034,898	$113,480,757	27.3 %	High	$22,229,631	$0	$666,051	$31,623,110
2039	$22,307,471	$108,014,458	20.7 %	High	$22,896,520	$0	$524,930	$25,996,040
2040	$19,732,881	$108,891,084	18.1 %	High	$23,583,416	$0	$503,868	$23,199,514
2041	$20,620,651	$113,406,794	18.2 %	High	$24,290,918	$0	$515,578	$24,756,487
2042	$20,670,659	$115,920,814	17.8 %	High	$25,019,646	$0	$582,129	$20,321,880
2043	$25,950,553	$123,816,229	21.0 %	High	$25,770,235	$0	$678,934	$23,976,172
2044	$28,423,549	$129,222,390	22.0 %	High	$26,543,342	$0	$752,918	$23,844,029
2045	$31,875,780	$133,045,802	24.0 %	High	$27,339,642	$0	$876,186	$21,795,903
2046	$38,295,705	$139,762,755	27.4 %	High	$28,159,831	$0	$1,031,070	$23,206,536
2047	$44,280,070	$145,983,526	30.3 %	Medium	$29,004,626	$0	$1,178,557	$24,355,646
2048	$50,107,608	$151,985,254	33.0 %	Medium	$29,874,765	$0	$1,313,967	$26,171,643
2049	$55,124,698	$157,097,815	35.1 %	Medium	$30,771,008	$0	$1,420,358	$28,687,865
2050	$58,628,199	$160,597,337	36.5 %	Medium	$31,694,138	$0	$1,466,945	$32,933,603
2051	$58,855,679	$161,934,393	36.3 %	Medium	$32,644,963	$0	$1,509,312	$30,988,630
2052	$62,021,325	$166,695,116	37.2 %	Medium	$33,624,311	$0	$1,530,451	$36,627,503
2053	$60,548,584	$165,226,028	36.6 %	Medium	$34,633,041	$0	$1,409,870	$44,227,140

	Fiscal Year	2024	2025	2026	2027	2028
	Starting Reserve Balance	$25,428,510	$25,152,802	$27,313,089	$30,235,752	$35,235,948
	Annual Reserve Funding	$13,353,861	$14,488,939	$15,720,499	$17,056,741	$18,506,564
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$631,576	$655,107	$718,575	$817,502	$933,796
	Total Income	$39,413,947	$40,296,848	$43,752,163	$48,109,996	$54,676,309
#	Component					
	Paved Surfaces					
100	(2025-2029) Golf Cart Parking/Strip	$0	$10,300	$10,609	$10,927	$11,255
103	Parkway Concrete - Repair/Replace	$60,000	$61,800	$63,654	$65,564	$67,531
201	(2024) Asphalt Paving Replacement	$317,975	$0	$0	$0	$0
201	(2025) Asphalt Paving Replacement	$0	$240,517	$0	$0	$0
201	(2026) Asphalt Paving Replacement	$0	$0	$263,515	$0	$0
201	(2027) Asphalt Paving Replacement	$0	$0	$0	$324,704	$0
201	(2028) Asphalt Paving Replacement	$0	$0	$0	$0	$524,265
201	(2029) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2030) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2031) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2032) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2033) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2034) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2035) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2036) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2037) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2038) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2039) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2040) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2041) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2042) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2043) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2044) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2045) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2046) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2047) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2048) Asphalt Paving Replacement	$0	$0	$0	$0	$0
202	Paving Seal Coat - Annual	$53,876	$55,492	$57,157	$58,872	$60,638
205	(2024) Concrete & Paving Maint	$82,114	$0	$0	$0	$0
205	(2025) Concrete & Paving Maint	$0	$97,765	$0	$0	$0
205	(2026) Concrete & Paving Maint	$0	$0	$53,793	$0	$0
205	(2027) Concrete & Paving Maint	$0	$0	$0	$36,129	$0
205	(2028) Concrete & Paving Maint	$0	$0	$0	$0	$19,101
205	(2029) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2030) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2031) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2032) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2033) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2034) Concrete & Paving Maint	$0	$0	$0	$0	$0
	Roofing & Gutters					
1300	Flat Roof Preventative Maint	$46,845	$48,250	$49,698	$51,189	$52,724
1301	Flat Roof Debris Cleanup	$57,978	$59,717	$61,509	$63,354	$65,255
1308	(2024) LWT to Comp Shingle	$250,000	$0	$0	$0	$0
1308	(2025) LWT to Comp Shingle	$0	$131,562	$0	$0	$0
1308	(2026) LWT to Comp Shingle	$0	$0	$132,627	$0	$0
1308	(2027) LWT to Comp Shingle	$0	$0	$0	$134,376	$0
1308	(2028) LWT to Comp Shingle	$0	$0	$0	$0	$144,806
1308	(2029) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2030) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2031) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2032) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2033) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2034) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2035) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2036) LWT to Comp Shingle	$0	$0	$0	$0	$0

Fiscal Year	2024	2025	2026	2027	2028
1308 (2037) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308 (2038) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308 (2039) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308 (2060) Comp Shingle Roofs	$0	$0	$0	$0	$0
1308 (2061) Comp Shingle Roofs	$0	$0	$0	$0	$0
1310 (2039) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2040) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2041) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2042) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2043) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2044) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2045) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2046) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2047) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2048) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2049) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2050) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2051) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2052) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2053) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1311 (2030) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2031) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2032) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2033) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2034) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2035) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2036) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2037) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2038) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2039) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2040) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2041) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2042) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2043) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2044) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2045) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2046) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2047) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2048) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2049) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1314 (2024) PVC Cool Roof System - Repl	$1,200,000	$0	$0	$0	$0
1314 (2025) PVC Cool Roof System - Repl	$0	$1,431,510	$0	$0	$0
1314 (2026) PVC Cool Roof System - Repl	$0	$0	$1,480,092	$0	$0
1314 (2027) PVC Cool Roof System - Repl	$0	$0	$0	$1,528,428	$0
1314 (2028) PVC Cool Roof System - Repl	$0	$0	$0	$0	$1,572,842
1314 (2029) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2030) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2031) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2032) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2033) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2034) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2035) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2036) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2037) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2038) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2039) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2040) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2041) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2042) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2043) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2044) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2045) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2046) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2047) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2048) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2049) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2050) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2051) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2052) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2053) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0

	Fiscal Year	2024	2025	2026	2027	2028
1317	Emergency Roof Repairs	$130,000	$133,900	$137,917	$142,055	$146,316
1330	(2040) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2041) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2042) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2043) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2044) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2045) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2046) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2047) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2048) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1331	1 & 2-Story Gutter Repairs	$65,000	$66,950	$68,959	$71,027	$73,158
1332	1 & 2-Story Gutters - Replace	$61,486	$63,331	$65,230	$67,187	$69,203
	Building Structures					
1860	(2025) Fire Alarm System	$0	$51,500	$0	$0	$0
1860	(2026-2031) Fire Alarm System	$0	$0	$222,789	$0	$0
1860	(2052) Fire Alarm System	$0	$0	$0	$0	$0
1860	(2053) Fire Alarm System	$0	$0	$0	$0	$0
3208	(2024) Bldg Structures	$500,000	$0	$0	$0	$0
3208	(2025-2053) Bldg Structures	$0	$338,139	$348,283	$358,731	$369,493
3210	(2024) Carport Panel Replacement	$10,233	$0	$0	$0	$0
3210	(2025-2053) Carport Panels (912)	$0	$8,618	$8,877	$9,143	$9,417
3211	(2024) Carpentry	$121,879	$0	$0	$0	$0
3211	(2025-2053) Carpentry	$0	$297,252	$306,169	$315,354	$324,815
3213	(2024-2038) Dry Rot	$210,000	$0	$0	$0	$0
3213	(2039-2053) Dry Rot	$0	$0	$0	$0	$0
3216	(2024-2053) Replacements	$350,000	$360,500	$371,315	$382,454	$393,928
3219	(2024-2026) Parapet Wall Removal	$150,000	$154,500	$159,135	$0	$0
3220	Bldg Foundation Repairs	$25,000	$25,750	$26,523	$27,318	$28,138
3223	(2025-2028) Storage Cabinets	$0	$93,730	$96,542	$99,438	$102,421
3225	(2026) Glulam/Beam - Repair	$0	$0	$158,575	$0	$0
3225	(2027) Glulam/Beam - Repair	$0	$0	$0	$435,552	$0
3225	(2028) Glulam/Beam - Repair	$0	$0	$0	$0	$224,309
3225	(2029) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3225	(2030) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3225	(2031) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3225	(2032) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3230	Bldg Dry Rot Repairs (Annually)	$170,569	$175,686	$180,957	$186,385	$191,977
3231	Bldg Lead Abatement	$5,250	$5,408	$5,570	$5,737	$5,909
3235	Damage Restoration	$665,000	$684,950	$705,499	$726,663	$748,463
	Decking Projects					
151	(2024) Balcony Inspections	$92,945	$0	$0	$0	$0
151	(2032) Balcony Inspections	$0	$0	$0	$0	$0
151	(2033) Balcony Inspections	$0	$0	$0	$0	$0
152	Decking Topcoat	$0	$140,452	$144,665	$149,005	$153,476
153	Balcony Decking	$12,174	$12,539	$12,915	$13,303	$13,702
154	(2024-2025) GV Breezeway Decks	$220,464	$227,078	$0	$0	$0
154	GV Breezeway Decks	$0	$0	$47,741	$49,173	$50,648
155	Common Decking	$142,983	$147,272	$151,691	$156,241	$160,929
	Prior To Painting & Painting Projects					
153	Deck Top Coat With Painting	$42,297	$43,566	$44,873	$46,219	$47,606
1115	Full Cycle Exterior Painting	$1,260,747	$1,298,569	$1,337,526	$1,377,652	$1,418,982
1116	Exterior Paint Touch-Up	$173,353	$178,554	$183,910	$189,428	$195,110
1116	Interior Paint Touch-Up	$76,304	$78,593	$80,951	$83,379	$85,881
1400	HIP Reflective Address Signs	$52,500	$54,075	$55,697	$57,368	$59,089
2901	(2024-2034) PTP Lead Test & Abate	$1,500	$1,545	$1,591	$1,639	$1,688
2901	(2035-2055) PTP Lead Test & Abate	$0	$0	$0	$0	$0
2901	Lead Abatement Touch Up	$2,625	$2,704	$2,785	$2,868	$2,954
2901	Lead Testing & Abatement	$5,250	$5,408	$5,570	$5,737	$5,909
2902	PTP Asbestos Abatement	$56,250	$57,938	$59,676	$61,466	$63,310
2910	PTP Balcony Railing Repair Work	$14,378	$14,809	$15,254	$15,711	$16,183
2910	PTP Decking Repair Work	$104,885	$108,032	$111,272	$114,611	$118,049
2910	PTP Dry Rot Repair Work	$684,099	$704,622	$725,761	$747,533	$769,959
7010	(2024) PTP Landscape Renovations	$1,750,000	$0	$0	$0	$0
7010	(2025) PTP Landscape Renovations	$0	$1,578,774	$0	$0	$0
7010	(2026) PTP Landscape Renovations	$0	$0	$1,614,828	$0	$0
7010	(2027) PTP Landscape Renovations	$0	$0	$0	$700,757	$0
7010	(2028) PTP Landscape Renovations	$0	$0	$0	$0	$2,500,687
7010	(2029) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2030) PTP Landscape Renovations	$0	$0	$0	$0	$0

	Fiscal Year	2024	2025	2026	2027	2028
7010	(2031) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2032) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2033) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2034) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2035) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2036) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2037) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2038) PTP Landscape Renovations	$0	$0	$0	$0	$0
	Elevators					
2800	(2032-2037) All Elevator Components	$0	$0	$0	$0	$0
2800	(2038) All Elevator Components	$0	$0	$0	$0	$0
2800	(2039) All Elevator Components	$0	$0	$0	$0	$0
2800	(2040-2044) All Elevator Components	$0	$0	$0	$0	$0
2800	(2045-2050) All Elevator Components	$0	$0	$0	$0	$0
2800	(2051) All Elevator Components	$0	$0	$0	$0	$0
2800	(2052) All Elevator Components	$0	$0	$0	$0	$0
2800	(2053) All Elevator Components	$0	$0	$0	$0	$0
2801	(2051) Cab Doors	$0	$0	$0	$0	$0
2801	(2052) Cab Doors	$0	$0	$0	$0	$0
2801	(2053) Cab Doors	$0	$0	$0	$0	$0
2802	(2024) Cab Door Operators	$48,055	$0	$0	$0	$0
2802	(2025) Cab Door Operators	$0	$26,289	$0	$0	$0
2802	(2026) Cab Door Operators	$0	$0	$27,890	$0	$0
2802	(2027) Cab Door Operators	$0	$0	$0	$29,589	$0
2802	(2028) Cab Door Operators	$0	$0	$0	$0	$31,390
2802	(2029) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2030) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2051) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2052) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2052) Cab Door Operators	$0	$0	$0	$0	$0
2804	(2024) Cab Remodel & Flooring	$23,180	$0	$0	$0	$0
2804	(2025) Cab Remodel & Flooring	$0	$61,800	$0	$0	$0
2804	(2026) Cab Remodel & Flooring	$0	$0	$26,089	$0	$0
2804	(2027) Cab Remodel & Flooring	$0	$0	$0	$27,678	$0
2804	(2028) Cab Remodel & Flooring	$0	$0	$0	$0	$141,914
2804	(2029) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2030) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2806	(2032) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2033) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2034) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2035) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2036) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2037) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2038) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2039) Controllers & Call Buttons	$0	$0	$0	$0	$0
2808	(2024-2030) Hoistway Doors (4-Stop)	$5,478	$5,642	$5,812	$5,986	$6,166
2808	(2051) Hoistway Doors	$0	$0	$0	$0	$0
2808	(2052) Hoistway Doors	$0	$0	$0	$0	$0
2808	(2053) Hoistway Doors	$0	$0	$0	$0	$0
2850	(2024-2030) Machine Room Power Unit	$35,280	$36,338	$37,429	$38,551	$39,708
2850	(2051-2058) Machine Rm Power Units	$0	$0	$0	$0	$0
2851	(2024-2030) Door Protective Devices	$6,287	$6,476	$6,670	$6,870	$7,076
2852	(2024-2030) Solid St. Soft Starters	$6,720	$6,922	$7,129	$7,343	$7,563
2852	(2038) Solid State Soft Starters	$0	$0	$0	$0	$0
2852	(2039-2044) Solid St. Soft Starters	$0	$0	$0	$0	$0
2853	(2044-2052) Fuses	$0	$0	$0	$0	$0
	Garden Villas					
332	(2024) GV Water Heaters	$3,004	$0	$0	$0	$0
332	(2025) GV Water Heaters	$0	$639	$0	$0	$0
332	(2026) GV Water Heaters	$0	$0	$1,316	$0	$0
332	(2027) GV Water Heaters	$0	$0	$0	$2,032	$0
332	(2028) GV Water Heaters	$0	$0	$0	$0	$10,467
332	(2029) GV Water Heaters	$0	$0	$0	$0	$0
332	(2030) GV Water Heaters	$0	$0	$0	$0	$0
332	(2031) GV Water Heaters	$0	$0	$0	$0	$0
332	(2032) GV Water Heaters	$0	$0	$0	$0	$0
332	(2033) GV Water Heaters	$0	$0	$0	$0	$0
336	GV Rec Room Heat Pump	$2,389	$2,461	$2,534	$2,611	$2,689
912	(2031-2041) GV Lobby Renovations	$0	$0	$0	$0	$0

	Fiscal Year	2024	2025	2026	2027	2028
912	(2052-2062) GV Lobby Renovations	$0	$0	$0	$0	$0
915	(2024) Mail Room Renvoations	$562	$0	$0	$0	$0
915	(2026) Mail Room Renvoations	$0	$0	$85,406	$0	$0
915	(2027) Mail Room Renvoations	$0	$0	$0	$87,968	$0
915	(2028) Mail Room Renvoations	$0	$0	$0	$0	$90,607
915	(2029) Mail Room Renvoations	$0	$0	$0	$0	$0
915	(2030) Mail Room Renvoations	$0	$0	$0	$0	$0
915	(2031) Mail Room Renvoations	$0	$0	$0	$0	$0
1951	GV Recessed Area Carpet	$0	$69,216	$71,292	$73,431	$75,634
2740	(2024) Windows - Repair/Replace	$60,000	$0	$0	$0	$0
2740	(2025) Windows - Repair/Replace	$0	$61,800	$0	$0	$0
2740	(2026) Windows - Repair/Replace	$0	$0	$63,654	$0	$0
2740	(2027) Windows - Repair/Replace	$0	$0	$0	$65,564	$0
2740	(2028) Windows - Repair/Replace	$0	$0	$0	$0	$67,531
2740	(2029) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2030) Windows - Repair/Replace	$0	$0	$0	$0	$0
	Lighting Replacement Projects					
370	Exterior Light Replacement	$12,500	$12,875	$13,261	$13,659	$14,069
	Walls, Fencing & Railings					
501	(2024) Common Interior Walls	$10,000	$0	$0	$0	$0
501	(2024) Perimeter Block Wall	$14,150	$0	$0	$0	$0
501	Common Interior Walls	$0	$10,300	$10,609	$10,927	$11,255
501	Perimeter Block Wall	$0	$26,059	$26,841	$27,646	$28,475
504	(2024) Shepherds Crooks, Repair	$54,000	$0	$0	$0	$0
504	Shepherds Crooks, Repair	$0	$54,114	$55,738	$57,410	$59,132
516	Split Rail Fence, Replace	$78,602	$80,960	$83,389	$85,891	$88,467
	Laundry Facilities					
603	(2024-2028) Epoxy Floors - Replace	$49,273	$50,751	$52,274	$53,842	$55,457
603	(2029) Epoxy Floors - Replace	$0	$0	$0	$0	$0
603	(2041-2061) Epoxy Floors - Replace	$0	$0	$0	$0	$0
990	(2024) Countertops - Replace	$9,900	$0	$0	$0	$0
990	(2034) Countertops - Replace	$0	$0	$0	$0	$0
990	(2035) Countertops - Replace	$0	$0	$0	$0	$0
990	(2036) Countertops - Replace	$0	$0	$0	$0	$0
990	(2037) Countertops - Replace	$0	$0	$0	$0	$0
990	(2038) Countertops - Replace	$0	$0	$0	$0	$0
990	(2039) Countertops - Replace	$0	$0	$0	$0	$0
990	(2040) Countertops - Replace	$0	$0	$0	$0	$0
990	(2041) Countertops - Replace	$0	$0	$0	$0	$0
990	(2042) Countertops - Replace	$0	$0	$0	$0	$0
990	(2043) Countertops - Replace	$0	$0	$0	$0	$0
992	Commercial Washers, Replace	$61,990	$63,850	$65,765	$67,738	$69,770
993	Commercial Dryers, Replace	$14,407	$14,839	$15,284	$15,743	$16,215
994	(2024) Water Heaters & WH Permits	$33,195	$0	$0	$0	$0
994	(2025) Water Heaters & WH Permits	$0	$16,826	$0	$0	$0
994	(2026) Water Heaters & WH Permits	$0	$0	$8,665	$0	$0
994	(2027) Water Heaters & WH Permits	$0	$0	$0	$6,694	$0
994	(2028) Water Heaters & WH Permits	$0	$0	$0	$0	$19,535
994	(2029) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2030) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2031) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2032)Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2033) Water Heaters & WH Permits	$0	$0	$0	$0	$0
	Sewer Lines, Water Lines & Elect					
318	(2024) Waste Line Liners	$1,500,000	$0	$0	$0	$0
318	(2025-2041) Waste Line Liners	$0	$721,000	$742,630	$764,909	$787,856
319	(2024) Copper Water Lines	$1,000,000	$0	$0	$0	$0
319	(2025-2029) Copper Water Lines	$0	$306,168	$315,353	$324,813	$334,557
319	(2030-2045) Copper Water Lines	$0	$0	$0	$0	$0
319	(2046-2051) Copper Water Lines	$0	$0	$0	$0	$0
340	Elect Panel Maint.	$30,000	$30,900	$31,827	$32,782	$33,765
340	Elect Systems	$0	$20,600	$21,218	$21,855	$22,510
341	Annual Heat Pumps/Wall Heaters	$0	$9,780	$10,073	$10,375	$10,687
4590	(2024) Pressure Regulators	$200,000	$0	$0	$0	$0
4590	(2025) Pressure Regulators	$0	$206,000	$0	$0	$0
4590	(2026) Pressure Regulators	$0	$0	$212,180	$0	$0
4590	(2027) Pressure Regulators	$0	$0	$0	$218,545	$0
4590	(2028) Pressure Regulators	$0	$0	$0	$0	$225,102

	Fiscal Year	2024	2025	2026	2027	2028
4590	(2029) Pressure Regulators	$0	$0	$0	$0	$0
4590	(2030) Pressure Regulators	$0	$0	$0	$0	$0
	Grounds & Miscellaneous					
450	Pedestal Mailboxes Replace	$27,582	$28,409	$29,262	$30,140	$31,044
	Landscape Projects					
1020	(2024-2033) Tree Maintenance	$980,188	$1,009,594	$1,039,881	$1,071,078	$1,103,210
1020	(2034-2043) Tree Maintenance	$0	$0	$0	$0	$0
1020	(2044-2053) Tree Maintenance	$0	$0	$0	$0	$0
1023	Annual Improvement & Restoration	$195,857	$201,733	$207,785	$214,018	$220,439
1024	(2024-2033) Slope Renovations	$568,153	$585,198	$602,754	$620,836	$639,461
1024	(2034-2043) Slope Renovations	$0	$0	$0	$0	$0
1024	(2044-20453) Slope Renovations	$0	$0	$0	$0	$0
1025	Turf Reduction Program	$4,434	$4,567	$4,704	$4,845	$4,991
	Total Expenses	$14,261,145	$12,983,760	$13,516,410	$12,874,048	$15,126,871
	Ending Reserve Balance	$25,152,802	$27,313,089	$30,235,752	$35,235,948	$39,549,438

	Fiscal Year	2029	2030	2031	2032	2033
	Starting Reserve Balance	$39,549,438	$44,924,126	$49,726,414	$53,405,745	$56,105,921
	Annual Reserve Funding	$19,061,761	$19,633,614	$20,222,623	$20,829,301	$21,454,180
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$1,054,766	$1,181,840	$1,287,744	$1,367,401	$1,430,277
	Total Income	$59,665,965	$65,739,580	$71,236,781	$75,602,447	$78,990,379
#	Component					
	Paved Surfaces					
100	(2025-2029) Golf Cart Parking/Strip	$11,593	$0	$0	$0	$0
103	Parkway Concrete - Repair/Replace	$69,556	$71,643	$73,792	$76,006	$78,286
201	(2024) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2025) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2026) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2027) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2028) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2029) Asphalt Paving Replacement	$413,073	$0	$0	$0	$0
201	(2030) Asphalt Paving Replacement	$0	$424,893	$0	$0	$0
201	(2031) Asphalt Paving Replacement	$0	$0	$449,785	$0	$0
201	(2032) Asphalt Paving Replacement	$0	$0	$0	$469,886	$0
201	(2033) Asphalt Paving Replacement	$0	$0	$0	$0	$434,855
201	(2034) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2035) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2036) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2037) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2038) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2039) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2040) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2041) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2042) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2043) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2044) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2045) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2046) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2047) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2048) Asphalt Paving Replacement	$0	$0	$0	$0	$0
202	Paving Seal Coat - Annual	$62,457	$64,331	$66,261	$68,249	$70,296
205	(2024) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2025) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2026) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2027) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2028) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2029) Concrete & Paving Maint	$37,071	$0	$0	$0	$0
205	(2030) Concrete & Paving Maint	$0	$75,243	$0	$0	$0
205	(2031) Concrete & Paving Maint	$0	$0	$80,842	$0	$0
205	(2032) Concrete & Paving Maint	$0	$0	$0	$95,954	$0
205	(2033) Concrete & Paving Maint	$0	$0	$0	$0	$95,790
205	(2034) Concrete & Paving Maint	$0	$0	$0	$0	$0
	Roofing & Gutters					
1300	Flat Roof Preventative Maint	$54,306	$55,935	$57,613	$59,342	$61,122
1301	Flat Roof Debris Cleanup	$67,212	$69,229	$71,306	$73,445	$75,648
1308	(2024) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2025) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2026) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2027) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2028) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2029) LWT to Comp Shingle	$149,851	$0	$0	$0	$0
1308	(2030) LWT to Comp Shingle	$0	$1,351,471	$0	$0	$0
1308	(2031) LWT to Comp Shingle	$0	$0	$1,400,419	$0	$0
1308	(2032) LWT to Comp Shingle	$0	$0	$0	$1,436,982	$0
1308	(2033) LWT to Comp Shingle	$0	$0	$0	$0	$1,477,006
1308	(2034) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2035) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2036) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2037) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2038) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2039) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2060) Comp Shingle Roofs	$0	$0	$0	$0	$0
1308	(2061) Comp Shingle Roofs	$0	$0	$0	$0	$0
1310	(2039) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0

	Fiscal Year	2029	2030	2031	2032	2033
1310	(2040) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2041) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2042) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2043) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2044) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2045) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2046) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2047) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2048) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2049) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2050) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2051) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2052) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2053) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1311	(2030) Metal Tile Roof - Replace	$0	$358,216	$0	$0	$0
1311	(2031) Metal Tile Roof - Replace	$0	$0	$316,026	$0	$0
1311	(2032) Metal Tile Roof - Replace	$0	$0	$0	$334,918	$0
1311	(2033) Metal Tile Roof - Replace	$0	$0	$0	$0	$356,952
1311	(2034) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2035) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2036) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2037) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2038) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2039) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2040) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2041) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2042) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2043) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2044) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2045) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2046) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2047) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2048) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2049) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1314	(2024) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2025) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2026) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2027) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2028) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2029) PVC Cool Roof System - Repl	$1,616,324	$0	$0	$0	$0
1314	(2030) PVC Cool Roof System - Repl	$0	$1,670,582	$0	$0	$0
1314	(2031) PVC Cool Roof System - Repl	$0	$0	$1,716,081	$0	$0
1314	(2032) PVC Cool Roof System - Repl	$0	$0	$0	$1,767,507	$0
1314	(2033) PVC Cool Roof System - Repl	$0	$0	$0	$0	$1,821,615
1314	(2034) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2035) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2036) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2037) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2038) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2039) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2040) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2041) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2042) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2043) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2044) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2045) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2046) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2047) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2048) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2049) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2050) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2051) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2052) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2053) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1317	Emergency Roof Repairs	$150,706	$155,227	$159,884	$164,680	$169,621
1330	(2040) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2041) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2042) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2043) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2044) 3- Story Gutters R/R	$0	$0	$0	$0	$0

	Fiscal Year	2029	2030	2031	2032	2033
1330	(2045) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2046) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2047) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2048) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1331	1 & 2-Story Gutter Repairs	$75,353	$77,613	$79,942	$82,340	$84,810
1332	1 & 2-Story Gutters - Replace	$71,279	$73,417	$75,620	$77,889	$80,225
	Building Structures					
1860	(2025) Fire Alarm System	$0	$0	$0	$0	$0
1860	(2026-2031) Fire Alarm System	$0	$0	$0	$0	$0
1860	(2052) Fire Alarm System	$0	$0	$0	$0	$0
1860	(2053) Fire Alarm System	$0	$0	$0	$0	$0
3208	(2024) Bldg Structures	$0	$0	$0	$0	$0
3208	(2025-2053) Bldg Structures	$380,578	$391,995	$403,755	$415,868	$428,344
3210	(2024) Carport Panel Replacement	$0	$0	$0	$0	$0
3210	(2025-2053) Carport Panels (912)	$9,700	$9,991	$10,290	$10,599	$10,917
3211	(2024) Carpentry	$0	$0	$0	$0	$0
3211	(2025-2053) Carpentry	$334,560	$344,596	$354,934	$365,582	$376,550
3213	(2024-2038) Dry Rot	$0	$0	$0	$0	$0
3213	(2039-2053) Dry Rot	$0	$0	$0	$0	$0
3216	(2024-2053) Replacements	$405,746	$417,918	$430,456	$443,370	$456,671
3219	(2024-2026) Parapet Wall Removal	$0	$0	$0	$0	$0
3220	Bldg Foundation Repairs	$28,982	$29,851	$30,747	$31,669	$32,619
3223	(2025-2028) Storage Cabinets	$0	$0	$0	$0	$0
3225	(2026) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3225	(2027) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3225	(2028) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3225	(2029) Glulam/Beam - Repair	$173,279	$0	$0	$0	$0
3225	(2030) Glulam/Beam - Repair	$0	$59,492	$0	$0	$0
3225	(2031) Glulam/Beam - Repair	$0	$0	$1,531,931	$0	$0
3225	(2032) Glulam/Beam - Repair	$0	$0	$0	$374,893	$0
3230	Bldg Dry Rot Repairs (Annually)	$197,736	$203,668	$209,778	$216,072	$222,554
3231	Bldg Lead Abatement	$6,086	$6,269	$6,457	$6,651	$6,850
3235	Damage Restoration	$770,917	$794,045	$817,866	$842,402	$867,674
	Decking Projects					
151	(2024) Balcony Inspections	$0	$0	$0	$0	$0
151	(2032) Balcony Inspections	$0	$0	$0	$190,016	$0
151	(2033) Balcony Inspections	$0	$0	$0	$0	$195,716
152	Decking Topcoat	$158,080	$162,822	$167,707	$172,738	$177,920
153	Balcony Decking	$14,113	$14,536	$14,972	$15,422	$15,884
154	(2024-2025) GV Breezeway Decks	$0	$0	$0	$0	$0
154	GV Breezeway Decks	$52,167	$53,732	$55,344	$57,005	$58,715
155	Common Decking	$165,756	$170,729	$175,851	$181,127	$186,560
	Prior To Painting & Painting Projects					
153	Deck Top Coat With Painting	$49,034	$50,505	$52,020	$53,581	$55,188
1115	Full Cycle Exterior Painting	$1,461,551	$1,505,398	$1,550,560	$1,597,077	$1,644,989
1116	Exterior Paint Touch-Up	$200,964	$206,993	$213,202	$219,598	$226,186
1116	Interior Paint Touch-Up	$88,457	$91,111	$93,844	$96,660	$99,559
1400	HIP Reflective Address Signs	$60,862	$62,688	$64,568	$66,505	$68,501
2901	(2024-2034) PTP Lead Test & Abate	$1,739	$1,791	$1,845	$1,900	$1,957
2901	(2035-2055) PTP Lead Test & Abate	$0	$0	$0	$0	$0
2901	Lead Abatement Touch Up	$3,043	$3,134	$3,228	$3,325	$3,425
2901	Lead Testing & Abatement	$6,086	$6,269	$6,457	$6,651	$6,850
2902	PTP Asbestos Abatement	$65,209	$67,165	$69,180	$71,256	$73,393
2910	PTP Balcony Railing Repair Work	$16,668	$17,168	$17,683	$18,214	$18,760
2910	PTP Decking Repair Work	$121,590	$125,238	$128,995	$132,865	$136,851
2910	PTP Dry Rot Repair Work	$793,058	$816,850	$841,355	$866,596	$892,594
7010	(2024) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2025) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2026) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2027) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2028) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2029) PTP Landscape Renovations	$2,169,927	$0	$0	$0	$0
7010	(2030) PTP Landscape Renovations	$0	$1,819,444	$0	$0	$0
7010	(2031) PTP Landscape Renovations	$0	$0	$2,228,691	$0	$0
7010	(2032) PTP Landscape Renovations	$0	$0	$0	$2,953,186	$0
7010	(2033) PTP Landscape Renovations	$0	$0	$0	$0	$3,931,002
7010	(2034) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2035) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2036) PTP Landscape Renovations	$0	$0	$0	$0	$0

	Fiscal Year	2029	2030	2031	2032	2033
7010	(2037) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2038) PTP Landscape Renovations	$0	$0	$0	$0	$0
	Elevators					
2800	(2032-2037) All Elevator Components	$0	$0	$0	$747,394	$769,816
2800	(2038) All Elevator Components	$0	$0	$0	$0	$0
2800	(2039) All Elevator Components	$0	$0	$0	$0	$0
2800	(2040-2044) All Elevator Components	$0	$0	$0	$0	$0
2800	(2045-2050) All Elevator Components	$0	$0	$0	$0	$0
2800	(2051) All Elevator Components	$0	$0	$0	$0	$0
2800	(2052) All Elevator Components	$0	$0	$0	$0	$0
2800	(2053) All Elevator Components	$0	$0	$0	$0	$0
2801	(2051) Cab Doors	$0	$0	$0	$0	$0
2801	(2052) Cab Doors	$0	$0	$0	$0	$0
2801	(2053) Cab Doors	$0	$0	$0	$0	$0
2802	(2024) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2025) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2026) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2027) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2028) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2029) Cab Door Operators	$33,302	$0	$0	$0	$0
2802	(2030) Cab Door Operators	$0	$35,331	$0	$0	$0
2802	(2051) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2052) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2052) Cab Door Operators	$0	$0	$0	$0	$0
2804	(2024) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2025) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2026) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2027) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2028) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2029) Cab Remodel & Flooring	$31,152	$0	$0	$0	$0
2804	(2030) Cab Remodel & Flooring	$0	$33,049	$0	$0	$0
2806	(2032) Controllers & Call Buttons	$0	$0	$0	$747,394	$0
2806	(2033) Controllers & Call Buttons	$0	$0	$0	$0	$769,816
2806	(2034) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2035) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2036) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2037) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2038) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2039) Controllers & Call Buttons	$0	$0	$0	$0	$0
2808	(2024-2030) Hoistway Doors (4-Stop)	$6,351	$6,541	$0	$0	$0
2808	(2051) Hoistway Doors	$0	$0	$0	$0	$0
2808	(2052) Hoistway Doors	$0	$0	$0	$0	$0
2808	(2053) Hoistway Doors	$0	$0	$0	$0	$0
2850	(2024-2030) Machine Room Power Unit	$40,899	$42,126	$0	$0	$0
2850	(2051-2058) Machine Rm Power Units	$0	$0	$0	$0	$0
2851	(2024-2030) Door Protective Devices	$7,288	$7,507	$0	$0	$0
2852	(2024-2030) Solid St. Soft Starters	$7,790	$8,024	$0	$0	$0
2852	(2038) Solid State Soft Starters	$0	$0	$0	$0	$0
2852	(2039-2044) Solid St. Soft Starters	$0	$0	$0	$0	$0
2853	(2044-2052) Fuses	$0	$0	$0	$0	$0
	Garden Villas					
332	(2024) GV Water Heaters	$0	$0	$0	$0	$0
332	(2025) GV Water Heaters	$0	$0	$0	$0	$0
332	(2026) GV Water Heaters	$0	$0	$0	$0	$0
332	(2027) GV Water Heaters	$0	$0	$0	$0	$0
332	(2028) GV Water Heaters	$0	$0	$0	$0	$0
332	(2029) GV Water Heaters	$6,469	$0	$0	$0	$0
332	(2030) GV Water Heaters	$0	$6,663	$0	$0	$0
332	(2031) GV Water Heaters	$0	$0	$7,625	$0	$0
332	(2032) GV Water Heaters	$0	$0	$0	$3,780	$0
332	(2033) GV Water Heaters	$0	$0	$0	$0	$3,922
336	GV Rec Room Heat Pump	$2,770	$2,853	$2,938	$3,026	$3,117
912	(2031-2041) GV Lobby Renovations	$0	$0	$69,433	$71,516	$73,661
912	(2052-2062) GV Lobby Renovations	$0	$0	$0	$0	$0
915	(2024) Mail Room Renvoations	$0	$0	$0	$0	$0
915	(2026) Mail Room Renvoations	$0	$0	$0	$0	$0
915	(2027) Mail Room Renvoations	$0	$0	$0	$0	$0
915	(2028) Mail Room Renvoations	$0	$0	$0	$0	$0
915	(2029) Mail Room Renvoations	$93,325	$0	$0	$0	$0

	Fiscal Year	2029	2030	2031	2032	2033
915	(2030) Mail Room Renvoations	$0	$96,125	$0	$0	$0
915	(2031) Mail Room Renvoations	$0	$0	$29,703	$0	$0
1951	GV Recessed Area Carpet	$77,903	$80,240	$82,648	$85,127	$87,681
2740	(2024) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2025) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2026) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2027) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2028) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2029) Windows - Repair/Replace	$69,556	$0	$0	$0	$0
2740	(2030) Windows - Repair/Replace	$0	$71,643	$0	$0	$0
	Lighting Replacement Projects					
370	Exterior Light Replacement	$14,491	$14,926	$15,373	$15,835	$16,310
	Walls, Fencing & Railings					
501	(2024) Common Interior Walls	$0	$0	$0	$0	$0
501	(2024) Perimeter Block Wall	$0	$0	$0	$0	$0
501	Common Interior Walls	$11,593	$11,941	$12,299	$12,668	$13,048
501	Perimeter Block Wall	$29,330	$30,210	$31,116	$32,049	$33,011
504	(2024) Shepherds Crooks, Repair	$0	$0	$0	$0	$0
504	Shepherds Crooks, Repair	$60,906	$62,733	$64,615	$66,554	$68,550
516	Split Rail Fence, Replace	$91,121	$93,855	$96,671	$99,571	$102,558
	Laundry Facilities					
603	(2024-2028) Epoxy Floors - Replace	$0	$0	$0	$0	$0
603	(2029) Epoxy Floors - Replace	$31,225	$0	$0	$0	$0
603	(2041-2061) Epoxy Floors - Replace	$0	$0	$0	$0	$0
990	(2024) Countertops - Replace	$0	$0	$0	$0	$0
990	(2034) Countertops - Replace	$0	$0	$0	$0	$0
990	(2035) Countertops - Replace	$0	$0	$0	$0	$0
990	(2036) Countertops - Replace	$0	$0	$0	$0	$0
990	(2037) Countertops - Replace	$0	$0	$0	$0	$0
990	(2038) Countertops - Replace	$0	$0	$0	$0	$0
990	(2039) Countertops - Replace	$0	$0	$0	$0	$0
990	(2040) Countertops - Replace	$0	$0	$0	$0	$0
990	(2041) Countertops - Replace	$0	$0	$0	$0	$0
990	(2042) Countertops - Replace	$0	$0	$0	$0	$0
990	(2043) Countertops - Replace	$0	$0	$0	$0	$0
992	Commercial Washers, Replace	$71,863	$74,019	$76,240	$78,527	$80,883
993	Commercial Dryers, Replace	$16,702	$17,203	$17,719	$18,250	$18,798
994	(2024) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2025) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2026) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2027) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2028) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2029) Water Heaters & WH Permits	$7,102	$0	$0	$0	$0
994	(2030) Water Heaters & WH Permits	$0	$6,096	$0	$0	$0
994	(2031) Water Heaters & WH Permits	$0	$0	$7,534	$0	$0
994	(2032)Water Heaters & WH Permits	$0	$0	$0	$10,347	$0
994	(2033) Water Heaters & WH Permits	$0	$0	$0	$0	$17,318
	Sewer Lines, Water Lines & Elect					
318	(2024) Waste Line Liners	$0	$0	$0	$0	$0
318	(2025-2041) Waste Line Liners	$811,492	$835,837	$860,912	$886,739	$913,341
319	(2024) Copper Water Lines	$0	$0	$0	$0	$0
319	(2025-2029) Copper Water Lines	$344,594	$0	$0	$0	$0
319	(2030-2045) Copper Water Lines	$0	$164,302	$169,231	$174,308	$179,537
319	(2046-2051) Copper Water Lines	$0	$0	$0	$0	$0
340	Elect Panel Maint.	$34,778	$35,822	$36,896	$38,003	$39,143
340	Elect Systems	$23,185	$23,881	$24,597	$25,335	$26,095
341	Annual Heat Pumps/Wall Heaters	$11,007	$11,338	$11,678	$12,028	$12,389
4590	(2024) Pressure Regulators	$0	$0	$0	$0	$0
4590	(2025) Pressure Regulators	$0	$0	$0	$0	$0
4590	(2026) Pressure Regulators	$0	$0	$0	$0	$0
4590	(2027) Pressure Regulators	$0	$0	$0	$0	$0
4590	(2028) Pressure Regulators	$0	$0	$0	$0	$0
4590	(2029) Pressure Regulators	$231,855	$0	$0	$0	$0
4590	(2030) Pressure Regulators	$0	$238,810	$0	$0	$0
	Grounds & Miscellaneous					
450	Pedestal Mailboxes Replace	$31,975	$32,934	$33,922	$34,940	$35,988
	Landscape Projects					
1020	(2024-2033) Tree Maintenance	$1,136,307	$1,170,396	$1,205,508	$1,241,673	$1,278,923

	Fiscal Year	2029	2030	2031	2032	2033
1020	(2034-2043) Tree Maintenance	$0	$0	$0	$0	$0
1020	(2044-2053) Tree Maintenance	$0	$0	$0	$0	$0
1023	Annual Improvement & Restoration	$227,052	$233,864	$240,879	$248,106	$255,549
1024	(2024-2033) Slope Renovations	$658,645	$678,404	$698,757	$719,719	$741,311
1024	(2034-2043) Slope Renovations	$0	$0	$0	$0	$0
1024	(2044-20453) Slope Renovations	$0	$0	$0	$0	$0
1025	Turf Reduction Program	$5,140	$5,294	$5,453	$5,617	$5,785
	Total Expenses	$14,741,839	$16,013,165	$17,831,036	$19,496,526	$20,549,007
	Ending Reserve Balance	$44,924,126	$49,726,414	$53,405,745	$56,105,921	$58,441,371

