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United Laguna Woods Mutual
Laguna Woods, CA



Report #: 36560-4
Beginning: January 1, 2024
Expires: December 31, 2024

RESERVE STUDY
Update "No-Site-Visit"

August 2, 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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**United Laguna Woods Mutual**

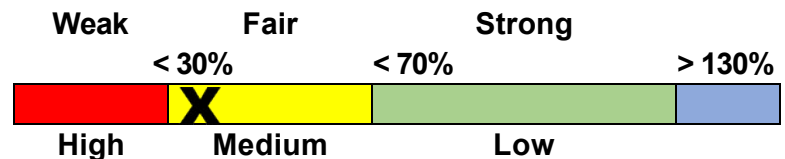
Laguna Woods, CA

Level of Service: **Update "No-Site-Visit"**Report #: **36560-4**

of Units: 6,323

January 1, 2024 through December 31, 2024**Findings & Recommendations****as of January 1, 2024**

Projected Starting Reserve Balance	\$15,641,049
Current Full Funding Reserve Balance	\$44,047,307
Average Reserve Deficit (Surplus) Per Unit	\$4,493
Percent Funded	35.5 %
Recommended 2024 "Annual Full Funding Contributions"	\$14,250,000
Alternate minimum contributions to keep Reserve above \$0	\$12,992,247
Most Recent Reserve Contribution Rate	\$11,853,864
Annual Deterioration Rate	\$16,301,067

Reserve Fund Strength: 35.5%**Risk of Special Assessment:****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.

The Reserve Fund is between the 30% funded level and the 70% funded level at 35.5 % Funded, which is a fair position for the fund to be in. This means that the Mutual's special assessment & deferred maintenance risk is currently medium. The objective of your multi-year Funding Plan is to Fully Fund Reserves and ultimately achieve a position of strength in the fund, where the Mutual will enjoy a low risk of Reserve cash flow problems.

The Annual Deterioration rate for your Reserve Components is \$16,301,067.

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 \$14,250,000.

*The Alternative Contribution rate, also called Baseline Funding will keep the Reserve Funds above \$0. This figure for your association is \$12,992,247.

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



#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Paving				
2220	(2024) Asphalt - Resurface	25	0	\$199,081
2220	(2025) Asphalt - Resurface	25	1	\$206,627
2220	(2026) Asphalt - Resurface	25	2	\$258,566
2220	(2027) Asphalt - Resurface	25	3	\$251,222
2220	(2028) Asphalt - Resurface	25	4	\$248,405
2220	(2029) Asphalt - Resurface	25	5	\$291,777
2220	(2030) Asphalt - Resurface	25	6	\$281,220
2220	(2031) Asphalt - Resurface	25	7	\$272,422
2220	(2032) Asphalt - Resurface	25	8	\$241,537
2220	(2033) Asphalt - Resurface	25	9	\$282,569
2220	(2034) Asphalt - Resurface	25	10	\$273,759
2220	(2035) Asphalt - Resurface	25	11	\$317,423
2220	(2036) Asphalt - Resurface	25	12	\$290,573
2220	(2037) Asphalt - Resurface	25	13	\$262,066
2220	(2038) Asphalt - Resurface	25	14	\$265,704
2220	(2039) Asphalt - Resurface	25	15	\$263,410
2220	(2040) Asphalt - Resurface	25	16	\$266,274
2220	(2041) Asphalt - Resurface	25	17	\$261,640
2220	(2042) Asphalt - Resurface	25	18	\$186,059
2220	(2043) Asphalt - Resurface	25	19	\$165,172
2220	(2045) Asphalt - Resurface	25	21	\$187,032
2220	(2046) Asphalt - Resurface	25	22	\$101,531
2220	(2047) Asphalt - Resurface	25	23	\$67,820
2220	(2048) Asphalt - Resurface	25	24	\$109,343
2220	(2049) Asphalt - Resurface	25	25	\$233,005
2230	Asphalt - Annual Repair/Seal	1	0	\$45,126
Asphalt & Concrete Repair/Replace				
2033	(2024) Concrete & Paving - R/R	20	0	\$55,434
2033	(2025) Concrete & Paving - R/R	20	1	\$484
2033	(2026) Concrete & Paving - R/R	20	2	\$1,112
2033	(2027) Concrete & Paving - R/R	20	3	\$978
2033	(2028) Concrete & Paving - R/R	20	4	\$643
2033	(2029) Concrete & Paving - R/R	20	5	\$1,895
2033	(2030) Concrete & Paving - R/R	20	6	\$7,440
2033	(2031) Concrete & Paving - R/R	20	7	\$11,522
2033	(2032) Concrete & Paving - R/R	20	8	\$12,372
2033	(2033) Concrete & Paving - R/R	20	9	\$6,274

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2033	(2034) Concrete & Paving - R/R	20	10	\$11,914
2033	(2035) Concrete & Paving - R/R	20	11	\$53,051
2033	(2036) Concrete & Paving - R/R	20	12	\$50,290
2033	(2037) Concrete & Paving - R/R	20	13	\$90,779
2033	(2038) Concrete & Paving - R/R	20	14	\$72,594
2033	(2039) Concrete & Paving - R/R	20	15	\$58,197
2033	(2040) Concrete & Paving - R/R	20	16	\$48,213
2033	(2041) Concrete & Paving - R/R	20	17	\$46,950
2033	(2042) Concrete & Paving - R/R	20	18	\$69,408
2033	(2043) Concrete & Paving - R/R	20	19	\$33,890
2033	(2044) Concrete & Paving - R/R	20	20	\$21,367
2100	Concrete - Repair/Replace	1	0	\$150,000
Roofs - Built-Up				
1302	(2024) Built-Up/PVC - Replace	0	0	\$800,000
1302	(2025) Built-Up/PVC - Replace	0	1	\$1,014,614
1302	(2026) Built-Up/PVC - Replace	0	2	\$1,013,948
1302	(2027) Built-Up/PVC - Replace	0	3	\$1,014,063
1302	(2028) Built-Up/PVC - Replace	0	4	\$999,208
1302	(2029) Built-Up/PVC - Replace	0	5	\$384,603
2465	(2034) PVC Cool Roof - Replace	25	10	\$1,437,163
2465	(2035) PVC Cool Roof - Replace	25	11	\$1,455,050
2465	(2036) PVC Cool Roof - Replace	25	12	\$1,746,312
2465	(2037) PVC Cool Roof - Replace	25	13	\$2,422,018
2465	(2038) PVC Cool Roof - Replace	25	14	\$3,028,314
2465	(2039) PVC Cool Roof - Replace	25	15	\$2,704,665
2465	(2040) PVC Cool Roof - Replace	25	16	\$2,098,347
2465	(2041) PVC Cool Roof - Replace	25	17	\$1,467,555
2465	(2042) PVC Cool Roof - Replace	25	18	\$1,528,240
2465	(2043) PVC Cool Roof - Replace	25	19	\$1,848,634
2465	(2044) PVC Cool Roof - Replace	25	20	\$977,468
2465	(2045) PVC Cool Roof - Replace	25	21	\$768,197
2465	(2046) PVC Cool Roof - Replace	25	22	\$986,400
2465	(2047) PVC Cool Roof - Replace	25	23	\$1,120,978
2465	(2048) PVC Cool Roof - Replace	25	24	\$1,004,013
2465	(2049) PVC Cool Roof - Replace	25	25	\$1,021,560
2465	(2050) PVC Cool Roof - Replace	25	26	\$1,014,929
2465	(2051) PVC Cool Roof - Replace	25	27	\$1,017,066
2465	(2052) PVC Cool Roof - Replace	25	28	\$1,017,143
2465	(2053) PVC Cool Roof - Replace	25	29	\$995,387
2466	Emergency Roof Repairs - Annual	1	0	\$90,000
2467	Preventative Roof Repairs	1	0	\$105,409
2468	Flat Roofs Debris Cleanup	1	0	\$73,059