	Fiscal Year	2034	2035	2036	2037	2038
	Starting Reserve Balance	$58,441,371	$60,943,459	$62,259,974	$66,163,232	$65,148,572
	Annual Reserve Funding	$22,097,806	$22,760,740	$23,443,562	$24,146,869	$24,871,275
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$1,490,681	$1,538,361	$1,603,537	$1,639,605	$1,562,135
	Total Income	$82,029,858	$85,242,560	$87,307,073	$91,949,706	$91,581,982
#	Component					
	Paved Surfaces					
100	(2025-2029) Golf Cart Parking/Strip	$0	$0	$0	$0	$0
103	Parkway Concrete - Repair/Replace	$80,635	$83,054	$85,546	$88,112	$90,755
201	(2024) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2025) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2026) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2027) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2028) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2029) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2030) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2031) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2032) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2033) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2034) Asphalt Paving Replacement	$436,882	$0	$0	$0	$0
201	(2035) Asphalt Paving Replacement	$0	$552,412	$0	$0	$0
201	(2036) Asphalt Paving Replacement	$0	$0	$414,259	$0	$0
201	(2037) Asphalt Paving Replacement	$0	$0	$0	$381,922	$0
201	(2038) Asphalt Paving Replacement	$0	$0	$0	$0	$422,304
201	(2039) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2040) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2041) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2042) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2043) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2044) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2045) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2046) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2047) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2048) Asphalt Paving Replacement	$0	$0	$0	$0	$0
202	Paving Seal Coat - Annual	$72,405	$74,577	$76,814	$79,119	$81,492
205	(2024) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2025) Concrete & Paving Maint	$0	$131,387	$0	$0	$0
205	(2026) Concrete & Paving Maint	$0	$0	$72,293	$0	$0
205	(2027) Concrete & Paving Maint	$0	$0	$0	$48,554	$0
205	(2028) Concrete & Paving Maint	$0	$0	$0	$0	$25,670
205	(2029) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2030) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2031) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2032) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2033) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2034) Concrete & Paving Maint	$149,798	$0	$0	$0	$0
	Roofing & Gutters					
1300	Flat Roof Preventative Maint	$62,956	$64,844	$66,790	$68,793	$70,857
1301	Flat Roof Debris Cleanup	$77,918	$80,255	$82,663	$85,143	$87,697
1308	(2024) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2025) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2026) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2027) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2028) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2029) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2030) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2031) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2032) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2033) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2034) LWT to Comp Shingle	$1,523,035	$0	$0	$0	$0
1308	(2035) LWT to Comp Shingle	$0	$1,574,437	$0	$0	$0
1308	(2036) LWT to Comp Shingle	$0	$0	$1,615,501	$0	$0
1308	(2037) LWT to Comp Shingle	$0	$0	$0	$1,662,526	$0
1308	(2038) LWT to Comp Shingle	$0	$0	$0	$0	$1,715,594
1308	(2039) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2060) Comp Shingle Roofs	$0	$0	$0	$0	$0
1308	(2061) Comp Shingle Roofs	$0	$0	$0	$0	$0
1310	(2039) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0

Fiscal Year	2034	2035	2036	2037	2038
1310 (2040) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2041) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2042) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2043) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2044) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2045) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2046) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2047) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2048) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2049) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2050) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2051) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2052) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2053) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1311 (2030) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2031) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2032) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2033) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2034) Metal Tile Roof - Replace	$369,405	$0	$0	$0	$0
1311 (2035) Metal Tile Roof - Replace	$0	$361,329	$0	$0	$0
1311 (2036) Metal Tile Roof - Replace	$0	$0	$387,515	$0	$0
1311 (2037) Metal Tile Roof - Replace	$0	$0	$0	$395,582	$0
1311 (2038) Metal Tile Roof - Replace	$0	$0	$0	$0	$417,373
1311 (2039) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2040) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2041) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2042) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2043) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2044) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2045) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2046) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2047) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2048) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2049) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1314 (2024) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2025) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2026) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2027) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2028) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2029) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2030) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2031) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2032) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2033) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2034) PVC Cool Roof System - Repl	$1,876,700	$0	$0	$0	$0
1314 (2035) PVC Cool Roof System - Repl	$0	$1,644,271	$0	$0	$0
1314 (2036) PVC Cool Roof System - Repl	$0	$0	$3,666,481	$0	$0
1314 (2037) PVC Cool Roof System - Repl	$0	$0	$0	$5,629,765	$0
1314 (2038) PVC Cool Roof System - Repl	$0	$0	$0	$0	$2,849,987
1314 (2039) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2040) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2041) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2042) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2043) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2044) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2045) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2046) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2047) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2048) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2049) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2050) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2051) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2052) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2053) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1317 Emergency Roof Repairs	$174,709	$179,950	$185,349	$190,909	$196,637
1330 (2040) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330 (2041) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330 (2042) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330 (2043) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330 (2044) 3- Story Gutters R/R	$0	$0	$0	$0	$0

	Fiscal Year	2034	2035	2036	2037	2038
1330	(2045) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2046) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2047) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2048) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1331	1 & 2-Story Gutter Repairs	$87,355	$89,975	$92,674	$95,455	$98,318
1332	1 & 2-Story Gutters - Replace	$82,632	$85,111	$87,664	$90,294	$93,003
	Building Structures					
1860	(2025) Fire Alarm System	$0	$0	$0	$0	$0
1860	(2026-2031) Fire Alarm System	$0	$0	$0	$0	$0
1860	(2052) Fire Alarm System	$0	$0	$0	$0	$0
1860	(2053) Fire Alarm System	$0	$0	$0	$0	$0
3208	(2024) Bldg Structures	$0	$0	$0	$0	$0
3208	(2025-2053) Bldg Structures	$441,194	$454,430	$468,063	$482,105	$496,568
3210	(2024) Carport Panel Replacement	$0	$0	$0	$0	$0
3210	(2025-2053) Carport Panels (912)	$11,245	$11,582	$11,929	$12,287	$12,656
3211	(2024) Carpentry	$0	$0	$0	$0	$0
3211	(2025-2053) Carpentry	$387,846	$399,482	$411,466	$423,810	$436,524
3213	(2024-2038) Dry Rot	$0	$0	$0	$0	$0
3213	(2039-2053) Dry Rot	$0	$0	$0	$0	$0
3216	(2024-2053) Replacements	$470,371	$484,482	$499,016	$513,987	$529,406
3219	(2024-2026) Parapet Wall Removal	$0	$0	$0	$0	$0
3220	Bldg Foundation Repairs	$33,598	$34,606	$35,644	$36,713	$37,815
3223	(2025-2028) Storage Cabinets	$0	$0	$0	$0	$0
3225	(2026) Glulam/Beam - Repair	$0	$0	$213,111	$0	$0
3225	(2027) Glulam/Beam - Repair	$0	$0	$0	$585,346	$0
3225	(2028) Glulam/Beam - Repair	$0	$0	$0	$0	$301,453
3225	(2029) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3225	(2030) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3225	(2031) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3225	(2032) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3230	Bldg Dry Rot Repairs (Annually)	$229,230	$236,107	$243,191	$250,486	$258,001
3231	Bldg Lead Abatement	$7,056	$7,267	$7,485	$7,710	$7,941
3235	Damage Restoration	$893,704	$920,516	$948,131	$976,575	$1,005,872
	Decking Projects					
151	(2024) Balcony Inspections	$0	$0	$0	$0	$0
151	(2032) Balcony Inspections	$0	$0	$0	$0	$0
151	(2033) Balcony Inspections	$0	$0	$0	$0	$0
152	Decking Topcoat	$183,258	$188,756	$194,418	$200,251	$206,258
153	Balcony Decking	$16,361	$16,852	$17,357	$17,878	$18,414
154	(2024-2025) GV Breezeway Decks	$0	$0	$0	$0	$0
154	GV Breezeway Decks	$60,476	$62,291	$64,159	$66,084	$68,067
155	Common Decking	$192,157	$197,922	$203,860	$209,975	$216,275
	Prior To Painting & Painting Projects					
153	Deck Top Coat With Painting	$56,844	$58,549	$60,305	$62,115	$63,978
1115	Full Cycle Exterior Painting	$1,694,339	$1,745,169	$1,797,524	$1,851,449	$1,906,993
1116	Exterior Paint Touch-Up	$232,972	$239,961	$247,160	$254,575	$262,212
1116	Interior Paint Touch-Up	$102,546	$105,623	$108,791	$112,055	$115,417
1400	HIP Reflective Address Signs	$70,556	$72,672	$74,852	$77,098	$79,411
2901	(2024-2034) PTP Lead Test & Abate	$2,016	$0	$0	$0	$0
2901	(2035-2055) PTP Lead Test & Abate	$0	$6,229	$6,416	$6,608	$6,807
2901	Lead Abatement Touch Up	$3,528	$3,634	$3,743	$3,855	$3,971
2901	Lead Testing & Abatement	$7,056	$7,267	$7,485	$7,710	$7,941
2902	PTP Asbestos Abatement	$75,595	$77,863	$80,199	$82,605	$85,083
2910	PTP Balcony Railing Repair Work	$19,323	$19,903	$20,500	$21,115	$21,748
2910	PTP Decking Repair Work	$140,957	$145,185	$149,541	$154,027	$158,648
2910	PTP Dry Rot Repair Work	$919,372	$946,953	$975,362	$1,004,622	$1,034,761
7010	(2024) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2025) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2026) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2027) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2028) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2029) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2030) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2031) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2032) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2033) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2034) PTP Landscape Renovations	$3,591,967	$0	$0	$0	$0
7010	(2035) PTP Landscape Renovations	$0	$5,208,464	$0	$0	$0
7010	(2036) PTP Landscape Renovations	$0	$0	$755,070	$0	$0

	Fiscal Year	2034	2035	2036	2037	2038
7010	(2037) PTP Landscape Renovations	$0	$0	$0	$3,666,407	$0
7010	(2038) PTP Landscape Renovations	$0	$0	$0	$0	$10,897,605
	Elevators					
2800	(2032-2037) All Elevator Components	$792,911	$816,698	$841,199	$866,435	$0
2800	(2038) All Elevator Components	$0	$0	$0	$0	$943,251
2800	(2039) All Elevator Components	$0	$0	$0	$0	$0
2800	(2040-2044) All Elevator Components	$0	$0	$0	$0	$0
2800	(2045-2050) All Elevator Components	$0	$0	$0	$0	$0
2800	(2051) All Elevator Components	$0	$0	$0	$0	$0
2800	(2052) All Elevator Components	$0	$0	$0	$0	$0
2800	(2053) All Elevator Components	$0	$0	$0	$0	$0
2801	(2051) Cab Doors	$0	$0	$0	$0	$0
2801	(2052) Cab Doors	$0	$0	$0	$0	$0
2801	(2053) Cab Doors	$0	$0	$0	$0	$0
2802	(2024) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2025) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2026) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2027) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2028) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2029) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2030) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2051) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2052) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2052) Cab Door Operators	$0	$0	$0	$0	$0
2804	(2024) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2025) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2026) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2027) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2028) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2029) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2030) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2806	(2032) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2033) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2034) Controllers & Call Buttons	$792,911	$0	$0	$0	$0
2806	(2035) Controllers & Call Buttons	$0	$816,698	$0	$0	$0
2806	(2036) Controllers & Call Buttons	$0	$0	$841,199	$0	$0
2806	(2037) Controllers & Call Buttons	$0	$0	$0	$866,435	$0
2806	(2038) Controllers & Call Buttons	$0	$0	$0	$0	$892,428
2806	(2039) Controllers & Call Buttons	$0	$0	$0	$0	$0
2808	(2024-2030) Hoistway Doors (4-Stop)	$0	$0	$0	$0	$0
2808	(2051) Hoistway Doors	$0	$0	$0	$0	$0
2808	(2052) Hoistway Doors	$0	$0	$0	$0	$0
2808	(2053) Hoistway Doors	$0	$0	$0	$0	$0
2850	(2024-2030) Machine Room Power Unit	$0	$0	$0	$0	$0
2850	(2051-2058) Machine Rm Power Units	$0	$0	$0	$0	$0
2851	(2024-2030) Door Protective Devices	$0	$0	$0	$0	$0
2852	(2024-2030) Solid St. Soft Starters	$0	$0	$0	$0	$0
2852	(2038) Solid State Soft Starters	$0	$0	$0	$0	$50,823
2852	(2039-2044) Solid St. Soft Starters	$0	$0	$0	$0	$0
2853	(2044-2052) Fuses	$0	$0	$0	$0	$0
	Garden Villas					
332	(2024) GV Water Heaters	$4,037	$0	$0	$0	$0
332	(2025) GV Water Heaters	$0	$858	$0	$0	$0
332	(2026) GV Water Heaters	$0	$0	$1,768	$0	$0
332	(2027) GV Water Heaters	$0	$0	$0	$2,731	$0
332	(2028) GV Water Heaters	$0	$0	$0	$0	$14,067
332	(2029) GV Water Heaters	$0	$0	$0	$0	$0
332	(2030) GV Water Heaters	$0	$0	$0	$0	$0
332	(2031) GV Water Heaters	$0	$0	$0	$0	$0
332	(2032) GV Water Heaters	$0	$0	$0	$0	$0
332	(2033) GV Water Heaters	$0	$0	$0	$0	$0
336	GV Rec Room Heat Pump	$3,211	$3,307	$3,406	$3,508	$3,614
912	(2031-2041) GV Lobby Renovations	$75,871	$78,147	$80,491	$82,906	$85,393
912	(2052-2062) GV Lobby Renovations	$0	$0	$0	$0	$0
915	(2024) Mail Room Renvoations	$0	$0	$0	$0	$0
915	(2026) Mail Room Renvoations	$0	$0	$114,778	$0	$0
915	(2027) Mail Room Renvoations	$0	$0	$0	$118,221	$0
915	(2028) Mail Room Renvoations	$0	$0	$0	$0	$121,768
915	(2029) Mail Room Renvoations	$0	$0	$0	$0	$0

	Fiscal Year	2034	2035	2036	2037	2038
915	(2030) Mail Room Renvoations	$0	$0	$0	$0	$0
915	(2031) Mail Room Renvoations	$0	$0	$0	$0	$0
1951	GV Recessed Area Carpet	$90,311	$93,021	$95,811	$98,685	$101,646
2740	(2024) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2025) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2026) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2027) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2028) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2029) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2030) Windows - Repair/Replace	$0	$0	$0	$0	$0
	Lighting Replacement Projects					
370	Exterior Light Replacement	$16,799	$17,303	$17,822	$18,357	$18,907
	Walls, Fencing & Railings					
501	(2024) Common Interior Walls	$0	$0	$0	$0	$0
501	(2024) Perimeter Block Wall	$0	$0	$0	$0	$0
501	Common Interior Walls	$13,439	$13,842	$14,258	$14,685	$15,126
501	Perimeter Block Wall	$34,001	$35,021	$36,072	$37,154	$38,269
504	(2024) Shepherds Crooks, Repair	$0	$0	$0	$0	$0
504	Shepherds Crooks, Repair	$70,607	$72,725	$74,907	$77,154	$79,468
516	Split Rail Fence, Replace	$105,635	$108,804	$112,068	$115,430	$118,893
	Laundry Facilities					
603	(2024-2028) Epoxy Floors - Replace	$0	$0	$0	$0	$0
603	(2029) Epoxy Floors - Replace	$0	$0	$0	$0	$0
603	(2041-2061) Epoxy Floors - Replace	$0	$0	$0	$0	$0
990	(2024) Countertops - Replace	$0	$0	$0	$0	$0
990	(2034) Countertops - Replace	$20,081	$0	$0	$0	$0
990	(2035) Countertops - Replace	$0	$20,683	$0	$0	$0
990	(2036) Countertops - Replace	$0	$0	$21,304	$0	$0
990	(2037) Countertops - Replace	$0	$0	$0	$14,864	$0
990	(2038) Countertops - Replace	$0	$0	$0	$0	$14,581
990	(2039) Countertops - Replace	$0	$0	$0	$0	$0
990	(2040) Countertops - Replace	$0	$0	$0	$0	$0
990	(2041) Countertops - Replace	$0	$0	$0	$0	$0
990	(2042) Countertops - Replace	$0	$0	$0	$0	$0
990	(2043) Countertops - Replace	$0	$0	$0	$0	$0
992	Commercial Washers, Replace	$83,309	$85,809	$88,383	$91,034	$93,765
993	Commercial Dryers, Replace	$19,362	$19,943	$20,541	$21,157	$21,792
994	(2024) Water Heaters & WH Permits	$44,611	$0	$0	$0	$0
994	(2025) Water Heaters & WH Permits	$0	$22,613	$0	$0	$0
994	(2026) Water Heaters & WH Permits	$0	$0	$11,646	$0	$0
994	(2027) Water Heaters & WH Permits	$0	$0	$0	$8,996	$0
994	(2028) Water Heaters & WH Permits	$0	$0	$0	$0	$26,254
994	(2029) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2030) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2031) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2032)Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2033) Water Heaters & WH Permits	$0	$0	$0	$0	$0
	Sewer Lines, Water Lines & Elect					
318	(2024) Waste Line Liners	$0	$0	$0	$0	$0
318	(2025-2041) Waste Line Liners	$940,741	$968,964	$998,033	$1,027,974	$1,058,813
319	(2024) Copper Water Lines	$0	$0	$0	$0	$0
319	(2025-2029) Copper Water Lines	$0	$0	$0	$0	$0
319	(2030-2045) Copper Water Lines	$184,923	$190,471	$196,185	$202,070	$208,132
319	(2046-2051) Copper Water Lines	$0	$0	$0	$0	$0
340	Elect Panel Maint.	$40,317	$41,527	$42,773	$44,056	$45,378
340	Elect Systems	$26,878	$27,685	$28,515	$29,371	$30,252
341	Annual Heat Pumps/Wall Heaters	$12,760	$13,143	$13,538	$13,944	$14,362
4590	(2024) Pressure Regulators	$268,783	$0	$0	$0	$0
4590	(2025) Pressure Regulators	$0	$276,847	$0	$0	$0
4590	(2026) Pressure Regulators	$0	$0	$285,152	$0	$0
4590	(2027) Pressure Regulators	$0	$0	$0	$293,707	$0
4590	(2028) Pressure Regulators	$0	$0	$0	$0	$302,518
4590	(2029) Pressure Regulators	$0	$0	$0	$0	$0
4590	(2030) Pressure Regulators	$0	$0	$0	$0	$0
	Grounds & Miscellaneous					
450	Pedestal Mailboxes Replace	$37,068	$38,180	$39,325	$40,505	$41,720
	Landscape Projects					
1020	(2024-2033) Tree Maintenance	$0	$0	$0	$0	$0

	Fiscal Year	2034	2035	2036	2037	2038
1020	(2034-2043) Tree Maintenance	$1,426,419	$1,469,212	$1,513,288	$1,558,687	$1,605,448
1020	(2044-2053) Tree Maintenance	$0	$0	$0	$0	$0
1023	Annual Improvement & Restoration	$263,215	$271,112	$279,245	$287,623	$296,251
1024	(2024-2033) Slope Renovations	$0	$0	$0	$0	$0
1024	(2034-2043) Slope Renovations	$874,244	$900,472	$927,486	$955,311	$983,970
1024	(2044-20453) Slope Renovations	$0	$0	$0	$0	$0
1025	Turf Reduction Program	$5,959	$6,138	$6,322	$6,511	$6,707
	Total Expenses	$21,086,399	$22,982,586	$21,143,841	$26,801,134	$31,623,110
	Ending Reserve Balance	$60,943,459	$62,259,974	$66,163,232	$65,148,572	$59,958,872

	Fiscal Year	2039	2040	2041	2042	2043
	Starting Reserve Balance	$59,958,872	$61,091,725	$65,863,352	$69,980,573	$79,518,226
	Annual Reserve Funding	$25,617,413	$26,385,936	$27,177,514	$27,992,839	$28,832,624
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$1,511,480	$1,585,205	$1,696,195	$1,866,694	$2,072,299
	Total Income	$87,087,765	$89,062,866	$94,737,061	$99,840,107	$110,423,150
#	Component					
	Paved Surfaces					
100	(2025-2029) Golf Cart Parking/Strip	$0	$0	$0	$0	$0
103	Parkway Concrete - Repair/Replace	$93,478	$96,282	$99,171	$102,146	$105,210
201	(2024) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2025) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2026) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2027) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2028) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2029) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2030) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2031) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2032) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2033) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2034) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2035) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2036) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2037) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2038) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2039) Asphalt Paving Replacement	$272,884	$0	$0	$0	$0
201	(2040) Asphalt Paving Replacement	$0	$68,975	$0	$0	$0
201	(2041) Asphalt Paving Replacement	$0	$0	$119,339	$0	$0
201	(2042) Asphalt Paving Replacement	$0	$0	$0	$31,538	$0
201	(2043) Asphalt Paving Replacement	$0	$0	$0	$0	$83,323
201	(2044) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2045) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2046) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2047) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2048) Asphalt Paving Replacement	$0	$0	$0	$0	$0
202	Paving Seal Coat - Annual	$83,937	$86,455	$89,049	$91,720	$94,472
205	(2024) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2025) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2026) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2027) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2028) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2029) Concrete & Paving Maint	$49,821	$0	$0	$0	$0
205	(2030) Concrete & Paving Maint	$0	$101,121	$0	$0	$0
205	(2031) Concrete & Paving Maint	$0	$0	$108,645	$0	$0
205	(2032) Concrete & Paving Maint	$0	$0	$0	$128,954	$0
205	(2033) Concrete & Paving Maint	$0	$0	$0	$0	$128,734
205	(2034) Concrete & Paving Maint	$0	$0	$0	$0	$0
	Roofing & Gutters					
1300	Flat Roof Preventative Maint	$72,983	$75,172	$77,428	$79,750	$82,143
1301	Flat Roof Debris Cleanup	$90,328	$93,038	$95,829	$98,704	$101,665
1308	(2024) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2025) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2026) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2027) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2028) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2029) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2030) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2031) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2032) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2033) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2034) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2035) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2036) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2037) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2038) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2039) LWT to Comp Shingle	$1,762,189	$0	$0	$0	$0
1308	(2060) Comp Shingle Roofs	$0	$0	$0	$0	$0
1308	(2061) Comp Shingle Roofs	$0	$0	$0	$0	$0
1310	(2039) Malibu/Capistrano Tile Roofs	$1,158,765	$0	$0	$0	$0

	Fiscal Year	2039	2040	2041	2042	2043
1310	(2040) Malibu/Capistrano Tile Roofs	$0	$1,200,556	$0	$0	$0
1310	(2041) Malibu/Capistrano Tile Roofs	$0	$0	$1,235,241	$0	$0
1310	(2042) Malibu/Capistrano Tile Roofs	$0	$0	$0	$1,266,666	$0
1310	(2043) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$1,308,922
1310	(2044) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2045) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2046) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2047) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2048) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2049) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2050) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2051) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2052) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310	(2053) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1311	(2030) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2031) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2032) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2033) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2034) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2035) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2036) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2037) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2038) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2039) Metal Tile Roof - Replace	$419,850	$0	$0	$0	$0
1311	(2040) Metal Tile Roof - Replace	$0	$436,203	$0	$0	$0
1311	(2041) Metal Tile Roof - Replace	$0	$0	$457,758	$0	$0
1311	(2042) Metal Tile Roof - Replace	$0	$0	$0	$467,750	$0
1311	(2043) Metal Tile Roof - Replace	$0	$0	$0	$0	$474,902
1311	(2044) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2045) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2046) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2047) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2048) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311	(2049) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1314	(2024) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2025) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2026) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2027) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2028) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2029) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2030) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2031) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2032) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2033) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2034) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2035) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2036) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2037) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2038) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2039) PVC Cool Roof System - Repl	$3,245,120	$0	$0	$0	$0
1314	(2040) PVC Cool Roof System - Repl	$0	$3,178,272	$0	$0	$0
1314	(2041) PVC Cool Roof System - Repl	$0	$0	$2,187,836	$0	$0
1314	(2042) PVC Cool Roof System - Repl	$0	$0	$0	$1,462,123	$0
1314	(2043) PVC Cool Roof System - Repl	$0	$0	$0	$0	$2,507,992
1314	(2044) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2045) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2046) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2047) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2048) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2049) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2050) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2051) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2052) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314	(2053) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1317	Emergency Roof Repairs	$202,536	$208,612	$214,870	$221,316	$227,956
1330	(2040) 3- Story Gutters R/R	$0	$200,588	$0	$0	$0
1330	(2041) 3- Story Gutters R/R	$0	$0	$206,606	$0	$0
1330	(2042) 3- Story Gutters R/R	$0	$0	$0	$212,804	$0
1330	(2043) 3- Story Gutters R/R	$0	$0	$0	$0	$219,188
1330	(2044) 3- Story Gutters R/R	$0	$0	$0	$0	$0

	Fiscal Year	2039	2040	2041	2042	2043
1330	(2045) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2046) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2047) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2048) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1331	1 & 2-Story Gutter Repairs	$101,268	$104,306	$107,435	$110,658	$113,978
1332	1 & 2-Story Gutters - Replace	$95,793	$98,667	$101,627	$104,676	$107,816
	Building Structures					
1860	(2025) Fire Alarm System	$0	$0	$0	$0	$0
1860	(2026-2031) Fire Alarm System	$0	$0	$0	$0	$0
1860	(2052) Fire Alarm System	$0	$0	$0	$0	$0
1860	(2053) Fire Alarm System	$0	$0	$0	$0	$0
3208	(2024) Bldg Structures	$0	$0	$0	$0	$0
3208	(2025-2053) Bldg Structures	$511,465	$526,809	$542,613	$558,892	$575,659
3210	(2024) Carport Panel Replacement	$0	$0	$0	$0	$0
3210	(2025-2053) Carport Panels (912)	$13,036	$13,427	$13,829	$14,244	$14,672
3211	(2024) Carpentry	$0	$0	$0	$0	$0
3211	(2025-2053) Carpentry	$449,620	$463,109	$477,002	$491,312	$506,051
3213	(2024-2038) Dry Rot	$0	$0	$0	$0	$0
3213	(2039-2053) Dry Rot	$311,593	$320,941	$330,570	$340,487	$350,701
3216	(2024-2053) Replacements	$545,289	$561,647	$578,497	$595,852	$613,727
3219	(2024-2026) Parapet Wall Removal	$0	$0	$0	$0	$0
3220	Bldg Foundation Repairs	$38,949	$40,118	$41,321	$42,561	$43,838
3223	(2025-2028) Storage Cabinets	$0	$0	$0	$0	$0
3225	(2026) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3225	(2027) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3225	(2028) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3225	(2029) Glulam/Beam - Repair	$232,873	$0	$0	$0	$0
3225	(2030) Glulam/Beam - Repair	$0	$79,953	$0	$0	$0
3225	(2031) Glulam/Beam - Repair	$0	$0	$2,058,787	$0	$0
3225	(2032) Glulam/Beam - Repair	$0	$0	$0	$503,825	$0
3230	Bldg Dry Rot Repairs (Annually)	$265,741	$273,713	$281,925	$290,382	$299,094
3231	Bldg Lead Abatement	$8,179	$8,425	$8,677	$8,938	$9,206
3235	Damage Restoration	$1,036,048	$1,067,130	$1,099,144	$1,132,118	$1,166,082
	Decking Projects					
151	(2024) Balcony Inspections	$0	$0	$0	$0	$0
151	(2032) Balcony Inspections	$0	$0	$247,927	$0	$0
151	(2033) Balcony Inspections	$0	$0	$0	$255,365	$0
152	Decking Topcoat	$212,446	$218,819	$225,384	$232,145	$239,110
153	Balcony Decking	$18,967	$19,536	$20,122	$20,725	$21,347
154	(2024-2025) GV Breezeway Decks	$0	$0	$0	$0	$0
154	GV Breezeway Decks	$70,109	$72,212	$74,378	$76,609	$78,908
155	Common Decking	$222,763	$229,446	$236,329	$243,419	$250,722
	Prior To Painting & Painting Projects					
153	Deck Top Coat With Painting	$65,897	$67,874	$69,910	$72,008	$74,168
1115	Full Cycle Exterior Painting	$1,964,203	$2,023,129	$2,083,823	$2,146,337	$2,210,727
1116	Exterior Paint Touch-Up	$270,078	$278,181	$286,526	$295,122	$303,976
1116	Interior Paint Touch-Up	$118,879	$122,446	$126,119	$129,902	$133,800
1400	HIP Reflective Address Signs	$81,793	$84,247	$86,775	$89,378	$92,059
2901	(2024-2034) PTP Lead Test & Abate	$0	$0	$0	$0	$0
2901	(2035-2055) PTP Lead Test & Abate	$7,011	$7,221	$7,438	$7,661	$7,891
2901	Lead Abatement Touch Up	$4,090	$4,212	$4,339	$4,469	$4,603
2901	Lead Testing & Abatement	$8,179	$8,425	$8,677	$8,938	$9,206
2902	PTP Asbestos Abatement	$87,636	$90,265	$92,973	$95,762	$98,635
2910	PTP Balcony Railing Repair Work	$22,400	$23,072	$23,765	$24,478	$25,212
2910	PTP Decking Repair Work	$163,407	$168,310	$173,359	$178,560	$183,916
2910	PTP Dry Rot Repair Work	$1,065,804	$1,097,778	$1,130,711	$1,164,633	$1,199,572
7010	(2024) PTP Landscape Renovations	$2,726,443	$0	$0	$0	$0
7010	(2025) PTP Landscape Renovations	$0	$2,459,678	$0	$0	$0
7010	(2026) PTP Landscape Renovations	$0	$0	$2,515,849	$0	$0
7010	(2027) PTP Landscape Renovations	$0	$0	$0	$1,091,757	$0
7010	(2028) PTP Landscape Renovations	$0	$0	$0	$0	$3,895,989
7010	(2029) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2030) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2031) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2032) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2033) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2034) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2035) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2036) PTP Landscape Renovations	$0	$0	$0	$0	$0

	Fiscal Year	2039	2040	2041	2042	2043
7010	(2037) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2038) PTP Landscape Renovations	$0	$0	$0	$0	$0
	Elevators					
2800	(2032-2037) All Elevator Components	$0	$0	$0	$0	$0
2800	(2038) All Elevator Components	$0	$0	$0	$0	$0
2800	(2039) All Elevator Components	$1,165,858	$0	$0	$0	$0
2800	(2040-2044) All Elevator Components	$0	$1,200,834	$1,236,859	$1,273,965	$1,312,184
2800	(2045-2050) All Elevator Components	$0	$0	$0	$0	$0
2800	(2051) All Elevator Components	$0	$0	$0	$0	$0
2800	(2052) All Elevator Components	$0	$0	$0	$0	$0
2800	(2053) All Elevator Components	$0	$0	$0	$0	$0
2801	(2051) Cab Doors	$0	$0	$101,105	$0	$0
2801	(2052) Cab Doors	$0	$0	$0	$249,931	$0
2801	(2053) Cab Doors	$0	$0	$0	$0	$257,429
2802	(2024) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2025) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2026) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2027) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2028) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2029) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2030) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2051) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2052) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2052) Cab Door Operators	$0	$0	$0	$0	$0
2804	(2024) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2025) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2026) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2027) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2028) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2029) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2030) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2806	(2032) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2033) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2034) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2035) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2036) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2037) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2038) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2039) Controllers & Call Buttons	$1,103,041	$0	$0	$0	$0
2808	(2024-2030) Hoistway Doors (4-Stop)	$0	$0	$0	$0	$0
2808	(2051) Hoistway Doors	$0	$0	$0	$0	$0
2808	(2052) Hoistway Doors	$0	$0	$0	$0	$0
2808	(2053) Hoistway Doors	$0	$0	$0	$0	$0
2850	(2024-2030) Machine Room Power Unit	$0	$0	$0	$0	$0
2850	(2051-2058) Machine Rm Power Units	$0	$0	$0	$0	$0
2851	(2024-2030) Door Protective Devices	$0	$0	$0	$0	$0
2852	(2024-2030) Solid St. Soft Starters	$0	$0	$0	$0	$0
2852	(2038) Solid State Soft Starters	$0	$0	$0	$0	$0
2852	(2039-2044) Solid St. Soft Starters	$62,817	$64,702	$66,643	$68,642	$70,701
2853	(2044-2052) Fuses	$0	$0	$0	$0	$0
	Garden Villas					
332	(2024) GV Water Heaters	$0	$0	$0	$0	$0
332	(2025) GV Water Heaters	$0	$0	$0	$0	$0
332	(2026) GV Water Heaters	$0	$0	$0	$0	$0
332	(2027) GV Water Heaters	$0	$0	$0	$0	$0
332	(2028) GV Water Heaters	$0	$0	$0	$0	$0
332	(2029) GV Water Heaters	$8,693	$0	$0	$0	$0
332	(2030) GV Water Heaters	$0	$8,954	$0	$0	$0
332	(2031) GV Water Heaters	$0	$0	$10,248	$0	$0
332	(2032) GV Water Heaters	$0	$0	$0	$5,080	$0
332	(2033) GV Water Heaters	$0	$0	$0	$0	$5,271
336	GV Rec Room Heat Pump	$3,722	$3,834	$3,949	$4,067	$4,189
912	(2031-2041) GV Lobby Renovations	$87,955	$90,594	$93,312	$0	$0
912	(2052-2062) GV Lobby Renovations	$0	$0	$0	$0	$0
915	(2024) Mail Room Renvoations	$0	$0	$0	$0	$0
915	(2026) Mail Room Renvoations	$0	$0	$0	$0	$0
915	(2027) Mail Room Renvoations	$0	$0	$0	$0	$0
915	(2028) Mail Room Renvoations	$0	$0	$0	$0	$0
915	(2029) Mail Room Renvoations	$125,421	$0	$0	$0	$0

	Fiscal Year	2039	2040	2041	2042	2043
915	(2030) Mail Room Renvoations	$0	$129,184	$0	$0	$0
915	(2031) Mail Room Renvoations	$0	$0	$39,918	$0	$0
1951	GV Recessed Area Carpet	$104,695	$107,836	$111,071	$114,404	$117,836
2740	(2024) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2025) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2026) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2027) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2028) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2029) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2030) Windows - Repair/Replace	$0	$0	$0	$0	$0
	Lighting Replacement Projects					
370	Exterior Light Replacement	$19,475	$20,059	$20,661	$21,280	$21,919
	Walls, Fencing & Railings					
501	(2024) Common Interior Walls	$0	$0	$0	$0	$0
501	(2024) Perimeter Block Wall	$0	$0	$0	$0	$0
501	Common Interior Walls	$15,580	$16,047	$16,528	$17,024	$17,535
501	Perimeter Block Wall	$39,417	$40,599	$41,817	$43,072	$44,364
504	(2024) Shepherds Crooks, Repair	$0	$0	$0	$0	$0
504	Shepherds Crooks, Repair	$81,852	$84,308	$86,837	$89,442	$92,126
516	Split Rail Fence, Replace	$122,459	$126,133	$129,917	$133,815	$137,829
	Laundry Facilities					
603	(2024-2028) Epoxy Floors - Replace	$0	$0	$0	$0	$0
603	(2029) Epoxy Floors - Replace	$0	$0	$0	$0	$0
603	(2041-2061) Epoxy Floors - Replace	$0	$0	$0	$0	$0
990	(2024) Countertops - Replace	$0	$0	$0	$0	$0
990	(2034) Countertops - Replace	$0	$0	$0	$0	$0
990	(2035) Countertops - Replace	$0	$0	$0	$0	$0
990	(2036) Countertops - Replace	$0	$0	$0	$0	$0
990	(2037) Countertops - Replace	$0	$0	$0	$0	$0
990	(2038) Countertops - Replace	$0	$0	$0	$0	$0
990	(2039) Countertops - Replace	$23,279	$0	$0	$0	$0
990	(2040) Countertops - Replace	$0	$23,978	$0	$0	$0
990	(2041) Countertops - Replace	$0	$0	$24,697	$0	$0
990	(2042) Countertops - Replace	$0	$0	$0	$24,617	$0
990	(2043) Countertops - Replace	$0	$0	$0	$0	$25,356
992	Commercial Washers, Replace	$96,578	$99,476	$102,460	$105,534	$108,700
993	Commercial Dryers, Replace	$22,446	$23,119	$23,813	$24,527	$25,263
994	(2024) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2025) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2026) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2027) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2028) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2029) Water Heaters & WH Permits	$9,544	$0	$0	$0	$0
994	(2030) Water Heaters & WH Permits	$0	$8,192	$0	$0	$0
994	(2031) Water Heaters & WH Permits	$0	$0	$10,125	$0	$0
994	(2032)Water Heaters & WH Permits	$0	$0	$0	$13,905	$0
994	(2033) Water Heaters & WH Permits	$0	$0	$0	$0	$23,274
	Sewer Lines, Water Lines & Elect					
318	(2024) Waste Line Liners	$0	$0	$0	$0	$0
318	(2025-2041) Waste Line Liners	$1,090,577	$1,123,295	$1,156,993	$0	$0
319	(2024) Copper Water Lines	$0	$0	$0	$0	$0
319	(2025-2029) Copper Water Lines	$0	$0	$0	$0	$0
319	(2030-2045) Copper Water Lines	$214,376	$220,808	$227,432	$234,255	$241,282
319	(2046-2051) Copper Water Lines	$0	$0	$0	$0	$0
340	Elect Panel Maint.	$46,739	$48,141	$49,585	$51,073	$52,605
340	Elect Systems	$31,159	$32,094	$33,057	$34,049	$35,070
341	Annual Heat Pumps/Wall Heaters	$14,793	$15,237	$15,694	$16,165	$16,650
4590	(2024) Pressure Regulators	$0	$0	$0	$0	$0
4590	(2025) Pressure Regulators	$0	$0	$0	$0	$0
4590	(2026) Pressure Regulators	$0	$0	$0	$0	$0
4590	(2027) Pressure Regulators	$0	$0	$0	$0	$0
4590	(2028) Pressure Regulators	$0	$0	$0	$0	$0
4590	(2029) Pressure Regulators	$311,593	$0	$0	$0	$0
4590	(2030) Pressure Regulators	$0	$320,941	$0	$0	$0
	Grounds & Miscellaneous					
450	Pedestal Mailboxes Replace	$42,972	$44,261	$45,589	$46,957	$48,365
	Landscape Projects					
1020	(2024-2033) Tree Maintenance	$0	$0	$0	$0	$0

	Fiscal Year	2039	2040	2041	2042	2043
1020	(2034-2043) Tree Maintenance	$1,653,611	$1,703,219	$1,754,316	$1,806,945	$1,861,154
1020	(2044-2053) Tree Maintenance	$0	$0	$0	$0	$0
1023	Annual Improvement & Restoration	$305,139	$314,293	$323,722	$333,433	$343,436
1024	(2024-2033) Slope Renovations	$0	$0	$0	$0	$0
1024	(2034-2043) Slope Renovations	$1,013,489	$1,043,894	$1,075,210	$1,107,467	$1,140,691
1024	(2044-20453) Slope Renovations	$0	$0	$0	$0	$0
1025	Turf Reduction Program	$6,908	$7,115	$7,329	$7,549	$7,775
	Total Expenses	$25,996,040	$23,199,514	$24,756,487	$20,321,880	$23,976,172
	Ending Reserve Balance	$61,091,725	$65,863,352	$69,980,573	$79,518,226	$86,446,978

	Fiscal Year	2044	2045	2046	2047	2048
	Starting Reserve Balance	$86,446,978	$94,560,676	$105,855,774	$116,937,297	$128,092,551
	Annual Reserve Funding	$29,697,603	$30,588,531	$31,506,187	$32,451,373	$33,424,914
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$2,260,125	$2,502,470	$2,781,872	$3,059,528	$3,330,975
	Total Income	$118,404,706	$127,651,677	$140,143,833	$152,448,198	$164,848,440
#	Component					
	Paved Surfaces					
100	(2025-2029) Golf Cart Parking/Strip	$0	$0	$0	$0	$0
103	Parkway Concrete - Repair/Replace	$108,367	$111,618	$114,966	$118,415	$121,968
201	(2024) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2025) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2026) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2027) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2028) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2029) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2030) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2031) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2032) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2033) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2034) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2035) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2036) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2037) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2038) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2039) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2040) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2041) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2042) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2043) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2044) Asphalt Paving Replacement	$184,211	$0	$0	$0	$0
201	(2045) Asphalt Paving Replacement	$0	$74,075	$0	$0	$0
201	(2046) Asphalt Paving Replacement	$0	$0	$217,938	$0	$0
201	(2047) Asphalt Paving Replacement	$0	$0	$0	$565,549	$0
201	(2048) Asphalt Paving Replacement	$0	$0	$0	$0	$477,999
202	Paving Seal Coat - Annual	$97,306	$100,225	$103,232	$106,329	$109,519
205	(2024) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2025) Concrete & Paving Maint	$0	$176,574	$0	$0	$0
205	(2026) Concrete & Paving Maint	$0	$0	$97,156	$0	$0
205	(2027) Concrete & Paving Maint	$0	$0	$0	$65,253	$0
205	(2028) Concrete & Paving Maint	$0	$0	$0	$0	$34,499
205	(2029) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2030) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2031) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2032) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2033) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2034) Concrete & Paving Maint	$201,316	$0	$0	$0	$0
	Roofing & Gutters					
1300	Flat Roof Preventative Maint	$84,607	$87,145	$89,760	$92,453	$95,226
1301	Flat Roof Debris Cleanup	$104,715	$107,856	$111,092	$114,425	$117,857
1308	(2024) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2025) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2026) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2027) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2028) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2029) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2030) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2031) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2032) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2033) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2034) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2035) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2036) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2037) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2038) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2039) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2060) Comp Shingle Roofs	$0	$0	$0	$0	$0
1308	(2061) Comp Shingle Roofs	$0	$0	$0	$0	$0
1310	(2039) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0

Fiscal Year	2044	2045	2046	2047	2048
1310 (2040) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2041) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2042) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2043) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2044) Malibu/Capistrano Tile Roofs	$1,349,073	$0	$0	$0	$0
1310 (2045) Malibu/Capistrano Tile Roofs	$0	$1,389,545	$0	$0	$0
1310 (2046) Malibu/Capistrano Tile Roofs	$0	$0	$686,017	$0	$0
1310 (2047) Malibu/Capistrano Tile Roofs	$0	$0	$0	$996,584	$0
1310 (2048) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$1,477,010
1310 (2049) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2050) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2051) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2052) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2053) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1311 (2030) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2031) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2032) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2033) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2034) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2035) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2036) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2037) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2038) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2039) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2040) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2041) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2042) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2043) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2044) Metal Tile Roof - Replace	$493,776	$0	$0	$0	$0
1311 (2045) Metal Tile Roof - Replace	$0	$500,055	$0	$0	$0
1311 (2046) Metal Tile Roof - Replace	$0	$0	$526,764	$0	$0
1311 (2047) Metal Tile Roof - Replace	$0	$0	$0	$540,960	$0
1311 (2048) Metal Tile Roof - Replace	$0	$0	$0	$0	$543,961
1311 (2049) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1314 (2024) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2025) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2026) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2027) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2028) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2029) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2030) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2031) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2032) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2033) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2034) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2035) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2036) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2037) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2038) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2039) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2040) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2041) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2042) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2043) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2044) PVC Cool Roof System - Repl	$1,699,755	$0	$0	$0	$0
1314 (2045) PVC Cool Roof System - Repl	$0	$2,498,193	$0	$0	$0
1314 (2046) PVC Cool Roof System - Repl	$0	$0	$3,093,643	$0	$0
1314 (2047) PVC Cool Roof System - Repl	$0	$0	$0	$1,531,306	$0
1314 (2048) PVC Cool Roof System - Repl	$0	$0	$0	$0	$1,572,984
1314 (2049) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2050) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2051) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2052) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2053) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1317 Emergency Roof Repairs	$234,794	$241,838	$249,093	$256,566	$264,263
1330 (2040) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330 (2041) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330 (2042) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330 (2043) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330 (2044) 3- Story Gutters R/R	$225,764	$0	$0	$0	$0

	Fiscal Year	2044	2045	2046	2047	2048
1330	(2045) 3- Story Gutters R/R	$0	$232,537	$0	$0	$0
1330	(2046) 3- Story Gutters R/R	$0	$0	$239,513	$0	$0
1330	(2047) 3- Story Gutters R/R	$0	$0	$0	$246,698	$0
1330	(2048) 3- Story Gutters R/R	$0	$0	$0	$0	$25,410
1331	1 & 2-Story Gutter Repairs	$117,397	$120,919	$124,547	$128,283	$132,132
1332	1 & 2-Story Gutters - Replace	$111,051	$114,382	$117,814	$121,348	$124,988
	Building Structures					
1860	(2025) Fire Alarm System	$0	$0	$0	$0	$0
1860	(2026-2031) Fire Alarm System	$0	$0	$0	$0	$0
1860	(2052) Fire Alarm System	$0	$0	$0	$0	$0
1860	(2053) Fire Alarm System	$0	$0	$0	$0	$0
3208	(2024) Bldg Structures	$0	$0	$0	$0	$0
3208	(2025-2053) Bldg Structures	$592,928	$610,716	$629,038	$647,909	$667,346
3210	(2024) Carport Panel Replacement	$0	$0	$0	$0	$0
3210	(2025-2053) Carport Panels (912)	$15,112	$15,565	$16,032	$16,513	$17,008
3211	(2024) Carpentry	$0	$0	$0	$0	$0
3211	(2025-2053) Carpentry	$521,233	$536,870	$552,976	$569,565	$586,652
3213	(2024-2038) Dry Rot	$0	$0	$0	$0	$0
3213	(2039-2053) Dry Rot	$361,222	$372,059	$383,221	$394,717	$406,559
3216	(2024-2053) Replacements	$632,139	$651,103	$670,636	$690,755	$711,478
3219	(2024-2026) Parapet Wall Removal	$0	$0	$0	$0	$0
3220	Bldg Foundation Repairs	$45,153	$46,507	$47,903	$49,340	$50,820
3223	(2025-2028) Storage Cabinets	$0	$0	$0	$0	$0
3225	(2026) Glulam/Beam - Repair	$0	$0	$286,404	$0	$0
3225	(2027) Glulam/Beam - Repair	$0	$0	$0	$786,656	$0
3225	(2028) Glulam/Beam - Repair	$0	$0	$0	$0	$405,128
3225	(2029) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3225	(2030) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3225	(2031) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3225	(2032) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3230	Bldg Dry Rot Repairs (Annually)	$308,067	$317,309	$326,828	$336,633	$346,732
3231	Bldg Lead Abatement	$9,482	$9,767	$10,060	$10,361	$10,672
3235	Damage Restoration	$1,201,064	$1,237,096	$1,274,209	$1,312,435	$1,351,808
	Decking Projects					
151	(2024) Balcony Inspections	$0	$0	$0	$0	$0
151	(2032) Balcony Inspections	$0	$0	$0	$0	$0
151	(2033) Balcony Inspections	$0	$0	$0	$0	$0
152	Decking Topcoat	$246,283	$253,672	$261,282	$269,120	$277,194
153	Balcony Decking	$21,988	$22,647	$23,327	$24,026	$24,747
154	(2024-2025) GV Breezeway Decks	$0	$0	$0	$0	$0
154	GV Breezeway Decks	$81,275	$83,713	$86,225	$88,811	$91,476
155	Common Decking	$258,243	$265,990	$273,970	$282,189	$290,655
	Prior To Painting & Painting Projects					
153	Deck Top Coat With Painting	$76,393	$78,685	$81,045	$83,477	$85,981
1115	Full Cycle Exterior Painting	$2,277,049	$2,345,361	$2,415,722	$2,488,193	$2,562,839
1116	Exterior Paint Touch-Up	$313,095	$322,488	$332,162	$342,127	$352,391
1116	Interior Paint Touch-Up	$137,814	$141,948	$146,206	$150,593	$155,110
1400	HIP Reflective Address Signs	$94,821	$97,665	$100,595	$103,613	$106,722
2901	(2024-2034) PTP Lead Test & Abate	$0	$0	$0	$0	$0
2901	(2035-2055) PTP Lead Test & Abate	$8,128	$8,371	$8,622	$8,881	$9,148
2901	Lead Abatement Touch Up	$4,741	$4,883	$5,030	$5,181	$5,336
2901	Lead Testing & Abatement	$9,482	$9,767	$10,060	$10,361	$10,672
2902	PTP Asbestos Abatement	$101,594	$104,642	$107,781	$111,014	$114,345
2910	PTP Balcony Railing Repair Work	$25,968	$26,747	$27,550	$28,376	$29,228
2910	PTP Decking Repair Work	$189,434	$195,117	$200,971	$207,000	$213,210
2910	PTP Dry Rot Repair Work	$1,235,559	$1,272,626	$1,310,804	$1,350,129	$1,390,632
7010	(2024) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2025) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2026) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2027) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2028) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2029) PTP Landscape Renovations	$3,380,675	$0	$0	$0	$0
7010	(2030) PTP Landscape Renovations	$0	$2,834,635	$0	$0	$0
7010	(2031) PTP Landscape Renovations	$0	$0	$3,472,228	$0	$0
7010	(2032) PTP Landscape Renovations	$0	$0	$0	$4,600,967	$0
7010	(2033) PTP Landscape Renovations	$0	$0	$0	$0	$6,124,374
7010	(2034) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2035) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2036) PTP Landscape Renovations	$0	$0	$0	$0	$0

	Fiscal Year	2044	2045	2046	2047	2048
7010	(2037) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2038) PTP Landscape Renovations	$0	$0	$0	$0	$0
	Elevators					
2800	(2032-2037) All Elevator Components	$0	$0	$0	$0	$0
2800	(2038) All Elevator Components	$0	$0	$0	$0	$0
2800	(2039) All Elevator Components	$0	$0	$0	$0	$0
2800	(2040-2044) All Elevator Components	$1,351,549	$0	$0	$0	$0
2800	(2045-2050) All Elevator Components	$0	$4,606	$4,744	$4,887	$5,033
2800	(2051) All Elevator Components	$0	$0	$0	$0	$0
2800	(2052) All Elevator Components	$0	$0	$0	$0	$0
2800	(2053) All Elevator Components	$0	$0	$0	$0	$0
2801	(2051) Cab Doors	$0	$0	$0	$0	$0
2801	(2052) Cab Doors	$0	$0	$0	$0	$0
2801	(2053) Cab Doors	$0	$0	$0	$0	$0
2802	(2024) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2025) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2026) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2027) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2028) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2029) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2030) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2051) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2052) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2052) Cab Door Operators	$0	$0	$0	$0	$0
2804	(2024) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2025) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2026) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2027) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2028) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2029) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2030) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2806	(2032) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2033) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2034) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2035) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2036) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2037) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2038) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2039) Controllers & Call Buttons	$0	$0	$0	$0	$0
2808	(2024-2030) Hoistway Doors (4-Stop)	$0	$0	$0	$0	$0
2808	(2051) Hoistway Doors	$0	$0	$0	$0	$0
2808	(2052) Hoistway Doors	$0	$0	$0	$0	$0
2808	(2053) Hoistway Doors	$0	$0	$0	$0	$0
2850	(2024-2030) Machine Room Power Unit	$0	$0	$0	$0	$0
2850	(2051-2058) Machine Rm Power Units	$0	$0	$0	$0	$0
2851	(2024-2030) Door Protective Devices	$0	$0	$0	$0	$0
2852	(2024-2030) Solid St. Soft Starters	$0	$0	$0	$0	$0
2852	(2038) Solid State Soft Starters	$0	$0	$0	$0	$0
2852	(2039-2044) Solid St. Soft Starters	$72,822	$0	$0	$0	$0
2853	(2044-2052) Fuses	$4,472	$4,606	$4,744	$4,887	$5,033
	Garden Villas					
332	(2024) GV Water Heaters	$5,426	$0	$0	$0	$0
332	(2025) GV Water Heaters	$0	$1,153	$0	$0	$0
332	(2026) GV Water Heaters	$0	$0	$2,376	$0	$0
332	(2027) GV Water Heaters	$0	$0	$0	$3,671	$0
332	(2028) GV Water Heaters	$0	$0	$0	$0	$18,905
332	(2029) GV Water Heaters	$0	$0	$0	$0	$0
332	(2030) GV Water Heaters	$0	$0	$0	$0	$0
332	(2031) GV Water Heaters	$0	$0	$0	$0	$0
332	(2032) GV Water Heaters	$0	$0	$0	$0	$0
332	(2033) GV Water Heaters	$0	$0	$0	$0	$0
336	GV Rec Room Heat Pump	$4,315	$4,444	$4,578	$4,715	$4,856
912	(2031-2041) GV Lobby Renovations	$0	$0	$0	$0	$0
912	(2052-2062) GV Lobby Renovations	$0	$0	$0	$0	$0
915	(2024) Mail Room Renvoations	$0	$0	$0	$0	$0
915	(2026) Mail Room Renvoations	$0	$0	$154,252	$0	$0
915	(2027) Mail Room Renvoations	$0	$0	$0	$158,880	$0
915	(2028) Mail Room Renvoations	$0	$0	$0	$0	$163,646
915	(2029) Mail Room Renvoations	$0	$0	$0	$0	$0

	Fiscal Year	2044	2045	2046	2047	2048
915	(2030) Mail Room Renvoations	$0	$0	$0	$0	$0
915	(2031) Mail Room Renvoations	$0	$0	$0	$0	$0
1951	GV Recessed Area Carpet	$121,371	$125,012	$128,762	$132,625	$136,604
2740	(2024) Windows - Repair/Replace	$108,367	$0	$0	$0	$0
2740	(2025) Windows - Repair/Replace	$0	$111,618	$0	$0	$0
2740	(2026) Windows - Repair/Replace	$0	$0	$114,966	$0	$0
2740	(2027) Windows - Repair/Replace	$0	$0	$0	$118,415	$0
2740	(2028) Windows - Repair/Replace	$0	$0	$0	$0	$121,968
2740	(2029) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2030) Windows - Repair/Replace	$0	$0	$0	$0	$0
	Lighting Replacement Projects					
370	Exterior Light Replacement	$22,576	$23,254	$23,951	$24,670	$25,410
	Walls, Fencing & Railings					
501	(2024) Common Interior Walls	$0	$0	$0	$0	$0
501	(2024) Perimeter Block Wall	$0	$0	$0	$0	$0
501	Common Interior Walls	$18,061	$18,603	$19,161	$19,736	$20,328
501	Perimeter Block Wall	$45,695	$47,065	$48,477	$49,932	$51,430
504	(2024) Shepherds Crooks, Repair	$0	$0	$0	$0	$0
504	Shepherds Crooks, Repair	$94,889	$97,736	$100,668	$103,688	$106,799
516	Split Rail Fence, Replace	$141,964	$146,223	$150,610	$155,128	$159,782
	Laundry Facilities					
603	(2024-2028) Epoxy Floors - Replace	$0	$0	$0	$0	$0
603	(2029) Epoxy Floors - Replace	$0	$0	$0	$0	$0
603	(2041-2061) Epoxy Floors - Replace	$0	$0	$0	$0	$0
990	(2024) Countertops - Replace	$0	$0	$0	$0	$0
990	(2034) Countertops - Replace	$0	$0	$0	$0	$0
990	(2035) Countertops - Replace	$0	$0	$0	$0	$0
990	(2036) Countertops - Replace	$0	$0	$0	$0	$0
990	(2037) Countertops - Replace	$0	$0	$0	$0	$0
990	(2038) Countertops - Replace	$0	$0	$0	$0	$0
990	(2039) Countertops - Replace	$0	$0	$0	$0	$0
990	(2040) Countertops - Replace	$0	$0	$0	$0	$0
990	(2041) Countertops - Replace	$0	$0	$0	$0	$0
990	(2042) Countertops - Replace	$0	$0	$0	$0	$0
990	(2043) Countertops - Replace	$0	$0	$0	$0	$0
992	Commercial Washers, Replace	$111,961	$115,320	$118,779	$122,343	$126,013
993	Commercial Dryers, Replace	$26,021	$26,801	$27,605	$28,433	$29,286
994	(2024) Water Heaters & WH Permits	$59,954	$0	$0	$0	$0
994	(2025) Water Heaters & WH Permits	$0	$30,390	$0	$0	$0
994	(2026) Water Heaters & WH Permits	$0	$0	$15,651	$0	$0
994	(2027) Water Heaters & WH Permits	$0	$0	$0	$12,090	$0
994	(2028) Water Heaters & WH Permits	$0	$0	$0	$0	$35,283
994	(2029) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2030) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2031) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2032)Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2033) Water Heaters & WH Permits	$0	$0	$0	$0	$0
	Sewer Lines, Water Lines & Elect					
318	(2024) Waste Line Liners	$0	$0	$0	$0	$0
318	(2025-2041) Waste Line Liners	$0	$0	$0	$0	$0
319	(2024) Copper Water Lines	$0	$0	$0	$0	$0
319	(2025-2029) Copper Water Lines	$0	$0	$0	$0	$0
319	(2030-2045) Copper Water Lines	$248,521	$255,977	$0	$0	$0
319	(2046-2051) Copper Water Lines	$0	$0	$197,742	$203,674	$209,784
340	Elect Panel Maint.	$54,183	$55,809	$57,483	$59,208	$60,984
340	Elect Systems	$36,122	$37,206	$38,322	$39,472	$40,656
341	Annual Heat Pumps/Wall Heaters	$17,149	$17,663	$18,193	$18,739	$19,301
4590	(2024) Pressure Regulators	$361,222	$0	$0	$0	$0
4590	(2025) Pressure Regulators	$0	$372,059	$0	$0	$0
4590	(2026) Pressure Regulators	$0	$0	$383,221	$0	$0
4590	(2027) Pressure Regulators	$0	$0	$0	$394,717	$0
4590	(2028) Pressure Regulators	$0	$0	$0	$0	$406,559
4590	(2029) Pressure Regulators	$0	$0	$0	$0	$0
4590	(2030) Pressure Regulators	$0	$0	$0	$0	$0
	Grounds & Miscellaneous					
450	Pedestal Mailboxes Replace	$49,816	$51,311	$52,850	$54,435	$56,069
	Landscape Projects					
1020	(2024-2033) Tree Maintenance	$0	$0	$0	$0	$0

	Fiscal Year	2044	2045	2046	2047	2048
1020	(2034-2043) Tree Maintenance	$0	$0	$0	$0	$0
1020	(2044-2053) Tree Maintenance	$2,061,244	$2,123,082	$2,186,774	$2,252,377	$2,319,949
1023	Annual Improvement & Restoration	$353,740	$364,352	$375,282	$386,541	$398,137
1024	(2024-2033) Slope Renovations	$0	$0	$0	$0	$0
1024	(2034-2043) Slope Renovations	$1,174,911	$0	$0	$0	$0
1024	(2044-20453) Slope Renovations	$128,597	$132,455	$136,428	$140,521	$144,737
1025	Turf Reduction Program	$8,008	$8,249	$8,496	$8,751	$9,013
	Total Expenses	$23,844,029	$21,795,903	$23,206,536	$24,355,646	$26,171,643
	Ending Reserve Balance	$94,560,676	$105,855,774	$116,937,297	$128,092,551	$138,676,798

	Fiscal Year	2049	2050	2051	2052	2053
	Starting Reserve Balance	$138,676,798	$147,996,092	$154,297,524	$163,805,140	$168,952,602
	Annual Reserve Funding	$34,427,661	$35,460,491	$36,524,306	$37,620,035	$38,748,636
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$3,579,498	$3,774,543	$3,971,941	$4,154,929	$4,203,279
	Total Income	$176,683,957	$187,231,126	$194,793,770	$205,580,105	$211,904,517
#	Component					
	Paved Surfaces					
100	(2025-2029) Golf Cart Parking/Strip	$0	$0	$0	$0	$0
103	Parkway Concrete - Repair/Replace	$125,627	$129,395	$133,277	$137,276	$141,394
201	(2024) Asphalt Paving Replacement	$665,769	$0	$0	$0	$0
201	(2025) Asphalt Paving Replacement	$0	$503,590	$0	$0	$0
201	(2026) Asphalt Paving Replacement	$0	$0	$551,742	$0	$0
201	(2027) Asphalt Paving Replacement	$0	$0	$0	$679,858	$0
201	(2028) Asphalt Paving Replacement	$0	$0	$0	$0	$1,097,695
201	(2029) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2030) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2031) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2032) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2033) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2034) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2035) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2036) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2037) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2038) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2039) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2040) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2041) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2042) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2043) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2044) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2045) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2046) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2047) Asphalt Paving Replacement	$0	$0	$0	$0	$0
201	(2048) Asphalt Paving Replacement	$0	$0	$0	$0	$0
202	Paving Seal Coat - Annual	$112,804	$116,189	$119,674	$123,264	$126,962
205	(2024) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2025) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2026) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2027) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2028) Concrete & Paving Maint	$0	$0	$0	$0	$0
205	(2029) Concrete & Paving Maint	$66,955	$0	$0	$0	$0
205	(2030) Concrete & Paving Maint	$0	$135,898	$0	$0	$0
205	(2031) Concrete & Paving Maint	$0	$0	$146,010	$0	$0
205	(2032) Concrete & Paving Maint	$0	$0	$0	$173,304	$0
205	(2033) Concrete & Paving Maint	$0	$0	$0	$0	$173,007
205	(2034) Concrete & Paving Maint	$0	$0	$0	$0	$0
	Roofing & Gutters					
1300	Flat Roof Preventative Maint	$98,083	$101,026	$104,056	$107,178	$110,393
1301	Flat Roof Debris Cleanup	$121,393	$125,035	$128,786	$132,649	$136,629
1308	(2024) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2025) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2026) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2027) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2028) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2029) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2030) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2031) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2032) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2033) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2034) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2035) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2036) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2037) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2038) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2039) LWT to Comp Shingle	$0	$0	$0	$0	$0
1308	(2060) Comp Shingle Roofs	$0	$0	$0	$0	$0
1308	(2061) Comp Shingle Roofs	$0	$0	$0	$0	$0
1310	(2039) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0

Fiscal Year	2049	2050	2051	2052	2053
1310 (2040) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2041) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2042) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2043) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2044) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2045) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2046) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2047) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2048) Malibu/Capistrano Tile Roofs	$0	$0	$0	$0	$0
1310 (2049) Malibu/Capistrano Tile Roofs	$1,491,170	$0	$0	$0	$0
1310 (2050) Malibu/Capistrano Tile Roofs	$0	$1,599,164	$0	$0	$0
1310 (2051) Malibu/Capistrano Tile Roofs	$0	$0	$1,636,126	$0	$0
1310 (2052) Malibu/Capistrano Tile Roofs	$0	$0	$0	$1,703,971	$0
1310 (2053) Malibu/Capistrano Tile Roofs	$0	$0	$0	$1,709,421	$0
1311 (2030) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2031) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2032) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2033) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2034) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2035) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2036) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2037) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2038) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2039) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2040) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2041) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2042) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2043) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2044) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2045) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2046) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2047) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2048) Metal Tile Roof - Replace	$0	$0	$0	$0	$0
1311 (2049) Metal Tile Roof - Replace	$553,547	$0	$0	$0	$0
1314 (2024) PVC Cool Roof System - Repl	$2,512,534	$0	$0	$0	$0
1314 (2025) PVC Cool Roof System - Repl	$0	$2,997,265	$0	$0	$0
1314 (2026) PVC Cool Roof System - Repl	$0	$0	$3,098,985	$0	$0
1314 (2027) PVC Cool Roof System - Repl	$0	$0	$0	$3,200,189	$0
1314 (2028) PVC Cool Roof System - Repl	$0	$0	$0	$0	$3,293,182
1314 (2029) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2030) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2031) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2032) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2033) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2034) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2035) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2036) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2037) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2038) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2039) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2040) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2041) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2042) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2043) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2044) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2045) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2046) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2047) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2048) PVC Cool Roof System - Repl	$0	$0	$0	$0	$0
1314 (2049) PVC Cool Roof System - Repl	$1,544,479	$0	$0	$0	$0
1314 (2050) PVC Cool Roof System - Repl	$0	$2,731,722	$0	$0	$0
1314 (2051) PVC Cool Roof System - Repl	$0	$0	$3,473,741	$0	$0
1314 (2052) PVC Cool Roof System - Repl	$0	$0	$0	$3,157,537	$0
1314 (2053) PVC Cool Roof System - Repl	$0	$0	$0	$0	$3,247,559
1317 Emergency Roof Repairs	$272,191	$280,357	$288,768	$297,431	$306,354
1330 (2040) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330 (2041) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330 (2042) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330 (2043) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330 (2044) 3- Story Gutters R/R	$0	$0	$0	$0	$0

	Fiscal Year	2049	2050	2051	2052	2053
1330	(2045) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2046) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2047) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1330	(2048) 3- Story Gutters R/R	$0	$0	$0	$0	$0
1331	1 & 2-Story Gutter Repairs	$136,096	$140,178	$144,384	$148,715	$153,177
1332	1 & 2-Story Gutters - Replace	$128,738	$132,600	$136,578	$140,676	$144,896
	Building Structures					
1860	(2025) Fire Alarm System	$0	$0	$0	$0	$0
1860	(2026-2031) Fire Alarm System	$0	$0	$0	$0	$0
1860	(2052) Fire Alarm System	$0	$0	$0	$720,697	$0
1860	(2053) Fire Alarm System	$0	$0	$0	$0	$1,484,636
3208	(2024) Bldg Structures	$0	$0	$0	$0	$0
3208	(2025-2053) Bldg Structures	$687,366	$707,987	$729,227	$751,104	$773,637
3210	(2024) Carport Panel Replacement	$0	$0	$0	$0	$0
3210	(2025-2053) Carport Panels (912)	$17,519	$18,044	$18,586	$19,143	$19,717
3211	(2024) Carpentry	$0	$0	$0	$0	$0
3211	(2025-2053) Carpentry	$604,252	$622,379	$641,051	$660,282	$680,091
3213	(2024-2038) Dry Rot	$0	$0	$0	$0	$0
3213	(2039-2053) Dry Rot	$418,756	$431,318	$444,258	$457,586	$471,313
3216	(2024-2053) Replacements	$732,822	$754,807	$777,451	$800,775	$824,798
3219	(2024-2026) Parapet Wall Removal	$0	$0	$0	$0	$0
3220	Bldg Foundation Repairs	$52,344	$53,915	$55,532	$57,198	$58,914
3223	(2025-2028) Storage Cabinets	$0	$0	$0	$0	$0
3225	(2026) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3225	(2027) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3225	(2028) Glulam/Beam - Repair	$0	$0	$0	$0	$0
3225	(2029) Glulam/Beam - Repair	$312,961	$0	$0	$0	$0
3225	(2030) Glulam/Beam - Repair	$0	$107,450	$0	$0	$0
3225	(2031) Glulam/Beam - Repair	$0	$0	$2,766,838	$0	$0
3225	(2032) Glulam/Beam - Repair	$0	$0	$0	$677,098	$0
3230	Bldg Dry Rot Repairs (Annually)	$357,134	$367,848	$378,883	$390,250	$401,957
3231	Bldg Lead Abatement	$10,992	$11,322	$11,662	$12,012	$12,372
3235	Damage Restoration	$1,392,362	$1,434,133	$1,477,157	$1,521,472	$1,567,116
	Decking Projects					
151	(2024) Balcony Inspections	$0	$0	$0	$0	$0
151	(2032) Balcony Inspections	$0	$323,489	$0	$0	$0
151	(2033) Balcony Inspections	$0	$0	$333,193	$0	$0
152	Decking Topcoat	$285,510	$294,075	$302,897	$311,984	$321,344
153	Balcony Decking	$25,490	$26,254	$27,042	$27,853	$28,689
154	(2024-2025) GV Breezeway Decks	$0	$0	$0	$0	$0
154	GV Breezeway Decks	$94,220	$97,047	$99,958	$102,957	$106,045
155	Common Decking	$299,375	$308,356	$317,607	$327,135	$336,949
	Prior To Painting & Painting Projects					
153	Deck Top Coat With Painting	$88,561	$91,217	$93,954	$96,772	$99,676
1115	Full Cycle Exterior Painting	$2,639,724	$2,718,916	$2,800,483	$2,884,498	$2,971,033
1116	Exterior Paint Touch-Up	$362,963	$373,852	$385,067	$396,619	$408,518
1116	Interior Paint Touch-Up	$159,764	$164,557	$169,493	$174,578	$179,815
1400	HIP Reflective Address Signs	$109,923	$113,221	$116,618	$120,116	$123,720
2901	(2024-2034) PTP Lead Test & Abate	$0	$0	$0	$0	$0
2901	(2035-2055) PTP Lead Test & Abate	$9,422	$9,705	$9,996	$10,296	$10,605
2901	Lead Abatement Touch Up	$5,496	$5,661	$5,831	$6,006	$6,186
2901	Lead Testing & Abatement	$10,992	$11,322	$11,662	$12,012	$12,372
2902	PTP Asbestos Abatement	$117,775	$121,308	$124,948	$128,696	$132,557
2910	PTP Balcony Railing Repair Work	$30,104	$31,007	$31,938	$32,896	$33,883
2910	PTP Decking Repair Work	$219,606	$226,194	$232,980	$239,969	$247,168
2910	PTP Dry Rot Repair Work	$1,432,351	$1,475,322	$1,519,582	$1,565,169	$1,612,124
7010	(2024) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2025) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2026) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2027) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2028) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2029) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2030) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2031) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2032) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2033) PTP Landscape Renovations	$0	$0	$0	$0	$0
7010	(2034) PTP Landscape Renovations	$5,596,168	$0	$0	$0	$0
7010	(2035) PTP Landscape Renovations	$0	$8,114,617	$0	$0	$0
7010	(2036) PTP Landscape Renovations	$0	$0	$1,176,375	$0	$0

	Fiscal Year	2049	2050	2051	2052	2053
7010	(2037) PTP Landscape Renovations	$0	$0	$0	$5,712,143	$0
7010	(2038) PTP Landscape Renovations	$0	$0	$0	$0	$16,978,114
	Elevators					
2800	(2032-2037) All Elevator Components	$0	$0	$0	$0	$0
2800	(2038) All Elevator Components	$0	$0	$0	$0	$0
2800	(2039) All Elevator Components	$0	$0	$0	$0	$0
2800	(2040-2044) All Elevator Components	$0	$0	$0	$0	$0
2800	(2045-2050) All Elevator Components	$5,184	$5,340	$0	$0	$0
2800	(2051) All Elevator Components	$0	$0	$869,270	$0	$0
2800	(2052) All Elevator Components	$0	$0	$0	$1,233,193	$0
2800	(2053) All Elevator Components	$0	$0	$0	$0	$0
2801	(2051) Cab Doors	$0	$0	$0	$0	$0
2801	(2052) Cab Doors	$0	$0	$0	$0	$0
2801	(2053) Cab Doors	$0	$0	$0	$0	$0
2802	(2024) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2025) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2026) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2027) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2028) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2029) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2030) Cab Door Operators	$0	$0	$0	$0	$0
2802	(2051) Cab Door Operators	$0	$0	$275,218	$0	$0
2802	(2052) Cab Door Operators	$0	$0	$0	$340,169	$0
2802	(2052) Cab Door Operators	$0	$0	$0	$0	$350,374
2804	(2024) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2025) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2026) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2027) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2028) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2029) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2804	(2030) Cab Remodel & Flooring	$0	$0	$0	$0	$0
2806	(2032) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2033) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2034) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2035) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2036) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2037) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2038) Controllers & Call Buttons	$0	$0	$0	$0	$0
2806	(2039) Controllers & Call Buttons	$0	$0	$0	$0	$0
2808	(2024-2030) Hoistway Doors (4-Stop)	$0	$0	$0	$0	$0
2808	(2051) Hoistway Doors	$0	$0	$60,841	$0	$0
2808	(2052) Hoistway Doors	$0	$0	$0	$150,399	$0
2808	(2053) Hoistway Doors	$0	$0	$0	$0	$154,911
2850	(2024-2030) Machine Room Power Unit	$0	$0	$0	$0	$0
2850	(2051-2058) Machine Rm Power Units	$0	$0	$391,835	$403,590	$415,698
2851	(2024-2030) Door Protective Devices	$0	$0	$0	$0	$0
2852	(2024-2030) Solid St. Soft Starters	$0	$0	$0	$0	$0
2852	(2038) Solid State Soft Starters	$0	$0	$0	$0	$0
2852	(2039-2044) Solid St. Soft Starters	$0	$0	$0	$0	$0
2853	(2044-2052) Fuses	$5,184	$5,340	$5,500	$5,665	$0
	Garden Villas					
332	(2024) GV Water Heaters	$0	$0	$0	$0	$0
332	(2025) GV Water Heaters	$0	$0	$0	$0	$0
332	(2026) GV Water Heaters	$0	$0	$0	$0	$0
332	(2027) GV Water Heaters	$0	$0	$0	$0	$0
332	(2028) GV Water Heaters	$0	$0	$0	$0	$0
332	(2029) GV Water Heaters	$11,683	$0	$0	$0	$0
332	(2030) GV Water Heaters	$0	$12,034	$0	$0	$0
332	(2031) GV Water Heaters	$0	$0	$13,772	$0	$0
332	(2032) GV Water Heaters	$0	$0	$0	$6,827	$0
332	(2033) GV Water Heaters	$0	$0	$0	$0	$7,084
336	GV Rec Room Heat Pump	$5,002	$5,152	$5,307	$5,466	$5,630
912	(2031-2041) GV Lobby Renovations	$0	$0	$0	$0	$0
912	(2052-2062) GV Lobby Renovations	$0	$0	$0	$129,165	$133,040
915	(2024) Mail Room Renvoations	$0	$0	$0	$0	$0
915	(2026) Mail Room Renvoations	$0	$0	$0	$0	$0
915	(2027) Mail Room Renvoations	$0	$0	$0	$0	$0
915	(2028) Mail Room Renvoations	$0	$0	$0	$0	$0
915	(2029) Mail Room Renvoations	$168,555	$0	$0	$0	$0

	Fiscal Year	2049	2050	2051	2052	2053
915	(2030) Mail Room Renvoations	$0	$173,612	$0	$0	$0
915	(2031) Mail Room Renvoations	$0	$0	$53,646	$0	$0
1951	GV Recessed Area Carpet	$140,702	$144,923	$149,271	$153,749	$158,361
2740	(2024) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2025) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2026) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2027) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2028) Windows - Repair/Replace	$0	$0	$0	$0	$0
2740	(2029) Windows - Repair/Replace	$125,627	$0	$0	$0	$0
2740	(2030) Windows - Repair/Replace	$0	$129,395	$0	$0	$0
	Lighting Replacement Projects					
370	Exterior Light Replacement	$26,172	$26,957	$27,766	$28,599	$29,457
	Walls, Fencing & Railings					
501	(2024) Common Interior Walls	$0	$0	$0	$0	$0
501	(2024) Perimeter Block Wall	$0	$0	$0	$0	$0
501	Common Interior Walls	$20,938	$21,566	$22,213	$22,879	$23,566
501	Perimeter Block Wall	$52,973	$54,562	$56,199	$57,885	$59,621
504	(2024) Shepherds Crooks, Repair	$0	$0	$0	$0	$0
504	Shepherds Crooks, Repair	$110,003	$113,303	$116,702	$120,203	$123,809
516	Split Rail Fence, Replace	$164,575	$169,512	$174,598	$179,836	$185,231
	Laundry Facilities					
603	(2024-2028) Epoxy Floors - Replace	$0	$0	$0	$0	$0
603	(2029) Epoxy Floors - Replace	$0	$0	$0	$0	$0
603	(2041-2061) Epoxy Floors - Replace	$0	$0	$0	$0	$0
990	(2024) Countertops - Replace	$0	$0	$0	$0	$0
990	(2034) Countertops - Replace	$0	$0	$0	$0	$0
990	(2035) Countertops - Replace	$0	$0	$0	$0	$0
990	(2036) Countertops - Replace	$0	$0	$0	$0	$0
990	(2037) Countertops - Replace	$0	$0	$0	$0	$0
990	(2038) Countertops - Replace	$0	$0	$0	$0	$0
990	(2039) Countertops - Replace	$0	$0	$0	$0	$0
990	(2040) Countertops - Replace	$0	$0	$0	$0	$0
990	(2041) Countertops - Replace	$0	$0	$0	$0	$0
990	(2042) Countertops - Replace	$0	$0	$0	$0	$0
990	(2043) Countertops - Replace	$0	$0	$0	$0	$0
992	Commercial Washers, Replace	$129,793	$133,687	$137,698	$141,829	$146,083
993	Commercial Dryers, Replace	$30,165	$31,070	$32,002	$32,962	$33,951
994	(2024) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2025) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2026) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2027) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2028) Water Heaters & WH Permits	$0	$0	$0	$0	$0
994	(2029) Water Heaters & WH Permits	$12,826	$0	$0	$0	$0
994	(2030) Water Heaters & WH Permits	$0	$11,009	$0	$0	$0
994	(2031) Water Heaters & WH Permits	$0	$0	$13,608	$0	$0
994	(2032)Water Heaters & WH Permits	$0	$0	$0	$18,688	$0
994	(2033) Water Heaters & WH Permits	$0	$0	$0	$0	$31,279
	Sewer Lines, Water Lines & Elect					
318	(2024) Waste Line Liners	$0	$0	$0	$0	$0
318	(2025-2041) Waste Line Liners	$0	$0	$0	$0	$0
319	(2024) Copper Water Lines	$0	$0	$0	$0	$0
319	(2025-2029) Copper Water Lines	$0	$0	$0	$0	$0
319	(2030-2045) Copper Water Lines	$0	$0	$0	$0	$0
319	(2046-2051) Copper Water Lines	$216,078	$222,560	$229,237	$236,114	$0
340	Elect Panel Maint.	$62,813	$64,698	$66,639	$68,638	$70,697
340	Elect Systems	$41,876	$43,132	$44,426	$45,759	$47,131
341	Annual Heat Pumps/Wall Heaters	$19,880	$20,477	$21,091	$21,724	$22,376
4590	(2024) Pressure Regulators	$0	$0	$0	$0	$0
4590	(2025) Pressure Regulators	$0	$0	$0	$0	$0
4590	(2026) Pressure Regulators	$0	$0	$0	$0	$0
4590	(2027) Pressure Regulators	$0	$0	$0	$0	$0
4590	(2028) Pressure Regulators	$0	$0	$0	$0	$0
4590	(2029) Pressure Regulators	$418,756	$0	$0	$0	$0
4590	(2030) Pressure Regulators	$0	$431,318	$0	$0	$0
	Grounds & Miscellaneous					
450	Pedestal Mailboxes Replace	$57,751	$59,483	$61,268	$63,106	$64,999
	Landscape Projects					
1020	(2024-2033) Tree Maintenance	$0	$0	$0	$0	$0

	Fiscal Year	2049	2050	2051	2052	2053
1020	(2034-2043) Tree Maintenance	$0	$0	$0	$0	$0
1020	(2044-2053) Tree Maintenance	$2,389,547	$2,461,234	$2,535,071	$2,611,123	$2,689,456
1023	Annual Improvement & Restoration	$410,081	$422,383	$435,055	$448,107	$461,550
1024	(2024-2033) Slope Renovations	$0	$0	$0	$0	$0
1024	(2034-2043) Slope Renovations	$0	$0	$0	$0	$0
1024	(2044-20453) Slope Renovations	$149,079	$153,551	$158,158	$162,903	$167,790
1025	Turf Reduction Program	$9,284	$9,562	$9,849	$10,145	$10,449
	Total Expenses	$28,687,865	$32,933,603	$30,988,630	$36,627,503	$44,227,140
	Ending Reserve Balance	$147,996,092	$154,297,524	$163,805,140	$168,952,602	$167,677,377

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Sean Erik Andersen, R.S., company President is a credentialed Reserve Specialist (#68). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.

The Reserve Study was prepared in accordance with National Reserve Study Standards and California's Davis-Stirling Act body of law.

Our inspections do not include code compliance to existing and added components.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.

Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

1) Common area repair & replacement responsibility
2) Component must have a limited useful life
3) Life limit must be predictable
4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed "Best Cost" and "Worst Cost". There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Paved Surfaces

Comp #: 100 (2025-2029) Golf Cart Parking/Strip **Quantity: 5-year Program**
Location:
Funded?: Yes.
History: 2022, $7,925.
Comments: "At the July 13, 2018 Business Planning Meeting, staff was directed to consider additional opportunities to create golf cart parking in areas where landscaping has declined or is absent. A pilot program was completed in early 2018 in Gate 14 and the Board would like to see more areas such as these throughout the Mutual.

This program was deferred by the Board in 2020. In 2021, the program was placed on hold while the Mutual explored the possibility of adding EV charging stations inside the Community. The program was placed on hold again in 2022 and 2023. Staff seeks direction for 2024.
"
Useful Life: 1 years Remaining Life: 1 years
Best Case: $ 10,000 Worst Case: $10,000
Cost Source: Estimate Provided by Client

Comp #: 103 Parkway Concrete - Repair/Replace **Quantity: (1) Annual Allowance**
Location: Concrete parkways adjacent to paving area projects
Funded?: Yes.
History: 2022, $106,631.
Comments: Each year staff goes out into the community to inspect community sidewalks for potential hazards. Due to tree root intrusion and soil expansion, there are many sidewalks showing signs of wear and uneven surfaces. Staff identifies these areas for replacement and crews are assigned to replace sections of concrete.