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Roofs - Comp Shingle				
2450	(2024) Comp Shingle Roof - Replace	40	0	\$250,000
2450	(2025) Comp Shingle Roof - Replace	40	1	\$322,161
2450	(2041) Comp Shingle Roof - Replace	40	17	\$1,637,463
2450	(2042) Comp Shingle Roof - Replace	40	18	\$1,449,376
2450	(2043) Comp Shingle Roof - Replace	40	19	\$965,793
2450	(2044) Comp Shingle Roof - Replace	40	20	\$1,842,212
2450	(2045) Comp Shingle Roof - Replace	40	21	\$1,039,555
2450	(2046) Comp Shingle Roof - Replace	40	22	\$4,601,547
2450	(2047) Comp Shingle Roof - Replace	40	23	\$2,307,916
2450	(2048) Comp Shingle Roof - Replace	40	24	\$3,369,630
2450	(2049) Comp Shingle Roof - Replace	40	25	\$2,016,490
2450	(2050) Comp Shingle Roof - Replace	40	26	\$1,630,243
2450	(2051) Comp Shingle Roof - Replace	40	27	\$2,168,778
2450	(2052) Comp Shingle Roof - Replace	40	28	\$1,259,397
2450	(2053) Comp Shingle Roof - Replace	40	29	\$538,579
Roofs - Tile				
2400	(2044) Tile Roof - Replace	40	20	\$465,530
2400	(2046) Tile Roof - Replace	40	22	\$927,820
2400	(2047) Tile Roof - Replace	40	23	\$541,717
2400	(2048) Tile Roof - Replace	40	24	\$582,193
2400	(2049) Tile Roof - Replace	40	25	\$601,887
2400	(2050) Tile Roof - Replace	40	26	\$582,848
2400	(2051) Tile Roof - Replace	40	27	\$582,848
2400	(2052) Tile Roof - Replace	40	28	\$582,848
2400	(2053) Tile Roof - Replace	40	29	\$625,693
2400	(2054) Tile Roof - Replace	40	30	\$482,357
Infrastructure/Buildings				
151	Manor Interior Damage Restoration	1	0	\$684,330
2480	Gutter System - New Install	1	0	\$50,000
2481	Gutter/Downspouts - Repair/Replace	1	0	\$66,486
2510	(2024) Balcony Inspections	9	0	\$51,560
2510	(2032) Balcony Inspections	9	8	\$150,000
2510	(2033) Balcony Inspections	9	9	\$150,000
2621	Sliding Screen Doors	1	0	\$31,500
2740	Windows - Repair/Replace	1	0	\$120,410
4525	(2026) Vertical Lifts - R & R	20	2	\$737,000
4525	(2027) Vertical Lifts - R & R	20	3	\$147,400
4525	(2028) Vertical Lifts - R & R	20	4	\$73,700
4525	(2029) Vertical Lifts - R & R	20	5	\$73,700
4525	(2030) Vertical Lifts - R & R	20	6	\$294,800
4525	(2032) Vertical Lifts - R & R	20	8	\$221,100

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
4525	(2033) Vertical Lifts - R & R	20	9	\$73,700
4525	(2034) Vertical Lifts - R & R	20	10	\$73,700
4525	(2038) Vertical Lifts - R & R	20	14	\$147,400
Carport Siding Renovation				
1112	(2027) Carport Renovations	6	3	\$2,600
1112	(2028) Carport Renovations	6	4	\$5,200
1112	(2029) Carport Renovations	6	5	\$7,800
1112	(2030) Carport Renovations	6	6	\$10,400
1112	(2031) Carport Renovations	6	7	\$13,000
1112	(2032) Carport Renovations	6	8	\$15,600
1112	(2033) Carport Renovations	6	9	\$54,600
Manor Components				
3001	Fixtures - Faucets - Replace	1	0	\$149,120
3005	Fixtures Sinks - Replace	1	0	\$38,200
3006	Fixtures - Toilets	1	0	\$6,817
3009	Bathroom Counter - Inspections	1	0	\$36,750
3009	Bathroom Counters - Replace	1	0	\$209,961
3009	Kitchen Countertop - Inspection	1	0	\$94,500
3009	Kitchen Countertops - Replace	1	0	\$387,760
3010	Bathroom Tile - Replace/Abatement	1	0	\$226,302
3011	Bath Mirrors - Replace	1	0	\$32,834
3012	Shower/Tub Enclosures - Replace	1	0	\$201,046
3014	Bathroom Basins, Faucets, Counter	1	0	\$32,468
3050	Floor Replacement - Abatement	1	0	\$214,200
3051	Bathroom Floors - Wk Cntr #910	1	0	\$21,000
3051	Bathroom Floors - Wk Cntr #917	1	0	\$60,821
3052	Kitchen Floors - Wk Cntr #910	1	0	\$17,850
3053	Kitchen Floors - Wk Cntr #917	1	0	\$39,426
3321	Ranges - Reimbursements	1	0	\$2,600
3321	Ranges - Replace	1	0	\$9,790
3322	Refrigerators - Reimbursements	1	0	\$43,400
3322	Refrigerators - Replace	1	0	\$178,936
3323	Cooktops - Reimbursed	1	0	\$15,300
3323	Cooktops - Replace	1	0	\$54,696
3324	Dishwashers - Reimbursement	1	0	\$11,900
3324	Dishwashers - Replace	1	0	\$85,599
3326	Ovens - Reimbursement	1	0	\$25,000
3326	Ovens - Replace	1	0	\$112,036
3327	Garbage Disposals - Replace	1	0	\$109,723
3327	Garbage Disposals & Counters	1	0	\$15,400
3328	Manor Hoods - Reimbursements	1	0	\$4,300
3328	Manor Hoods - Replace	1	0	\$35,310