In recent years, staff has been unable to address all the areas identified and this program is designed to eliminate the long waiting periods to address these issues in a proactive way, by utilizing outside vendors insuring public safety. This program will work in conjunction with the current paving program.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 60,000 Worst Case: $60,000
Cost Source: Allowance provided by client

Comp #: 201 (2024) Asphalt Paving Replacement **Quantity: Approx 106,195 gsf**
Location: Wk Cntr 920, Job #JA910940, Streets and parking
Funded?: Yes.
History: Anticipated in 2024
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 0 years
Best Case: $ 317,975 Worst Case: $317,975
Cost Source: Estimate Provided by Client

Comp #: 201 (2025) Asphalt Paving Replacement **Quantity: Approx 81,655 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated in 2025
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 1 years
Best Case: $ 233,512 Worst Case: $233,512
Cost Source: e

Comp #: 201 (2026) Asphalt Paving Replacement **Quantity: Approx 65,351 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated in 2026
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 2 years
Best Case: $ 248,388 Worst Case: $248,388
Cost Source: Estimate Provided by Client

Comp #: 201 (2027) Asphalt Paving Replacement **Quantity: Approx 99,943 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated in 2027
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 3 years
Best Case: $ 297,150 Worst Case: $297,150
Cost Source: e

Comp #: 201 (2028) Asphalt Paving Replacement **Quantity: Approx 179,155 GSF**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated in 2028
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 4 years
Best Case: $ 465,803 Worst Case: $465,803
Cost Source: Estimate Provided by Client

Comp #: 201 (2029) Asphalt Paving Replacement **Quantity: Approx 137,046 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated in 2029
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 5 years
Best Case: $ 356,320 Worst Case: $356,320
Cost Source: Estimate Provided by Client

Comp #: 201 (2030) Asphalt Paving Replacement **Quantity: Approx 136,862 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated in 2030
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 6 years
Best Case: $ 355,841 Worst Case: $355,841
Cost Source: Estimate Provided by Client

Comp #: 201 (2031) Asphalt Paving Replacement **Quantity: Approx 140,660 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated in 2031
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 7 years
Best Case: $ 365,716 Worst Case: $365,716
Cost Source: Estimate Provided by Client

Comp #: 201 (2032) Asphalt Paving Replacement **Quantity: Approx 142,666 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated in 2032
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 8 years
Best Case: $ 370,932 Worst Case: $370,932
Cost Source: Estimate Provided by Client

Comp #: 201 (2033) Asphalt Paving Replacement **Quantity: Approx 128,177 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated in 2033
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 9 years
Best Case: $ 333,280 Worst Case: $333,280
Cost Source: Estimate Provided by Client

Comp #: 201 (2034) Asphalt Paving Replacement **Quantity: Approx 125,031gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated in 2034
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 10 years
Best Case: $ 325,081 Worst Case: $325,081
Cost Source: Estimate Provided by Client

Comp #: 201 (2035) Asphalt Paving Replacement **Quantity: Approx 153,490 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated in 2035
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 11 years
Best Case: $ 399,074 Worst Case: $399,074
Cost Source: Estimate Provided by Client

Comp #: 201 (2036) Asphalt Paving Replacement **Quantity: Approx 111,751 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated in 2036
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 12 years
Best Case: $ 290,553 Worst Case: $290,553
Cost Source: Estimate Provided by Client

Comp #: 201 (2037) Asphalt Paving Replacement **Quantity: Approx 110,027 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated in 2037
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 13 years
Best Case: $ 260,070 Worst Case: $260,070
Cost Source: Estimate Provided by Client

Comp #: 201 (2038) Asphalt Paving Replacement **Quantity: Approx 107,382 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated in 2038
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 14 years
Best Case: $ 279,193 Worst Case: $279,193
Cost Source: Estimate Provided by Client

Comp #: 201 (2039) Asphalt Paving Replacement **Quantity: Approx 67,367 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated in 2039
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 15 years
Best Case: $ 175,154 Worst Case: $175,154
Cost Source: Estimate Provided by Client

Comp #: 201 (2040) Asphalt Paving Replacement **Quantity: Approx 16,532 GSF**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: No Work Anticipated in 2040
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 16 years
Best Case: $ 42,983 Worst Case: $42,983
Cost Source: Estimate Provided by Client

Comp #: 201 (2041) Asphalt Paving Replacement **Quantity: Approx 27,770 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated in 2041
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 17 years
Best Case: $ 72,202 Worst Case: $72,202
Cost Source: Estimate Provided by Client

Comp #: 201 (2042) Asphalt Paving Replacement **Quantity: Approx 7,125 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated in 2042
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 18 years
Best Case: $ 18,525 Worst Case: $18,525
Cost Source: Estimate Provided by Client

Comp #: 201 (2043) Asphalt Paving Replacement **Quantity: Approx 18,276 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated in 2043
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 19 years
Best Case: $ 47,518 Worst Case: $47,518
Cost Source: Estimate Provided by Client

Comp #: 201 (2044) Asphalt Paving Replacement **Quantity: Approx 39,228 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated in 2044
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 20 years
Best Case: $ 101,993 Worst Case: $101,993
Cost Source: Estimate Provided by Client

Comp #: 201 (2045) Asphalt Paving Replacement **Quantity: Approx 15,315 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Anticipated 2045
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 21 years
Best Case: $ 39,819 Worst Case: $39,819
Cost Source: Estimate Provided by Client

Comp #: 201 (2046) Asphalt Paving Replacement **Quantity: Approx 43,746 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Resurfaced 2021
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 22 years
Best Case: $ 113,740 Worst Case: $113,740
Cost Source: Estimate Provided by Client

Comp #: 201 (2047) Asphalt Paving Replacement **Quantity: Approx 110,215 gsf**
Location: Wk Cntr 920, Job #JA91094, Streets and parking
Funded?: Yes.
History: Resurfaced 2021
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used.
Useful Life: 25 years Remaining Life: 23 years
Best Case: $ 286,559 Worst Case: $286,559
Cost Source: Estimate Provided by Client

Comp #: 201 (2048) Asphalt Paving Replacement **Quantity: Approx 90,440 gsf**
Location: Streets and parking
Funded?: Yes.
History: 2022, $458,273.
Comments: As part of the Mutual's asphalt repaving program, each year all asphalt pavement in the community is inspected and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of reserve planning, an estimated life of 25 years is used. 2022 plan includes 143,071 square feet at a unit cost $2.71.
Useful Life: 25 years Remaining Life: 24 years
Best Case: $ 235,144 Worst Case: $235,144
Cost Source: Estimate Provided by Client

Comp #: 202 Paving Seal Coat - Annual **Quantity: 1/5 of Community Annually**
Location: Wk Cntr & Job # not listed on sheet. Street surfaces
Funded?: Yes.
History: 2022, $45,956.
Comments: The application of a seal coat over asphalt is recommended to extend its useful life. This procedure can eliminate most minor defects in paving, such as raveling or block cracking, before the oxidation process accelerates water intrusion into the structural base. Asphalt within the Mutual receives a seal coat 5 years after paving and also on a continuous 7-year cycle thereafter. This type of preventive maintenance is considered the most efficient and cost-effective method of extending the serviceable life of asphalt paving. The scope of work for 2022 includes all those asphalt areas last paved or sealed in 2015.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 53,876 Worst Case: $53,876
Cost Source: Estimate Provided by Client

Comp #: 205 (2024) Concrete & Paving Maint **Quantity: (1) Provision**
Location: Streets and cul-de-sacs
Funded?: Yes.
History: Anticipated project for 2024
Comments: This line item addresses maintenance of the streets and cul-de-sacs, including requests for minor asphalt patching and crack filling, street sweeping and clearing of catch basins. Other general maintenance provided under this budget item includes removal of concrete stains by high-pressure water cleaning, and excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines. The budget for this item is developed based on historical averages and recent trends.
Useful Life: 10 years Remaining Life: 0 years
Best Case: $ 82,114 Worst Case: $82,114
Cost Source: Estimate Provided by Client

Comp #: 205 (2025) Concrete & Paving Maint **Quantity: (1) Provision**
Location: Streets and cul-de-sacs
Funded?: Yes.
History: Anticipated project for 2025
Comments: This line item addresses maintenance of the streets and cul-de-sacs, including requests for minor asphalt patching and crack filling, street sweeping and clearing of catch basins. Other general maintenance provided under this budget item includes removal of concrete stains by high-pressure water cleaning, and excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines. The budget for this item is developed based on historical averages and recent trends.
Useful Life: 10 years Remaining Life: 1 years
Best Case: $ 94,917 Worst Case: $94,917
Cost Source: Estimate Provided by Client

Comp #: 205 (2026) Concrete & Paving Maint **Quantity: (1) Provision**
Location: Streets and cul-de-sacs
Funded?: Yes.
History: Anticipated project for 2026
Comments: This line item addresses maintenance of the streets and cul-de-sacs, including requests for minor asphalt patching and crack filling, street sweeping and clearing of catch basins. Other general maintenance provided under this budget item includes removal of concrete stains by high-pressure water cleaning, and excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines. The budget for this item is developed based on historical averages and recent trends.
Useful Life: 10 years Remaining Life: 2 years
Best Case: $ 50,705 Worst Case: $50,705
Cost Source: Estimate Provided by Client

Comp #: 205 (2027) Concrete & Paving Maint **Quantity: (1) Provision**
Location: Streets and cul-de-sacs
Funded?: Yes.
History: Anticipated project for 2027
Comments: This line item addresses maintenance of the streets and cul-de-sacs, including requests for minor asphalt patching and crack filling, street sweeping and clearing of catch basins. Other general maintenance provided under this budget item includes removal of concrete stains by high-pressure water cleaning, and excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines. The budget for this item is developed based on historical averages and recent trends.
Useful Life: 10 years Remaining Life: 3 years
Best Case: $ 33,063 Worst Case: $33,063
Cost Source: Estimate Provided by Client

Comp #: 205 (2028) Concrete & Paving Maint **Quantity: (1) Provision**
Location: Streets and cul-de-sacs
Funded?: Yes.
History: Anticipated project for 2028
Comments: This line item addresses maintenance of the streets and cul-de-sacs, including requests for minor asphalt patching and crack filling, street sweeping and clearing of catch basins. Other general maintenance provided under this budget item includes removal of concrete stains by high-pressure water cleaning, and excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines. The budget for this item is developed based on historical averages and recent trends.
Useful Life: 10 years Remaining Life: 4 years
Best Case: $ 16,971 Worst Case: $16,971
Cost Source: Estimate Provided by Client

Comp #: 205 (2029) Concrete & Paving Maint **Quantity: (1) Provision**
Location: Streets and cul-de-sacs
Funded?: Yes.
History: Anticipated project for 2029
Comments: This line item addresses maintenance of the streets and cul-de-sacs, including requests for minor asphalt patching and crack filling, street sweeping and clearing of catch basins. Other general maintenance provided under this budget item includes removal of concrete stains by high-pressure water cleaning, and excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines. The budget for this item is developed based on historical averages and recent trends.
Useful Life: 10 years Remaining Life: 5 years
Best Case: $ 31,978 Worst Case: $31,978
Cost Source: Estimate Provided by Client

Comp #: 205 (2030) Concrete & Paving Maint **Quantity: (1) Provision**
Location: Streets and cul-de-sacs
Funded?: Yes.
History: Anticipated project for 2030
Comments: This line item addresses maintenance of the streets and cul-de-sacs, including requests for minor asphalt patching and crack filling, street sweeping and clearing of catch basins. Other general maintenance provided under this budget item includes removal of concrete stains by high-pressure water cleaning, and excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines. The budget for this item is developed based on historical averages and recent trends.
Useful Life: 10 years Remaining Life: 6 years
Best Case: $ 63,015 Worst Case: $63,015
Cost Source: Estimate Provided by Client

Comp #: 205 (2031) Concrete & Paving Maint **Quantity: (1) Provision**
Location: Streets and cul-de-sacs
Funded?: Yes.
History: Anticipated project for 2031
Comments: This line item addresses maintenance of the streets and cul-de-sacs, including requests for minor asphalt patching and crack filling, street sweeping and clearing of catch basins. Other general maintenance provided under this budget item includes removal of concrete stains by high-pressure water cleaning, and excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines. The budget for this item is developed based on historical averages and recent trends.
Useful Life: 10 years Remaining Life: 7 years
Best Case: $ 65,732 Worst Case: $65,732
Cost Source: Estimate Provided by Client

Comp #: 205 (2032) Concrete & Paving Maint **Quantity: (1) Provision**
Location: Streets and cul-de-sacs
Funded?: Yes.
History: Anticipated project for 2032
Comments: This line item addresses maintenance of the streets and cul-de-sacs, including requests for minor asphalt patching and crack filling, street sweeping and clearing of catch basins. Other general maintenance provided under this budget item includes removal of concrete stains by high-pressure water cleaning, and excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines. The budget for this item is developed based on historical averages and recent trends.
Useful Life: 10 years Remaining Life: 8 years
Best Case: $ 75,747 Worst Case: $75,747
Cost Source: Estimate Provided by Client

Comp #: 205 (2033) Concrete & Paving Maint **Quantity: (1) Provision**
Location: Streets and cul-de-sacs
Funded?: Yes.
History: Anticipated project for 2033
Comments: This line item addresses maintenance of the streets and cul-de-sacs, including requests for minor asphalt patching and crack filling, street sweeping and clearing of catch basins. Other general maintenance provided under this budget item includes removal of concrete stains by high-pressure water cleaning, and excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines. The budget for this item is developed based on historical averages and recent trends.
Useful Life: 10 years Remaining Life: 9 years
Best Case: $ 73,415 Worst Case: $73,415
Cost Source: Estimate Provided by Client

Comp #: 205 (2034) Concrete & Paving Maint **Quantity: (1) Provision**

Location: Streets and cul-de-sacs

Funded?: Yes.

History: Anticipated project for 2033

Comments: This line item addresses maintenance of the streets and cul-de-sacs, including requests for minor asphalt patching and crack filling, street sweeping and clearing of catch basins. Other general maintenance provided under this budget item includes removal of concrete stains by high-pressure water cleaning, and excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines. The budget for this item is developed based on historical averages and recent trends.

Useful Life: 10 years Remaining Life: 10 years

Best Case: $ 111,464 Worst Case: $111,464

Cost Source: Estimate Provided by Client

Roofing & Gutters

Comp #: 1300 Flat Roof Preventative Maint **Quantity: (1) Annual Allowance**
Location: Wk Cntr 920, Job #JA910040. Built up roofs (4,023,624 GSF @ $0.43/gsf avg) Annual Avg $74,171 .
Funded?: Yes.
History: 2022, $66,585.
Comments: "The Built-up Roof (BUR) Maintenance Program is intended to extend the serviceable life of existing BUR roofs by three to five years, for a total serviceable life of 18-20 years. The program emphasizes aggressive repair and maintenance on BUR roofs at 5-year intervals.

The current roofing contract provides for the 5-year preventive maintenance of each roof system at no cost to the Mutual. In 2022 - 158,953 square feet will be addressed by the roofing contractor. (roofing completed in 2017)

The 10-year preventive maintenance program for 2022 includes those built-up roofs that were replaced in 2012. The scope includes 185,809 square feet.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 46,845 Worst Case: $46,845
Cost Source: Estimate Provided by Client

Comp #: 1301 Flat Roof Debris Cleanup **Quantity: (1) Annual Allowance**
Location: Wk Cntr 920, Job # JA962101. Built up roofs
Funded?: Yes.
History: 2022, $66,585.
Comments: "The Built-up Roof (BUR) Maintenance Program is intended to extend the serviceable life of existing BUR roofs by three to five years, for a total serviceable life of 18-20 years. The program emphasizes aggressive repair and maintenance on BUR roofs at 5-year intervals.

The current roofing contract provides for the 5-year preventive maintenance of each roof system at no cost to the Mutual. In 2022 - 158,953 square feet will be addressed by the roofing contractor. (roofing completed in 2017)

The 10-year preventive maintenance program for 2022 includes those built-up roofs that were replaced in 2012. The scope includes 185,809 square feet.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 57,978 Worst Case: $57,978
Cost Source: Estimate Provided by Client

Comp #: 1308 (2024) LWT to Comp Shingle **Quantity: Avg 44,178 GSF**
Location: Job #A910865000. List on file with client, this is 2022, 2023, and 2024's square footage combined.
Funded?: Yes.
History:
Comments: "In 1990, buildings with wood shake roof systems were re-roofed with Lightweight Tile (LWT) to eliminate the potential fire hazard of the wood shake roof. (377 buildings, totaling 1,438,052 square feet). The LWT roofs are requiring significant maintenace since 2010 and are considered to be failing. Staff recommended a 15-year phased plan starting in 2020 to replace the LWT with Comp Shigles. On May 6, 2019 the M&C Committee directed staff to include costs for lightweight tile roof replacements in the 2020 Business Planning meeting, with a plan to offset the costs, for review and consideration by the Board.

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Useful Life: 40 years Remaining Life: 0 years
Best Case: $ 250,000 Worst Case: $250,000
Cost Source: Estimate Provided by Client

Comp #: 1308 (2025) LWT to Comp Shingle **Quantity: Avg 14,581 GSF**
Location: Job #A910865000. List on file with client,
Funded?: Yes.
History:
Comments: "In 1990, buildings with wood shake roof systems were re-roofed with Lightweight Tile (LWT) to eliminate the potential fire hazard of the wood shake roof. (377 buildings, totaling 1,438,052 square feet). The LWT roofs are requiring significant maintenace since 2010 and are considered to be failing. Staff recommended a 15-year phased plan starting in 2020 to replace the LWT with Comp Shigles. On May 6, 2019 the M&C Committee directed staff to include costs for lightweight tile roof replacements in the 2020 Business Planning meeting, with a plan to offset the costs, for review and consideration by the Board.

"
Useful Life: 40 years Remaining Life: 1 years
Best Case: $ 127,730 Worst Case: $127,730
Cost Source: Estimate Provided by Client

Comp #: 1308 (2026) LWT to Comp Shingle **Quantity: Avg 14,271 GSF**
Location: Job #A910865000. List on file with client,
Funded?: Yes.
History:
Comments: "In 1990, buildings with wood shake roof systems were re-roofed with Lightweight Tile (LWT) to eliminate the potential fire hazard of the wood shake roof. (377 buildings, totaling 1,438,052 square feet). The LWT roofs are requiring significant maintenace since 2010 and are considered to be failing. Staff recommended a 15-year phased plan starting in 2020 to replace the LWT with Comp Shigles. On May 6, 2019 the M&C Committee directed staff to include costs for lightweight tile roof replacements in the 2020 Business Planning meeting, with a plan to offset the costs, for review and consideration by the Board.

"
Useful Life: 40 years Remaining Life: 2 years
Best Case: $ 125,014 Worst Case: $125,014
Cost Source: Estimate Provided by Client

Comp #: 1308 (2027) LWT to Comp Shingle **Quantity: Avg 14,038 GSF**
Location: Job #A910865000. List on file with client,
Funded?: Yes.
History:
Comments: "In 1990, buildings with wood shake roof systems were re-roofed with Lightweight Tile (LWT) to eliminate the potential fire hazard of the wood shake roof. (377 buildings, totaling 1,438,052 square feet). The LWT roofs are requiring significant maintenace since 2010 and are considered to be failing. Staff recommended a 15-year phased plan starting in 2020 to replace the LWT with Comp Shigles. On May 6, 2019 the M&C Committee directed staff to include costs for lightweight tile roof replacements in the 2020 Business Planning meeting, with a plan to offset the costs, for review and consideration by the Board.

"
Useful Life: 40 years Remaining Life: 3 years
Best Case: $ 122,973 Worst Case: $122,973
Cost Source: Estimate Provided by Client

Comp #: 1308 (2028) LWT to Comp Shingle **Quantity: Avg 14,687 GSF**
Location: Job #A910865000. List on file with client,
Funded?: Yes.
History:
Comments: "In 1990, buildings with wood shake roof systems were re-roofed with Lightweight Tile (LWT) to eliminate the potential fire hazard of the wood shake roof. (377 buildings, totaling 1,438,052 square feet). The LWT roofs are requiring significant maintenace since 2010 and are considered to be failing. Staff recommended a 15-year phased plan starting in 2020 to replace the LWT with Comp Shigles. On May 6, 2019 the M&C Committee directed staff to include costs for lightweight tile roof replacements in the 2020 Business Planning meeting, with a plan to offset the costs, for review and consideration by the Board.

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Useful Life: 40 years Remaining Life: 4 years
Best Case: $ 128,658 Worst Case: $128,658
Cost Source: Estimate Provided by Client

Comp #: 1308 (2029) LWT to Comp Shingle **Quantity: Avg 14,756 GSF**
Location: Job #A910865000. List on file with client,
Funded?: Yes.
History:
Comments: "In 1990, buildings with wood shake roof systems were re-roofed with Lightweight Tile (LWT) to eliminate the potential fire hazard of the wood shake roof. (377 buildings, totaling 1,438,052 square feet). The LWT roofs are requiring significant maintenace since 2010 and are considered to be failing. Staff recommended a 15-year phased plan starting in 2020 to replace the LWT with Comp Shigles. On May 6, 2019 the M&C Committee directed staff to include costs for lightweight tile roof replacements in the 2020 Business Planning meeting, with a plan to offset the costs, for review and consideration by the Board.

"
Useful Life: 40 years Remaining Life: 5 years
Best Case: $ 129,263 Worst Case: $129,263
Cost Source: Estimate Provided by Client

Comp #: 1308 (2030) LWT to Comp Shingle **Quantity: Avg 129,205 GSF**
Location: Job #A910865000. List on file with client,
Funded?: Yes.
History:
Comments: "In 1990, buildings with wood shake roof systems were re-roofed with Lightweight Tile (LWT) to eliminate the potential fire hazard of the wood shake roof. (377 buildings, totaling 1,438,052 square feet). The LWT roofs are requiring significant maintenace since 2010 and are considered to be failing. Staff recommended a 15-year phased plan starting in 2020 to replace the LWT with Comp Shigles. On May 6, 2019 the M&C Committee directed staff to include costs for lightweight tile roof replacements in the 2020 Business Planning meeting, with a plan to offset the costs, for review and consideration by the Board.

"
Useful Life: 40 years Remaining Life: 6 years
Best Case: $ 1,131,836 Worst Case: $1,131,836
Cost Source: Estimate Provided by Client

Comp #: 1308 (2031) LWT to Comp Shingle **Quantity: Avg 129,985 GSF**
Location: Job #A910865000. List on file with client,
Funded?: Yes.
History:
Comments: "In 1990, buildings with wood shake roof systems were re-roofed with Lightweight Tile (LWT) to eliminate the potential fire hazard of the wood shake roof. (377 buildings, totaling 1,438,052 square feet). The LWT roofs are requiring significant maintenace since 2010 and are considered to be failing. Staff recommended a 15-year phased plan starting in 2020 to replace the LWT with Comp Shigles. On May 6, 2019 the M&C Committee directed staff to include costs for lightweight tile roof replacements in the 2020 Business Planning meeting, with a plan to offset the costs, for review and consideration by the Board.

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Useful Life: 40 years Remaining Life: 7 years
Best Case: $ 1,138,669 Worst Case: $1,138,669
Cost Source: Estimate Provided by Client

Comp #: 1308 (2032) LWT to Comp Shingle **Quantity: Avg 129,494 GSF**
Location: Job #A910865000. List on file with client,
Funded?: Yes.
History:
Comments: "In 1990, buildings with wood shake roof systems were re-roofed with Lightweight Tile (LWT) to eliminate the potential fire hazard of the wood shake roof. (377 buildings, totaling 1,438,052 square feet). The LWT roofs are requiring significant maintenace since 2010 and are considered to be failing. Staff recommended a 15-year phased plan starting in 2020 to replace the LWT with Comp Shigles. On May 6, 2019 the M&C Committee directed staff to include costs for lightweight tile roof replacements in the 2020 Business Planning meeting, with a plan to offset the costs, for review and consideration by the Board.

"
Useful Life: 40 years Remaining Life: 8 years
Best Case: $ 1,134,367 Worst Case: $1,134,367
Cost Source: Estimate Provided by Client

Comp #: 1308 (2033) LWT to Comp Shingle **Quantity: Avg 129,224 GSF**
Location: Job #A910865000. List on file with client,
Funded?: Yes.
History:
Comments: "In 1990, buildings with wood shake roof systems were re-roofed with Lightweight Tile (LWT) to eliminate the potential fire hazard of the wood shake roof. (377 buildings, totaling 1,438,052 square feet). The LWT roofs are requiring significant maintenace since 2010 and are considered to be failing. Staff recommended a 15-year phased plan starting in 2020 to replace the LWT with Comp Shigles. On May 6, 2019 the M&C Committee directed staff to include costs for lightweight tile roof replacements in the 2020 Business Planning meeting, with a plan to offset the costs, for review and consideration by the Board.

"
Useful Life: 40 years Remaining Life: 9 years
Best Case: $ 1,132,002 Worst Case: $1,132,002
Cost Source: Estimate Provided by Client

Comp #: 1308 (2034) LWT to Comp Shingle **Quantity: Avg 129,370 GSF**
Location: Job #A910865000. List on file with client,
Funded?: Yes.
History:
Comments: "In 1990, buildings with wood shake roof systems were re-roofed with Lightweight Tile (LWT) to eliminate the potential fire hazard of the wood shake roof. (377 buildings, totaling 1,438,052 square feet). The LWT roofs are requiring significant maintenace since 2010 and are considered to be failing. Staff recommended a 15-year phased plan starting in 2020 to replace the LWT with Comp Shigles. On May 6, 2019 the M&C Committee directed staff to include costs for lightweight tile roof replacements in the 2020 Business Planning meeting, with a plan to offset the costs, for review and consideration by the Board.

"
Useful Life: 40 years Remaining Life: 10 years
Best Case: $ 1,133,281 Worst Case: $1,133,281
Cost Source: Estimate Provided by Client

Comp #: 1308 (2035) LWT to Comp Shingle **Quantity: Avg 129,841 GSF**
Location: Job #A910865000. List on file with client,
Funded?: Yes.
History:
Comments: "In 1990, buildings with wood shake roof systems were re-roofed with Lightweight Tile (LWT) to eliminate the potential fire hazard of the wood shake roof. (377 buildings, totaling 1,438,052 square feet). The LWT roofs are requiring significant maintenace since 2010 and are considered to be failing. Staff recommended a 15-year phased plan starting in 2020 to replace the LWT with Comp Shigles. On May 6, 2019 the M&C Committee directed staff to include costs for lightweight tile roof replacements in the 2020 Business Planning meeting, with a plan to offset the costs, for review and consideration by the Board.

"
Useful Life: 40 years Remaining Life: 11 years
Best Case: $ 1,137,407 Worst Case: $1,137,407
Cost Source: Estimate Provided by Client

Comp #: 1308 (2036) LWT to Comp Shingle **Quantity: Avg 129,347 GSF**
Location: Job #A910865000. List on file with client,
Funded?: Yes.
History:
Comments: "In 1990, buildings with wood shake roof systems were re-roofed with Lightweight Tile (LWT) to eliminate the potential fire hazard of the wood shake roof. (377 buildings, totaling 1,438,052 square feet). The LWT roofs are requiring significant maintenace since 2010 and are considered to be failing. Staff recommended a 15-year phased plan starting in 2020 to replace the LWT with Comp Shigles. On May 6, 2019 the M&C Committee directed staff to include costs for lightweight tile roof replacements in the 2020 Business Planning meeting, with a plan to offset the costs, for review and consideration by the Board.

"
Useful Life: 40 years Remaining Life: 12 years
Best Case: $ 1,133,080 Worst Case: $1,133,080
Cost Source: Estimate Provided by Client

Comp #: 1308 (2037) LWT to Comp Shingle **Quantity: Avg 129,235 GSF**
Location: Job #A910865000. List on file with client,
Funded?: Yes.
History:
Comments: "In 1990, buildings with wood shake roof systems were re-roofed with Lightweight Tile (LWT) to eliminate the potential fire hazard of the wood shake roof. (377 buildings, totaling 1,438,052 square feet). The LWT roofs are requiring significant maintenace since 2010 and are considered to be failing. Staff recommended a 15-year phased plan starting in 2020 to replace the LWT with Comp Shigles. On May 6, 2019 the M&C Committee directed staff to include costs for lightweight tile roof replacements in the 2020 Business Planning meeting, with a plan to offset the costs, for review and consideration by the Board.

"
Useful Life: 40 years Remaining Life: 13 years
Best Case: $ 1,132,099 Worst Case: $1,132,099
Cost Source: Estimate Provided by Client

Comp #: 1308 (2038) LWT to Comp Shingle **Quantity: Avg 129,476 GSF**
Location: Job #A910865000. List on file with client,
Funded?: Yes.
History:
Comments: "In 1990, buildings with wood shake roof systems were re-roofed with Lightweight Tile (LWT) to eliminate the potential fire hazard of the wood shake roof. (377 buildings, totaling 1,438,052 square feet). The LWT roofs are requiring significant maintenace since 2010 and are considered to be failing. Staff recommended a 15-year phased plan starting in 2020 to replace the LWT with Comp Shigles. On May 6, 2019 the M&C Committee directed staff to include costs for lightweight tile roof replacements in the 2020 Business Planning meeting, with a plan to offset the costs, for review and consideration by the Board.

"
Useful Life: 40 years Remaining Life: 14 years
Best Case: $ 1,134,210 Worst Case: $1,134,210
Cost Source: Estimate Provided by Client

Comp #: 1308 (2039) LWT to Comp Shingle **Quantity: Avg 129,119 GSF**
Location: Job #A910865000. List on file with client,
Funded?: Yes.
History:
Comments: "In 1990, buildings with wood shake roof systems were re-roofed with Lightweight Tile (LWT) to eliminate the potential fire hazard of the wood shake roof. (377 buildings, totaling 1,438,052 square feet). The LWT roofs are requiring significant maintenace since 2010 and are considered to be failing. Staff recommended a 15-year phased plan starting in 2020 to replace the LWT with Comp Shigles. On May 6, 2019 the M&C Committee directed staff to include costs for lightweight tile roof replacements in the 2020 Business Planning meeting, with a plan to offset the costs, for review and consideration by the Board.

"
Useful Life: 40 years Remaining Life: 15 years
Best Case: $ 1,131,082 Worst Case: $1,131,082
Cost Source: Estimate Provided by Client

Comp #: 1308 (2060) Comp Shingle Roofs **Quantity: Avg 13,619 GSF**
Location: List on file with association
Funded?: Yes.
History:
Comments: "In 1990, buildings with wood shake roof systems were re-roofed with Lightweight Tile (LWT) to eliminate the potential fire hazard of the wood shake roof. (377 buildings, totaling 1,438,052 square feet). The LWT roofs are requiring significant maintenace since 2010 and are considered to be failing. Staff recommended a 15-year phased plan starting in 2020 to replace the LWT with Comp Shigles. On May 6, 2019 the M&C Committee directed staff to include costs for lightweight tile roof replacements in the 2020 Business Planning meeting, with a plan to offset the costs, for review and consideration by the Board.

"
Useful Life: 40 years Remaining Life: 38 years
Best Case: $ 119,302 Worst Case: $119,302
Cost Source: Estimate Provided by Client

Comp #: 1308 (2061) Comp Shingle Roofs **Quantity: Approx 14,723 GSF**
Location: Job #A910865. List on file with client
Funded?: Yes.
History:
Comments: "In 1990, buildings with wood shake roof systems were re-roofed with Lightweight Tile (LWT) to eliminate the potential fire hazard of the wood shake roof. (377 buildings, totaling 1,438,052 square feet). The LWT roofs are requiring significant maintenace since 2010 and are considered to be failing. Staff recommended a 15-year phased plan starting in 2020 to replace the LWT with Comp Shigles. On May 6, 2019 the M&C Committee directed staff to include costs for lightweight tile roof replacements in the 2020 Business Planning meeting, with a plan to offset the costs, for review and consideration by the Board.

"
Useful Life: 40 years Remaining Life: 37 years
Best Case: $ 128,974 Worst Case: $128,974
Cost Source: Estimate Provided by Client

Comp #: 1310 (2039) Malibu/Capistrano Tile Roofs **Quantity: 100,509 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association.
Funded?: Yes.
History: Completed 1999
Comments: Beginning with the 1999 Business Plan, the Board elected to initiate the Malibu Tile Replacement program to address premature failure of tile roofs that were originally constructed with space sheathing. The Malibu program was completed in 2006. Starting in 2004, Business Plans included replacement of original tile roofs with Capistrano Tile Roofs. To distribute the associated financial impact of the replacements, a schedule was developed for replacement of Capistrano tile roofs over a 12-year period.

The Capistrano Tile Roof program was completed in 2015.
Useful Life: 40 years Remaining Life: 15 years
Best Case: $ 743,767 Worst Case: $743,767
Cost Source: Estimate Provided by Client

Comp #: 1310 (2040) Malibu/Capistrano Tile Roofs **Quantity: 101,101 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association.
Funded?: Yes.
History: Completed 1999
Comments: Beginning with the 1999 Business Plan, the Board elected to initiate the Malibu Tile Replacement program to address premature failure of tile roofs that were originally constructed with space sheathing. The Malibu program was completed in 2006. Starting in 2004, Business Plans included replacement of original tile roofs with Capistrano Tile Roofs. To distribute the associated financial impact of the replacements, a schedule was developed for replacement of Capistrano tile roofs over a 12-year period.

The Capistrano Tile Roof program was completed in 2015.
Useful Life: 40 years Remaining Life: 16 years
Best Case: $ 748,147 Worst Case: $748,147
Cost Source: Estimate Provided by Client

Comp #: 1310 (2041) Malibu/Capistrano Tile Roofs **Quantity: 100,992 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association.
Funded?: Yes.
History: Completed 1999
Comments: Beginning with the 1999 Business Plan, the Board elected to initiate the Malibu Tile Replacement program to address premature failure of tile roofs that were originally constructed with space sheathing. The Malibu program was completed in 2006. Starting in 2004, Business Plans included replacement of original tile roofs with Capistrano Tile Roofs. To distribute the associated financial impact of the replacements, a schedule was developed for replacement of Capistrano tile roofs over a 12-year period.

The Capistrano Tile Roof program was completed in 2015.
Useful Life: 40 years Remaining Life: 17 years
Best Case: $ 747,341 Worst Case: $747,341
Cost Source: Estimate Provided by Client

Comp #: 1310 (2042) Malibu/Capistrano Tile Roofs **Quantity: 100,545 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association.
Funded?: Yes.
History: Completed 1999
Comments: Beginning with the 1999 Business Plan, the Board elected to initiate the Malibu Tile Replacement program to address premature failure of tile roofs that were originally constructed with space sheathing. The Malibu program was completed in 2006. Starting in 2004, Business Plans included replacement of original tile roofs with Capistrano Tile Roofs. To distribute the associated financial impact of the replacements, a schedule was developed for replacement of Capistrano tile roofs over a 12-year period.

The Capistrano Tile Roof program was completed in 2015.
Useful Life: 40 years Remaining Life: 18 years
Best Case: $ 744,033 Worst Case: $744,033
Cost Source: Estimate Provided by Client

Comp #: 1310 (2043) Malibu/Capistrano Tile Roofs **Quantity: 100,873 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association.
Funded?: Yes.
History: Completed 1999
Comments: Beginning with the 1999 Business Plan, the Board elected to initiate the Malibu Tile Replacement program to address premature failure of tile roofs that were originally constructed with space sheathing. The Malibu program was completed in 2006. Starting in 2004, Business Plans included replacement of original tile roofs with Capistrano Tile Roofs. To distribute the associated financial impact of the replacements, a schedule was developed for replacement of Capistrano tile roofs over a 12-year period.

The Capistrano Tile Roof program was completed in 2015.
Useful Life: 40 years Remaining Life: 19 years
Best Case: $ 746,460 Worst Case: $746,460
Cost Source: Estimate Provided by Client

Comp #: 1310 (2044) Malibu/Capistrano Tile Roofs **Quantity: 101,102 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association.
Funded?: Yes.
History: Completed 1999
Comments: Beginning with the 1999 Business Plan, the Board elected to initiate the Malibu Tile Replacement program to address premature failure of tile roofs that were originally constructed with space sheathing. The Malibu program was completed in 2006. Starting in 2004, Business Plans included replacement of original tile roofs with Capistrano Tile Roofs. To distribute the associated financial impact of the replacements, a schedule was developed for replacement of Capistrano tile roofs over a 12-year period.

The Capistrano Tile Roof program was completed in 2015.
Useful Life: 40 years Remaining Life: 20 years
Best Case: $ 746,949 Worst Case: $746,949
Cost Source: Estimate Provided by Client

Comp #: 1310 (2045) Malibu/Capistrano Tile Roofs **Quantity: 100,939 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association.
Funded?: Yes.
History: Completed 1999
Comments: Beginning with the 1999 Business Plan, the Board elected to initiate the Malibu Tile Replacement program to address premature failure of tile roofs that were originally constructed with space sheathing. The Malibu program was completed in 2006. Starting in 2004, Business Plans included replacement of original tile roofs with Capistrano Tile Roofs. To distribute the associated financial impact of the replacements, a schedule was developed for replacement of Capistrano tile roofs over a 12-year period.

The Capistrano Tile Roof program was completed in 2015.
Useful Life: 40 years Remaining Life: 21 years
Best Case: $ 746,949 Worst Case: $746,949
Cost Source: Estimate Provided by Client

Comp #: 1310 (2046) Malibu/Capistrano Tile Roofs **Quantity: 48,382 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association.
Funded?: Yes.
History: Completed 1999
Comments: Beginning with the 1999 Business Plan, the Board elected to initiate the Malibu Tile Replacement program to address premature failure of tile roofs that were originally constructed with space sheathing. The Malibu program was completed in 2006. Starting in 2004, Business Plans included replacement of original tile roofs with Capistrano Tile Roofs. To distribute the associated financial impact of the replacements, a schedule was developed for replacement of Capistrano tile roofs over a 12-year period.

The Capistrano Tile Roof program was completed in 2015.
Useful Life: 40 years Remaining Life: 22 years
Best Case: $ 358,027 Worst Case: $358,027
Cost Source: Estimate Provided by Client

Comp #: 1310 (2047) Malibu/Capistrano Tile Roofs **Quantity: 68,238 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association.
Funded?: Yes.
History: Completed 1999
Comments: Beginning with the 1999 Business Plan, the Board elected to initiate the Malibu Tile Replacement program to address premature failure of tile roofs that were originally constructed with space sheathing. The Malibu program was completed in 2006. Starting in 2004, Business Plans included replacement of original tile roofs with Capistrano Tile Roofs. To distribute the associated financial impact of the replacements, a schedule was developed for replacement of Capistrano tile roofs over a 12-year period.

The Capistrano Tile Roof program was completed in 2015.
Useful Life: 40 years Remaining Life: 23 years
Best Case: $ 504,961 Worst Case: $504,961
Cost Source: Estimate Provided by Client

Comp #: 1310 (2048) Malibu/Capistrano Tile Roofs **Quantity: 98,188 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association.
Funded?: Yes.
History: Completed 1999
Comments: Beginning with the 1999 Business Plan, the Board elected to initiate the Malibu Tile Replacement program to address premature failure of tile roofs that were originally constructed with space sheathing. The Malibu program was completed in 2006. Starting in 2004, Business Plans included replacement of original tile roofs with Capistrano Tile Roofs. To distribute the associated financial impact of the replacements, a schedule was developed for replacement of Capistrano tile roofs over a 12-year period.

The Capistrano Tile Roof program was completed in 2015.
Useful Life: 40 years Remaining Life: 24 years
Best Case: $ 726,591 Worst Case: $726,591
Cost Source: Estimate Provided by Client

Comp #: 1310 (2049) Malibu/Capistrano Tile Roofs **Quantity: 96,242 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association.
Funded?: Yes.
History: Completed 1999
Comments: Beginning with the 1999 Business Plan, the Board elected to initiate the Malibu Tile Replacement program to address premature failure of tile roofs that were originally constructed with space sheathing. The Malibu program was completed in 2006. Starting in 2004, Business Plans included replacement of original tile roofs with Capistrano Tile Roofs. To distribute the associated financial impact of the replacements, a schedule was developed for replacement of Capistrano tile roofs over a 12-year period.

The Capistrano Tile Roof program was completed in 2015.
Useful Life: 40 years Remaining Life: 25 years
Best Case: $ 712,191 Worst Case: $712,191
Cost Source: Estimate Provided by Client

Comp #: 1310 (2050) Malibu/Capistrano Tile Roofs **Quantity: 100,206 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association.
Funded?: Yes.
History: Completed 1999
Comments: Beginning with the 1999 Business Plan, the Board elected to initiate the Malibu Tile Replacement program to address premature failure of tile roofs that were originally constructed with space sheathing. The Malibu program was completed in 2006. Starting in 2004, Business Plans included replacement of original tile roofs with Capistrano Tile Roofs. To distribute the associated financial impact of the replacements, a schedule was developed for replacement of Capistrano tile roofs over a 12-year period.

The Capistrano Tile Roof program was completed in 2015.
Useful Life: 40 years Remaining Life: 26 years
Best Case: $ 741,524 Worst Case: $741,524
Cost Source: Estimate Provided by Client

Comp #: 1310 (2051) Malibu/Capistrano Tile Roofs **Quantity: 99,536 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association.
Funded?: Yes.
History: Completed 1999
Comments: Beginning with the 1999 Business Plan, the Board elected to initiate the Malibu Tile Replacement program to address premature failure of tile roofs that were originally constructed with space sheathing. The Malibu program was completed in 2006. Starting in 2004, Business Plans included replacement of original tile roofs with Capistrano Tile Roofs. To distribute the associated financial impact of the replacements, a schedule was developed for replacement of Capistrano tile roofs over a 12-year period.

The Capistrano Tile Roof program was completed in 2015.
Useful Life: 40 years Remaining Life: 27 years
Best Case: $ 736,566 Worst Case: $736,566
Cost Source: Estimate Provided by Client

Comp #: 1310 (2052) Malibu/Capistrano Tile Roofs **Quantity: 100,644 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association.
Funded?: Yes.
History: Completed 1999
Comments: Beginning with the 1999 Business Plan, the Board elected to initiate the Malibu Tile Replacement program to address premature failure of tile roofs that were originally constructed with space sheathing. The Malibu program was completed in 2006. Starting in 2004, Business Plans included replacement of original tile roofs with Capistrano Tile Roofs. To distribute the associated financial impact of the replacements, a schedule was developed for replacement of Capistrano tile roofs over a 12-year period.

The Capistrano Tile Roof program was completed in 2015.
Useful Life: 40 years Remaining Life: 28 years
Best Case: $ 744,766 Worst Case: $744,766
Cost Source: Estimate Provided by Client

Comp #: 1310 (2053) Malibu/Capistrano Tile Roofs **Quantity: 100,966**
Location: Wk Cntr & Job #'s not listed. List on file with association.
Funded?: Yes.
History: Completed 1999
Comments: Beginning with the 1999 Business Plan, the Board elected to initiate the Malibu Tile Replacement program to address premature failure of tile roofs that were originally constructed with space sheathing. The Malibu program was completed in 2006. Starting in 2004, Business Plans included replacement of original tile roofs with Capistrano Tile Roofs. To distribute the associated financial impact of the replacements, a schedule was developed for replacement of Capistrano tile roofs over a 12-year period.

The Capistrano Tile Roof program was completed in 2015.
Useful Life: 40 years Remaining Life: 28 years
Best Case: $ 747,148 Worst Case: $747,148
Cost Source: Estimate Provided by Client

Comp #: 1311 (2030) Metal Tile Roof - Replace **Quantity: 24,755 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Funded?: Yes.
History: Anticipated project starting 2030
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 6 years
Best Case: $ 300,000 Worst Case: $300,000
Cost Source: Estimate Provided by Client

Comp #: 1311 (2031) Metal Tile Roof - Replace **Quantity: 23,970 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Funded?: Yes.
History: Anticipated project starting 2030
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 7 years
Best Case: $ 256,958 Worst Case: $256,958
Cost Source: Estimate Provided by Client

Comp #: 1311 (2032) Metal Tile Roof - Replace **Quantity: 24,663 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Funded?: Yes.
History: Anticipated project starting 2030
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 8 years
Best Case: $ 264,387 Worst Case: $264,387
Allowance for major repair
Cost Source: Estimate Provided by Client

Comp #: 1311 (2033) Metal Tile Roof - Replace **Quantity: 25,520 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Funded?: Yes.
History: Anticipated project starting 2030
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 9 years
Best Case: $ 273,574 Worst Case: $273,574
Allowance for major repair
Cost Source: Estimate Provided by Client

Comp #: 1311 (2034) Metal Tile Roof - Replace **Quantity: 25,641 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Funded?: Yes.
History: Anticipated project starting 2030
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 10 years
Best Case: $ 274,872 Worst Case: $274,872
Allowance for major repair
Cost Source: Estimate Provided by Client

Comp #: 1311 (2035) Metal Tile Roof - Replace **Quantity: 25,350**
Location: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Funded?: Yes.
History: Anticipated project starting 2030
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 11 years
Best Case: $ 261,032 Worst Case: $261,032
Allowance for major repair
Cost Source: Estimate Provided by Client

Comp #: 1311 (2036) Metal Tile Roof - Replace **Quantity: 25,354 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Funded?: Yes.
History: Anticipated project starting 2030
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 12 years
Best Case: $ 271,795 Worst Case: $271,795
Allowance for major repair
Cost Source: Estimate Provided by Client

Comp #: 1311 (2037) Metal Tile Roof - Replace **Quantity: 25,128 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Funded?: Yes.
History: Anticipated project starting 2030
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 13 years
Best Case: $ 269,372 Worst Case: $269,372
Allowance for major repair
Cost Source: Estimate Provided by Client

Comp #: 1311 (2038) Metal Tile Roof - Replace **Quantity: 25,740 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Funded?: Yes.
History: Anticipated project starting 2030
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 14 years
Best Case: $ 275,933 Worst Case: $275,933
Allowance for major repair
Cost Source: Estimate Provided by Client

Comp #: 1311 (2039) Metal Tile Roof - Replace **Quantity: 25,092 GSF**
Location: (111) Buildings, 505,426 GSF
Funded?: Yes.
History: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 15 years
Best Case: $ 268,986 Worst Case: $269,986
Allowance for major repair
Cost Source: Estimate Provided by Client

Comp #: 1311 (2040) Metal Tile Roof - Replace **Quantity: 25,357 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Funded?: Yes.
History: Anticipated project starting 2030
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 16 years
Best Case: $ 271,827 Worst Case: $271,827
Allowance for major repair
Cost Source: Estimate Provided by Client

Comp #: 1311 (2041) Metal Tile Roof - Replace **Quantity: 25,835 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Funded?: Yes.
History: Anticipated project starting 2030
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 17 years
Best Case: $ 276,951 Worst Case: $276,951
Allowance for major repair
Cost Source: Estimate Provided by Client

Comp #: 1311 (2042) Metal Tile Roof - Replace **Quantity: 25,630 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Funded?: Yes.
History: Anticipated project starting 2030
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 18 years
Best Case: $ 274,754 Worst Case: $274,754
Allowance for major repair
Cost Source: Estimate Provided by Client

Comp #: 1311 (2043) Metal Tile Roof - Replace **Quantity: 25,264 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Funded?: Yes.
History: Anticipated project starting 2030
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 19 years
Best Case: $ 270,830 Worst Case: $270,830
Allowance for major repair
Cost Source: Estimate Provided by Client

Comp #: 1311 (2044) Metal Tile Roof - Replace **Quantity: 25,503 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Funded?: Yes.
History: Anticipated project starting 2030
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 20 years
Best Case: $ 273,392 Worst Case: $273,392
Allowance for major repair
Cost Source: Estimate Provided by Client

Comp #: 1311 (2045) Metal Tile Roof - Replace **Quantity: 25,645 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Funded?: Yes.
History: Anticipated project starting 2030
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 21 years
Best Case: $ 268,804 Worst Case: $268,804
Allowance for major repair
Cost Source: Estimate Provided by Client

Comp #: 1311 (2046) Metal Tile Roof - Replace **Quantity: 25,645 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Funded?: Yes.
History: Anticipated project starting 2030
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 22 years
Best Case: $ 274,914 Worst Case: $274,914
Allowance for major repair
Cost Source: Estimate Provided by Client

Comp #: 1311 (2047) Metal Tile Roof - Replace **Quantity: 25,569 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Funded?: Yes.
History: Anticipated project starting 2030
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 23 years
Best Case: $ 274,100 Worst Case: $274,100
Allowance for major repair
Cost Source: Estimate Provided by Client

Comp #: 1311 (2048) Metal Tile Roof - Replace **Quantity: 24,962 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Funded?: Yes.
History: Anticipated project starting 2030
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 24 years
Best Case: $ 267,593 Worst Case: $267,593
Allowance for major repair
Cost Source: Estimate Provided by Client

Comp #: 1311 (2049) Metal Tile Roof - Replace **Quantity: 24,662 GSF**
Location: Wk Cntr & Job #'s not listed. List on file with association (111) Buildings
Funded?: Yes.
History: Anticipated project starting 2030
Comments: In 1990, the Board elected to initiate the Metal Tile program to address potential fire hazards with wood shake roofs. Wood shake roofs were covered with metal tile roofing over a three year period. (111 buildings totaling 503,715 square feet). The replacement program will be completed over a 20 year period starting in 2030 with composition shingle roofing materials.
Useful Life: 40 years Remaining Life: 25 years
Best Case: $ 264,377 Worst Case: $264,377
Allowance for major repair
Cost Source: Estimate Provided by Client

Comp #: 1314 (2024) PVC Cool Roof System - Repl **Quantity: 124,093 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

Many of the BUR roofs have been exceeding their anticipated 16-year failure rate. Thus, roofs lasting longer than 16 years are being postponed past their anticipated replacement dates.

Starting in 2009 BUR roofs are being replaced with PVC Cool Roofs. PVC roofs have a serviceable life of 25 years. To eliminate spikes in future year expenditures Staff has leveled out the roofing replacement square footage over the next 14 years. In 2034, PVC roofs will reach 25 year age and will start being evaluated for re-roof work with PVC roofing."
Useful Life: 25 years Remaining Life: 0 years
Best Case: $ 1,200,000 Worst Case: $1,200,000
Cost Source: Estimate Provided by Client

Comp #: 1314 (2025) PVC Cool Roof System - Repl **Quantity: 123,980 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

Many of the BUR roofs have been exceeding their anticipated 16-year failure rate. Thus, roofs lasting longer than 16 years are being postponed past their anticipated replacement dates.

Starting in 2009 BUR roofs are being replaced with PVC Cool Roofs. PVC roofs have a serviceable life of 25 years. To eliminate spikes in future year expenditures Staff has leveled out the roofing replacement square footage over the next 14 years. In 2034, PVC roofs will reach 25 year age and will start being evaluated for re-roof work with PVC roofing."
Useful Life: 25 years Remaining Life: 1 years
Best Case: $ 1,389,816 Worst Case: $1,389,816
Cost Source: Estimate Provided by Client

Comp #: 1314 (2026) PVC Cool Roof System - Repl **Quantity: 124,454 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

Many of the BUR roofs have been exceeding their anticipated 16-year failure rate. Thus, roofs lasting longer than 16 years are being postponed past their anticipated replacement dates.

Starting in 2009 BUR roofs are being replaced with PVC Cool Roofs. PVC roofs have a serviceable life of 25 years. To eliminate spikes in future year expenditures Staff has leveled out the roofing replacement square footage over the next 14 years. In 2034, PVC roofs will reach 25 year age and will start being evaluated for re-roof work with PVC roofing."
Useful Life: 25 years Remaining Life: 2 years
Best Case: $ 1,395,129 Worst Case: $1,395,129
Cost Source: Estimate Provided by Client

Comp #: 1314 (2027) PVC Cool Roof System - Repl **Quantity: 124,775 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

Many of the BUR roofs have been exceeding their anticipated 16-year failure rate. Thus, roofs lasting longer than 16 years are being postponed past their anticipated replacement dates.

Starting in 2009 BUR roofs are being replaced with PVC Cool Roofs. PVC roofs have a serviceable life of 25 years. To eliminate spikes in future year expenditures Staff has leveled out the roofing replacement square footage over the next 14 years. In 2034, PVC roofs will reach 25 year age and will start being evaluated for re-roof work with PVC roofing."
Useful Life: 25 years Remaining Life: 3 years
Best Case: $ 1,398,728 Worst Case: $1,398,728
Cost Source: Estimate Provided by Client

Comp #: 1314 (2028) PVC Cool Roof System - Repl **Quantity: 124,661 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

Many of the BUR roofs have been exceeding their anticipated 16-year failure rate. Thus, roofs lasting longer than 16 years are being postponed past their anticipated replacement dates.

Starting in 2009 BUR roofs are being replaced with PVC Cool Roofs. PVC roofs have a serviceable life of 25 years. To eliminate spikes in future year expenditures Staff has leveled out the roofing replacement square footage over the next 14 years. In 2034, PVC roofs will reach 25 year age and will start being evaluated for re-roof work with PVC roofing."
Useful Life: 25 years Remaining Life: 4 years
Best Case: $ 1,397,450 Worst Case: $1,397,450
Cost Source: Estimate Provided by Client

Comp #: 1314 (2029) PVC Cool Roof System - Repl **Quantity: 124,376 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

Many of the BUR roofs have been exceeding their anticipated 16-year failure rate. Thus, roofs lasting longer than 16 years are being postponed past their anticipated replacement dates.

Starting in 2009 BUR roofs are being replaced with PVC Cool Roofs. PVC roofs have a serviceable life of 25 years. To eliminate spikes in future year expenditures Staff has leveled out the roofing replacement square footage over the next 14 years. In 2034, PVC roofs will reach 25 year age and will start being evaluated for re-roof work with PVC roofing."
Useful Life: 25 years Remaining Life: 5 years
Best Case: $ 1,394,255 Worst Case: $1,394,255
Cost Source: Estimate Provided by Client

Comp #: 1314 (2030) PVC Cool Roof System - Repl **Quantity: 124,807 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

Many of the BUR roofs have been exceeding their anticipated 16-year failure rate. Thus, roofs lasting longer than 16 years are being postponed past their anticipated replacement dates.

Starting in 2009 BUR roofs are being replaced with PVC Cool Roofs. PVC roofs have a serviceable life of 25 years. To eliminate spikes in future year expenditures Staff has leveled out the roofing replacement square footage over the next 14 years. In 2034, PVC roofs will reach 25 year age and will start being evaluated for re-roof work with PVC roofing."
Useful Life: 25 years Remaining Life: 6 years
Best Case: $ 1,399,086 Worst Case: $1,399,086
Cost Source: Estimate Provided by Client

Comp #: 1314 (2031) PVC Cool Roof System - Repl **Quantity: 124,472 GSf**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

Many of the BUR roofs have been exceeding their anticipated 16-year failure rate. Thus, roofs lasting longer than 16 years are being postponed past their anticipated replacement dates.

Starting in 2009 BUR roofs are being replaced with PVC Cool Roofs. PVC roofs have a serviceable life of 25 years. To eliminate spikes in future year expenditures Staff has leveled out the roofing replacement square footage over the next 14 years. In 2034, PVC roofs will reach 25 year age and will start being evaluated for re-roof work with PVC roofing."
Useful Life: 25 years Remaining Life: 7 years
Best Case: $ 1,395,331 Worst Case: $1,395,331
Cost Source: Estimate Provided by Client

Comp #: 1314 (2032) PVC Cool Roof System - Repl **Quantity: 124,468 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

Many of the BUR roofs have been exceeding their anticipated 16-year failure rate. Thus, roofs lasting longer than 16 years are being postponed past their anticipated replacement dates.

Starting in 2009 BUR roofs are being replaced with PVC Cool Roofs. PVC roofs have a serviceable life of 25 years. To eliminate spikes in future year expenditures Staff has leveled out the roofing replacement square footage over the next 14 years. In 2034, PVC roofs will reach 25 year age and will start being evaluated for re-roof work with PVC roofing."
Useful Life: 25 years Remaining Life: 8 years
Best Case: $ 1,395,286 Worst Case: $1,395,286
Cost Source: Estimate Provided by Client

Comp #: 1314 (2033) PVC Cool Roof System - Repl **Quantity: 124,542 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

Many of the BUR roofs have been exceeding their anticipated 16-year failure rate. Thus, roofs lasting longer than 16 years are being postponed past their anticipated replacement dates.

Starting in 2009 BUR roofs are being replaced with PVC Cool Roofs. PVC roofs have a serviceable life of 25 years. To eliminate spikes in future year expenditures Staff has leveled out the roofing replacement square footage over the next 14 years. In 2034, PVC roofs will reach 25 year age and will start being evaluated for re-roof work with PVC roofing."
Useful Life: 25 years Remaining Life: 9 years
Best Case: $ 1,396,116 Worst Case: $1,396,116
Cost Source: Estimate Provided by Client

Comp #: 1314 (2034) PVC Cool Roof System - Repl **Quantity: 124,571 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

Many of the BUR roofs have been exceeding their anticipated 16-year failure rate. Thus, roofs lasting longer than 16 years are being postponed past their anticipated replacement dates.

Starting in 2009 BUR roofs are being replaced with PVC Cool Roofs. PVC roofs have a serviceable life of 25 years. To eliminate spikes in future year expenditures Staff has leveled out the roofing replacement square footage over the next 14 years. In 2034, PVC roofs will reach 25 year age and will start being evaluated for re-roof work with PVC roofing."
Useful Life: 25 years Remaining Life: 10 years
Best Case: $ 1,396,441 Worst Case: $1,396,441
Cost Source: Estimate Provided by Client

Comp #: 1314 (2035) PVC Cool Roof System - Repl **Quantity: 105,964 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

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Useful Life: 25 years Remaining Life: 11 years
Best Case: $ 1,187,856 Worst Case: $1,187,856
Cost Source: Estimate Provided by Client

Comp #: 1314 (2036) PVC Cool Roof System - Repl **Quantity: 229,402 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

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Useful Life: 25 years Remaining Life: 12 years
Best Case: $ 2,571,596 Worst Case: $2,571,596
Cost Source: Estimate Provided by Client

Comp #: 1314 (2037) PVC Cool Roof System - Repl **Quantity: 341,980 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

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Useful Life: 25 years Remaining Life: 13 years
Best Case: $ 3,833,596 Worst Case: $3,833,596
Cost Source: Estimate Provided by Client

Comp #: 1314 (2038) PVC Cool Roof System - Repl **Quantity: 168,080 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

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Useful Life: 25 years Remaining Life: 14 years
Best Case: $ 1,884,177 Worst Case: $1,884,177
Cost Source: Estimate Provided by Client

Comp #: 1314 (2039) PVC Cool Roof System - Repl **Quantity: 185,809 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

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Useful Life: 25 years Remaining Life: 15 years
Best Case: $ 2,082,919 Worst Case: $2,082,919
Cost Source: Estimate Provided by Client

Comp #: 1314 (2040) PVC Cool Roof System - Repl **Quantity: 176,681 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

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Useful Life: 25 years Remaining Life: 16 years
Best Case: $ 1,980,594 Worst Case: $1,980,594
Cost Source: Estimate Provided by Client

Comp #: 1314 (2041) PVC Cool Roof System - Repl **Quantity: 118,080 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

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Useful Life: 25 years Remaining Life: 17 years
Best Case: $ 1,323,677 Worst Case: $1,323,677
Cost Source: Estimate Provided by Client

Comp #: 1314 (2042) PVC Cool Roof System - Repl **Quantity: 76,614 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

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Useful Life: 25 years Remaining Life: 18 years
Best Case: $ 858,843 Worst Case: $858,843
Cost Source: Estimate Provided by Client

Comp #: 1314 (2043) PVC Cool Roof System - Repl **Quantity: 127,589 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

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Useful Life: 25 years Remaining Life: 19 years
Best Case: $ 1,430,273 Worst Case: $1,430,273
Cost Source: Estimate Provided by Client

Comp #: 1314 (2044) PVC Cool Roof System - Repl **Quantity: 83,953 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

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Useful Life: 25 years Remaining Life: 20 years
Best Case: $ 941,113 Worst Case: $941,113
Cost Source: Estimate Provided by Client

Comp #: 1314 (2045) PVC Cool Roof System - Repl **Quantity: 119,795 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

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Useful Life: 25 years Remaining Life: 21 years
Best Case: $ 1,342,902 Worst Case: $1,342,902
Cost Source: Estimate Provided by Client

Comp #: 1314 (2046) PVC Cool Roof System - Repl **Quantity: 144,028 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

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Useful Life: 25 years Remaining Life: 22 years
Best Case: $ 1,614,554 Worst Case: $1,614,544
Cost Source: Estimate Provided by Client

Comp #: 1314 (2047) PVC Cool Roof System - Repl **Quantity: 69,215 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

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Useful Life: 25 years Remaining Life: 23 years
Best Case: $ 775,900 Worst Case: $775,900
Cost Source: Estimate Provided by Client

Comp #: 1314 (2048) PVC Cool Roof System - Repl **Quantity: 69,028 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

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Useful Life: 25 years Remaining Life: 24 years
Best Case: $ 773,804 Worst Case: $773,804
Cost Source: Estimate Provided by Client

Comp #: 1314 (2049) PVC Cool Roof System - Repl **Quantity: 65,803 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

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Useful Life: 25 years Remaining Life: 25 years
Best Case: $ 737,652 Worst Case: $737,652
Cost Source: Estimate Provided by Client

Comp #: 1314 (2050) PVC Cool Roof System - Repl **Quantity: 112,996 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

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Useful Life: 25 years Remaining Life: 26 years
Best Case: $ 1,266,685 Worst Case: $1,266,685
Cost Source: Estimate Provided by Client

Comp #: 1314 (2051) PVC Cool Roof System - Repl **Quantity: 139,504 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

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Useful Life: 25 years Remaining Life: 27 years
Best Case: $ 1,563,840 Worst Case: $1,563,840
Cost Source: Estimate Provided by Client

Comp #: 1314 (2052) PVC Cool Roof System - Repl **Quantity: 123,112 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History: Annual project
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

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Useful Life: 25 years Remaining Life: 28 years
Best Case: $ 1,380,086 Worst Case: $1,380,086
Cost Source: Estimate Provided by Client

Comp #: 1314 (2053) PVC Cool Roof System - Repl **Quantity: 122,934 GSF**
Location: (No Wk Cntr #) Job #A910860000. Roof of buildings
Funded?: Yes.
History:
Comments: "The Built-Up Roofing (“BUR”) Replacement Program is designed to identify and replace roof systems that have reached their serviceable life prior to failure. All roofs 15 years of age and older are visually inspected and a query of all reported rain leaks for the subject buildings is generated. After this information has been documented, the roofs are ranked and the roofs with the worst overall performance are slated for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 16-year serviceable life.

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Useful Life: 25 years Remaining Life: 29 years
Best Case: $ 1,378,090 Worst Case: $1,378,090
Cost Source: Estimate Provided by Client

Comp #: 1317 Emergency Roof Repairs **Quantity: (1) Annual Allowance**
Location: Wk Cntr 920, Job #JA910010. Building roofs
Funded?: Yes.
History: 2022, $99,239.
Comments: The Built-up Roof (BUR) Maintenance Program is intended to extend the serviceable life of existing BUR roofs by three to five years, for a total serviceable life of 18-20 years. The program emphasizes aggressive repair and maintenance on BUR roofs at 5-year intervals.
The current roofing contract provides for the 5-year preventive maintenance of each roof system at no cost to the Mutual. In 2022 - 158,953 square feet will be addressed by the roofing contractor. (roofing completed in 2017)
The 10-year preventive maintenance program for 2022 includes those built-up roofs that were replaced in 2012. The scope includes 185,809 square feet.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 130,000 Worst Case: $130,000
Cost Source: Estimate Provided by Client

Comp #: 1330 (2040) 3- Story Gutters R/R **Quantity: (1) Provision**
Location: Wk Cntr 912, Job #JA95000. Perimeter of buildings - Locations on file with association
Funded?: Yes.
History:
Comments: "Gutter Replacement (3-story bldgs): This reserve component is designed to address original construction building rain gutter and downspout systems on all of the Mutual's buildings that are exhibiting deterioration. These gutter systems are constructed of galvanized metal pieces joined together in sections of ten feet long or less. The gutter systems fail at the joints and corrode, both of which result in leaks. In many locations the gutters have sagged and no longer flow properly.

In 2009 the rain gutter system on Building 969 was found to be failing (as described above) and the Board authorized replacement of the gutter system with a new ""seamless"" gutter system in conjunction with the Mutual's exterior painting of the building. In 2010 the Board directed the replacement of the gutter systems at another 20 buildings in conjunction with the exterior painting of those buildings and directed that gutter systems on the Mutual's 81 three-story buildings be replaced on a schedule coinciding with the Mutual's Exterior Paint Program. This program assumes total gutter system replacement at an average cost of $12,500 per building. The replacement of the gutter systems on the Mutual's 81 three-story buildings was completed by end of 2018. Replacements will resume in 2040.

Gutter Repair & Replacement (1 & 2-story bldgs): Per Board directive at the May 26, 2011 Maintenance & Construction Business Planning Meeting, all major gutter replacements performed on all building types, including one and two-story buildings, were moved to this reserve component and for all buildings other than the three-story buildings replacements are performed on an as needed basis. 2030-2051 is funding for potential service requests as contingency for repairs to existing gutters."
Useful Life: 30 years Remaining Life: 16 years
Best Case: $ 125,000 Worst Case: $125,000
Cost Source: Estimate Provided by Client

Comp #: 1330 (2041) 3- Story Gutters R/R **Quantity: (1) Provision**
Location: Wk Cntr 912, Job #JA95000. Perimeter of buildings - Locations on file with association
Funded?: Yes.
History:
Comments: "Gutter Replacement (3-story bldgs): This reserve component is designed to address original construction building rain gutter and downspout systems on all of the Mutual's buildings that are exhibiting deterioration. These gutter systems are constructed of galvanized metal pieces joined together in sections of ten feet long or less. The gutter systems fail at the joints and corrode, both of which result in leaks. In many locations the gutters have sagged and no longer flow properly.

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Gutter Repair & Replacement (1 & 2-story bldgs): Per Board directive at the May 26, 2011 Maintenance & Construction Business Planning Meeting, all major gutter replacements performed on all building types, including one and two-story buildings, were moved to this reserve component and for all buildings other than the three-story buildings replacements are performed on an as needed basis. 2030-2051 is funding for potential service requests as contingency for repairs to existing gutters."
Useful Life: 30 years Remaining Life: 17 years
Best Case: $ 125,000 Worst Case: $125,000
Cost Source: Estimate Provided by Client

Comp #: 1330 (2042) 3- Story Gutters R/R **Quantity: (1) Provision**
Location: Wk Cntr 912, Job #JA95000. Perimeter of buildings - Locations on file with association
Funded?: Yes.
History:
Comments: "Gutter Replacement (3-story bldgs): This reserve component is designed to address original construction building rain gutter and downspout systems on all of the Mutual's buildings that are exhibiting deterioration. These gutter systems are constructed of galvanized metal pieces joined together in sections of ten feet long or less. The gutter systems fail at the joints and corrode, both of which result in leaks. In many locations the gutters have sagged and no longer flow properly.

In 2009 the rain gutter system on Building 969 was found to be failing (as described above) and the Board authorized replacement of the gutter system with a new ""seamless"" gutter system in conjunction with the Mutual's exterior painting of the building. In 2010 the Board directed the replacement of the gutter systems at another 20 buildings in conjunction with the exterior painting of those buildings and directed that gutter systems on the Mutual's 81 three-story buildings be replaced on a schedule coinciding with the Mutual's Exterior Paint Program. This program assumes total gutter system replacement at an average cost of $12,500 per building. The replacement of the gutter systems on the Mutual's 81 three-story buildings was completed by end of 2018. Replacements will resume in 2040.

Gutter Repair & Replacement (1 & 2-story bldgs): Per Board directive at the May 26, 2011 Maintenance & Construction Business Planning Meeting, all major gutter replacements performed on all building types, including one and two-story buildings, were moved to this reserve component and for all buildings other than the three-story buildings replacements are performed on an as needed basis. 2030-2051 is funding for potential service requests as contingency for repairs to existing gutters."
Useful Life: 30 years Remaining Life: 18 years
Best Case: $ 125,000 Worst Case: $125,000
Cost Source: Estimate Provided by Client

Comp #: 1330 (2043) 3- Story Gutters R/R **Quantity: (1) Provision**
Location: Wk Cntr 912, Job #JA95000. Perimeter of buildings - Locations on file with association
Funded?: Yes.
History:
Comments: "Gutter Replacement (3-story bldgs): This reserve component is designed to address original construction building rain gutter and downspout systems on all of the Mutual's buildings that are exhibiting deterioration. These gutter systems are constructed of galvanized metal pieces joined together in sections of ten feet long or less. The gutter systems fail at the joints and corrode, both of which result in leaks. In many locations the gutters have sagged and no longer flow properly.

In 2009 the rain gutter system on Building 969 was found to be failing (as described above) and the Board authorized replacement of the gutter system with a new ""seamless"" gutter system in conjunction with the Mutual's exterior painting of the building. In 2010 the Board directed the replacement of the gutter systems at another 20 buildings in conjunction with the exterior painting of those buildings and directed that gutter systems on the Mutual's 81 three-story buildings be replaced on a schedule coinciding with the Mutual's Exterior Paint Program. This program assumes total gutter system replacement at an average cost of $12,500 per building. The replacement of the gutter systems on the Mutual's 81 three-story buildings was completed by end of 2018. Replacements will resume in 2040.

Gutter Repair & Replacement (1 & 2-story bldgs): Per Board directive at the May 26, 2011 Maintenance & Construction Business Planning Meeting, all major gutter replacements performed on all building types, including one and two-story buildings, were moved to this reserve component and for all buildings other than the three-story buildings replacements are performed on an as needed basis. 2030-2051 is funding for potential service requests as contingency for repairs to existing gutters."
Useful Life: 30 years Remaining Life: 19 years
Best Case: $ 125,000 Worst Case: $125,000
Cost Source: Estimate Provided by Client

Comp #: 1330 (2044) 3- Story Gutters R/R **Quantity: (1) Provision**

Location: Wk Cntr 912, Job #JA95000. Perimeter of buildings - Locations on file with association

Funded?: Yes.

History:

Comments: "Gutter Replacement (3-story bldgs): This reserve component is designed to address original construction building rain gutter and downspout systems on all of the Mutual's buildings that are exhibiting deterioration. These gutter systems are constructed of galvanized metal pieces joined together in sections of ten feet long or less. The gutter systems fail at the joints and corrode, both of which result in leaks. In many locations the gutters have sagged and no longer flow properly.

In 2009 the rain gutter system on Building 969 was found to be failing (as described above) and the Board authorized replacement of the gutter system with a new ""seamless"" gutter system in conjunction with the Mutual's exterior painting of the building. In 2010 the Board directed the replacement of the gutter systems at another 20 buildings in conjunction with the exterior painting of those buildings and directed that gutter systems on the Mutual's 81 three-story buildings be replaced on a schedule coinciding with the Mutual's Exterior Paint Program. This program assumes total gutter system replacement at an average cost of $12,500 per building. The replacement of the gutter systems on the Mutual's 81 three-story buildings was completed by end of 2018. Replacements will resume in 2040.

Gutter Repair & Replacement (1 & 2-story bldgs): Per Board directive at the May 26, 2011 Maintenance & Construction Business Planning Meeting, all major gutter replacements performed on all building types, including one and two-story buildings, were moved to this reserve component and for all buildings other than the three-story buildings replacements are performed on an as needed basis. 2030-2051 is funding for potential service requests as contingency for repairs to existing gutters."

Useful Life: 30 years Remaining Life: 20 years

Best Case: $ 125,000 Worst Case: $125,000

Cost Source: Estimate Provided by Client

Comp #: 1330 (2045) 3- Story Gutters R/R **Quantity: (1) Provision**

Location: Wk Cntr 912, Job #JA95000. Perimeter of buildings - Locations on file with association

Funded?: Yes.

History:

Comments: "Gutter Replacement (3-story bldgs): This reserve component is designed to address original construction building rain gutter and downspout systems on all of the Mutual's buildings that are exhibiting deterioration. These gutter systems are constructed of galvanized metal pieces joined together in sections of ten feet long or less. The gutter systems fail at the joints and corrode, both of which result in leaks. In many locations the gutters have sagged and no longer flow properly.

In 2009 the rain gutter system on Building 969 was found to be failing (as described above) and the Board authorized replacement of the gutter system with a new ""seamless"" gutter system in conjunction with the Mutual's exterior painting of the building. In 2010 the Board directed the replacement of the gutter systems at another 20 buildings in conjunction with the exterior painting of those buildings and directed that gutter systems on the Mutual's 81 three-story buildings be replaced on a schedule coinciding with the Mutual's Exterior Paint Program. This program assumes total gutter system replacement at an average cost of $12,500 per building. The replacement of the gutter systems on the Mutual's 81 three-story buildings was completed by end of 2018. Replacements will resume in 2040.

Gutter Repair & Replacement (1 & 2-story bldgs): Per Board directive at the May 26, 2011 Maintenance & Construction Business Planning Meeting, all major gutter replacements performed on all building types, including one and two-story buildings, were moved to this reserve component and for all buildings other than the three-story buildings replacements are performed on an as needed basis. 2030-2051 is funding for potential service requests as contingency for repairs to existing gutters."

Useful Life: 30 years Remaining Life: 21 years

Best Case: $ 125,000 Worst Case: $125,000

Cost Source: Estimate Provided by Client

Comp #: 1330 (2046) 3- Story Gutters R/R **Quantity: (1) Provision**
Location: Wk Cntr 912, Job #JA95000. Perimeter of buildings - Locations on file with association
Funded?: Yes.
History:
Comments: "Gutter Replacement (3-story bldgs): This reserve component is designed to address original construction building rain gutter and downspout systems on all of the Mutual's buildings that are exhibiting deterioration. These gutter systems are constructed of galvanized metal pieces joined together in sections of ten feet long or less. The gutter systems fail at the joints and corrode, both of which result in leaks. In many locations the gutters have sagged and no longer flow properly.

In 2009 the rain gutter system on Building 969 was found to be failing (as described above) and the Board authorized replacement of the gutter system with a new ""seamless"" gutter system in conjunction with the Mutual's exterior painting of the building. In 2010 the Board directed the replacement of the gutter systems at another 20 buildings in conjunction with the exterior painting of those buildings and directed that gutter systems on the Mutual's 81 three-story buildings be replaced on a schedule coinciding with the Mutual's Exterior Paint Program. This program assumes total gutter system replacement at an average cost of $12,500 per building. The replacement of the gutter systems on the Mutual's 81 three-story buildings was completed by end of 2018. Replacements will resume in 2040.

Gutter Repair & Replacement (1 & 2-story bldgs): Per Board directive at the May 26, 2011 Maintenance & Construction Business Planning Meeting, all major gutter replacements performed on all building types, including one and two-story buildings, were moved to this reserve component and for all buildings other than the three-story buildings replacements are performed on an as needed basis. 2030-2051 is funding for potential service requests as contingency for repairs to existing gutters."
Useful Life: 30 years Remaining Life: 22 years
Best Case: $ 125,000 Worst Case: $125,000
Cost Source: Estimate Provided by Client

Comp #: 1330 (2047) 3- Story Gutters R/R **Quantity: (1) Provision**
Location: Wk Cntr 912, Job #JA95000. Perimeter of buildings - Locations on file with association
Funded?: Yes.
History:
Comments: "Gutter Replacement (3-story bldgs): This reserve component is designed to address original construction building rain gutter and downspout systems on all of the Mutual's buildings that are exhibiting deterioration. These gutter systems are constructed of galvanized metal pieces joined together in sections of ten feet long or less. The gutter systems fail at the joints and corrode, both of which result in leaks. In many locations the gutters have sagged and no longer flow properly.

In 2009 the rain gutter system on Building 969 was found to be failing (as described above) and the Board authorized replacement of the gutter system with a new ""seamless"" gutter system in conjunction with the Mutual's exterior painting of the building. In 2010 the Board directed the replacement of the gutter systems at another 20 buildings in conjunction with the exterior painting of those buildings and directed that gutter systems on the Mutual's 81 three-story buildings be replaced on a schedule coinciding with the Mutual's Exterior Paint Program. This program assumes total gutter system replacement at an average cost of $12,500 per building. The replacement of the gutter systems on the Mutual's 81 three-story buildings was completed by end of 2018. Replacements will resume in 2040.

Gutter Repair & Replacement (1 & 2-story bldgs): Per Board directive at the May 26, 2011 Maintenance & Construction Business Planning Meeting, all major gutter replacements performed on all building types, including one and two-story buildings, were moved to this reserve component and for all buildings other than the three-story buildings replacements are performed on an as needed basis. 2030-2051 is funding for potential service requests as contingency for repairs to existing gutters."
Useful Life: 30 years Remaining Life: 23 years
Best Case: $ 125,000 Worst Case: $125,000
Cost Source: Estimate Provided by Client

Comp #: 1330 (2048) 3- Story Gutters R/R **Quantity: (1) Provision**
Location: Wk Cntr 912, Job #JA95000. Perimeter of buildings - Locations on file with association
Funded?: Yes.
History:
Comments: "Gutter Replacement (3-story bldgs): This reserve component is designed to address original construction building rain gutter and downspout systems on all of the Mutual's buildings that are exhibiting deterioration. These gutter systems are constructed of galvanized metal pieces joined together in sections of ten feet long or less. The gutter systems fail at the joints and corrode, both of which result in leaks. In many locations the gutters have sagged and no longer flow properly.

In 2009 the rain gutter system on Building 969 was found to be failing (as described above) and the Board authorized replacement of the gutter system with a new ""seamless"" gutter system in conjunction with the Mutual's exterior painting of the building. In 2010 the Board directed the replacement of the gutter systems at another 20 buildings in conjunction with the exterior painting of those buildings and directed that gutter systems on the Mutual's 81 three-story buildings be replaced on a schedule coinciding with the Mutual's Exterior Paint Program. This program assumes total gutter system replacement at an average cost of $12,500 per building. The replacement of the gutter systems on the Mutual's 81 three-story buildings was completed by end of 2018. Replacements will resume in 2040.

Gutter Repair & Replacement (1 & 2-story bldgs): Per Board directive at the May 26, 2011 Maintenance & Construction Business Planning Meeting, all major gutter replacements performed on all building types, including one and two-story buildings, were moved to this reserve component and for all buildings other than the three-story buildings replacements are performed on an as needed basis. 2030-2051 is funding for potential service requests as contingency for repairs to existing gutters."
Useful Life: 30 years Remaining Life: 24 years
Best Case: $ 12,500 Worst Case: $12,500
Cost Source: Estimate Provided by Client

Comp #: 1331 1 & 2-Story Gutter Repairs **Quantity: (1) Annual Allowance**
Location: Wk Cntr 912, Job #JA95000. Wk Cntr 912, Job #JA95000. Gutter systems throughout 1 & 2 Story buildings
Funded?: Yes.
History:
Comments: Repairs: $65,928 is a contingency for repair or replacement of existing sections of gutters that fail on all buildings, every year as needed. 2024 includes contingency for repair or replacement of existing sections of gutters that fail on all buildings. $325 is an average cost for gutter repairs.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 65,000 Worst Case: $65,000
Cost Source: Estimate Provided by Client

Comp #: 1332 1 & 2-Story Gutters - Replace **Quantity: (1) Annual Allowance**
Location: Wk Cntr 912, Job #JA95000. Wk Cntr 912, Job #JA95000. Gutter systems throughout 1 & 2 Story buildings
Funded?: Yes.
History:
Comments: Repairs: $65,928 is a contingency for repair or replacement of existing sections of gutters that fail on all buildings, every year as needed. 2024 includes contingency for repair or replacement of existing sections of gutters that fail on all buildings. $325 is an average cost for gutter repairs.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 61,486 Worst Case: $61,486
Cost Source: Estimate Provided by Client

Comp #: 1805 Lighted Building Numbers - Replace **Quantity: (1) Provision**
Location: Job #JA3101
Funded?: No. Replacement of building address numbers was transferred to Building Maintenance in 2021. This work will be completed in conjunction with the annual Exterior Paint Program.
History: 2022, $14,088.
Comments:
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 1860 (2025) Fire Alarm System **Quantity: (1) Provision**
Location: No Work Center #, Job #JA3301 Fire Alarms
Funded?: Yes.
History:
Comments: Alarm systems are necessary in the event of fire to minimize injury, loss of life and property damage. These vary in age but most are original to construction. The funding is an allowance to replace the (81) building alarms over a (6) year period beginning 2022 with more current technology. The funding should be adjusted when actual replacement cost information becomes available. Follow all repair or replacement recommendations of the vendor. As of 2025, with Board approval, a consultant will make recommendations for replacement which will be incorporated into future budgets. Fire alarm systems are maintained consistently and are in working order. All expenditures relating to the maintenance of fire alarm systems are located within the annual operating budget. This funding is for the 2025 consultant anticipated cost.
Useful Life: 1 years Remaining Life: 1 years
Best Case: $ 50,000 Worst Case: $50,000
Cost Source: Estimate Provided by Client

Comp #: 1860 (2026-2031) Fire Alarm System **Quantity: (6) Systems Annually**
Location: No Work Center #, Job #JA3301 Fire Alarms
Funded?: Yes.
History:
Comments: Alarm systems are necessary in the event of fire to minimize injury, loss of life and property damage. These vary in age but most are original to construction. The funding is an allowance to replace the (81) building alarms over a (6) year period beginning 2022 with more current technology. The funding should be adjusted when actual replacement cost information becomes available. Follow all repair or replacement recommendations of the vendor. As of 2025, with Board approval, a consultant will make recommendations for replacement which will be incorporated into future budgets. Fire alarm systems are maintained consistently and are in working order. All expenditures relating to the maintenance of fire alarm systems are located within the annual operating budget. This funding is for the 2025 consultant anticipated cost.
Useful Life: 40 years Remaining Life: 2 years
Best Case: $ 210,000 Worst Case: $210,000
Cost Source: Estimate Provided by Client

Comp #: 1860 (2052) Fire Alarm System **Quantity: (9) Systems**
Location: No Work Center #, Job #JA3301 Fire Alarms
Funded?: Yes.
History:
Comments: Alarm systems are necessary in the event of fire to minimize injury, loss of life and property damage. These vary in age but most are original to construction. The funding is an allowance to replace the (81) building alarms over a (6) year period beginning 2022 with more current technology. The funding should be adjusted when actual replacement cost information becomes available. Follow all repair or replacement recommendations of the vendor. As of 2025, with Board approval, a consultant will make recommendations for replacement which will be incorporated into future budgets. Fire alarm systems are maintained consistently and are in working order. All expenditures relating to the maintenance of fire alarm systems are located within the annual operating budget. This funding is for the 2025 consultant anticipated cost.
Useful Life: 40 years Remaining Life: 28 years
Best Case: $ 315,000 Worst Case: $315,000
Cost Source: Estimate Provided by Client

Comp #: 1860 (2053) Fire Alarm System **Quantity: (18) Systems**
Location: No Work Center #, Job #JA3301 Fire Alarms
Funded?: Yes.
History:
Comments: Alarm systems are necessary in the event of fire to minimize injury, loss of life and property damage. These vary in age but most are original to construction. The funding is an allowance to replace the (81) building alarms over a (6) year period beginning 2022 with more current technology. The funding should be adjusted when actual replacement cost information becomes available. Follow all repair or replacement recommendations of the vendor. As of 2025, with Board approval, a consultant will make recommendations for replacement which will be incorporated into future budgets. Fire alarm systems are maintained consistently and are in working order. All expenditures relating to the maintenance of fire alarm systems are located within the annual operating budget. This funding is for the 2025 consultant anticipated cost.
Useful Life: 40 years Remaining Life: 29 years
Best Case: $ 630,000 Worst Case: $630,000
Cost Source: Estimate Provided by Client

Comp #: 3208 (2024) Bldg Structures **Quantity: 1,405 Buildings**
Location: Wk Cntr #910, Job JA9591, (Maint Ops, this is more miscellaneous maint ops, unidentified)
Funded?: Yes.
History: 2022, $508,125.
Comments: Building Structures (MO, Carpentry & Carport Panel Replacements) - This reserve component is designed to address building structural that are exhibiting deterioration and to eradicate dry rot through a systematic and proactive approach utilizing an aggressive inspection process designed to address all buildings in Third Mutual to include both architechtural and structural components through outside services and staff labor hours and material costs. This includes but is not limited to balcony replacements, wood balcony railing replacements, ramp replacements, walkway replacements, trellis structure replacements, beam replacements, window replacements, garage door replacements, carport panel replacements, Garden Villa Recreation Room kitchen and restroom flooring replacements, asbestos and lead abatement and testing, associated engineering cost and City builidng permit application and inspection fees. Replacements are qualified and generated on both a reactive and a proactive basis.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 500,000 Worst Case: $500,000
Cost Source: Estimate Provided by Client

Comp #: 3208 (2025-2053) Bldg Structures **Quantity: 1,405 Buildings**
Location: Wk Cntr #910, Job JA9591, (Maint Ops, this is more miscellaneous maint ops, unidentified)
Funded?: Yes.
History: 2022, $508,125.
Comments: Building Structures (MO, Carpentry & Carport Panel Replacements) - This reserve component is designed to address building structural that are exhibiting deterioration and to eradicate dry rot through a systematic and proactive approach utilizing an aggressive inspection process designed to address all buildings in Third Mutual to include both architechtural and structural components through outside services and staff labor hours and material costs. This includes but is not limited to balcony replacements, wood balcony railing replacements, ramp replacements, walkway replacements, trellis structure replacements, beam replacements, window replacements, garage door replacements, carport panel replacements, Garden Villa Recreation Room kitchen and restroom flooring replacements, asbestos and lead abatement and testing, associated engineering cost and City builidng permit application and inspection fees. Replacements are qualified and generated on both a reactive and a proactive basis.
Useful Life: 1 years Remaining Life: 1 years
Best Case: $ 328,290 Worst Case: $328,290
Cost Source: Estimate Provided by Client

Comp #: 3210 (2024) Carport Panel Replacement **Quantity: 1,866 Stalls**
Location: Wk Cntr #912, Job #JA95021, Carports
Funded?: Yes.
History: 2022, $508,125.
Comments: Building Structures (MO, Carpentry & Carport Panel Replacements) - This reserve component is designed to address building structural that are exhibiting deterioration and to eradicate dry rot through a systematic and proactive approach utilizing an aggressive inspection process designed to address all buildings in Third Mutual to include both architechtural and structural components through outside services and staff labor hours and material costs. This includes but is not limited to balcony replacements, wood balcony railing replacements, ramp replacements, walkway replacements, trellis structure replacements, beam replacements, window replacements, garage door replacements, carport panel replacements, Garden Villa Recreation Room kitchen and restroom flooring replacements, asbestos and lead abatement and testing, associated engineering cost and City builidng permit application and inspection fees. Replacements are qualified and generated on both a reactive and a proactive basis.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 10,233 Worst Case: $10,233
Cost Source: Estimate Provided by Client

Comp #: 3210 (2025-2053) Carport Panels (912) **Quantity: 1,866 Stalls**
Location: Wk Cntr #912, Job #JA95021, Carports
Funded?: Yes.
History:
Comments: Building Structures (MO, Carpentry & Carport Panel Replacements) - This reserve component is designed to address building structural that are exhibiting deterioration and to eradicate dry rot through a systematic and proactive approach utilizing an aggressive inspection process designed to address all buildings in Third Mutual to include both architechtural and structural components through outside services and staff labor hours and material costs. This includes but is not limited to balcony replacements, wood balcony railing replacements, ramp replacements, walkway replacements, trellis structure replacements, beam replacements, window replacements, garage door replacements, carport panel replacements, Garden Villa Recreation Room kitchen and restroom flooring replacements, asbestos and lead abatement and testing, associated engineering cost and City builidng permit application and inspection fees. Replacements are qualified and generated on both a reactive and a proactive basis.
Useful Life: 1 years Remaining Life: 1 years
Best Case: $ 8,367 Worst Case: $8,367
Cost Source: Estimate Provided by Client

Comp #: 3211 (2024) Carpentry **Quantity: 1,405 Buildings**
Location: Wk Cntr #912, 910, 917, 932, Job #95912, (Maint Ops, Carpentry)
Funded?: Yes.
History:
Comments: Building Structures (MO, Carpentry & Carport Panel Replacements) - This reserve component is designed to address building structural that are exhibiting deterioration and to eradicate dry rot through a systematic and proactive approach utilizing an aggressive inspection process designed to address all buildings in Third Mutual to include both architectural and structural components through outside services and staff labor hours and material costs. This includes but is not limited to balcony replacements, wood balcony railing replacements, ramp replacements, walkway replacements, trellis structure replacements, beam replacements, window replacements, garage door replacements, carport panel replacements, Garden Villa Recreation Room kitchen and restroom flooring replacements, asbestos and lead abatement and testing, associated engineering cost and City building permit application and inspection fees. Replacements are qualified and generated on both a reactive and a proactive basis.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 121,879 Worst Case: $121,879
Cost Source: Estimate Provided by Client

Comp #: 3211 (2025-2053) Carpentry **Quantity: 1,405 Buildings**
Location: Wk Cntr #912, 910, 917, 932, Job #95912, (Maint Ops, Carpentry)
Funded?: Yes.
History:
Comments: Building Structures (MO, Carpentry & Carport Panel Replacements) - This reserve component is designed to address building structural that are exhibiting deterioration and to eradicate dry rot through a systematic and proactive approach utilizing an aggressive inspection process designed to address all buildings in Third Mutual to include both architectural and structural components through outside services and staff labor hours and material costs. This includes but is not limited to balcony replacements, wood balcony railing replacements, ramp replacements, walkway replacements, trellis structure replacements, beam replacements, window replacements, garage door replacements, carport panel replacements, Garden Villa Recreation Room kitchen and restroom flooring replacements, asbestos and lead abatement and testing, associated engineering cost and City building permit application and inspection fees. Replacements are qualified and generated on both a reactive and a proactive basis.
Useful Life: 1 years Remaining Life: 1 years
Best Case: $ 288,594 Worst Case: $288,594
Cost Source: Estimate Provided by Client

Comp #: 3213 (2024-2038) Dry Rot **Quantity: 1,405 Buildings**
Location: Wk Cntr #920, Job #JA9592, Building Structures
Funded?: Yes.
History: 2022, $578,350
Comments: Building Structures Dry Rot - This reserve component is dedicated to eradicating dry rot through a systematic and proactive approach utilizing an aggressive inspection process. This process is designed to address all building types within the Mutual including architectural and structural components.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 210,000 Worst Case: $210,000
Cost Source: Estimate Provided by Client

Comp #: 3213 (2039-2053) Dry Rot **Quantity: 1,405 Buildings**
Location: Wk Cntr #920, Job #JA9592, Building Structures
Funded?: Yes.
History:
Comments: Building Structures Dry Rot - This reserve component is dedicated to eradicating dry rot through a systematic and proactive approach utilizing an aggressive inspection process. This process is designed to address all building types within the Mutual including architectural and structural components.
Useful Life: 1 years Remaining Life: 15 years
Best Case: $ 200,000 Worst Case: $200,000
Cost Source: Estimate Provided by Client

Comp #: 3216 (2024-2053) Replacements **Quantity: 1,405 Buildings**
Location: Wk Cntr #920, Job #JA95005, Building Structures
Funded?: Yes.
History: 2022, $198,017.
Comments: Building Structures Replacements - This reserve component is designed to address building structures that are exhibiting deterioration and will be utilized on a contingency basis. It is assumed that full replacement of this component would never be required. The unit cost is a contingency estimate for a typical building structure repair.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 350,000 Worst Case: $350,000
Cost Source: Estimate Provided by Client

Comp #: 3219 (2024-2026) Parapet Wall Removal **Quantity: Approx (14) Buildings**
Location: Wk Cntr #920, Job #JA920201705, Villa Paraisa & Casa Grande buildings
Funded?: Yes.
History: 2022, $253,820.
Comments: Parapet Wall Removals - This reserve component is to address moisture intrusion problems on the Villa Paraisa and Casa Grande style buildings by removing and replacing the parapet wall design with a sloped roof. The expectation is that 15 buildings will be remaining at start of 2022, which will be removed at a rate of 5 per year. (Due to funding reductions in 2020, only 2 parapet walls were removed.)
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 150,000 Worst Case: $150,000
Cost Source: Estimate Provided by Client

Comp #: 3220 Bldg Foundation Repairs **Quantity: 7-8 Buildings Annually**
Location: Wk Cntr #920, Job #JA95022, Residential Buildings
Funded?: Yes.
History: 2022, $19,142
Comments: Foundations - This reserve component is dedicated to foundation repairs most often due to soil errosion and settlement. Although the unit cost will vary, it is a contingency estimate for typical foundation repairs."
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 25,000 Worst Case: $25,000
Cost Source: Estimate Provided by Client

Comp #: 3223 (2025-2028) Storage Cabinets **Quantity: Approx (182) Stalls**
Location: Wk Cntr 910, Garden Villas
Funded?: Yes.
History:
Comments: This is a one-time project to rehab the storage cabinets at the Garden Villas. This is a (4) year project to complete starting in 2025 and completed 2028.
Useful Life: 1 years Remaining Life: 1 years
Best Case: $ 91,000 Worst Case: $91,000
Cost Source: Estimate Provided by Client

Comp #: 3225 (2024) Glulam/Beam Repair **Quantity: (3) Structures**
Location: Garden Villa
Funded?: No. The client is no longer funding 2024.
History: Anticipated project 2024
Comments: "This reserve component is designed to address large structural beams that are exhibiting deterioration in the main breezeway at the majority of Garden Villa Buildings. Up to now, the beams have been replaced on a emergency basis. During the recent painting program which includes 25 of the 53 garden villas an increased amount of dryrot have been found affecting many of the beams. This program assumes that similar failures will occur in the future.