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
4569	(2024) Water Heaters Replace	1	0	\$757,480
4570	Water Heater - Replace	1	1	\$834,111
4621	Heat Pumps - Replace	1	0	\$5,661
4622	Wall Heater - Replace	1	0	\$3,774
Lighting & Electrical				
4650	(2027-2034) Solar Systems -Replace	1	3	\$14,455
4650	(2037-2044) Solar Systems -Replace	1	13	\$14,455
4650	(2047-2054) Solar Systems -Replace	1	24	\$301,955
6971	(2024) Pushmatic Panels- Upgrade	50	0	\$500,000
6971	(2025) Pushmatic Panels- Upgrade	50	1	\$637,200
6971	(2026) Pushmatic Panels- Upgrade	50	2	\$637,200
6972	Electrical Panel Maintenance	1	0	\$15,000
6973	Exterior Lighting (Consultant)	1	0	\$15,000
6974	Walkway Lights - Additional New	1	0	\$49,760
Laundry Rooms				
3720	(2024) Laundry Room Sinks - Replace	25	0	\$12,147
3720	(2047) Laundry Room Sinks - Replace	25	24	\$9,100
3725	Laundry Room Counters - Replace	1	0	\$18,697
3735	Washers - Replace	1	0	\$91,113
3740	Dryers - Replace	1	0	\$38,163
3750	(2024-2032) Laundry Water Heaters	1	0	\$2,510
3750	Laundry Room Water Heater	1	8	\$10,152
6720	Boat Ramps - Repair/Replace	25	24	\$13,000
Off Cycle Decking				
150	Off Cycle Deck Top Coat - Annual	1	0	\$65,293
152	Off Cycle Common Decks - Annual	1	0	\$68,410
153	Off Cycle Balcony Decks - Annual	1	0	\$10,350
Prior To Painting				
2356	Lead - Testing PTP - Annual	1	0	\$5,000
2357	Asbestos - Testing PTP - Annual	1	0	\$52,750
2522	Full Cycle Dry Rot PTP - Annual	1	0	\$719,099
6341	Full Cycle Decking Repairs - Annual	1	0	\$112,544
6343	Full Cycle Balcony Dry Rot - Annual	1	0	\$10,902
Interior & Exterior Painting				
2330	Interior Paint Touch-up - Annual	1	0	\$95,396
2331	Exterior Paint Touch-Up (Annual)	1	0	\$124,104
2355	Full Cycle Exterior Paint - Annual	1	0	\$1,419,843
2356	Lead Testing and Abatement	1	0	\$7,875
2506	Deck Top Coat Reseal (Annual)	1	0	\$56,623
2725	Building Signage	1	0	\$45,669
Walls, Fencing, Railings & Gates				
5501	Perimeter Block Walls - Repair	1	0	\$8,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
5502	Walls - Common Area Block - Annual	1	0	\$7,400
5525	Perimeter Shepherds Crook - Replace	1	0	\$35,000
Grounds & Miscellaneous				
7000	Trees - Trim/Maintain - Annual	1	0	\$1,065,281
7011	(2025) Landscape Renovations	4	1	\$15,000
7011	(2026) Landscape Renovations	4	2	\$15,000
7012	Landscape Improve/Restore Annual	1	0	\$195,857
7014	Slope - Renovations	1	0	\$82,759
7017	Turf Reduction & Irrigation	1	0	\$27,029
Building Structures				
2001	(2024) Bldg. Structures, Projects	1	0	\$50,000
2001	Bldg. Structures, Projects - Annual	1	1	\$134,800
2001	Building Structures Dry Rot Repairs	1	0	\$5,250
2002	Bldg. Structures Maint Ops Annual	1	0	\$400,000
2003	Building Structures Carpentry	1	0	\$97,321
2004	(2024) Smoke Alarms - Replace	10	0	\$340,757
2004	(2025) Smoke Alarms - Replace	10	2	\$299,845
2006	Building Foundations - Repair	1	0	\$43,436
2356	Lead Testing and Abatement	1	0	\$5,250
Plumbing				
4590	Plumbing - Repair/Replace, Annual	1	0	\$345,510
4591	Copper Water Lines Re-Pipe - Annual	1	0	\$100,000
4594	(2024-2035)Waste Line Epoxy Re-Line	1	0	\$2,300,000
4596	(2036-2053) Waste Lines - Repair	1	12	\$50,000

213 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 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?

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



RESERVE COMPONENT "FOUR-PART TEST"

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?



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?

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.

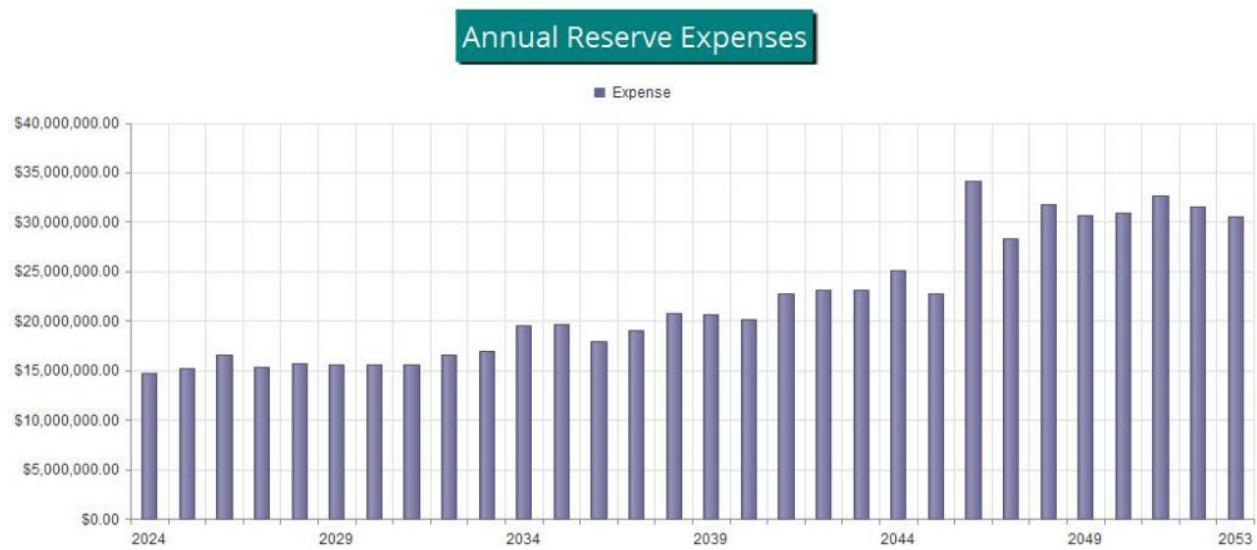


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$15,641,049 as-of the start of your Fiscal Year on 1/1/2024.

This is based on your actual balance on 12/31/2023 of \$15,641,049 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 \$44,047,307. This figure represents the deteriorated value of your common area components.

Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 35.5 % 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 \$14,250,000 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.

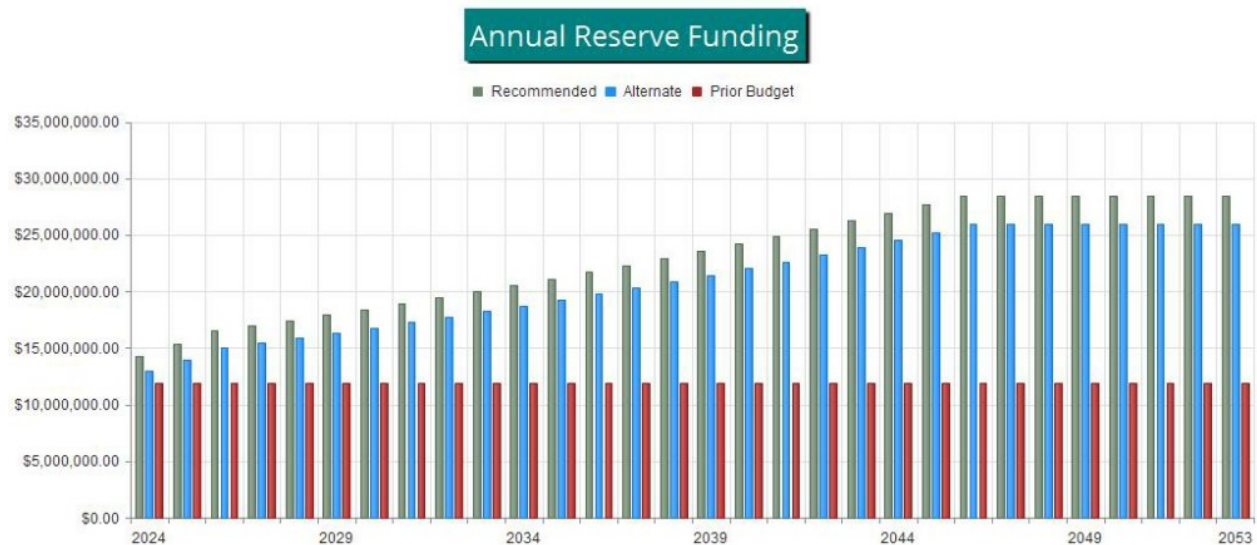


Figure 2

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.

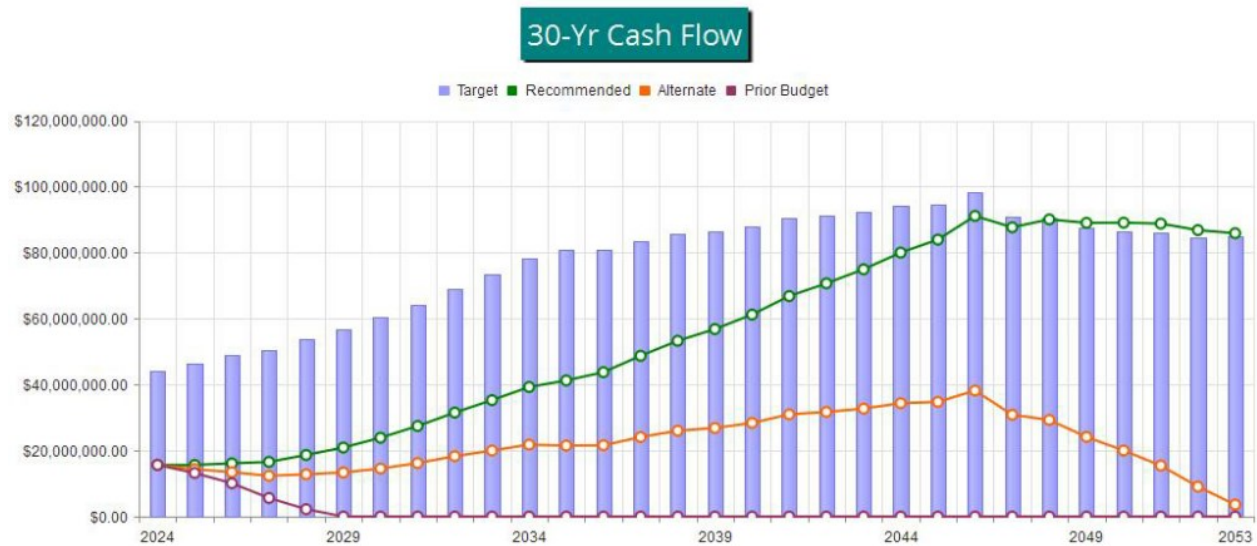


Figure 3

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.

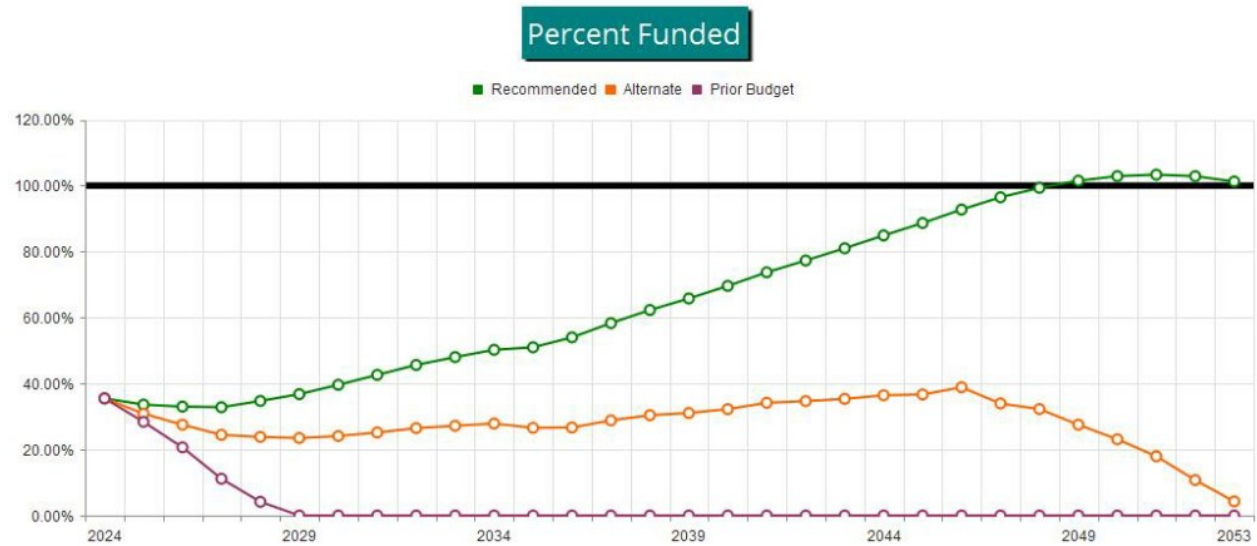


Figure 4



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.



Budget Summary

Report # 36560-4
No-Site-Visit

	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						
Paving	1	25	0	25	\$5,829,363	\$244,207	\$442,569	\$3,262,972	\$5,386,794	\$241,706
Asphalt & Concrete Repair/Replace	1	20	0	20	\$804,807	\$205,434	\$205,894	\$376,599	\$598,913	\$159,747
Roofs - Built-Up	0	25	0	29	\$35,154,343	\$1,068,468	\$1,575,775	\$11,256,530	\$33,578,568	\$1,271,791
Roofs - Comp Shingle	40	40	0	29	\$25,399,140	\$250,000	\$516,217	\$11,181,703	\$24,882,923	\$555,083
Roofs - Tile	40	40	20	30	\$5,975,741	\$0	\$0	\$2,200,030	\$5,975,741	\$130,596
Infrastructure/Buildings	1	20	0	14	\$3,146,786	\$1,004,286	\$1,004,286	\$2,384,403	\$2,142,500	\$947,531
Carport Siding Renovation	6	6	3	9	\$109,200	\$0	\$0	\$4,333	\$109,200	\$15,910
Manor Components	1	1	0	1	\$4,074,071	\$3,239,960	\$3,239,960	\$3,239,960	\$834,111	\$3,561,455
Lighting & Electrical	1	50	0	24	\$2,185,025	\$579,760	\$579,760	\$1,815,928	\$1,605,265	\$389,981
Laundry Rooms	1	25	0	24	\$194,882	\$162,630	\$162,630	\$163,514	\$32,252	\$141,621
Off Cycle Decking	1	1	0	0	\$144,053	\$144,053	\$144,053	\$144,053	\$0	\$125,928
Prior To Painting	1	1	0	0	\$900,295	\$900,295	\$900,295	\$900,295	\$0	\$787,016
Interior & Exterior Painting	1	1	0	0	\$1,749,510	\$1,749,510	\$1,749,510	\$1,749,510	\$0	\$1,529,380
Walls, Fencing, Railings & Gates	1	1	0	0	\$50,400	\$50,400	\$50,400	\$50,400	\$0	\$44,058
Grounds & Miscellaneous	1	4	0	2	\$1,400,926	\$1,370,926	\$1,382,176	\$1,389,676	\$18,750	\$1,204,987
Building Structures	1	10	0	2	\$1,376,659	\$942,014	\$942,014	\$1,181,890	\$434,645	\$699,443
Plumbing	1	1	0	12	\$2,795,510	\$2,745,510	\$2,745,510	\$2,745,510	\$50,000	\$2,443,768
					\$91,290,711	\$14,657,453	\$15,641,049	\$44,047,307	\$75,649,662	\$14,250,000

Percent Funded: 35.5%



Reserve Component List Detail

Report # 36560-4
No-Site-Visit

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
Paving					
2220	(2024) Asphalt - Resurface	Approx 77,163 GSF	25	0	\$199,081
2220	(2025) Asphalt - Resurface	Approx 80,088 GSF	25	1	\$206,627
2220	(2026) Asphalt - Resurface	Approx 100,215 GSF	25	2	\$258,566
2220	(2027) Asphalt - Resurface	Approx 97,373 GSF	25	3	\$251,222
2220	(2028) Asphalt - Resurface	Approx 96281	25	4	\$248,405
2220	(2029) Asphalt - Resurface	Approx 113,092 GSF	25	5	\$291,777
2220	(2030) Asphalt - Resurface	Approx 109,000 GSF	25	6	\$281,220
2220	(2031) Asphalt - Resurface	Approx 105,590 GSF	25	7	\$272,422
2220	(2032) Asphalt - Resurface	Approx 93,619 GSF	25	8	\$241,537
2220	(2033) Asphalt - Resurface	Approx 109,523 GSF	25	9	\$282,569
2220	(2034) Asphalt - Resurface	Approx 106,108 GSF	25	10	\$273,759
2220	(2035) Asphalt - Resurface	Approx 123,032 GSF	25	11	\$317,423
2220	(2036) Asphalt - Resurface	Approx 112,625 GSF	25	12	\$290,573
2220	(2037) Asphalt - Resurface	Approx 101,576 GSF	25	13	\$262,066
2220	(2038) Asphalt - Resurface	Approx 102,966 GSF	25	14	\$265,704
2220	(2039) Asphalt - Resurface	Approx 102,097 GSF	25	15	\$263,410
2220	(2040) Asphalt - Resurface	Approx 103,207 GSF	25	16	\$266,274
2220	(2041) Asphalt - Resurface	Approx 101,411 GSF	25	17	\$261,640
2220	(2042) Asphalt - Resurface	Approx 72,116 GSF	25	18	\$186,059
2220	(2043) Asphalt - Resurface	Approx 64,020 GSF	25	19	\$165,172
2220	(2045) Asphalt - Resurface	Approx 72,493 GSF	25	21	\$187,032
2220	(2046) Asphalt - Resurface	Approx 39,353 GSF	25	22	\$101,531
2220	(2047) Asphalt - Resurface	Approx 26,287 GSF	25	23	\$67,820
2220	(2048) Asphalt - Resurface	Approx 42,381 GSF	25	24	\$109,343
2220	(2049) Asphalt - Resurface	Approx 90,312 GSF	25	25	\$233,005
2230	Asphalt - Annual Repair/Seal	Annual Approx 370,000 GSF	1	0	\$45,126
Asphalt & Concrete Repair/Replace					
2033	(2024) Concrete & Paving - R/R	(1) Provision	20	0	\$55,434
2033	(2025) Concrete & Paving - R/R	(1) Provision	20	1	\$484
2033	(2026) Concrete & Paving - R/R	(1) Provision	20	2	\$1,112
2033	(2027) Concrete & Paving - R/R	(1) Provision	20	3	\$978
2033	(2028) Concrete & Paving - R/R	(1) Provision	20	4	\$643
2033	(2029) Concrete & Paving - R/R	(1) Provision	20	5	\$1,895
2033	(2030) Concrete & Paving - R/R	(1) Provision	20	6	\$7,440
2033	(2031) Concrete & Paving - R/R	(1) Provision	20	7	\$11,522
2033	(2032) Concrete & Paving - R/R	(1) Provision	20	8	\$12,372
2033	(2033) Concrete & Paving - R/R	(1) Provision	20	9	\$6,274
2033	(2034) Concrete & Paving - R/R	(1) Provision	20	10	\$11,914
2033	(2035) Concrete & Paving - R/R	(1) Provision	20	11	\$53,051
2033	(2036) Concrete & Paving - R/R	(1) Provision	20	12	\$50,290
2033	(2037) Concrete & Paving - R/R	(1) Provision	20	13	\$90,779
2033	(2038) Concrete & Paving - R/R	(1) Provision	20	14	\$72,594
2033	(2039) Concrete & Paving - R/R	(1) Provision	20	15	\$58,197