The unit cost estimate is an average of the cost to repair building structure deterioration typical in the 2010 projects, including design and construction costs."
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 3225 (2026) Glulam/Beam - Repair **Quantity: (3) Structures**
Location: Garden Villa
Funded?: Yes.
History: Anticipated project 2026
Comments: "This reserve component is designed to address large structural beams that are exhibiting deterioration in the main breezeway at the majority of Garden Villa Buildings. Up to now, the beams have been replaced on a emergency basis. During the recent painting program which includes 25 of the 53 garden villas an increased amount of dryrot have been found affecting many of the beams. This program assumes that similar failures will occur in the future.

The unit cost estimate is an average of the cost to repair building structure deterioration typical in the 2010 projects, including design and construction costs."
Useful Life: 10 years Remaining Life: 2 years
Best Case: $ 149,472 Worst Case: $149,472
Cost Source: Estimate Provided by Client

Comp #: 3225 (2027) Glulam/Beam - Repair **Quantity: (8) Structures**
Location: Garden Villa
Funded?: Yes.
History:
Comments: "This reserve component is designed to address large structural beams that are exhibiting deterioration in the main breezeway at the majority of Garden Villa Buildings. Up to now, the beams have been replaced on a emergency basis. During the recent painting program which includes 25 of the 53 garden villas an increased amount of dryrot have been found affecting many of the beams. This program assumes that similar failures will occur in the future.

The unit cost estimate is an average of the cost to repair building structure deterioration typical in the 2010 projects, including design and construction costs."
Useful Life: 10 years Remaining Life: 3 years
Best Case: $ 398,592 Worst Case: $398,592
Cost Source: Estimate Provided by Client

Comp #: 3225 (2028) Glulam/Beam - Repair **Quantity: (4) Structures**
Location: Garden Villa
Funded?: Yes.
History: Anticipated project 2028
Comments: "This reserve component is designed to address large structural beams that are exhibiting deterioration in the main breezeway at the majority of Garden Villa Buildings. Up to now, the beams have been replaced on a emergency basis. During the recent painting program which includes 25 of the 53 garden villas an increased amount of dryrot have been found affecting many of the beams. This program assumes that similar failures will occur in the future.

The unit cost estimate is an average of the cost to repair building structure deterioration typical in the 2010 projects, including design and construction costs."
Useful Life: 10 years Remaining Life: 4 years
Best Case: $ 199,296 Worst Case: $199,296
Cost Source: Estimate Provided by Client

Comp #: 3225 (2029) Glulam/Beam - Repair **Quantity: (3) Structures**
Location: Garden Villa
Funded?: Yes.
History: Anticipated project 2029
Comments: "This reserve component is designed to address large structural beams that are exhibiting deterioration in the main breezeway at the majority of Garden Villa Buildings. Up to now, the beams have been replaced on a emergency basis. During the recent painting program which includes 25 of the 53 garden villas an increased amount of dryrot have been found affecting many of the beams. This program assumes that similar failures will occur in the future.

The unit cost estimate is an average of the cost to repair building structure deterioration typical in the 2010 projects, including design and construction costs."
Useful Life: 10 years Remaining Life: 5 years
Best Case: $ 149,472 Worst Case: $149,472
Cost Source: Estimate Provided by Client

Comp #: 3225 (2030) Glulam/Beam - Repair **Quantity: (1) Structure**
Location: Garden Villa
Funded?: Yes.
History: Anticipated project 2020
Comments: "This reserve component is designed to address large structural beams that are exhibiting deterioration in the main breezeway at the majority of Garden Villa Buildings. Up to now, the beams have been replaced on a emergency basis. During the recent painting program which includes 25 of the 53 garden villas an increased amount of dryrot have been found affecting many of the beams. This program assumes that similar failures will occur in the future.

The unit cost estimate is an average of the cost to repair building structure deterioration typical in the 2010 projects, including design and construction costs."
Useful Life: 10 years Remaining Life: 6 years
Best Case: $ 49,824 Worst Case: $49,824
Cost Source: Estimate Provided by Client

Comp #: 3225 (2031) Glulam/Beam - Repair **Quantity: (25) Structures**
Location: Garden Villa
Funded?: Yes.
History:
Comments: "This reserve component is designed to address large structural beams that are exhibiting deterioration in the main breezeway at the majority of Garden Villa Buildings. Up to now, the beams have been replaced on a emergency basis. During the recent painting program which includes 25 of the 53 garden villas an increased amount of dryrot have been found affecting many of the beams. This program assumes that similar failures will occur in the future.

The unit cost estimate is an average of the cost to repair building structure deterioration typical in the 2010 projects, including design and construction costs."
Useful Life: 10 years Remaining Life: 7 years
Best Case: $ 1,245,600 Worst Case: $1,245,600
Cost Source: Estimate Provided by Client

Comp #: 3225 (2032) Glulam/Beam - Repair **Quantity: (6) Structures**
Location: Garden Villa
Funded?: Yes.
History:
Comments: "This reserve component is designed to address large structural beams that are exhibiting deterioration in the main breezeway at the majority of Garden Villa Buildings. Up to now, the beams have been replaced on a emergency basis. During the recent painting program which includes 25 of the 53 garden villas an increased amount of dryrot have been found affecting many of the beams. This program assumes that similar failures will occur in the future.

The unit cost estimate is an average of the cost to repair building structure deterioration typical in the 2010 projects, including design and construction costs."
Useful Life: 10 years Remaining Life: 8 years
Best Case: $ 295,944 Worst Case: $295,944
Cost Source: Estimate Provided by Client

Comp #: 3230 Bldg Dry Rot Repairs (Annually) **Quantity: 1,405 Buildings**
Location: Wk Cntr 912, 910, Job #JA3201
Funded?: Yes.
History:
Comments: This funding is to eradicate dry rot to include lead abatement and minor replacement of wood members, fascia boards, shear panel repair, wood stud replacement, stucco repair, T-111/Hardi siding replacement, rafter tail replacement, exterior crown molding, and redwood siding/trim replacement.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 170,569 Worst Case: $170,569
Cost Source: Estimate Provided by Client

Comp #: 3231 Bldg Lead Abatement **Quantity: (1) Annual Allowance**
Location: Wk Cntr 910, Job #JA31013
Funded?: Yes.
History:
Comments: This funding is to eradicate dry rot to include lead abatement and minor replacement of wood members, fascia boards, shear panel repair, wood stud replacement, stucco repair, T-111/Hardi siding replacement, rafter tail replacement, exterior crown molding, and redwood siding/trim replacement.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 5,250 Worst Case: $5,250
Cost Source: Estimate Provided by Client

Comp #: 3235 Damage Restoration **Quantity: (1) Annual Allowance**
Location: Wk Cntr 909, Job #'s JA99102, JA99202, JA99302, JA99402, JA31006OS65, JA31006OS66. Rain leaks, plumbing leaks, plumbing stoppages, fire damage, disaster repairs and misc.
Funded?: Yes.
History:
Comments: Reserve for construction resulting from rain leaks, plumbing leaks, plumbing stoppages, and moisture intrusion events. For 2021 the decision was made to split Damage Restoration 50/50 between the Disaster and Replacement Funds. Finance did an analysis of invoices paid in the first quarter of 2020 and discovered that approximately half of the invoices can be reclassified to Replacement Fund, based on the work done. We used this same 50/50 split on the 2021 Budget. Costs of over $25K are planned to be covered by insurance.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 665,000 Worst Case: $665,000
Cost Source: Estimate Provided by Client

Decking Projects

Comp #: 151 (2024) Balcony Inspections **Quantity: (1) Provision**
Location: Work Center #920, Job #JA90011, Balconies
Funded?: Yes. Every 9 years an inspection and estimation of total contribution to repair or replace balconies, stairways and other exterior elements is required per Civil Code Section 5550.
History:
Comments: Senate Bill 326 states that a statisticaly significant sample of all of the mutual's exterior elevated elements are to be inspected once every 9 years, and that the inspection report is to be incorporated into the reserve study. The report includes detailed information of each inspected element's condition, expected future perfomance and the remaining useful life, and repair/ replacement recommendations. VMS will be contracting with a licensed structural engineer or architect to inspect statistically significant sample of exterior elevated elements with 95% confidence (118 buildings) for which the association has maintenance or repair responsibility. The inspections shall be completed by January 1, 2025.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 92,945 Worst Case: $92,945
Cost Source: Estimate Provided by Client

Comp #: 151 (2032) Balcony Inspections **Quantity: (1) Provision**
Location: Work Center #920, Job #JA90011, Balconies
Funded?: Yes. Every 9 years an inspection and estimation of total contribution to repair or replace balconies, stairways and other exterior elements is required per Civil Code Section 5550.
History:
Comments: Senate Bill 326 states that a statisticaly significant sample of all of the mutual's exterior elevated elements are to be inspected once every 9 years, and that the inspection report is to be incorporated into the reserve study. The report includes detailed information of each inspected element's condition, expected future perfomance and the remaining useful life, and repair/ replacement recommendations. VMS will be contracting with a licensed structural engineer or architect to inspect statistically significant sample of exterior elevated elements with 95% confidence (118 buildings) for which the association has maintenance or repair responsibility. The inspections shall be completed by January 1, 2025.
Useful Life: 9 years Remaining Life: 8 years
Best Case: $ 150,000 Worst Case: $150,000
Cost Source: Estimate Provided by Client

Comp #: 151 (2033) Balcony Inspections **Quantity: (1) Provision**
Location: Work Center #920, Job #JA90011, Balconies
Funded?: Yes. Every 9 years an inspection and estimation of total contribution to repair or replace balconies, stairways and other exterior elements is required per Civil Code Section 5550.
History:
Comments: Senate Bill 326 states that a statisticaly significant sample of all of the mutual's exterior elevated elements are to be inspected once every 9 years, and that the inspection report is to be incorporated into the reserve study. The report includes detailed information of each inspected element's condition, expected future perfomance and the remaining useful life, and repair/ replacement recommendations. VMS will be contracting with a licensed structural engineer or architect to inspect statistically significant sample of exterior elevated elements with 95% confidence (118 buildings) for which the association has maintenance or repair responsibility. The inspections shall be completed by January 1, 2025.
Useful Life: 9 years Remaining Life: 9 years
Best Case: $ 150,000 Worst Case: $150,000
Cost Source: Estimate Provided by Client

Comp #: 152 Decking Topcoat **Quantity: (1) Annual Allowance**
Location: Wk Cntr 912, Job #JA965330. Balconies & breezeways
Funded?: Yes.
History:
Comments: This reserve component is designed to provide the waterproof topcoat sealing of balcony and breezeway deck surfaces mid-way between building paint cycles, decking repairs and application of the waterproofing sealant (where applicable) in the breezeway recessed areas prior to the installation of the new indoor/outdoor carpeting, inspections and repairs of the deck structure from safety hazards, and or dry rot problems. Planned expenditures are based on both the planned 7.5-year cycle of top coating for all deck surfaces at buildings painted five years prior to the planned budget year, decking concerns identified by Members through service requests, during the course of other maintenance activities in Third Mutual, and through the three-story building general inspections. GV Breezeway project is conducted on 10 buildings each year as it is performed in conjuction to GV Recessed Area Carpet Program.
Useful Life: 1 years Remaining Life: 1 years
Best Case: $ 136,361 Worst Case: $136,361
Cost Source: Estimate Provided by Client

Comp #: 153 Balcony Decking **Quantity: (1) Annual Allowance**
Location: Wk Cntr 912, Job #JA965326703. Balconies
Funded?: Yes. Funding Reason
History: Anticipated annual project
Comments: This reserve component is designed to provide the waterproof topcoat sealing of balcony and breezeway deck surfaces mid-way between building paint cycles, decking repairs and application of the waterproofing sealant (where applicable) in the breezeway recessed areas prior to the installation of the new indoor/outdoor carpeting, inspections and repairs of the deck structure from safety hazards, and or dry rot problems. Planned expenditures are based on both the planned 7.5-year cycle of top coating for all deck surfaces at buildings painted five years prior to the planned budget year, decking concerns identified by Members through service requests, during the course of other maintenance activities in Third Mutual, and through the three-story building general inspections. GV Breezeway project is conducted on 10 buildings each year as it is performed in conjuction to GV Recessed Area Carpet Program.

"
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 12,174 Worst Case: $12,174
Cost Source: Estimate Provided by Client

Comp #: 154 (2024-2025) GV Breezeway Decks **Quantity: (1) Allowance**
Location: Wk Cntr 912, Job #965186702. Garden Villas
Funded?: Yes. Funding Reason
History: Anticipated annual project
Comments:
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 220,464 Worst Case: $220,464
Cost Source: Estimate Provided by Client

Comp #: 154 GV Breezeway Decks **Quantity: (1) Annual Allowance**
Location: Wk Cntr 912, Job #965186702. Garden Villas
Funded?: Yes. Funding Reason
History: Anticipated annual project
Comments:
Useful Life: 1 years Remaining Life: 2 years
Best Case: $ 45,000 Worst Case: $45,000
Cost Source: Estimate Provided by Client

Comp #: 155 Common Decking **Quantity: (1) Annual Allowance**
Location: Wk Cntr 912, Job #JA965170. Common areas
Funded?: Yes. Funding Reason
History: Anticipated annual project
Comments: Starting 2026 and beyond. This reserve component is designed to address interior and exterior touchup painting performed at the various residential buildings, laundries, and carports in Third Laguna Hills Mutual as identified by Members through service requests, from the course of other maintenance activities, follow-up work in relation to moisture intrusion, and through the three-story building general inspections. Work in this item usually relates to walls and ceiling repairs, exterior doors, gates, railings, stucco, dry rot and gutter repairs.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 142,983 Worst Case: $142,983
Cost Source: Estimate Provided by Client

Comp #: 153 Deck Top Coat With Painting **Quantity: (1) Annual Allowance**
Location: Wk Cntr 932, Job #JA971010. Deck surfaces of buildings being painted each year
Funded?: Yes. Funding Reason
History: Anticipated annual project
Comments: Starting in 2021 the Mutual decided to change the paint program to a full 15 year exterior paint cycle to cover the 16,563,063 Sq Ft of space. All exterior components of each building are to be painted every 15 years while the Deck Topcoat Paint-Follow up will be conducted every 7.5 years. The building components painted include the body, (stucco and/or siding) and the trim (fascia boards, beams, overhangs, doors, closed soffits and structural and ornamental metal surfaces). Deck topcoat follow up, HIP Reflective address number sign replacements, and lead testing and RRP (Renovation, Repair and Painting) activities are performed in conjunction with the Exterior Paint Program.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 42,297 Worst Case: $42,297
Cost Source: Estimate Provided by Client

Comp #: 1115 Full Cycle Exterior Painting **Quantity: 16,563,000 GSF**
Location: Wk Cntr #932, Job #JA971000. Exterior of buildings, and ceilings of recreation rooms, kitchen and game rooms of the 3-story buildings.
Funded?: Yes.
History:
Comments: Starting in 2021 the Mutual decided to change the paint program to a full 15 year exterior paint cycle to cover the 16,563,063 Sq Ft of space. All exterior components of each building are to be painted every 15 years while the Deck Topcoat Paint-Follow up will be conducted every 7.5 years. The building components painted include the body, (stucco and/or siding) and the trim (fascia boards, beams, overhangs, doors, closed soffits and structural and ornamental metal surfaces). Deck topcoat follow up, HIP Reflective address number sign replacements, and lead testing and RRP (Renovation, Repair and Painting) activities are performed in conjunction with the Exterior Paint Program.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 1,260,747 Worst Case: $1,260,747
Cost Source: Estimate Provided by Client

Comp #: 1116 Exterior Paint Touch-Up **Quantity: (1) Annual Allowance**
Location: Wk Cntr 932, Job #JA963006502. Exterior building locations
Funded?: Yes.
History: Anticipated annual project
Comments: "At the 2018 Business Planning Meeting, the interior and exterior touch up painting budget was moved from Operating to Reserves starting with the 2019 fiscal year.

This reserve component is designed to address interior and exterior touchup painting performed at the various residential buildings, laundries, and carports in Third Laguna Hills Mutual as identified by Members through service requests, from the course of other maintenance activities, follow-up work in relation to moisture intrusion, and through the three-story building general inspections. Work in this item usually relates to walls and ceiling repairs, exterior doors, gates, railings, stucco, dry rot and gutter repairs.
"
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 173,353 Worst Case: $173,353
Cost Source: Estimate Provided by Client

Comp #: 1116 Interior Paint Touch-Up **Quantity: (1) Annual Allowance**
Location: Wk Cntr 932, Job #JA963010. Exterior building locations
Funded?: Yes.
History: Anticipated annual project
Comments: "At the 2018 Business Planning Meeting, the interior and exterior touch up painting budget was moved from Operating to Reserves starting with the 2019 fiscal year.

This reserve component is designed to address interior and exterior touchup painting performed at the various residential buildings, laundries, and carports in Third Laguna Hills Mutual as identified by Members through service requests, from the course of other maintenance activities, follow-up work in relation to moisture intrusion, and through the three-story building general inspections. Work in this item usually relates to walls and ceiling repairs, exterior doors, gates, railings, stucco, dry rot and gutter repairs.
"
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 76,304 Worst Case: $76,304
Cost Source: ARI Cost Database

Comp #: 1400 HIP Reflective Address Signs **Quantity: (1) Annual Allowance**
Location: Wk Cntr 932, Job #JA971020. Throughout common areas
Funded?: Yes.
History:
Comments: Starting in 2021 the Mutual decided to change the paint program to a full 15 year exterior paint cycle to cover the 16,563,063 Sq Ft of space. All exterior components of each building are to be painted every 15 years while the Deck Topcoat Paint-Follow up will be conducted every 7.5 years. The building components painted include the body, (stucco and/or siding) and the trim (fascia boards, beams, overhangs, doors, closed soffits and structural and ornamental metal surfaces). Deck topcoat follow up, HIP Reflective address number sign replacements, and lead testing and RRP (Renovation, Repair and Painting) activities are performed in conjunction with the Exterior Paint Program.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 52,500 Worst Case: $52,500
Cost Source: Estimate Provided by Client

Comp #: 1401 Building # Signage - Replace **Quantity: (140) Signs Annually**
Location: Throughout common areas
Funded?: No. The client has removed these from Reserve funding. Replace as needed using Operating funds. The cost is below the reserve threshold.
History:
Comments: Third Laguna Hills Mutual is comprised of 1,405 buildings with 6,102 manors. The Mutual is responsible for repair and maintenance of common areas, excluding member alterations. This program was funded to replace building numbers throughout the Mutual to increase their visibility. Funding will initially be allocated toward the replacement of building numbers on the three-story buildings as per the pilot project installed in 2018. In 2018, the Third Board directed staff to concentrate on installing cul-de-sac signs prior to the building address signs. The cul-de-sac sign replacement program was completed in 2020, the three-story building sign installation has begun and will be replaced in conjunction with the 15 year paint program.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 2901 (2024-2034) PTP Lead Test & Abate **Quantity: (1) Provision**
Location: Wk Cntr 910, Job #JA981020.
Funded?: Yes.
History: 2022, $1,460.
Comments: Starting in 2021 the Mutual decided to change the paint program to a full 15 year exterior paint cycle to cover the 16,563,063 Sq Ft of space. All exterior components of each building are to be painted every 15 years while the Deck Topcoat Paint-Follow up will be conducted every 7.5 years. The building components painted include the body, (stucco and/or siding) and the trim (fascia boards, beams, overhangs, doors, closed soffits and structural and ornamental metal surfaces). Deck topcoat follow up, HIP Reflective address number sign replacements, and lead testing and RRP (Renovation, Repair and Painting) activities are performed in conjunction with the Exterior Paint Program.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 1,500 Worst Case: $1,500
Cost Source: Estimate Provided by Client

Comp #: 2901 (2035-2055) PTP Lead Test & Abate **Quantity: (1) Provision**
Location: Wk Cntr 910, Job #JA981020.
Funded?: Yes.
History: 2022, $1,460.
Comments: Starting in 2021 the Mutual decided to change the paint program to a full 15 year exterior paint cycle to cover the 16,563,063 Sq Ft of space. All exterior components of each building are to be painted every 15 years while the Deck Topcoat Paint-Follow up will be conducted every 7.5 years. The building components painted include the body, (stucco and/or siding) and the trim (fascia boards, beams, overhangs, doors, closed soffits and structural and ornamental metal surfaces). Deck topcoat follow up, HIP Reflective address number sign replacements, and lead testing and RRP (Renovation, Repair and Painting) activities are performed in conjunction with the Exterior Paint Program.
Useful Life: 1 years Remaining Life: 11 years
Best Case: $ 4,500 Worst Case: $4,500
Cost Source: Estimate Provided by Client

Comp #: 2901 Lead Abatement Touch Up **Quantity: (1) Annual Allowance**
Location: Wk Cntr 910, Job #JA310170.
Funded?: Yes.
History: 2022, $1,460.
Comments: Starting in 2021 the Mutual decided to change the paint program to a full 15 year exterior paint cycle to cover the 16,563,063 Sq Ft of space. All exterior components of each building are to be painted every 15 years while the Deck Topcoat Paint-Follow up will be conducted every 7.5 years. The building components painted include the body, (stucco and/or siding) and the trim (fascia boards, beams, overhangs, doors, closed soffits and structural and ornamental metal surfaces). Deck topcoat follow up, HIP Reflective address number sign replacements, and lead testing and RRP (Renovation, Repair and Painting) activities are performed in conjunction with the Exterior Paint Program.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 2,625 Worst Case: $2,625
Cost Source: Estimate Provided by Client

Comp #: 2901 Lead Testing & Abatement **Quantity: (1) Annual Allowance**
Location: Wk Cntr 910, Job #JA971030.
Funded?: Yes.
History: 2022, $1,460.
Comments: Starting in 2021 the Mutual decided to change the paint program to a full 15 year exterior paint cycle to cover the 16,563,063 Sq Ft of space. All exterior components of each building are to be painted every 15 years while the Deck Topcoat Paint-Follow up will be conducted every 7.5 years. The building components painted include the body, (stucco and/or siding) and the trim (fascia boards, beams, overhangs, doors, closed soffits and structural and ornamental metal surfaces). Deck topcoat follow up, HIP Reflective address number sign replacements, and lead testing and RRP (Renovation, Repair and Painting) activities are performed in conjunction with the Exterior Paint Program.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 5,250 Worst Case: $5,250
Cost Source: Estimate Provided by Client

Comp #: 2902 PTP Asbestos Abatement **Quantity: (1) Annual Allowance**
Location: Wk Cntr 910, Job #JA981020.
Funded?: Yes.
History: Anticipated project thru 2029.
Comments: The XRF Lead testing of the Mutual's exterior components is 100% complete. The funding is a contingency for the removal of lead paint and clearance testing should it be necessary in relation to the exterior painting program. This can be eliminated or added to the estimated cost of the exterior painting projects if separate funding is not desired.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 56,250 Worst Case: $56,250
Cost Source: Estimate Provided by Client

Comp #: 2910 PTP Balcony Railing Repair Work **Quantity: (1) Annual Allowance**
Location: Wk Cntr 936, Job #JA981030. Locations on file with client
Funded?: Yes.
History: Anticipated annual projects
Comments: "The Mutual has a 15-year full cycle exterior paint program. Prior to paint work performed by outside contractors and in-house staff includes repairs for structural and non-structural dry rot, decking, and welding every 15 years to prepare building surfaces for painting.

Prep work includes asbestos and lead testing with abatement which will be completed by 2034."
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 14,378 Worst Case: $14,378
Cost Source: Estimate Provided by Client

Comp #: 2910 PTP Decking Repair Work **Quantity: (1) Annual Allowance**
Location: Wk Cntr 912, Job #JA981010. Locations on file with client
Funded?: Yes.
History: Anticipated annual projects
Comments: "The Mutual has a 15-year full cycle exterior paint program. Prior to paint work performed by outside contractors and in-house staff includes repairs for structural and non-structural dry rot, decking, and welding every 15 years to prepare building surfaces for painting.

Prep work includes asbestos and lead testing with abatement which will be completed by 2034."
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 104,885 Worst Case: $104,885
Cost Source: Estimate Provided by Client

Comp #: 2910 PTP Dry Rot Repair Work **Quantity: (1) Annual Allowance**
Location: Wk Cntr #910/912, Job #JA981000. Locations on file with client
Funded?: Yes.
History: Anticipated annual projects
Comments: "The Mutual has a 15-year full cycle exterior paint program. Prior to paint work performed by outside contractors and in-house staff includes repairs for structural and non-structural dry rot, decking, and welding every 15 years to prepare building surfaces for painting.

Prep work includes asbestos and lead testing with abatement which will be completed by 2034."
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 684,099 Worst Case: $684,099
Cost Source: Estimate Provided by Client

Comp #: 7010 (2024) PTP Landscape Renovations **Quantity: (1) Provision**
Location: List on file with client
Funded?: Yes.
History:
Comments: For the 2024 Business Plan, this new reserve component will be renovating portions of turf and shrub beds near the buildings scheduled for painting by the Paint Work Center throughout Laguna Woods Village.
This program assumes renovating landscape square footage following a fifteen year paint cycle. Landscaping Services staff will work with an outside company to modernize the landscape around each building while reducing the turf area by 10%. Depending upon the buildings selected each year, the project will require varying levels of time and materials. At the end of the project, a cost savings of ten staff members along with significant water savings is estimated.
Useful Life: 15 years Remaining Life: 0 years
Best Case: $ 1,750,000 Worst Case: $1,750,000
Cost Source: Estimate Provided by Client

Comp #: 7010 (2025) PTP Landscape Renovations **Quantity: (1) Provision**
Location: List on file with client
Funded?: Yes.
History:
Comments: For the 2024 Business Plan, this new reserve component will be renovating portions of turf and shrub beds near the buildings scheduled for painting by the Paint Work Center throughout Laguna Woods Village.
This program assumes renovating landscape square footage following a fifteen year paint cycle. Landscaping Services staff will work with an outside company to modernize the landscape around each building while reducing the turf area by 10%. Depending upon the buildings selected each year, the project will require varying levels of time and materials. At the end of the project, a cost savings of ten staff members along with significant water savings is estimated.
Useful Life: 15 years Remaining Life: 1 years
Best Case: $ 1,532,790 Worst Case: $1,532,790
Cost Source: Estimate Provided by Client

Comp #: 7010 (2026) PTP Landscape Renovations **Quantity: (1) Provision**
Location: List on file with client
Funded?: Yes.
History:
Comments: For the 2024 Business Plan, this new reserve component will be renovating portions of turf and shrub beds near the buildings scheduled for painting by the Paint Work Center throughout Laguna Woods Village.
This program assumes renovating landscape square footage following a fifteen year paint cycle. Landscaping Services staff will work with an outside company to modernize the landscape around each building while reducing the turf area by 10%. Depending upon the buildings selected each year, the project will require varying levels of time and materials. At the end of the project, a cost savings of ten staff members along with significant water savings is estimated.
Useful Life: 15 years Remaining Life: 2 years
Best Case: $ 1,522,130 Worst Case: $1,522,130
Cost Source: Estimate Provided by Client

Comp #: 7010 (2027) PTP Landscape Renovations **Quantity: (1) Provision**
Location: List on file with client
Funded?: Yes.
History:
Comments: For the 2024 Business Plan, this new reserve component will be renovating portions of turf and shrub beds near the buildings scheduled for painting by the Paint Work Center throughout Laguna Woods Village.
This program assumes renovating landscape square footage following a fifteen year paint cycle. Landscaping Services staff will work with an outside company to modernize the landscape around each building while reducing the turf area by 10%. Depending upon the buildings selected each year, the project will require varying levels of time and materials. At the end of the project, a cost savings of ten staff members along with significant water savings is estimated.
Useful Life: 15 years Remaining Life: 3 years
Best Case: $ 641,292 Worst Case: $641,292
Cost Source: Estimate Provided by Client

Comp #: 7010 (2028) PTP Landscape Renovations **Quantity: (1) Provision**
Location: List on file with client
Funded?: Yes.
History:
Comments: For the 2024 Business Plan, this new reserve component will be renovating portions of turf and shrub beds near the buildings scheduled for painting by the Paint Work Center throughout Laguna Woods Village.
This program assumes renovating landscape square footage following a fifteen year paint cycle. Landscaping Services staff will work with an outside company to modernize the landscape around each building while reducing the turf area by 10%. Depending upon the buildings selected each year, the project will require varying levels of time and materials. At the end of the project, a cost savings of ten staff members along with significant water savings is estimated.
Useful Life: 15 years Remaining Life: 4 years
Best Case: $ 2,221,828 Worst Case: $2,221,828
Cost Source: Estimate Provided by Client

Comp #: 7010 (2029) PTP Landscape Renovations **Quantity: (1) Provision**
Location: List on file with client
Funded?: Yes.
History:
Comments: For the 2024 Business Plan, this new reserve component will be renovating portions of turf and shrub beds near the buildings scheduled for painting by the Paint Work Center throughout Laguna Woods Village.
This program assumes renovating landscape square footage following a fifteen year paint cycle. Landscaping Services staff will work with an outside company to modernize the landscape around each building while reducing the turf area by 10%. Depending upon the buildings selected each year, the project will require varying levels of time and materials. At the end of the project, a cost savings of ten staff members along with significant water savings is estimated.
Useful Life: 15 years Remaining Life: 5 years
Best Case: $ 1,871,798 Worst Case: $1,871,798
Cost Source: Estimate Provided by Client

Comp #: 7010 (2030) PTP Landscape Renovations **Quantity: (1) Provision**
Location: List on file with client
Funded?: Yes.
History:
Comments: For the 2024 Business Plan, this new reserve component will be renovating portions of turf and shrub beds near the buildings scheduled for painting by the Paint Work Center throughout Laguna Woods Village.
This program assumes renovating landscape square footage following a fifteen year paint cycle. Landscaping Services staff will work with an outside company to modernize the landscape around each building while reducing the turf area by 10%. Depending upon the buildings selected each year, the project will require varying levels of time and materials. At the end of the project, a cost savings of ten staff members along with significant water savings is estimated.
Useful Life: 15 years Remaining Life: 6 years
Best Case: $ 1,523,756 Worst Case: $1,523,756
Cost Source: Estimate Provided by Client

Comp #: 7010 (2031) PTP Landscape Renovations **Quantity: (1) Provision**
Location: List on file with client
Funded?: Yes.
History:
Comments: For the 2024 Business Plan, this new reserve component will be renovating portions of turf and shrub beds near the buildings scheduled for painting by the Paint Work Center throughout Laguna Woods Village.
This program assumes renovating landscape square footage following a fifteen year paint cycle. Landscaping Services staff will work with an outside company to modernize the landscape around each building while reducing the turf area by 10%. Depending upon the buildings selected each year, the project will require varying levels of time and materials. At the end of the project, a cost savings of ten staff members along with significant water savings is estimated.
Useful Life: 15 years Remaining Life: 7 years
Best Case: $ 1,812,130 Worst Case: $1,812,130
Cost Source: Estimate Provided by Client

Comp #: 7010 (2032) PTP Landscape Renovations **Quantity: (1) Provision**
Location: List on file with client
Funded?: Yes.
History:
Comments: For the 2024 Business Plan, this new reserve component will be renovating portions of turf and shrub beds near the buildings scheduled for painting by the Paint Work Center throughout Laguna Woods Village.
This program assumes renovating landscape square footage following a fifteen year paint cycle. Landscaping Services staff will work with an outside company to modernize the landscape around each building while reducing the turf area by 10%. Depending upon the buildings selected each year, the project will require varying levels of time and materials. At the end of the project, a cost savings of ten staff members along with significant water savings is estimated.
Useful Life: 15 years Remaining Life: 8 years
Best Case: $ 2,331,272 Worst Case: $2,331,272
Cost Source: Estimate Provided by Client

Comp #: 7010 (2033) PTP Landscape Renovations **Quantity: (1) Provision**
Location: List on file with client
Funded?: Yes.
History:
Comments: For the 2024 Business Plan, this new reserve component will be renovating portions of turf and shrub beds near the buildings scheduled for painting by the Paint Work Center throughout Laguna Woods Village.
This program assumes renovating landscape square footage following a fifteen year paint cycle. Landscaping Services staff will work with an outside company to modernize the landscape around each building while reducing the turf area by 10%. Depending upon the buildings selected each year, the project will require varying levels of time and materials. At the end of the project, a cost savings of ten staff members along with significant water savings is estimated.
Useful Life: 15 years Remaining Life: 9 years
Best Case: $ 3,012,786 Worst Case: $3,012,786
Cost Source: Estimate Provided by Client

Comp #: 7010 (2034) PTP Landscape Renovations **Quantity: (1) Provision**
Location: List on file with client
Funded?: Yes.
History:
Comments: For the 2024 Business Plan, this new reserve component will be renovating portions of turf and shrub beds near the buildings scheduled for painting by the Paint Work Center throughout Laguna Woods Village.
This program assumes renovating landscape square footage following a fifteen year paint cycle. Landscaping Services staff will work with an outside company to modernize the landscape around each building while reducing the turf area by 10%. Depending upon the buildings selected each year, the project will require varying levels of time and materials. At the end of the project, a cost savings of ten staff members along with significant water savings is estimated.
Useful Life: 15 years Remaining Life: 10 years
Best Case: $ 2,672,761 Worst Case: $2,672,761
Cost Source: Estimate Provided by Client

Comp #: 7010 (2035) PTP Landscape Renovations **Quantity: (1) Provision**
Location: List on file with client
Funded?: Yes.
History:
Comments: For the 2024 Business Plan, this new reserve component will be renovating portions of turf and shrub beds near the buildings scheduled for painting by the Paint Work Center throughout Laguna Woods Village.
This program assumes renovating landscape square footage following a fifteen year paint cycle. Landscaping Services staff will work with an outside company to modernize the landscape around each building while reducing the turf area by 10%. Depending upon the buildings selected each year, the project will require varying levels of time and materials. At the end of the project, a cost savings of ten staff members along with significant water savings is estimated.
Useful Life: 15 years Remaining Life: 11 years
Best Case: $ 3,762,705 Worst Case: $3,762,705
Cost Source: Estimate Provided by Client

Comp #: 7010 (2036) PTP Landscape Renovations **Quantity: (1) Provision**
Location: List on file with client
Funded?: Yes.
History:
Comments: For the 2024 Business Plan, this new reserve component will be renovating portions of turf and shrub beds near the buildings scheduled for painting by the Paint Work Center throughout Laguna Woods Village.
This program assumes renovating landscape square footage following a fifteen year paint cycle. Landscaping Services staff will work with an outside company to modernize the landscape around each building while reducing the turf area by 10%. Depending upon the buildings selected each year, the project will require varying levels of time and materials. At the end of the project, a cost savings of ten staff members along with significant water savings is estimated.
Useful Life: 15 years Remaining Life: 12 years
Best Case: $ 529,591 Worst Case: $529,591
Cost Source: Estimate Provided by Client

Comp #: 7010 (2037) PTP Landscape Renovations **Quantity: (1) Provision**
Location: List on file with client
Funded?: Yes.
History:
Comments: For the 2024 Business Plan, this new reserve component will be renovating portions of turf and shrub beds near the buildings scheduled for painting by the Paint Work Center throughout Laguna Woods Village.
This program assumes renovating landscape square footage following a fifteen year paint cycle. Landscaping Services staff will work with an outside company to modernize the landscape around each building while reducing the turf area by 10%. Depending upon the buildings selected each year, the project will require varying levels of time and materials. At the end of the project, a cost savings of ten staff members along with significant water savings is estimated.
Useful Life: 15 years Remaining Life: 13 years
Best Case: $ 2,496,645 Worst Case: $2,496,645
Cost Source: Estimate Provided by Client

Comp #: 7010 (2038) PTP Landscape Renovations **Quantity: (1) Provision**
Location: List on file with client
Funded?: Yes.
History:
Comments: For the 2024 Business Plan, this new reserve component will be renovating portions of turf and shrub beds near the buildings scheduled for painting by the Paint Work Center throughout Laguna Woods Village.
This program assumes renovating landscape square footage following a fifteen year paint cycle. Landscaping Services staff will work with an outside company to modernize the landscape around each building while reducing the turf area by 10%. Depending upon the buildings selected each year, the project will require varying levels of time and materials. At the end of the project, a cost savings of ten staff members along with significant water savings is estimated.
Useful Life: 15 years Remaining Life: 14 years
Best Case: $ 7,204,601 Worst Case: $7,204,601
Cost Source: Estimate Provided by Client