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2033	(2040) Concrete & Paving - R/R	(1) Provision	20	16	\$48,213
2033	(2041) Concrete & Paving - R/R	(1) Provision	20	17	\$46,950
2033	(2042) Concrete & Paving - R/R	(1) Provision	20	18	\$69,408
2033	(2043) Concrete & Paving - R/R	(1) Provision	20	19	\$33,890
2033	(2044) Concrete & Paving - R/R	(1) Provision	20	20	\$21,367
2100	Concrete - Repair/Replace	Extensive GSF	1	0	\$150,000
Roofs - Built-Up					
1302	(2024) Built-Up/PVC - Replace	Approx 88,091 GSF	0	0	\$800,000
1302	(2025) Built-Up/PVC - Replace	Approx 88,381 GSF	0	1	\$1,014,614
1302	(2026) Built-Up/PVC - Replace	Approx 88,323 GSF	0	2	\$1,013,948
1302	(2027) Built-Up/PVC - Replace	Approx 88,333 GSF	0	3	\$1,014,063
1302	(2028) Built-Up/PVC - Replace	Approx 87,039 GSF	0	4	\$999,208
1302	(2029) Built-Up/PVC - Replace	Approx 33,502 GSF	0	5	\$384,603
2465	(2034) PVC Cool Roof - Replace	Approx 131,128 GSF	25	10	\$1,437,163
2465	(2035) PVC Cool Roof - Replace	Approx 132,760 GSF	25	11	\$1,455,050
2465	(2036) PVC Cool Roof - Replace	Approx 159,335 GSF	25	12	\$1,746,312
2465	(2037) PVC Cool Roof - Replace	Approx 220,987 GSF	25	13	\$2,422,018
2465	(2038) PVC Cool Roof - Replace	Approx 276,306 GSF	25	14	\$3,028,314
2465	(2039) PVC Cool Roof - Replace	Approx 246,775 GSF	25	15	\$2,704,665
2465	(2040) PVC Cool Roof - Replace	Approx 191,455 GSF	25	16	\$2,098,347
2465	(2041) PVC Cool Roof - Replace	Approx 133,901 GSF	25	17	\$1,467,555
2465	(2042) PVC Cool Roof - Replace	Approx 139,438 GSF	25	18	\$1,528,240
2465	(2043) PVC Cool Roof - Replace	Approx 168,671 GSF	25	19	\$1,848,634
2465	(2044) PVC Cool Roof - Replace	Approx 89,185 GSF	25	20	\$977,468
2465	(2045) PVC Cool Roof - Replace	Approx 70,091 GSF	25	21	\$768,197
2465	(2046) PVC Cool Roof - Replace	Approx 90,000 GSF	25	22	\$986,400
2465	(2047) PVC Cool Roof - Replace	Approx 102,279 GSF	25	23	\$1,120,978
2465	(2048) PVC Cool Roof - Replace	Approx 91,607 GSF	25	24	\$1,004,013
2465	(2049) PVC Cool Roof - Replace	Approx 93,208 GSF	25	25	\$1,021,560
2465	(2050) PVC Cool Roof - Replace	Approx 92,603 GSF	25	26	\$1,014,929
2465	(2051) PVC Cool Roof - Replace	Approx 92,798 GSF	25	27	\$1,017,066
2465	(2052) PVC Cool Roof - Replace	Approx 92805 GSF	25	28	\$1,017,143
2465	(2053) PVC Cool Roof - Replace	Approx 90820 GSF	25	29	\$995,387
2466	Emergency Roof Repairs - Annual	(1) Provision	1	0	\$90,000
2467	Preventative Roof Repairs	(1) Provision	1	0	\$105,409
2468	Flat Roofs Debris Cleanup	(1) Provision	1	0	\$73,059
Roofs - Comp Shingle					
2450	(2024) Comp Shingle Roof - Replace	Approx 44,758 GSF	40	0	\$250,000
2450	(2025) Comp Shingle Roof - Replace	Approx 43,951 GSF	40	1	\$322,161
2450	(2041) Comp Shingle Roof - Replace	Approx 223,392 GSF	40	17	\$1,637,463
2450	(2042) Comp Shingle Roof - Replace	Approx 197,732 GSF	40	18	\$1,449,376
2450	(2043) Comp Shingle Roof - Replace	Approx 131,759 GSF	40	19	\$965,793
2450	(2044) Comp Shingle Roof - Replace	Approx 251,325 GSF	40	20	\$1,842,212
2450	(2045) Comp Shingle Roof - Replace	Approx 141,822 GSF	40	21	\$1,039,555
2450	(2046) Comp Shingle Roof - Replace	Approx 627,769 GSF	40	22	\$4,601,547
2450	(2047) Comp Shingle Roof - Replace	Approx 314,859 GSF	40	23	\$2,307,916
2450	(2048) Comp Shingle Roof - Replace	Approx 459,704 GSF	40	24	\$3,369,630
2450	(2049) Comp Shingle Roof - Replace	Approx 275,101 GSF	40	25	\$2,016,490
2450	(2050) Comp Shingle Roof - Replace	Approx 222,407 GSF	40	26	\$1,630,243