Elevators

Comp #: 2800 (2024-2030) All Elevator Components **Quantity: (1) Provision**
Location: Job #JA91093. Passenger elevators
Funded?: No. This is included in components 2802-2852. No additional funding
History: Anticipated annual expenses
Comments: The funding includes all major replacement of components not specifically funded. The elevators require fuses, protective door devices, etc. This funding will allow for major component repair or replacement.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 2800 (2032-2037) All Elevator Components **Quantity: (1) Provision**
Location: Job #JA91093. Passenger elevators
Funded?: Yes.
History: Anticipated annual expenses
Comments: The funding includes all major replacement of components not specifically funded. The elevators require fuses, protective door devices, etc. This funding will allow for major component repair or replacement.
Useful Life: 1 years Remaining Life: 8 years
Best Case: $ 590,000 Worst Case: $590,000
Cost Source: Estimate Provided by Client

Comp #: 2800 (2038) All Elevator Components **Quantity: (1) Provision**
Location: Job #JA91093. Passenger elevators
Funded?: Yes.
History: Anticipated annual expenses
Comments: The funding includes all major replacement of components not specifically funded. The elevators require fuses, protective door devices, etc. This funding will allow for major component repair or replacement.
Useful Life: 1 years Remaining Life: 14 years
Best Case: $ 623,600 Worst Case: $623,600
Cost Source: Estimate Provided by Client

Comp #: 2800 (2039) All Elevator Components **Quantity: (1) Provision**
Location: Job #JA91093. Passenger elevators
Funded?: Yes.
History: Anticipated annual expenses
Comments: The funding includes all major replacement of components not specifically funded. The elevators require fuses, protective door devices, etc. This funding will allow for major component repair or replacement.
Useful Life: 1 years Remaining Life: 15 years
Best Case: $ 748,320 Worst Case: $748,320
Cost Source: Estimate Provided by Client

Comp #: 2800 (2040-2044) All Elevator Components **Quantity: (1) Provision**
Location: Job #JA91093. Passenger elevators
Funded?: Yes.
History: Anticipated annual expenses
Comments: The funding includes all major replacement of components not specifically funded. The elevators require fuses, protective door devices, etc. This funding will allow for major component repair or replacement.
Useful Life: 1 years Remaining Life: 16 years
Best Case: $ 748,320 Worst Case: $748,320
Cost Source: Estimate Provided by Client

Comp #: 2800 (2045-2050) All Elevator Components **Quantity: (1) Provision**
Location: Job #JA91093. Passenger elevators
Funded?: Yes.
History: Anticipated annual expenses
Comments: The funding includes all major replacement of components not specifically funded. The elevators require fuses, protective door devices, etc. This funding will allow for major component repair or replacement.
Useful Life: 1 years Remaining Life: 21 years
Best Case: $ 2,476 Worst Case: $2,476
Cost Source: Estimate Provided by Client

Comp #: 2800 (2051) All Elevator Components **Quantity: (1) Provision**
Location: Job #JA91093. Passenger elevators
Funded?: Yes.
History: Anticipated annual expenses
Comments: The funding includes all major replacement of components not specifically funded. The elevators require fuses, protective door devices, etc. This funding will allow for major component repair or replacement.
Useful Life: 1 years Remaining Life: 27 years
Best Case: $ 391,336 Worst Case: $391,336
Cost Source: Estimate Provided by Client

Comp #: 2800 (2052) All Elevator Components **Quantity: (1) Provision**
Location: Job #JA91093. Passenger elevators
Funded?: Yes.
History: Anticipated annual expenses
Comments: The funding includes all major replacement of components not specifically funded. The elevators require fuses, protective door devices, etc. This funding will allow for major component repair or replacement.
Useful Life: 1 years Remaining Life: 28 years
Best Case: $ 539,000 Worst Case: $539,000
Cost Source: Estimate Provided by Client

Comp #: 2800 (2053) All Elevator Components **Quantity: (1) Provision**
Location: Job #JA91093. Passenger elevators
Funded?: Yes.
History: Anticipated annual expenses
Comments: The funding includes all major replacement of components not specifically funded. The elevators require fuses, protective door devices, etc. This funding will allow for major component repair or replacement.
Useful Life: 1 years Remaining Life: 29 years
Best Case: $ 537,624 Worst Case: $537,624
Cost Source: Estimate Provided by Client

Comp #: 2801 (2051) Cab Doors **Quantity: (5) Elevators**
Location: Wk Cntr #920, Job #JA91093. Passenger elevators in community
Funded?: Yes.
History: Anticipated 2023 project
Comments: The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

The expenditures for items with a 40 year life cycle replacement in 2022 or 2024, will resume from 2051-2058. However, the elevator replacement cycle is being evaluated to meet industry standards which may conclude a less aggressive replacement schedule."
Useful Life: 30 years Remaining Life: 17 years
Best Case: $ 61,170 Worst Case: $61,170
Cost Source: Estimate Provided by Client

Comp #: 2801 (2052) Cab Doors **Quantity: (12) Elevators**
Location: Wk Cntr #920, Job #JA91093. Passenger elevators in community
Funded?: Yes.
History: Anticipated 2023 project
Comments: The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

The expenditures for items with a 40 year life cycle replacement in 2022 or 2024, will resume from 2051-2058. However, the elevator replacement cycle is being evaluated to meet industry standards which may conclude a less aggressive replacement schedule."
Useful Life: 30 years Remaining Life: 18 years
Best Case: $ 146,808 Worst Case: $146,808
Cost Source: Estimate Provided by Client

Comp #: 2801 (2053) Cab Doors **Quantity: (12) Elevators**
Location: Wk Cntr #920, Job #JA91093. Passenger elevators in community
Funded?: Yes.
History: Anticipated 2023 project
Comments: The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

The expenditures for items with a 40 year life cycle replacement in 2022 or 2024, will resume from 2051-2058. However, the elevator replacement cycle is being evaluated to meet industry standards which may conclude a less aggressive replacement schedule."
Useful Life: 30 years Remaining Life: 19 years
Best Case: $ 146,808 Worst Case: $146,808
Cost Source: Estimate Provided by Client

Comp #: 2802 (2024) Cab Door Operators **Quantity: (2) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History: Anticipated 2026 project
Comments: The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

The expenditures for items with a 40 year life cycle replacement in 2022 or 2024, will resume from 2051-2058. However, the elevator replacement cycle is being evaluated to meet industry standards which may conclude a less aggressive replacement schedule."
Useful Life: 30 years Remaining Life: 0 years
Best Case: $ 48,055 Worst Case: $48,055
Cost Source: Estimate Provided by Client

Comp #: 2802 (2025) Cab Door Operators **Quantity: (2) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History: Anticipated 2026 project
Comments: The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

The expenditures for items with a 40 year life cycle replacement in 2022 or 2024, will resume from 2051-2058. However, the elevator replacement cycle is being evaluated to meet industry standards which may conclude a less aggressive replacement schedule."
Useful Life: 30 years Remaining Life: 1 years
Best Case: $ 25,523 Worst Case: $25,523
Cost Source: Estimate Provided by Client

Comp #: 2802 (2026) Cab Door Operators **Quantity: (2) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History: Anticipated 2026 project
Comments: The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

The expenditures for items with a 40 year life cycle replacement in 2022 or 2024, will resume from 2051-2058. However, the elevator replacement cycle is being evaluated to meet industry standards which may conclude a less aggressive replacement schedule."
Useful Life: 30 years Remaining Life: 2 years
Best Case: $ 26,289 Worst Case: $26,289
Cost Source: Estimate Provided by Client

Comp #: 2802 (2027) Cab Door Operators **Quantity: (2) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History: Anticipated 2026 project
Comments: The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

The expenditures for items with a 40 year life cycle replacement in 2022 or 2024, will resume from 2051-2058. However, the elevator replacement cycle is being evaluated to meet industry standards which may conclude a less aggressive replacement schedule."
Useful Life: 30 years Remaining Life: 3 years
Best Case: $ 27,078 Worst Case: $27,078
Cost Source: Estimate Provided by Client

Comp #: 2802 (2028) Cab Door Operators **Quantity: (2) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History: Anticipated 2026 project
Comments: The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

The expenditures for items with a 40 year life cycle replacement in 2022 or 2024, will resume from 2051-2058. However, the elevator replacement cycle is being evaluated to meet industry standards which may conclude a less aggressive replacement schedule."
Useful Life: 30 years Remaining Life: 4 years
Best Case: $ 27,890 Worst Case: $27,890
Cost Source: Estimate Provided by Client

Comp #: 2802 (2029) Cab Door Operators **Quantity: (2) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History: Anticipated 2026 project
Comments: The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

The expenditures for items with a 40 year life cycle replacement in 2022 or 2024, will resume from 2051-2058. However, the elevator replacement cycle is being evaluated to meet industry standards which may conclude a less aggressive replacement schedule."
Useful Life: 30 years Remaining Life: 5 years
Best Case: $ 28,727 Worst Case: $28,727
Cost Source: Estimate Provided by Client

Comp #: 2802 (2030) Cab Door Operators **Quantity: (2) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History: Anticipated 2026 project
Comments: The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

The expenditures for items with a 40 year life cycle replacement in 2022 or 2024, will resume from 2051-2058. However, the elevator replacement cycle is being evaluated to meet industry standards which may conclude a less aggressive replacement schedule."
Useful Life: 30 years Remaining Life: 6 years
Best Case: $ 29,589 Worst Case: $29,589
Cost Source: Estimate Provided by Client

Comp #: 2802 (2051) Cab Door Operators **Quantity: (10) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History: Anticipated 2026 project
Comments: The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

The expenditures for items with a 40 year life cycle replacement in 2022 or 2024, will resume from 2051-2058. However, the elevator replacement cycle is being evaluated to meet industry standards which may conclude a less aggressive replacement schedule."
Useful Life: 30 years Remaining Life: 27 years
Best Case: $ 123,900 Worst Case: $123,900
Cost Source: Estimate Provided by Client

Comp #: 2802 (2052) Cab Door Operators **Quantity: (12) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History: Anticipated 2026 project
Comments: The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

The expenditures for items with a 40 year life cycle replacement in 2022 or 2024, will resume from 2051-2058. However, the elevator replacement cycle is being evaluated to meet industry standards which may conclude a less aggressive replacement schedule."
Useful Life: 30 years Remaining Life: 28 years
Best Case: $ 148,680 Worst Case: $148,680
Cost Source: Estimate Provided by Client

Comp #: 2802 (2052) Cab Door Operators **Quantity: (12) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History: Anticipated 2026 project
Comments: The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

The expenditures for items with a 40 year life cycle replacement in 2022 or 2024, will resume from 2051-2058. However, the elevator replacement cycle is being evaluated to meet industry standards which may conclude a less aggressive replacement schedule."
Useful Life: 30 years Remaining Life: 29 years
Best Case: $ 148,680 Worst Case: $148,680
Cost Source: Estimate Provided by Client

Comp #: 2804 (2024) Cab Remodel & Flooring **Quantity: (2) Elevator Cabs**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators, list on file with association
Funded?: Yes.
History:
Comments: "The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

Elevator flooring replacement expenditures are a contingency and will only be replaced as needed.
Useful Life: 40 years Remaining Life: 0 years
Best Case: $ 23,180 Worst Case: $23,180
Cost Source: Estimate Provided by Client

Comp #: 2804 (2025) Cab Remodel & Flooring **Quantity: (2) Elevator Cabs**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators, list on file with association
Funded?: Yes.
History:
Comments: "The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

Elevator flooring replacement expenditures are a contingency and will only be replaced as needed.
Useful Life: 40 years Remaining Life: 1 years
Best Case: $ 60,000 Worst Case: $60,000
Allowance to replace
Cost Source: Estimate Provided by Client

Comp #: 2804 (2026) Cab Remodel & Flooring **Quantity: (2) Elevator Cabs**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators, list on file with association
Funded?: Yes.
History:
Comments: "The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

Elevator flooring replacement expenditures are a contingency and will only be replaced as needed.
Useful Life: 40 years Remaining Life: 2 years
Best Case: $ 24,591 Worst Case: $24,591
Cost Source: Estimate Provided by Client

Comp #: 2804 (2027) Cab Remodel & Flooring **Quantity: (2) Elevator Cabs**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators, list on file with association
Funded?: Yes.
History:
Comments: "The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

Elevator flooring replacement expenditures are a contingency and will only be replaced as needed.
Useful Life: 40 years Remaining Life: 3 years
Best Case: $ 25,329 Worst Case: $25,329
Cost Source: Estimate Provided by Client

Comp #: 2804 (2028) Cab Remodel & Flooring **Quantity: (2) Elevator Cabs**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators, list on file with association
Funded?: Yes.
History:
Comments: "The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

Elevator flooring replacement expenditures are a contingency and will only be replaced as needed.
Useful Life: 40 years Remaining Life: 4 years
Best Case: $ 26,089 Worst Case: $226,089
Cost Source: Estimate Provided by Client

Comp #: 2804 (2029) Cab Remodel & Flooring **Quantity: (2) Elevator Cabs**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators, list on file with association
Funded?: Yes.
History:
Comments: "The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

Elevator flooring replacement expenditures are a contingency and will only be replaced as needed.
Useful Life: 40 years Remaining Life: 5 years
Best Case: $ 26,872 Worst Case: $26,872
Cost Source: Estimate Provided by Client

Comp #: 2804 (2030) Cab Remodel & Flooring **Quantity: (2) Elevator Cabs**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators, list on file with association
Funded?: Yes.
History:
Comments: "The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

Elevator flooring replacement expenditures are a contingency and will only be replaced as needed.
Useful Life: 40 years Remaining Life: 6 years
Best Case: $ 27,678 Worst Case: $27,678
Cost Source: Estimate Provided by Client

Comp #: 2806 (2032) Controllers & Call Buttons **Quantity: (10) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History:
Comments: "The Elevator Replacement Fund provides funding for component replacement and interior cab upgrades to the 82 passenger elevators in Third Laguna Hills Mutual.

Elevator flooring replacement expenditures are a contingency and will only be replaced as needed.

The expenditures for items with a 40 year life cycle replacement in 2022 or 2024, will resume from 2051-2058. However, the elevator replacement cycle is being evaluated to meet industry standards which may conclude a less aggressive replacement schedule."
Useful Life: 30 years Remaining Life: 8 years
Best Case: $ 590,000 Worst Case: $590,000
Cost Source: Estimate Provided by Client

Comp #: 2806 (2033) Controllers & Call Buttons **Quantity: (10) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History:
Comments: The association has established a funding based on projected replacements for replacement of the controllers and call buttons. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.
Useful Life: 30 years Remaining Life: 9 years
Best Case: $ 590,000 Worst Case: $590,000
Cost Source: Estimate Provided by Client

Comp #: 2806 (2034) Controllers & Call Buttons **Quantity: (10) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History:
Comments: The association has established a funding based on projected replacements for replacement of the controllers and call buttons. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.
Useful Life: 30 years Remaining Life: 10 years
Best Case: $ 590,000 Worst Case: $590,000
Cost Source: Estimate Provided by Client

Comp #: 2806 (2035) Controllers & Call Buttons **Quantity: (10) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History:
Comments: The association has established a funding based on projected replacements for replacement of the controllers and call buttons. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.
Useful Life: 30 years Remaining Life: 11 years
Best Case: $ 590,000 Worst Case: $590,000
Cost Source: Estimate Provided by Client

Comp #: 2806 (2036) Controllers & Call Buttons **Quantity: (10) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History:
Comments: The association has established a funding based on projected replacements for replacement of the controllers and call buttons. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.
Useful Life: 30 years Remaining Life: 12 years
Best Case: $ 590,000 Worst Case: $590,000
Cost Source: Estimate Provided by Client

Comp #: 2806 (2037) Controllers & Call Buttons **Quantity: (10) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History:
Comments: The association has established a funding based on projected replacements for replacement of the controllers and call buttons. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.
Useful Life: 30 years Remaining Life: 13 years
Best Case: $ 590,000 Worst Case: $590,000
Cost Source: Estimate Provided by Client

Comp #: 2806 (2038) Controllers & Call Buttons **Quantity: (10) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History:
Comments: The association has established a funding based on projected replacements for replacement of the controllers and call buttons. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.
Useful Life: 30 years Remaining Life: 14 years
Best Case: $ 590,000 Worst Case: $590,000
Cost Source: Estimate Provided by Client

Comp #: 2806 (2039) Controllers & Call Buttons **Quantity: (12) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History:
Comments: The association has established a funding based on projected replacements for replacement of the controllers and call buttons. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.
Useful Life: 30 years Remaining Life: 15 years
Best Case: $ 708,000 Worst Case: $708,000
Cost Source: Estimate Provided by Client

Comp #: 2808 (2024-2030) Hoistway Doors (4-Stop) **Quantity: (2) 4-Stop Elevators**
Location: Wk Cntr #920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History: Replaced 2015
Comments: The association has established a funding based on projected replacements for hoistway doors as set forth in the funding analysis. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 5,478 Worst Case: $5,478
Cost Source: Estimate Provided by Client

Comp #: 2808 (2051) Hoistway Doors **Quantity: (5) 3-Stop (5) 4-Spot**
Location: Wk Cntr #920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History: Replaced 2015
Comments: The association has established a funding based on projected replacements for hoistway doors as set forth in the funding analysis. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.
Useful Life: 40 years Remaining Life: 27 years
Best Case: $ 27,390 Worst Case: $27,390
Cost Source: Estimate Provided by Client

Comp #: 2808 (2052) Hoistway Doors **Quantity: (12) 3-Stop (12) 4-Stop**
Location: Wk Cntr #920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History: Replaced 2015
Comments: The association has established a funding based on projected replacements for hoistway doors as set forth in the funding analysis. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.
Useful Life: 40 years Remaining Life: 28 years
Best Case: $ 65,736 Worst Case: $65,736
Cost Source: Estimate Provided by Client

Comp #: 2808 (2053) Hoistway Doors **Quantity: (12) 3-Stop (12) 4-Stop**
Location: Wk Cntr #920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History: Replaced 2015
Comments: The association has established a funding based on projected replacements for hoistway doors as set forth in the funding analysis. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.
Useful Life: 40 years Remaining Life: 29 years
Best Case: $ 65,736 Worst Case: $65,736
Cost Source: Estimate Provided by Client

Comp #: 2809 Hydraulic Cylinders **Quantity: (82) Elevators**
Location: Wk Cntr #920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: No. These are lifetime components with no predictable life or the ability to determine the remaining life. No funding required at this time.
History:
Comments:
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 2850 (2024-2030) Machine Room Power Unit **Quantity: (2) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History:
Comments: The association has established a funding based on projected replacements for the machine room power units. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 35,280 Worst Case: $35,280
Cost Source: Estimate Provided by Client

Comp #: 2850 (2051-2058) Machine Rm Power Units **Quantity: (10) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History: Anticipated project 2021
Comments: The association has established a funding based on projected replacements for the machine room power units. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.
Useful Life: 1 years Remaining Life: 27 years
Best Case: $ 176,400 Worst Case: $176,400
Cost Source: Estimate Provided by Client

Comp #: 2851 (2024-2030) Door Protective Devices **Quantity: (2) Elevators**
Location: Wk Cntr 920, Job JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History:
Comments: The association has established a funding based on projected replacements for the solid state soft starters. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 6,287 Worst Case: $6,287
Cost Source: Estimate Provided by Client

Comp #: 2852 (2024-2030) Solid St. Soft Starters **Quantity: (2) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History: Replaced 2016
Comments: The association has established a funding based on projected replacements for the solid state soft starters. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 6,720 Worst Case: $6,720
Cost Source: Estimate Provided by Client

Comp #: 2852 (2038) Solid State Soft Starters **Quantity: (2) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History:
Comments: The association has established a funding based on projected replacements for the solid state soft starters. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.
Useful Life: 20 years Remaining Life: 14 years
Best Case: $ 33,600 Worst Case: $33,600
Cost Source: Estimate Provided by Client

Comp #: 2852 (2039-2044) Solid St. Soft Starters **Quantity: (2) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History:
Comments: The association has established a funding based on projected replacements for the solid state soft starters. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.
Useful Life: 1 years Remaining Life: 15 years
Best Case: $ 40,320 Worst Case: $40,320
Cost Source: Estimate Provided by Client

Comp #: 2853 (2044-2052) Fuses **Quantity: (5) Elevators**
Location: Wk Cntr 920, Job #JA91093. Passenger elevators in community, list on file with association
Funded?: Yes.
History:
Comments: The association has established a funding based on projected replacements for the solid state soft starters. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.
Useful Life: 1 years Remaining Life: 20 years
Best Case: $ 2,476 Worst Case: $2,476
Cost Source: Estimate Provided by Client

Comp #: 332 (2024) GV Water Heaters **Quantity: 2 of (53) Units**
Location: Garden Villa Recreation Rooms - List on file with association
Funded?: Yes.
History: Anticipated replacement 2024
Comments: There are 53 Garden Villa Recreation Room water heaters in the Mutual. The Mutual's current policy for replacement is proactive and Garden Villa Recreation Room water heaters are replaced at the end of their 10-year serviceable life.
Useful Life: 10 years Remaining Life: 0 years
Best Case: $ 3,004 Worst Case: $3,004
Cost Source: Estimate Provided by Client

Comp #: 332 (2025) GV Water Heaters **Quantity: 1 of (53) Units**
Location: Garden Villa Recreation Rooms - List on file with association
Funded?: Yes.
History: Anticipated replacement 2026
Comments: There are 53 Garden Villa Recreation Room water heaters in the Mutual. The Mutual's current policy for replacement is proactive and Garden Villa Recreation Room water heaters are replaced at the end of their 10-year serviceable life.
Useful Life: 10 years Remaining Life: 1 years
Best Case: $ 620 Worst Case: $620
Cost Source: Estimate Provided by Client

Comp #: 332 (2026) GV Water Heaters **Quantity: 2 of (53) Units**
Location: Garden Villa Recreation Rooms - List on file with association
Funded?: Yes.
History: Anticipated replacement 2026
Comments: There are 53 Garden Villa Recreation Room water heaters in the Mutual. The Mutual's current policy for replacement is proactive and Garden Villa Recreation Room water heaters are replaced at the end of their 10-year serviceable life.
Useful Life: 10 years Remaining Life: 2 years
Best Case: $ 1,240 Worst Case: $1,240
Cost Source: Estimate Provided by Client

Comp #: 332 (2027) GV Water Heaters **Quantity: 3 of (53) Units**
Location: Garden Villa Recreation Rooms - List on file with association
Funded?: Yes.
History: Anticipated replacement 2027
Comments: There are 53 Garden Villa Recreation Room water heaters in the Mutual. The Mutual's current policy for replacement is proactive and Garden Villa Recreation Room water heaters are replaced at the end of their 10-year serviceable life.
Useful Life: 10 years Remaining Life: 3 years
Best Case: $ 1,860 Worst Case: $1,860
Cost Source: Estimate Provided by Client

Comp #: 332 (2028) GV Water Heaters **Quantity: 15 of (53) Units**
Location: Garden Villa Recreation Rooms - List on file with association
Funded?: Yes.
History: Anticipated replacement 2028
Comments: There are 53 Garden Villa Recreation Room water heaters in the Mutual. The Mutual's current policy for replacement is proactive and Garden Villa Recreation Room water heaters are replaced at the end of their 10-year serviceable life.
Useful Life: 10 years Remaining Life: 4 years
Best Case: $ 9,300 Worst Case: $9,300
Cost Source: Estimate Provided by Client

Comp #: 332 (2029) GV Water Heaters **Quantity: 9 of (53) Units**
Location: Garden Villa Recreation Rooms - List on file with association
Funded?: Yes.
History: Anticipated replacement 2029
Comments: There are 53 Garden Villa Recreation Room water heaters in the Mutual. The Mutual's current policy for replacement is proactive and Garden Villa Recreation Room water heaters are replaced at the end of their 10-year serviceable life.
Useful Life: 10 years Remaining Life: 5 years
Best Case: $ 5,580 Worst Case: $5,580
Cost Source: Estimate Provided by Client

Comp #: 332 (2030) GV Water Heaters **Quantity: 9 of (53) Units**
Location: Garden Villa Recreation Rooms - List on file with association
Funded?: Yes.
History: Anticipated replacement 2030
Comments: There are 53 Garden Villa Recreation Room water heaters in the Mutual. The Mutual's current policy for replacement is proactive and Garden Villa Recreation Room water heaters are replaced at the end of their 10-year serviceable life.
Useful Life: 10 years Remaining Life: 6 years
Best Case: $ 5,580 Worst Case: $5,580
Cost Source: Estimate Provided by Client

Comp #: 332 (2031) GV Water Heaters **Quantity: 10 of (53) Units**
Location: Garden Villa Recreation Rooms - List on file with association
Funded?: Yes.
History: Anticipated replacement 2031
Comments: There are 53 Garden Villa Recreation Room water heaters in the Mutual. The Mutual's current policy for replacement is proactive and Garden Villa Recreation Room water heaters are replaced at the end of their 10-year serviceable life.
Useful Life: 10 years Remaining Life: 7 years
Best Case: $ 6,200 Worst Case: $6,200
Cost Source: Estimate Provided by Client

Comp #: 332 (2032) GV Water Heaters **Quantity: 5 of (53) Units**
Location: Garden Villa Recreation Rooms - List on file with association
Funded?: Yes.
History: Anticipated replacement 2021
Comments: There are 53 Garden Villa Recreation Room water heaters in the Mutual. The Mutual's current policy for replacement is proactive and Garden Villa Recreation Room water heaters are replaced at the end of their 10-year serviceable life.
Useful Life: 10 years Remaining Life: 8 years
Best Case: $ 2,984 Worst Case: $2,984
Cost Source: Estimate Provided by Client

Comp #: 332 (2033) GV Water Heaters **Quantity: 5 of (53) Units**
Location: Garden Villa Recreation Rooms - List on file with association
Funded?: Yes.
History: Anticipated replacement 2024
Comments: There are 53 Garden Villa Recreation Room water heaters in the Mutual. The Mutual's current policy for replacement is proactive and Garden Villa Recreation Room water heaters are replaced at the end of their 10-year serviceable life.
Useful Life: 10 years Remaining Life: 9 years
Best Case: $ 3,006 Worst Case: $3,006
Cost Source: Estimate Provided by Client

Comp #: 336 GV Rec Room Heat Pump **Quantity: (2) Pumps Annually**
Location: Wk Cntr 910, Job #JA31009OS91. Garden Villa Rec Rooms
Funded?: Yes.
History: Anticipated annual replacements
Comments: There are 53 Garden Villa Recreation Room heat pumps in the Mutual. The Mutual's current policy for replacement is by an annual assessment with consideration to the unit's expected lifecycle, maintenance and repair history, age and its overall condition and upon failure.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 2,389 Worst Case: $2,389
Cost Source: Estimate Provided by Client

Comp #: 912 (2031-2041) GV Lobby Renovations **Quantity: (5) Buildings**
Location: Garden Villa lobby locations
Funded?: Yes.
History: All lobby renovations completed 2017-2022.
Comments: "This reserve component addresses the renovation of the lobby areas of the Mutual's Garden Villa style buildings, which is performed on a program basis. The lobby ceiling, walls, and floor coverings are inspected annually and those with the poorest condition, receive the highest priority for renovation. Member requests for lobby improvements are considered during the evaluation process each year. The Lobby renovation program consists of asbestos testing, abatement of the existing acoustic ceiling, removal of the wallpaper including the adhesive, clearance testing, new ceiling texture, wall repair and texture, paint, installation of new baseboards and carpet replacement.

Per Board directive at the May 25, 2012 Maintenance & Construction Business Planning Meeting, Garden Villa Lobby Renovation was moved from operating to reserves.

In June of 2017, staff was given direction to renovate 10 lobbies yearly, beginning in 2018.

"Estimated Life = 10 Years. Planned expenditures are based on renovation of 5 lobbies per year at the current cost of $11,291. Inflation is not included in the 30 year reserve.
With the renovation of the 9 lobbies scheduled for 2021, the mutual will have 1 lobby remaining to be completed in 2023. The program will resume in 2031 with the team budgeting for 5 lobbies per year. Starting in 2031 the renovation cost will decrease due to downscaling the scope of work, including but not limited to fewer demoing/abatement, painting of the walls/ceiling, and carpet replacement"
Useful Life: 1 years Remaining Life: 7 years
Best Case: $ 56,455 Worst Case: $56,455
Cost Source: Estimate Provided by Client

Comp #: 912 (2052-2062) GV Lobby Renovations **Quantity: (5) Buildings**
Location: Garden Villa lobby locations
Funded?: Yes.
History: All lobby renovations completed 2017-2022.
Comments: "This reserve component addresses the renovation of the lobby areas of the Mutual's Garden Villa style buildings, which is performed on a program basis. The lobby ceiling, walls, and floor coverings are inspected annually and those with the poorest condition, receive the highest priority for renovation. Member requests for lobby improvements are considered during the evaluation process each year. The Lobby renovation program consists of asbestos testing, abatement of the existing acoustic ceiling, removal of the wallpaper including the adhesive, clearance testing, new ceiling texture, wall repair and texture, paint, installation of new baseboards and carpet replacement.

Per Board directive at the May 25, 2012 Maintenance & Construction Business Planning Meeting, Garden Villa Lobby Renovation was moved from operating to reserves.

In June of 2017, staff was given direction to renovate 10 lobbies yearly, beginning in 2018.

"Estimated Life = 10 Years. Planned expenditures are based on renovation of 5 lobbies per year at the current cost of $11,291. Inflation is not included in the 30 year reserve.
With the renovation of the 9 lobbies scheduled for 2021, the mutual will have 1 lobby remaining to be completed in 2023. The program will resume in 2031 with the team budgeting for 5 lobbies per year. Starting in 2031 the renovation cost will decrease due to downscaling the scope of work, including but not limited to fewer demoing/abatement, painting of the walls/ceiling, and carpet replacement"
Useful Life: 1 years Remaining Life: 28 years
Best Case: $ 56,455 Worst Case: $56,455
Cost Source: Estimate Provided by Client

Comp #: 915 (2024) Mail Room Renvoations **Quantity: (1) Provision**
Location: Garden Villa mail rooms - list on file with association
Funded?: Yes.
History: Planned project for 2026
Comments: "This reserve component addresses the renovation of mailrooms in the Mutual's Garden Villa style buildings. The scope of work includes the removal and replacement of wall paneling and replacement with drywall, installation of new molding, diffuser panel replacement, and painting of the walls, molding, doors and door trim.
In July of 2017, staff was directed to complete 10 Mailrooms each year starting in 2018. Mailroom renovations were completed in 2020 and they will resume in 2026."
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 562 Worst Case: $562
Cost Source: Estimate Provided by Client

Comp #: 915 (2026) Mail Room Renvoations **Quantity: (10) Buildings**
Location: Garden Villa mail rooms - list on file with association
Funded?: Yes.
History: Planned project for 2026
Comments: "This reserve component addresses the renovation of mailrooms in the Mutual's Garden Villa style buildings. The scope of work includes the removal and replacement of wall paneling and replacement with drywall, installation of new molding, diffuser panel replacement, and painting of the walls, molding, doors and door trim.
In July of 2017, staff was directed to complete 10 Mailrooms each year starting in 2018. Mailroom renovations were completed in 2020 and they will resume in 2026."
Useful Life: 10 years Remaining Life: 2 years
Best Case: $ 80,503 Worst Case: $80,503
Cost Source: Estimate Provided by Client

Comp #: 915 (2027) Mail Room Renvoations **Quantity: (10) Buildings**
Location: Garden Villa mail rooms - list on file with association
Funded?: Yes.
History: Planned project for 2027
Comments: "This reserve component addresses the renovation of mailrooms in the Mutual's Garden Villa style buildings. The scope of work includes the removal and replacement of wall paneling and replacement with drywall, installation of new molding, diffuser panel replacement, and painting of the walls, molding, doors and door trim.
In July of 2017, staff was directed to complete 10 Mailrooms each year starting in 2018. Mailroom renovations were completed in 2020 and they will resume in 2026."
Useful Life: 10 years Remaining Life: 3 years
Best Case: $ 80,503 Worst Case: $80,503
Cost Source: Estimate Provided by Client

Comp #: 915 (2028) Mail Room Renvoations **Quantity: (10) Buildings**
Location: Garden Villa mail rooms - list on file with association
Funded?: Yes.
History: Planned project for 2028
Comments: "This reserve component addresses the renovation of mailrooms in the Mutual's Garden Villa style buildings. The scope of work includes the removal and replacement of wall paneling and replacement with drywall, installation of new molding, diffuser panel replacement, and painting of the walls, molding, doors and door trim.
In July of 2017, staff was directed to complete 10 Mailrooms each year starting in 2018. Mailroom renovations were completed in 2020 and they will resume in 2026."
Useful Life: 10 years Remaining Life: 4 years
Best Case: $ 80,503 Worst Case: $80,503
Cost Source: Estimate Provided by Client

Comp #: 915 (2029) Mail Room Renvoations **Quantity: (10) Buildings**
Location: Garden Villa mail rooms - list on file with association
Funded?: Yes.
History: Planned project for 2029
Comments: "This reserve component addresses the renovation of mailrooms in the Mutual's Garden Villa style buildings. The scope of work includes the removal and replacement of wall paneling and replacement with drywall, installation of new molding, diffuser panel replacement, and painting of the walls, molding, doors and door trim.
In July of 2017, staff was directed to complete 10 Mailrooms each year starting in 2018. Mailroom renovations were completed in 2020 and they will resume in 2026."
Useful Life: 10 years Remaining Life: 5 years
Best Case: $ 80,503 Worst Case: $80,503
Cost Source: Estimate Provided by Client

Comp #: 915 (2030) Mail Room Renvoations **Quantity: (10) Buildings**
Location: Garden Villa mail rooms - list on file with association
Funded?: Yes.
History: Planned project for 2030
Comments: "This reserve component addresses the renovation of mailrooms in the Mutual's Garden Villa style buildings. The scope of work includes the removal and replacement of wall paneling and replacement with drywall, installation of new molding, diffuser panel replacement, and painting of the walls, molding, doors and door trim.
In July of 2017, staff was directed to complete 10 Mailrooms each year starting in 2018. Mailroom renovations were completed in 2020 and they will resume in 2026."
Useful Life: 10 years Remaining Life: 6 years
Best Case: $ 80,503 Worst Case: $80,503
Cost Source: Estimate Provided by Client

Comp #: 915 (2031) Mail Room Renvoations **Quantity: (10) Buildings**
Location: Garden Villa mail rooms - list on file with association
Funded?: Yes.
History: Planned project for 2031
Comments: "This reserve component addresses the renovation of mailrooms in the Mutual's Garden Villa style buildings. The scope of work includes the removal and replacement of wall paneling and replacement with drywall, installation of new molding, diffuser panel replacement, and painting of the walls, molding, doors and door trim.
In July of 2017, staff was directed to complete 10 Mailrooms each year starting in 2018. Mailroom renovations were completed in 2020 and they will resume in 2026."
Useful Life: 10 years Remaining Life: 7 years
Best Case: $ 24,151 Worst Case: $24,151
Cost Source: Estimate Provided by Client

Comp #: 1950 (2024-2036) GV Concrete Filler **Quantity: (10) Buildings Annually**
Location: Wk Cntr 920, Job #JA962400. Recessed areas
Funded?: No. This project was cancelled until further direction by the M&C Committee.
History: Anticipated project from 2021-2035
Comments: "GV Recessed Area Concrete Filler (920): In 2018, a pilot to fill in the Garden Villa breezeway recessed areas at three buildings was implemented using light weight concrete to replace the outdoor carpet, and matching the existing walkway concrete finish surface with a different color. This pilot entailed increasing the size of the walkway (correspondingly decreasing the size of the recessed area) by pouring concrete from the edge of the walkway over the entire recessed area. At locations where stucco and carpet meet, the weep screed on the adjacent walls were raised before installing concrete. Additionally, the deck drains were relocated to keep them out of the path of travel. At the May 6, 2019, M&C Committee Meeting, staff was directed to complete three more Garden Villa buildings using the pilot scope of work. This project was cancelled until further direction by the M&C Committee.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 1951 GV Recessed Area Carpet **Quantity: (10) of (53) Bldgs Annual**
Location: Wk Cntr 920, Job #JA950190. Exterior buildings
Funded?: Yes.
History: Anticipated annual replacement
Comments: GV Recessed Area Carpet (910): This reserve component addresses the green outdoor carpet replacement of the recessed areas of the Mutual's Garden Villa style buildings, which is performed on a program basis. The scope of work includes water testing, removal of the indoor/outdoor carpet in recessed areas, crack repairs to the concrete slab, application of waterproofing sealant (where applicable), application of waterproof barrier and liner at planter boxes (where applicable), and installation of new carpet. "
Useful Life: 1 years Remaining Life: 1 years
Best Case: $ 67,200 Worst Case: $67,200
Cost Source: Estimate Provided by Client

Comp #: 2740 (2024) Windows - Repair/Replace **Quantity: (8) Recreation Rooms**
Location: Garden Villas
Funded?: Yes.
History:
Comments: "Per Board directive at the 2024 Business Planning Meeting, staff was directed to replace the GV Rec Room windows in all 53 buildings. The replacement program will be phased in multiple years.

After the inital replacements of all windows, this reserve component will fund the replacement of windows in Garden Villa Recreation Rooms that are in need of replacement due to breakage and structural or mechanical malfunction.

Planned expenditures for 2024 will allow windows to be replaced in approximately 8 Garden Villa Recreation Rooms."
Useful Life: 20 years Remaining Life: 0 years
Best Case: $ 60,000 Worst Case: $60,000
Cost Source: Estimate Provided by Client

Comp #: 2740 (2025) Windows - Repair/Replace **Quantity: (8) Recreation Rooms**
Location: Garden Villas
Funded?: Yes.
History:
Comments: "Per Board directive at the 2024 Business Planning Meeting, staff was directed to replace the GV Rec Room windows in all 53 buildings. The replacement program will be phased in multiple years.

After the inital replacements of all windows, this reserve component will fund the replacement of windows in Garden Villa Recreation Rooms that are in need of replacement due to breakage and structural or mechanical malfunction.

Planned expenditures for 2024 will allow windows to be replaced in approximately 8 Garden Villa Recreation Rooms."
Useful Life: 20 years Remaining Life: 1 years
Best Case: $ 60,000 Worst Case: $60,000
Cost Source: Estimate Provided by Client

Comp #: 2740 (2026) Windows - Repair/Replace **Quantity: (8) Recreation Rooms**
Location: Garden Villas
Funded?: Yes.
History:
Comments: "Per Board directive at the 2024 Business Planning Meeting, staff was directed to replace the GV Rec Room windows in all 53 buildings. The replacement program will be phased in multiple years.

After the inital replacements of all windows, this reserve component will fund the replacement of windows in Garden Villa Recreation Rooms that are in need of replacement due to breakage and structural or mechanical malfunction.

Planned expenditures for 2024 will allow windows to be replaced in approximately 8 Garden Villa Recreation Rooms."
Useful Life: 20 years Remaining Life: 2 years
Best Case: $ 60,000 Worst Case: $60,000
Cost Source: Estimate Provided by Client

Comp #: 2740 (2027) Windows - Repair/Replace **Quantity: (8) Recreation Rooms**
Location: Garden Villas
Funded?: Yes.
History:
Comments: "Per Board directive at the 2024 Business Planning Meeting, staff was directed to replace the GV Rec Room windows in all 53 buildings. The replacement program will be phased in multiple years.

After the inital replacements of all windows, this reserve component will fund the replacement of windows in Garden Villa Recreation Rooms that are in need of replacement due to breakage and structural or mechanical malfunction.

Planned expenditures for 2024 will allow windows to be replaced in approximately 8 Garden Villa Recreation Rooms."
Useful Life: 20 years Remaining Life: 3 years
Best Case: $ 60,000 Worst Case: $60,000
Cost Source: Estimate Provided by Client

Comp #: 2740 (2028) Windows - Repair/Replace **Quantity: (8) Recreation Rooms**
Location: Garden Villas
Funded?: Yes.
History:
Comments: "Per Board directive at the 2024 Business Planning Meeting, staff was directed to replace the GV Rec Room windows in all 53 buildings. The replacement program will be phased in multiple years.

After the inital replacements of all windows, this reserve component will fund the replacement of windows in Garden Villa Recreation Rooms that are in need of replacement due to breakage and structural or mechanical malfunction.

Planned expenditures for 2024 will allow windows to be replaced in approximately 8 Garden Villa Recreation Rooms."
Useful Life: 20 years Remaining Life: 4 years
Best Case: $ 60,000 Worst Case: $60,000
Cost Source: Estimate Provided by Client

Comp #: 2740 (2029) Windows - Repair/Replace **Quantity: (8) Recreation Rooms**
Location: Garden Villas
Funded?: Yes.
History:
Comments: "Per Board directive at the 2024 Business Planning Meeting, staff was directed to replace the GV Rec Room windows in all 53 buildings. The replacement program will be phased in multiple years.

After the inital replacements of all windows, this reserve component will fund the replacement of windows in Garden Villa Recreation Rooms that are in need of replacement due to breakage and structural or mechanical malfunction.

Planned expenditures for 2024 will allow windows to be replaced in approximately 8 Garden Villa Recreation Rooms."
Useful Life: 20 years Remaining Life: 5 years
Best Case: $ 60,000 Worst Case: $60,000
Cost Source: Estimate Provided by Client

Comp #: 2740 (2030) Windows - Repair/Replace **Quantity: (5) Recreation Rooms**
Location: Garden Villas
Funded?: Yes.
History:
Comments: "Per Board directive at the 2024 Business Planning Meeting, staff was directed to replace the GV Rec Room windows in all 53 buildings. The replacement program will be phased in multiple years.

After the inital replacements of all windows, this reserve component will fund the replacement of windows in Garden Villa Recreation Rooms that are in need of replacement due to breakage and structural or mechanical malfunction.