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
2450	(2051) Comp Shingle Roof - Replace	Approx 295,877 GSF	40	27	\$2,168,778
2450	(2052) Comp Shingle Roof - Replace	Approx 171,814 GSF	40	28	\$1,259,397
2450	(2053) Comp Shingle Roof - Replace	Approx 73,476 GSF	40	29	\$538,579
Roofs - Tile					
2400	(2044) Tile Roof - Replace	Approx 59,760 GSF	40	20	\$465,530
2400	(2046) Tile Roof - Replace	Approx 119,104 GSF	40	22	\$927,820
2400	(2047) Tile Roof - Replace	Approx 69,540 GSF	40	23	\$541,717
2400	(2048) Tile Roof - Replace	Approx 74,736 GSF	40	24	\$582,193
2400	(2049) Tile Roof - Replace	Approx 77,264 GSF	40	25	\$601,887
2400	(2050) Tile Roof - Replace	Approx 74,820 GSF	40	26	\$582,848
2400	(2051) Tile Roof - Replace	Approx 74,820 GSF	40	27	\$582,848
2400	(2052) Tile Roof - Replace	Approx 74,820 GSF	40	28	\$582,848
2400	(2053) Tile Roof - Replace	Approx 80,320 GSF	40	29	\$625,693
2400	(2054) Tile Roof - Replace	Approx 61,920 GSF	40	30	\$482,357
Infrastructure/Buildings					
151	Manor Interior Damage Restoration	Extensive GSF	1	0	\$684,330
2480	Gutter System - New Install	Annual Allowance	1	0	\$50,000
2481	Gutter/Downspouts - Repair/Replace	Approx 136,000 LF	1	0	\$66,486
2510	(2024) Balcony Inspections	Extensive GSF	9	0	\$51,560
2510	(2032) Balcony Inspections	Extensive GSF	9	8	\$150,000
2510	(2033) Balcony Inspections	Extensive GSF	9	9	\$150,000
2621	Sliding Screen Doors	Approx (52) Annually	1	0	\$31,500
2740	Windows - Repair/Replace	Numerous Windows	1	0	\$120,410
4525	(2026) Vertical Lifts - R & R	(1) Provision	20	2	\$737,000
4525	(2027) Vertical Lifts - R & R	(1) provision	20	3	\$147,400
4525	(2028) Vertical Lifts - R & R	(1) Provision	20	4	\$73,700
4525	(2029) Vertical Lifts - R & R	(1) Provision	20	5	\$73,700
4525	(2030) Vertical Lifts - R & R	(1) Provision	20	6	\$294,800
4525	(2032) Vertical Lifts - R & R	(1) Provision	20	8	\$221,100
4525	(2033) Vertical Lifts - R & R	(1) Provision	20	9	\$73,700
4525	(2034) Vertical Lifts - R & R	(1) Provision	20	10	\$73,700
4525	(2038) Vertical Lifts - R & R	(1) Provision	20	14	\$147,400
Carport Siding Renovation					
1112	(2027) Carport Renovations	(10) of 5,432 Stalls	6	3	\$2,600
1112	(2028) Carport Renovations	(20) of 5,432 Stalls	6	4	\$5,200
1112	(2029) Carport Renovations	(30) of 5,432 Stalls	6	5	\$7,800
1112	(2030) Carport Renovations	(40) of 5,432 Stalls	6	6	\$10,400
1112	(2031) Carport Renovations	(50) of 5,432 Stalls	6	7	\$13,000
1112	(2032) Carport Renovations	(60) of 5,432 Stalls	6	8	\$15,600
1112	(2033) Carport Renovations	(210) of 5,432 Stalls	6	9	\$54,600
Manor Components					
3001	Fixtures - Faucets - Replace	Approx (537) Annually	1	0	\$149,120
3005	Fixtures Sinks - Replace	Approx (148) Annually	1	0	\$38,200
3006	Fixtures - Toilets	Approx (89) Annually	1	0	\$6,817
3009	Bathroom Counter - Inspections	Non-Resale	1	0	\$36,750
3009	Bathroom Counters - Replace	Annual Allowance	1	0	\$209,961
3009	Kitchen Countertop - Inspection	Non-Resale	1	0	\$94,500
3009	Kitchen Countertops - Replace	Annual Allowance	1	0	\$387,760
3010	Bathroom Tile - Replace/Abatement	Approx (95) Annually	1	0	\$226,302

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
3011	Bath Mirrors - Replace	Approx (154) Annually	1	0	\$32,834
3012	Shower/Tub Enclosures - Replace	Approx (158) Annually	1	0	\$201,046
3014	Bathroom Basins, Faucets, Counter	Approx (230) Annually	1	0	\$32,468
3050	Floor Replacement - Abatement	(1) Provision	1	0	\$214,200
3051	Bathroom Floors - Wk Cntr #910	Approx (772-75) Annually	1	0	\$21,000
3051	Bathroom Floors - Wk Cntr #917	Approx (772-75) Annually	1	0	\$60,821
3052	Kitchen Floors - Wk Cntr #910	Approx (21-23) Annually	1	0	\$17,850
3053	Kitchen Floors - Wk Cntr #917	Approx (43-45) Annually	1	0	\$39,426
3321	Ranges - Reimbursements	Approx (23) Annually	1	0	\$2,600
3321	Ranges - Replace	Approx (23) Annually	1	0	\$9,790
3322	Refrigerators - Reimbursements	(1) Provision	1	0	\$43,400
3322	Refrigerators - Replace	Approx (172) Annually	1	0	\$178,936
3323	Cooktops - Reimbursed	(1) Provision	1	0	\$15,300
3323	Cooktops - Replace	Approx (122) Annually	1	0	\$54,696
3324	Dishwashers - Reimbursement	Annually	1	0	\$11,900
3324	Dishwashers - Replace	Annually	1	0	\$85,599
3326	Ovens - Reimbursement	(1) provision	1	0	\$25,000
3326	Ovens - Replace	Approx (162) Annually	1	0	\$112,036
3327	Garbage Disposals - Replace	Approx (393) Annually	1	0	\$109,723
3327	Garbage Disposals & Counters	Approx (63) Annually	1	0	\$15,400
3328	Manor Hoods - Reimbursements	Approx (109) Annually	1	0	\$4,300
3328	Manor Hoods - Replace	Approx (109) Annually	1	0	\$35,310
4569	(2024) Water Heaters Replace	Approx (626) Annually	1	0	\$757,480
4570	Water Heater - Replace	Approx (628) Annually	1	1	\$834,111
4621	Heat Pumps - Replace	(3) Pumps Annually	1	0	\$5,661
4622	Wall Heater - Replace	(3) Wall Heaters Annually	1	0	\$3,774
Lighting & Electrical					
4650	(2027-2034) Solar Systems -Replace	About 8 Annually	1	3	\$14,455
4650	(2037-2044) Solar Systems -Replace	About 8 of (56) Inverters	1	13	\$14,455
4650	(2047-2054) Solar Systems -Replace	(56) Panels & Inverters	1	24	\$301,955
6971	(2024) Pushmatic Panels- Upgrade	(300) Panels	50	0	\$500,000
6971	(2025) Pushmatic Panels- Upgrade	(300) Panels	50	1	\$637,200
6971	(2026) Pushmatic Panels- Upgrade	(300) Panels	50	2	\$637,200
6972	Electrical Panel Maintenance	Approx (17) Annually	1	0	\$15,000
6973	Exterior Lighting (Consultant)	(89) Lights	1	0	\$15,000
6974	Walkway Lights - Additional New	(1) Annual Allowance	1	0	\$49,760
Laundry Rooms					
3720	(2024) Laundry Room Sinks - Replace	(68) Sinks	25	0	\$12,147
3720	(2047) Laundry Room Sinks - Replace	(44) Sinks	25	24	\$9,100
3725	Laundry Room Counters - Replace	(175) Laundry Rooms	1	0	\$18,697
3735	Washers - Replace	(45) of (675) Washers	1	0	\$91,113
3740	Dryers - Replace	(53) of (526) Dryers	1	0	\$38,163
3750	(2024-2032) Laundry Water Heaters	Approx 4-5 Annually	1	0	\$2,510
3750	Laundry Room Water Heater	Approx 12 annually	1	8	\$10,152
6720	Boat Ramps - Repair/Replace	(63) Sinks	25	24	\$13,000
Off Cycle Decking					
150	Off Cycle Deck Top Coat - Annual	Approx 15.7M GSF Annually	1	0	\$65,293
152	Off Cycle Common Decks - Annual	Approx 15.7M GSF	1	0	\$68,410
153	Off Cycle Balcony Decks - Annual	Approx 15.7M GSF	1	0	\$10,350

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
Prior To Painting					
2356	Lead - Testing PTP - Annual	(1) Annual Allowance	1	0	\$5,000
2357	Asbestos - Testing PTP - Annual	(1) Annual Allowance	1	0	\$52,750
2522	Full Cycle Dry Rot PTP - Annual	Annual Provision	1	0	\$719,099
6341	Full Cycle Decking Repairs - Annual	Annual Provision	1	0	\$112,544
6343	Full Cycle Balcony Dry Rot - Annual	Annual Provision	1	0	\$10,902
Interior & Exterior Painting					
2330	Interior Paint Touch-up - Annual	(1) Provision	1	0	\$95,396
2331	Exterior Paint Touch-Up (Annual)	(1) Provision	1	0	\$124,104
2355	Full Cycle Exterior Paint - Annual	Approx 1,049,000 GSF	1	0	\$1,419,843
2356	Lead Testing and Abatement	Annual Allowance	1	0	\$7,875
2506	Deck Top Coat Reseal (Annual)	Extensive GSF	1	0	\$56,623
2725	Building Signage	Numerous Signs	1	0	\$45,669
Walls, Fencing, Railings & Gates					
5501	Perimeter Block Walls - Repair	Approx 24' Annually	1	0	\$8,000
5502	Walls - Common Area Block - Annual	Approx 22,365' LF	1	0	\$7,400
5525	Perimeter Shepherds Crook - Replace	Approx 1,475' LF Annually	1	0	\$35,000
Grounds & Miscellaneous					
7000	Trees - Trim/Maintain - Annual	Numerous Trees	1	0	\$1,065,281
7011	(2025) Landscape Renovations	Extensive GSF	4	1	\$15,000
7011	(2026) Landscape Renovations	Extensive GSF	4	2	\$15,000
7012	Landscape Improve/Restore Annual	Extensive GSF	1	0	\$195,857
7014	Slope - Renovations	Annual Allowance	1	0	\$82,759
7017	Turf Reduction & Irrigation	Annual Allowance	1	0	\$27,029
Building Structures					
2001	(2024) Bldg. Structures, Projects	1,200 Buildings	1	0	\$50,000
2001	Bldg. Structures, Projects - Annual	1,200 Buildings	1	1	\$134,800
2001	Building Structures Dry Rot Repairs	1,200 Buildings	1	0	\$5,250
2002	Bldg. Structures Maint Ops Annual	1,200 Buildings	1	0	\$400,000
2003	Building Structures Carpentry	70% of 1,200 Bldgs Annual	1	0	\$97,321
2004	(2024) Smoke Alarms - Replace	Approx 2,066 Units	10	0	\$340,757
2004	(2025) Smoke Alarms - Replace	Approx 8,589 Units	10	2	\$299,845
2006	Building Foundations - Repair	Approx (6) Annually	1	0	\$43,436
2356	Lead Testing and Abatement	Annual Allowance	1	0	\$5,250
Plumbing					
4590	Plumbing - Repair/Replace, Annual	(1) Provision	1	0	\$345,510
4591	Copper Water Lines Re-Pipe - Annual	(42) Manors Annually	1	0	\$100,000
4594	(2024-2035)Waste Line Epoxy Re-Line	(1) Provision	1	0	\$2,300,000
4596	(2036-2053) Waste Lines - Repair	(1) Provision	1	12	\$50,000
213	Total Funded Components				



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Paving								
2220	(2024) Asphalt - Resurface	\$199,081	X	25	/	25	=	\$199,081
2220	(2025) Asphalt - Resurface	\$206,627	X	24	/	25	=	\$198,362
2220	(2026) Asphalt - Resurface	\$258,566	X	23	/	25	=	\$237,881
2220	(2027) Asphalt - Resurface	\$251,222	X	22	/	25	=	\$221,075
2220	(2028) Asphalt - Resurface	\$248,405	X	21	/	25	=	\$208,660
2220	(2029) Asphalt - Resurface	\$291,777	X	20	/	25	=	\$233,422
2220	(2030) Asphalt - Resurface	\$281,220	X	19	/	25	=	\$213,727
2220	(2031) Asphalt - Resurface	\$272,422	X	18	/	25	=	\$196,144
2220	(2032) Asphalt - Resurface	\$241,537	X	17	/	25	=	\$164,245
2220	(2033) Asphalt - Resurface	\$282,569	X	16	/	25	=	\$180,844
2220	(2034) Asphalt - Resurface	\$273,759	X	15	/	25	=	\$164,255
2220	(2035) Asphalt - Resurface	\$317,423	X	14	/	25	=	\$177,757
2220	(2036) Asphalt - Resurface	\$290,573	X	13	/	25	=	\$151,098
2220	(2037) Asphalt - Resurface	\$262,066	X	12	/	25	=	\$125,792
2220	(2038) Asphalt - Resurface	\$265,704	X	11	/	25	=	\$116,910
2220	(2039) Asphalt - Resurface	\$263,410	X	10	/	25	=	\$105,364
2220	(2040) Asphalt - Resurface	\$266,274	X	9	/	25	=	\$95,859
2220	(2041) Asphalt - Resurface	\$261,640	X	8	/	25	=	\$83,725
2220	(2042) Asphalt - Resurface	\$186,059	X	7	/	25	=	\$52,097
2220	(2043) Asphalt - Resurface	\$165,172	X	6	/	25	=	\$39,641
2220	(2045) Asphalt - Resurface	\$187,032	X	4	/	25	=	\$29,925
2220	(2046) Asphalt - Resurface	\$101,531	X	3	/	25	=	\$12,184
2220	(2047) Asphalt - Resurface	\$67,820	X	2	/	25	=	\$5,426
2220	(2048) Asphalt - Resurface	\$109,343	X	