Planned expenditures for 2024 will allow windows to be replaced in approximately 8 Garden Villa Recreation Rooms."
Useful Life: 20 years Remaining Life: 6 years
Best Case: $ 60,000 Worst Case: $60,000
Cost Source: Estimate Provided by Client

Lighting Replacement Projects

Comp #: 360 Street Light Replacement **Quantity: (788) Fixtures**
Location: Curbside
Funded?: No. The client has removed these from Reserve funding. Replace as needed using Operating funds. The cost is below the reserve threshold.
History: Annual anticipated replacement
Comments: "Exterior Lighting: Funding in this program provides maintenance for lighting upgrades throughout the community. Street Light O&M: This is the cost associated with the annual operation and maintenance of the Mutual owned street lights. "
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 370 Exterior Light Replacement **Quantity: (1) Annual Allowance**
Location: Wk Cntr 913, Job #JA91080. Common area exterior lights, excludes street lights
Funded?: Yes. Funding Reason
History: Annual replacement after 2020 and beyond
Comments: "Exterior Lighting: Funding in this program provides maintenance for lighting upgrades throughout the community. Street Light O&M: This is the cost associated with the annual operation and maintenance of the Mutual owned street lights. "
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 12,500 Worst Case: $12,500
Cost Source: Estimate Provided by Client

Walls, Fencing & Railings

Comp #: 501 (2024) Common Interior Walls **Quantity: (1) Annual Allowance**
Location: Wk Cntr 936, Job #JA910840
Funded?: Yes.
History:
Comments: This is a contingency for improvements to the common interior walls in the Mutual. Each year, interior common walls require repair or replacement. This program addresses the need to provide common wall repair or replacement throughout the community.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 10,000 Worst Case: $10,000
Cost Source: Estimate Provided by Client

Comp #: 501 (2024) Perimeter Block Wall **Quantity: (1) Provision**
Location: Wk Cntr 936, Job #JA910850
Funded?: Yes.
History: 2022, $5,600.
Comments: Walls Perimeter: Third Laguna Hills Mutual utilizes perimeter walls to provide physical security. The majority were built over 35 years ago and are typically concrete block walls. In addition to providing security to the community, this program replaces walls that require replacement due to damage or deterioration.

Shepherds Crook - Replacement of barbed wire is no longer a city approved material for wall security. In 2017, the City of Laguna Woods passed a resolution to include Shepherds Crook as an acceptable replacement to the existing barbed wire. A 21 year plan has been proposed to replace the barbed wire with Shepherds Crook over at approximately 1437 lineal feet per year but a minimum 300 ft of Shepherd’s Crook fencing is planned for 2022. To date a total of 6,402 linear feet out of 33,525 LF of Shepherd's Crook has been installed. The board determines the amount of fence installation annually."
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 14,150 Worst Case: $14,150
Cost Source: Estimate Provided by Client

Comp #: 501 Common Interior Walls **Quantity: (1) Annual Allowance**
Location: Wk Cntr 936, Job #JA910840
Funded?: Yes.
History:
Comments: This is a contingency for improvements to the common interior walls in the Mutual. Each year, interior common walls require repair or replacement. This program addresses the need to provide common wall repair or replacement throughout the community.
Useful Life: 1 years Remaining Life: 1 years
Best Case: $ 10,000 Worst Case: $10,000
Cost Source: Estimate Provided by Client

Comp #: 501 Perimeter Block Wall **Quantity: 4% of 30,184' LF Annually**
Location: Wk Cntr 936, Job #JA910850
Funded?: Yes.
History: 2022, $5,600.
Comments: Walls Perimeter: Third Laguna Hills Mutual utilizes perimeter walls to provide physical security. The majority were built over 35 years ago and are typically concrete block walls. In addition to providing security to the community, this program replaces walls that require replacement due to damage or deterioration.

Shepherds Crook - Replacement of barbed wire is no longer a city approved material for wall security. In 2017, the City of Laguna Woods passed a resolution to include Shepherds Crook as an acceptable replacement to the existing barbed wire. A 21 year plan has been proposed to replace the barbed wire with Shepherds Crook over at approximately 1437 lineal feet per year but a minimum 300 ft of Shepherd’s Crook fencing is planned for 2022. To date a total of 6,402 linear feet out of 33,525 LF of Shepherd's Crook has been installed. The board determines the amount of fence installation annually."
Useful Life: 1 years Remaining Life: 1 years
Best Case: $ 25,300 Worst Case: $25,300
Cost Source: Estimate Provided by Client

Comp #: 504 (2024) Shepherds Crooks, Repair **Quantity: (1) Provision**
Location: Wk Cntr 920, Job #JA910855. Barbed wire replacement project, sections on file with client.
Funded?: Yes. Funding Reason
History: 2022, $29,280.
Comments: Shepherds Crook - Replacement of barbed wire is no longer a city approved material for wall security. In 2017, the City of Laguna Woods passed a resolution to include Shepherds Crook as an acceptable replacement to the existing barbed wire. A 21 year plan has been proposed to replace the barbed wire with Shepherds Crook over at approximately 1437 lineal feet per year but a minimum 300 ft of Shepherd's Crook fencing is planned for 2022. To date a total of 6,402 linear feet out of 33,525 LF of Shepherd's Crook has been installed. The board determines the amount of fence installation annually."
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 54,000 Worst Case: $54,000
Cost Source: Estimate Provided by Client

Comp #: 504 Shepherds Crooks, Repair **Quantity: Approx 33,525' LF**
Location: Wk Cntr 920, Job #JA910855. Barbed wire replacement project, sections on file with client.
Funded?: Yes. Funding Reason
History: 2022, $29,280.
Comments: Shepherds Crook - Replacement of barbed wire is no longer a city approved material for wall security. In 2017, the City of Laguna Woods passed a resolution to include Shepherds Crook as an acceptable replacement to the existing barbed wire. A 21 year plan has been proposed to replace the barbed wire with Shepherds Crook over at approximately 1437 lineal feet per year but a minimum 300 ft of Shepherd's Crook fencing is planned for 2022. To date a total of 6,402 linear feet out of 33,525 LF of Shepherd's Crook has been installed. The board determines the amount of fence installation annually."
Useful Life: 1 years Remaining Life: 1 years
Best Case: $ 52,538 Worst Case: $52,538
Cost Source: Estimate Provided by Client

Comp #: 516 Split Rail Fence, Replace **Quantity: Approx 70,000' LF**
Location: Wk Cntr 912, Job #JA95020. Perimeter and throughout common areas
Funded?: Yes.
History: 2022, $73,009.
Comments: Third Mutual has approximately 13 miles or 70,000 linear feet (10 feet per unit) of decorative wooden split rail fencing throughout its property. The Mutual uses cedar wooden split rail fencing as an inexpensive way to create decorative boundaries between buildings, as well as define slope areas.

The full fence replacement project has been put on hold and staff is waiting for Board direction. In the meantime, carpentry staff currently makes necessary replacements as needed. The reserves below are for contingency only based on historical replacement
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 78,602 Worst Case: $78,602
Cost Source: Estimate Provided by Client

Laundry Facilities

Comp #: 603 (2024-2028) Epoxy Floors - Replace **Quantity: Approx (18) Annually**
Location: Wk Cntr 910/917, Job #31009OS92 & JA917239923. (81) 3-Story Buildings with (3) each.
Funded?: Yes.
History: Planned 2024 thru 2028
Comments: The laundry flooring is sheet vinyl at this time. The vinyl flooring will be removed professionally and staff will then apply an epoxy floor coating. Once the epoxy flooring is applied this will be maintained by staff. This should be a one-time project for each laundry facility.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 49,273 Worst Case: $49,273
Cost Source: Estimate Provided by Client

Comp #: 603 (2029) Epoxy Floors - Replace **Quantity: Approx (9) Annually**
Location: (81) 3-Story Buildings with (3) each.
Funded?: Yes.
History: Done 2017. Planned 2042
Comments: The laundry flooring is sheet vinyl at this time. The vinyl flooring will be removed professionally and staff will then apply an epoxy floor coating. Once the epoxy flooring is applied this will be maintained by staff. This should be a one-time project for each laundry facility.
Useful Life: 25 years Remaining Life: 5 years
Best Case: $ 26,935 Worst Case: $26,935
Cost Source: Estimate Provided by Client

Comp #: 603 (2041-2061) Epoxy Floors - Replace **Quantity: Approx (9) Annually**
Location: (81) 3-Story Buildings with (3) each.
Funded?: Yes.
History: Planned starting 2041 annually for 20 years
Comments: The laundry flooring is sheet vinyl at this time. The vinyl flooring will be removed professionally and staff will then apply an epoxy floor coating. Once the epoxy flooring is applied this will be maintained by staff. This should be a one-time project for each laundry facility.
Useful Life: 1 years Remaining Life: 17 years
Best Case: $ 53,870 Worst Case: $53,870
Cost Source: Estimate Provided by Client

Comp #: 990 (2024) Countertops - Replace **Quantity: (1) Provision**
Location: Wk Cntr 917, Job #917409940. (243) in 3-story buildings and (44) free standing facilities
Funded?: Yes.
History: Anticipated projects after 2024
Comments: "The laundry facilities in Third Mutual are comprised of 81 three-story buildings with three laundry rooms each and 44 free standing laundry rooms. The three-story building laundry rooms have one folding table that will be replaced with a wall mounted countertop. The free standing laundry rooms have four wall mounted countertops and are treated as one component for reserve purposes. The current replacement policy is reactive and countertops are replaced upon failure or non-reparability.
"
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 9,900 Worst Case: $9,900
Cost Source: Estimate Provided by Client

Comp #: 990 (2034) Countertops - Replace **Quantity: (287) Facilities**
Location: Wk Cntr 917, Job #917409940. (243) in 3-story buildings and (44) free standing facilities
Funded?: Yes.
History: Anticipated projects after 2034
Comments: "The laundry facilities in Third Mutual are comprised of 81 three-story buildings with three laundry rooms each and 44 free standing laundry rooms. The three-story building laundry rooms have one folding table that will be replaced with a wall mounted countertop. The free standing laundry rooms have four wall mounted countertops and are treated as one component for reserve purposes. The current replacement policy is reactive and countertops are replaced upon failure or non-reparability.
"
Useful Life: 20 years Remaining Life: 10 years
Best Case: $ 14,942 Worst Case: $14,942
Cost Source: Estimate Provided by Client

Comp #: 990 (2035) Countertops - Replace **Quantity: (287) Facilities**
Location: Wk Cntr 917, Job #917409940. (243) in 3-story buildings and (44) free standing facilities
Funded?: Yes.
History: Anticipated projects after 2035
Comments: "The laundry facilities in Third Mutual are comprised of 81 three-story buildings with three laundry rooms each and 44 free standing laundry rooms. The three-story building laundry rooms have one folding table that will be replaced with a wall mounted countertop. The free standing laundry rooms have four wall mounted countertops and are treated as one component for reserve purposes. The current replacement policy is reactive and countertops are replaced upon failure or non-reparability.
"
Useful Life: 20 years Remaining Life: 11 years
Best Case: $ 14,942 Worst Case: $14,942
Cost Source: Estimate Provided by Client

Comp #: 990 (2036) Countertops - Replace **Quantity: (287) Facilities**
Location: Wk Cntr 917, Job #917409940. (243) in 3-story buildings and (44) free standing facilities
Funded?: Yes.
History: Anticipated projects after 2036
Comments: "The laundry facilities in Third Mutual are comprised of 81 three-story buildings with three laundry rooms each and 44 free standing laundry rooms. The three-story building laundry rooms have one folding table that will be replaced with a wall mounted countertop. The free standing laundry rooms have four wall mounted countertops and are treated as one component for reserve purposes. The current replacement policy is reactive and countertops are replaced upon failure or non-reparability.
"
Useful Life: 20 years Remaining Life: 12 years
Best Case: $ 14,942 Worst Case: $14,942
Cost Source: Estimate Provided by Client

Comp #: 990 (2037) Countertops - Replace **Quantity: (287) Facilities**
Location: Wk Cntr 917, Job #917409940. (243) in 3-story buildings and (44) free standing facilities
Funded?: Yes.
History: Anticipated projects after 2037
Comments: "The laundry facilities in Third Mutual are comprised of 81 three-story buildings with three laundry rooms each and 44 free standing laundry rooms. The three-story building laundry rooms have one folding table that will be replaced with a wall mounted countertop. The free standing laundry rooms have four wall mounted countertops and are treated as one component for reserve purposes. The current replacement policy is reactive and countertops are replaced upon failure or non-reparability.
"
Useful Life: 20 years Remaining Life: 13 years
Best Case: $ 10,122 Worst Case: $10,122
Cost Source: Estimate Provided by Client

Comp #: 990 (2038) Countertops - Replace **Quantity: (287) Facilities**
Location: Wk Cntr 917, Job #917409940. (243) in 3-story buildings and (44) free standing facilities
Funded?: Yes.
History: Anticipated projects after 2038
Comments: "The laundry facilities in Third Mutual are comprised of 81 three-story buildings with three laundry rooms each and 44 free standing laundry rooms. The three-story building laundry rooms have one folding table that will be replaced with a wall mounted countertop. The free standing laundry rooms have four wall mounted countertops and are treated as one component for reserve purposes. The current replacement policy is reactive and countertops are replaced upon failure or non-reparability.
"
Useful Life: 20 years Remaining Life: 14 years
Best Case: $ 9,640 Worst Case: $9,640
Cost Source: Estimate Provided by Client

Comp #: 990 (2039) Countertops - Replace **Quantity: (287) Facilities**
Location: Wk Cntr 917, Job #917409940. (243) in 3-story buildings and (44) free standing facilities
Funded?: Yes.
History: Anticipated projects after 2039
Comments: "The laundry facilities in Third Mutual are comprised of 81 three-story buildings with three laundry rooms each and 44 free standing laundry rooms. The three-story building laundry rooms have one folding table that will be replaced with a wall mounted countertop. The free standing laundry rooms have four wall mounted countertops and are treated as one component for reserve purposes. The current replacement policy is reactive and countertops are replaced upon failure or non-reparability.
"
Useful Life: 20 years Remaining Life: 15 years
Best Case: $ 14,942 Worst Case: $14,942
Cost Source: Estimate Provided by Client

Comp #: 990 (2040) Countertops - Replace **Quantity: (287) Facilities**
Location: Wk Cntr 917, Job #917409940. (243) in 3-story buildings and (44) free standing facilities
Funded?: Yes.
History: Anticipated projects after 2040
Comments: "The laundry facilities in Third Mutual are comprised of 81 three-story buildings with three laundry rooms each and 44 free standing laundry rooms. The three-story building laundry rooms have one folding table that will be replaced with a wall mounted countertop. The free standing laundry rooms have four wall mounted countertops and are treated as one component for reserve purposes. The current replacement policy is reactive and countertops are replaced upon failure or non-reparability.
"
Useful Life: 20 years Remaining Life: 16 years
Best Case: $ 14,942 Worst Case: $14,942
Cost Source: Estimate Provided by Client

Comp #: 990 (2041) Countertops - Replace **Quantity: (287) Facilities**
Location: Wk Cntr 917, Job #917409940. (243) in 3-story buildings and (44) free standing facilities
Funded?: Yes.
History: Anticipated projects after 2041
Comments: "The laundry facilities in Third Mutual are comprised of 81 three-story buildings with three laundry rooms each and 44 free standing laundry rooms. The three-story building laundry rooms have one folding table that will be replaced with a wall mounted countertop. The free standing laundry rooms have four wall mounted countertops and are treated as one component for reserve purposes. The current replacement policy is reactive and countertops are replaced upon failure or non-reparability.
"
Useful Life: 20 years Remaining Life: 17 years
Best Case: $ 14,942 Worst Case: $14,942
Cost Source: Estimate Provided by Client

Comp #: 990 (2042) Countertops - Replace **Quantity: (287) Facilities**
Location: Wk Cntr 917, Job #917409940. (243) in 3-story buildings and (44) free standing facilities
Funded?: Yes.
History: Anticipated projects after 2042
Comments: "The laundry facilities in Third Mutual are comprised of 81 three-story buildings with three laundry rooms each and 44 free standing laundry rooms. The three-story building laundry rooms have one folding table that will be replaced with a wall mounted countertop. The free standing laundry rooms have four wall mounted countertops and are treated as one component for reserve purposes. The current replacement policy is reactive and countertops are replaced upon failure or non-reparability.
"
Useful Life: 20 years Remaining Life: 18 years
Best Case: $ 14,460 Worst Case: $14,460
Cost Source: Estimate Provided by Client

Comp #: 990 (2043) Countertops - Replace **Quantity: (287) Facilities**
Location: Wk Cntr 917, Job #917409940. (243) in 3-story buildings and (44) free standing facilities
Funded?: Yes.
History: Anticipated projects after 2043
Comments: "The laundry facilities in Third Mutual are comprised of 81 three-story buildings with three laundry rooms each and 44 free standing laundry rooms. The three-story building laundry rooms have one folding table that will be replaced with a wall mounted countertop. The free standing laundry rooms have four wall mounted countertops and are treated as one component for reserve purposes. The current replacement policy is reactive and countertops are replaced upon failure or non-reparability.
"
Useful Life: 20 years Remaining Life: 19 years
Best Case: $ 14,460 Worst Case: $14,460
Cost Source: Estimate Provided by Client

Comp #: 992 Commercial Washers, Replace **Quantity: Approx 30 of 455 Annually**

Location: Wk Cntr 911, Job JA944111406. Laundry facilities
Funded?: Yes.
History: 2022, $45,926.
Comments: "There are 455 washers in the Mutual's laundry facilities. Most laundry room washing machine repairs result from transmission failure due to heavy usage, heavy loads, and high frequency of use. The steel washtub components of the older units become rusted and require replacement. The current replacement policy is reactive and washers are currently replaced upon failure or non-reparability.

Per Board directive, the number of washers in stand alone laundry facilities was to be reduced to 3 units. This is to be achieved over time by removing faulty washers and not replacing in low utilization locations.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 61,990 Worst Case: $61,990
Cost Source: Estimate Provided by Client

Comp #: 993 Commercial Dryers, Replace **Quantity: Approx 37 of 373 Annually**

Location: Laundry facilities
Funded?: Yes.
History: Estimated annual replacement
Comments: "There are 373 dryers in the Mutual's laundry facilities. These industrially-used units suffer wear and tear primarily to the heating elements, thermostats and control panels. The current replacement policy is reactive and dryers are replaced upon failure or non-reparability. Per Board directive, the number of dryers in stand alone laundry facilities was reduced to 2 units.

This is was achieved when all dryers were replaced in 2019 with coin operated commercial dryers.
"
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 14,407 Worst Case: $14,407
Cost Source: Estimate Provided by Client

Comp #: 994 (2024) Water Heaters & WH Permits **Quantity: (8) Units**
Location: Wk Cntr 914, Job #JA790017941 & JA790107941. Laundry facilities
Funded?: Yes.
History: Anticipated replacement 2024
Comments: There are 125 laundry water heaters in the Mutual. The Mutual's policy for replacement is reactive in free standing laundries and laundry water heaters in three story buildings are replaced in their 11th year.
Useful Life: 10 years Remaining Life: 0 years
Best Case: $ 33,195 Worst Case: $33,195
Cost Source: Estimate Provided by Client

Comp #: 994 (2025) Water Heaters & WH Permits **Quantity: (16) Units**
Location: Wk Cntr 914, Job #JA790017941 & JA790107941. Laundry facilities
Funded?: Yes.
History: Anticipated replacement 2025
Comments: There are 125 laundry water heaters in the Mutual. The Mutual's policy for replacement is reactive in free standing laundries and laundry water heaters in three story buildings are replaced in their 11th year.
Useful Life: 10 years Remaining Life: 1 years
Best Case: $ 16,336 Worst Case: $16,336
Cost Source: Estimate Provided by Client

Comp #: 994 (2026) Water Heaters & WH Permits **Quantity: (8) Units**
Location: Wk Cntr 914, Job #JA790017941 & JA790107941. Laundry facilities
Funded?: Yes.
History: Anticipated replacement 2026
Comments: There are 125 laundry water heaters in the Mutual. The Mutual's policy for replacement is reactive in free standing laundries and laundry water heaters in three story buildings are replaced in their 11th year.
Useful Life: 10 years Remaining Life: 2 years
Best Case: $ 8,168 Worst Case: $8,168
Cost Source: Estimate Provided by Client

Comp #: 994 (2027) Water Heaters & WH Permits **Quantity: (6) Units**
Location: Wk Cntr 914, Job #JA790017941 & JA790107941. Laundry facilities
Funded?: Yes.
History: Anticipated replacement 2027
Comments: There are 125 laundry water heaters in the Mutual. The Mutual's policy for replacement is reactive in free standing laundries and laundry water heaters in three story buildings are replaced in their 11th year.
Useful Life: 10 years Remaining Life: 3 years
Best Case: $ 6,126 Worst Case: $6,126
Cost Source: Estimate Provided by Client

Comp #: 994 (2028) Water Heaters & WH Permits **Quantity: (17) Units**
Location: Wk Cntr 914, Job #JA790017941 & JA790107941. Laundry facilities
Funded?: Yes.
History: Anticipated replacement 2028
Comments: There are 125 laundry water heaters in the Mutual. The Mutual's policy for replacement is reactive in free standing laundries and laundry water heaters in three story buildings are replaced in their 11th year.
Useful Life: 10 years Remaining Life: 4 years
Best Case: $ 17,357 Worst Case: $17,357
Cost Source: Estimate Provided by Client

Comp #: 994 (2029) Water Heaters & WH Permits **Quantity: (6) Units**
Location: Wk Cntr 914, Job #JA790017941 & JA790107941. Laundry facilities
Funded?: Yes.
History: Anticipated replacement 2029
Comments: There are 125 laundry water heaters in the Mutual. The Mutual's policy for replacement is reactive in free standing laundries and laundry water heaters in three story buildings are replaced in their 11th year.
Useful Life: 10 years Remaining Life: 5 years
Best Case: $ 6,126 Worst Case: $6,126
Cost Source: Estimate Provided by Client

Comp #: 994 (2030) Water Heaters & WH Permits **Quantity: (5) Units**
Location: Wk Cntr 914, Job #JA790017941 & JA790107941. Laundry facilities
Funded?: Yes.
History: Anticipated replacement 2030
Comments: There are 125 laundry water heaters in the Mutual. The Mutual's policy for replacement is reactive in free standing laundries and laundry water heaters in three story buildings are replaced in their 11th year.
Useful Life: 10 years Remaining Life: 6 years
Best Case: $ 5,105 Worst Case: $5,105
Cost Source: Estimate Provided by Client

Comp #: 994 (2031) Water Heaters & WH Permits **Quantity: (6) Units Annually**
Location: Wk Cntr 914, Job #JA790017941 & JA790107941. Laundry facilities
Funded?: Yes.
History: Anticipated replacement 2022
Comments: There are 125 laundry water heaters in the Mutual. The Mutual's policy for replacement is reactive in free standing laundries and laundry water heaters in three story buildings are replaced in their 11th year.
Useful Life: 10 years Remaining Life: 7 years
Best Case: $ 6,126 Worst Case: $6,126
Cost Source: Estimate Provided by Client

Comp #: 994 (2032)Water Heaters & WH Permits **Quantity: (33) Units Annually**
Location: Wk Cntr 914, Job #JA790017941 & JA790107941. Laundry facilities
Funded?: Yes.
History: Anticipated replacement 2022
Comments: There are 125 laundry water heaters in the Mutual. The Mutual's policy for replacement is reactive in free standing laundries and laundry water heaters in three story buildings are replaced in their 11th year.
Useful Life: 10 years Remaining Life: 8 years
Best Case: $ 8,168 Worst Case: $8,168
Cost Source: Estimate Provided by Client

Comp #: 994 (2033) Water Heaters & WH Permits **Quantity: (13) Units**
Location: Wk Cntr 914, Job #JA790017941 & JA790107941. Laundry facilities
Funded?: Yes.
History:
Comments: There are 125 laundry water heaters in the Mutual. The Mutual's policy for replacement is reactive in free standing laundries and laundry water heaters in three story buildings are replaced in their 11th year.
Useful Life: 10 years Remaining Life: 9 years
Best Case: $ 13,273 Worst Case: $13,273
Cost Source: Estimate Provided by Client

Comp #: 318 (2024) Waste Line Liners **Quantity: (1) Provision**
Location: Wk Cntr #904, Job #JA370150
Funded?: Yes. Funding Reason
History:
Comments: This is not a typical reserve component. The client has experienced significant sewer repair issues and prudently determined a funding for epoxy lining project is necessary for ongoing maintenance.The program funds the evaluation of waste lines and the implementation of an epoxy-lining project. Lining the underground and under slab pipe is possible with a liner and epoxy resin product, and was expanded to include interior pipes in 2017. The inclusion of interior pipes increases the project horizon to an undeterminable completion. Once enough data is collected from lining buildings a more accurate timeline can be established. Staff uses a combination of reactive and proactive approach for the repair of waste lines. Reactively staff addresses backups as they arise and proactively all pipes in the surrounding units are epoxy lined.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 1,500,000 Worst Case: $1,500,000
Cost Source: Estimate Provided by Client

Comp #: 318 (2025-2041) Waste Line Liners **Quantity: (1) Provision**
Location: Wk Cntr #904, Job #JA370150
Funded?: Yes. Funding Reason
History: 2022, $530,595.
Comments: This is not a typical reserve component. The client has experienced significant sewer repair issues and prudently determined a funding for epoxy lining project is necessary for ongoing maintenance.The program funds the evaluation of waste lines and the implementation of an epoxy-lining project. Lining the underground and under slab pipe is possible with a liner and epoxy resin product, and was expanded to include interior pipes in 2017. The inclusion of interior pipes increases the project horizon to an undeterminable completion. Once enough data is collected from lining buildings a more accurate timeline can be established. Staff uses a combination of reactive and proactive approach for the repair of waste lines. Reactively staff addresses backups as they arise and proactively all pipes in the surrounding units are epoxy lined.
Useful Life: 1 years Remaining Life: 1 years
Best Case: $ 700,000 Worst Case: $700,000
Cost Source: Estimate Provided by Client

Comp #: 319 (2024) Copper Water Lines **Quantity: (1) Provision**
Location: Wk Cntr #904, Job #JA370140. Residential buildings
Funded?: Yes.
History: Anticipated projects 2022-2028
Comments: This budget item funds the epoxy lining of failed copper water supply lines in the Mutual. Buildings are selected as candidates for epoxy-lining based on a leak criteria and the frequency of leaks in a given building. Staff tracks leaks associated with the copper lines, and criteria-based calculations are made to identify the candidate building. The program is reactive as well as proactive. When a manor meets the epoxy-lining criteria, the entire building where the manor is located is epoxy-lined.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 1,000,000 Worst Case: $1,000,000
Cost Source: Estimate Provided by Client

Comp #: 319 (2025-2029) Copper Water Lines **Quantity: (1) Provision**
Location: Wk Cntr #904, Job #JA370140. Residential buildings
Funded?: Yes.
History: Anticipated projects 2022-2028
Comments: This budget item funds the epoxy lining of failed copper water supply lines in the Mutual. Buildings are selected as candidates for epoxy-lining based on a leak criteria and the frequency of leaks in a given building. Staff tracks leaks associated with the copper lines, and criteria-based calculations are made to identify the candidate building. The program is reactive as well as proactive. When a manor meets the epoxy-lining criteria, the entire building where the manor is located is epoxy-lined.
Useful Life: 1 years Remaining Life: 1 years
Best Case: $ 297,250 Worst Case: $297,250
Cost Source: Estimate Provided by Client

Comp #: 319 (2030-2045) Copper Water Lines **Quantity: (1) Provision**
Location: Wk Cntr #904, Job #JA370140. Residential buildings
Funded?: Yes.
History: Anticipated projects 2029 and beyond
Comments: This budget item funds the epoxy lining of failed copper water supply lines in the Mutual. Buildings are selected as candidates for epoxy-lining based on a leak criteria and the frequency of leaks in a given building. Staff tracks leaks associated with the copper lines, and criteria-based calculations are made to identify the candidate building. The program is reactive as well as proactive. When a manor meets the epoxy-lining criteria, the entire building where the manor is located is epoxy-lined.
Useful Life: 1 years Remaining Life: 6 years
Best Case: $ 137,600 Worst Case: $137,600
Cost Source: Estimate Provided by Client

Comp #: 319 (2046-2051) Copper Water Lines **Quantity: (1) Provision**
Location: Wk Cntr #904, Job #JA370140. Residential buildings
Funded?: Yes.
History: Anticipated projects 2029 and beyond
Comments: This budget item funds the epoxy lining of failed copper water supply lines in the Mutual. Buildings are selected as candidates for epoxy-lining based on a leak criteria and the frequency of leaks in a given building. Staff tracks leaks associated with the copper lines, and criteria-based calculations are made to identify the candidate building. The program is reactive as well as proactive. When a manor meets the epoxy-lining criteria, the entire building where the manor is located is epoxy-lined.
Useful Life: 1 years Remaining Life: 22 years
Best Case: $ 103,200 Worst Case: $103,200
Allowance to repair
Cost Source: Estimate Provided by Client

Comp #: 340 Elect Panel Maint. **Quantity: (1) Annual Allowance**
Location: Wk Cntr 913, Job #JA950240
Funded?: Yes.
History: 2022, $16,588.
Comments: "Electrical Sysems: It has been determined by staff that the grounding of the Garden Villa electric panels are not up to code and should be improved for safety reasons. Staff completed grounding improvements to 20 of the GV buildings in 2018. The 2019 budget included funding for 23 GV buildings. The remaining 10 buildings were completed in 2020. 2022-2051 reserves based on contingency for grounding failures.

Electrical Panel Maintenance: This reserve component is funded to address electrical panel maintenance and a contingency for potential panel failures.
"
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 30,000 Worst Case: $30,000
Cost Source: Estimate Provided by Client

Comp #: 340 Elect Systems **Quantity: (1) Annual Allowance**
Location: Wk Cntr 904, Job #JA950020
Funded?: Yes.
History: 2022, $16,588.
Comments: "Electrical Sysems: It has been determined by staff that the grounding of the Garden Villa electric panels are not up to code and should be improved for safety reasons. Staff completed grounding improvements to 20 of the GV buildings in 2018. The 2019 budget included funding for 23 GV buildings. The remaining 10 buildings were completed in 2020. 2022-2051 reserves based on contingency for grounding failures.

Electrical Panel Maintenance: This reserve component is funded to address electrical panel maintenance and a contingency for potential panel failures.
"
Useful Life: 1 years Remaining Life: 1 years
Best Case: $ 20,000 Worst Case: $20,000
Cost Source: Estimate Provided by Client

Comp #: 341 Annual Heat Pumps/Wall Heaters **Quantity: Approx (3) Annually**
Location: Wk Cntr 904, Job #JA31009OS94
Funded?: Yes.
History: Anticipated annual replacements
Comments: Third Mutual is responsible for providing a heat source in the bedroom and living/dining room areas of its manors. At the time of original construction, the provided heat source was in-ceiling radiant heat systems. If an original in-ceiling radiant heat system fails or requires replacement as the result of some maintenance activity, the Mutual must provide a replacement heat source. The Mutual replaces failed heat systems with an appropriate and cost effective type unit for the room being heated. Typically that is a wall heater in the bedrooms and a through the wall heat pump in the living/dining rooms. The type of unit used is contingent on several factors, the most important being the BTU's required to heat the area being heated.

Based on the Mutual's Heat Source Replacement policy adopted in 2013, beginning with the 2014 Business Plan, funding for this item has been moved from operating to reserves.
Useful Life: 1 years Remaining Life: 1 years
Best Case: $ 9,495 Worst Case: $9,495
Cost Source: Estimate Provided by Client

Comp #: 4590 (2024) Pressure Regulators **Quantity: (1) Provision**
Location: Wk Cntr 914, Job #A7940000. General Plumbing
Funded?: Yes. The client has eliminated the 2024 funding. No funding at this time.
History:
Comments: General Plumbing Replacements moved from Operating Funds (OPR) to Reserve Funds (RPF) in the 2023 Budget for annual plumbing repairs/replacement.
Useful Life: 10 years Remaining Life: 0 years
Best Case: $ 200,000 Worst Case: $200,000
Cost Source: Estimate Provided by Client

Comp #: 4590 (2025) Pressure Regulators **Quantity: (1) Provision**
Location: Wk Cntr 914, Job #A7940000. General Plumbing
Funded?: Yes.
History:
Comments: General Plumbing Replacements moved from Operating Funds (OPR) to Reserve Funds (RPF) in the 2023 Budget for annual plumbing repairs/replacement.
Useful Life: 10 years Remaining Life: 1 years
Best Case: $ 200,000 Worst Case: $200,000
Cost Source: Estimate Provided by Client

Comp #: 4590 (2026) Pressure Regulators **Quantity: (1) Provision**
Location: Wk Cntr 914, Job #A7940000. General Plumbing
Funded?: Yes.
History:
Comments: General Plumbing Replacements moved from Operating Funds (OPR) to Reserve Funds (RPF) in the 2023 Budget for annual plumbing repairs/replacement.
Useful Life: 10 years Remaining Life: 2 years
Best Case: $ 200,000 Worst Case: $200,000
Cost Source: Estimate Provided by Client

Comp #: 4590 (2027) Pressure Regulators **Quantity: (1) Provision**
Location: Wk Cntr 914, Job #A7940000. General Plumbing
Funded?: Yes.
History:
Comments: General Plumbing Replacements moved from Operating Funds (OPR) to Reserve Funds (RPF) in the 2023 Budget for annual plumbing repairs/replacement.
Useful Life: 10 years Remaining Life: 3 years
Best Case: $ 200,000 Worst Case: $200,000
Cost Source: Estimate Provided by Client

Comp #: 4590 (2028) Pressure Regulators **Quantity: (1) Provision**
Location: Wk Cntr 914, Job #A7940000. General Plumbing
Funded?: Yes.
History:
Comments: General Plumbing Replacements moved from Operating Funds (OPR) to Reserve Funds (RPF) in the 2023 Budget for annual plumbing repairs/replacement.
Useful Life: 10 years Remaining Life: 4 years
Best Case: $ 200,000 Worst Case: $200,000
Cost Source: Estimate Provided by Client

Comp #: 4590 (2029) Pressure Regulators **Quantity: (1) Provision**
Location: Wk Cntr 914, Job #A7940000. General Plumbing
Funded?: Yes.
History:
Comments: General Plumbing Replacements moved from Operating Funds (OPR) to Reserve Funds (RPF) in the 2023 Budget for annual plumbing repairs/replacement.
Useful Life: 10 years Remaining Life: 5 years
Best Case: $ 200,000 Worst Case: $200,000
Cost Source: Estimate Provided by Client

Comp #: 4590 (2030) Pressure Regulators **Quantity: (1) Provision**
Location: Wk Cntr 914, Job #A7940000. General Plumbing
Funded?: Yes.
History:
Comments: General Plumbing Replacements moved from Operating Funds (OPR) to Reserve Funds (RPF) in the 2023 Budget for annual plumbing repairs/replacement.
Useful Life: 10 years Remaining Life: 6 years
Best Case: $ 200,000 Worst Case: $200,000
Cost Source: Estimate Provided by Client

Grounds & Miscellaneous

Comp #: 450 Pedestal Mailboxes Replace **Quantity: Approx (136) Annually**
Location: Wk Cntr 912, Job #JA950180. Curbside
Funded?: Yes.
History: 2022, $37,175.
Comments: "Third Mutual has approximately 6,102 individual mailboxes. Per Board directive at the May 25, 2012 Maintenance & Construction Business Planning Meeting, replacements for pedestal and/or cluster type mailboxes were moved from operating to reserves.

Each cluster mailbox will house 4, 8 or 12 units. For reserve purposes it is assumed 70% of the manors have pedestal or cluster type mailboxes that would require replacement by the Mutual beginning in 2017.

During the 2020 Business Planning meeting staff was directed to increase this budget to $50,000 and review all mailboxes to see what is needed for future expenditures. This funding level will replace 21 cluster mailboxes at a minimum, based on 12 mailboxes per cluster.

The 2022-2051 reserve funding years will be determined by the Board."
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 27,582 Worst Case: $27,582
Cost Source: Estimate Provided by Client

Comp #: 6830 Cul-de-sac Signage - Replace **Quantity: (1) Provision**
Location: Cul-de-sacs
Funded?: No. The client advised this was a one time project and no future funding is required. This is for inventory purposes only.
History:
Comments:
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Landscape Projects

Comp #: 1020 (2024-2033) Tree Maintenance **Quantity: Annual, 10 Year Avg**
Location: Grounds
Funded?: Yes. Funding Reason
History: 2022, $829,549.
Comments: The funding assumes a 5-year species specific trim cycle by in-house staff. The staff will trim approx 700 trees annually starting 2021 and outside source trims another 3,250 annually. This will allow for the major trimming both outsourced and in-house to continually maintain the appearance and health of the trees. This program assumes a five year Species Specific Trim Cycle. In-house staff will trim approximately 700 trees a year with an average of 3,250 trees being trimmed by an outside company. In-house staff hours include board approved off-scheduled trimming/removals, ticket response and other department assistance.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 980,188 Worst Case: $980,188
Cost Source: Estimate Provided by Client

Comp #: 1020 (2034-2043) Tree Maintenance **Quantity: Annual, 10 Year Avg**
Location: Grounds
Funded?: Yes. Funding Reason
History: 2022, $829,549.
Comments: The funding assumes a 5-year species specific trim cycle by in-house staff. The staff will trim approx 700 trees annually starting 2021 and outside source trims another 3,250 annually. This will allow for the major trimming both outsourced and in-house to continually maintain the appearance and health of the trees. This program assumes a five year Species Specific Trim Cycle. In-house staff will trim approximately 700 trees a year with an average of 3,250 trees being trimmed by an outside company. In-house staff hours include board approved off-scheduled trimming/removals, ticket response and other department assistance.
Useful Life: 1 years Remaining Life: 10 years
Best Case: $ 1,061,390 Worst Case: $1,061,390
Cost Source: Estimate Provided by Client

Comp #: 1020 (2044-2053) Tree Maintenance **Quantity: Annual, 10 Year Avg**
Location: Grounds
Funded?: Yes. Funding Reason
History: 2022, $829,549.
Comments: The funding assumes a 5-year species specific trim cycle by in-house staff. The staff will trim approx 700 trees annually starting 2021 and outside source trims another 3,250 annually. This will allow for the major trimming both outsourced and in-house to continually maintain the appearance and health of the trees. This program assumes a five year Species Specific Trim Cycle. In-house staff will trim approximately 700 trees a year with an average of 3,250 trees being trimmed by an outside company. In-house staff hours include board approved off-scheduled trimming/removals, ticket response and other department assistance.
Useful Life: 1 years Remaining Life: 20 years
Best Case: $ 1,141,261 Worst Case: $1,141,261
Cost Source: Estimate Provided by Client

Comp #: 1022 Landscape Modernization **Quantity: (1) Comment**
Location:
Funded?: No. As of 2024's Reserve Plan, this component has been removed from funding. No funding at this time.
History: 2022, $32,782.
Comments:
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 1023 Annual Improvement & Restoration **Quantity: Annual, 30 Year Avg**
Location: Work Cntr 510, Job #(several, unknown breakdown) JA55370... & 55700)...
Funded?: Yes. Funding Reason
History:
Comments: "Improvement & Restoration - This Is a new reserve department that will be renovating portions of turf, shrub beds and slopes under 5,000 square feet throughout Laguna Woods Village. Areas will be prioritized based on poor turf to be converted to ground cover or shrub beds, and shrub beds and slopes that have outdated and failing plants. The irrigation system will also be upgraded. Any large areas or ideal hardscape areas will be part of the Landscape Modernization project.
Landscape Modernization - This reserve component is designed to address specific areas of concern as determined by the collaboration between Staff and the Landscape Committee. Depending upon the site(s) selected to be completed each year, the project(s) will require varying levels of time and materials.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 195,857 Worst Case: $195,857
Cost Source: Estimate Provided by Client

Comp #: 1024 (2024-2033) Slope Renovations **Quantity: Annual, 10 Year Avg**
Location: Throughout slopes within the commnity
Funded?: Yes. Funding Reason
History: 2022, $473,993.
Comments: This reserve component is designed to address large and steep slopes that have been determined to be a factor of related Staff injuries. To lower risk for employees and potential liability to the Mutual, these slopes will be outsourced. Staff will focus their time on shrub-bed and turf maintenance to increase customer service by increasing the frequency and quality of the maintenance cycles.
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 568,153 Worst Case: $568,153
Cost Source: Estimate Provided by Client

Comp #: 1024 (2034-2043) Slope Renovations **Quantity: Annual, 10 Year Avg**
Location: Throughout slopes within the commnity
Funded?: Yes. Funding Reason
History: 2022, $473,993.
Comments: This reserve component is designed to address large and steep slopes that have been determined to be a factor of related Staff injuries. To lower risk for employees and potential liability to the Mutual, these slopes will be outsourced. Staff will focus their time on shrub-bed and turf maintenance to increase customer service by increasing the frequency and quality of the maintenance cycles.
Useful Life: 1 years Remaining Life: 10 years
Best Case: $ 650,520 Worst Case: $650,520
Cost Source: Estimate Provided by Client

Comp #: 1024 (2044-20453) Slope Renovations **Quantity: Annual, 10 Year Avg**
Location: Throughout slopes within the commnity
Funded?: Yes. Funding Reason
History: 2022, $473,993.
Comments: This reserve component is designed to address large and steep slopes that have been determined to be a factor of related Staff injuries. To lower risk for employees and potential liability to the Mutual, these slopes will be outsourced. Staff will focus their time on shrub-bed and turf maintenance to increase customer service by increasing the frequency and quality of the maintenance cycles.
Useful Life: 1 years Remaining Life: 20 years
Best Case: $ 71,201 Worst Case: $71,201
Cost Source: Estimate Provided by Client

Comp #: 1025 Turf Reduction Program **Quantity: Annual, 30 Year Avg**
Location: Grass areas
Funded?: Yes.
History: 2022, $41,678.
Comments:
Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 4,434 Worst Case: $4,434
Cost Source: Estimate Provided by Client

Comp #: 6900 Irrigation Controllers - Replace **Quantity: (1) Comment**

Location:

Funded?: No. The irrigation controllers are funded through the GRF Capital Budget. No separate funding required.

History:

Comments:

Useful Life: Remaining Life:

Best Case: Worst Case:

Cost Source: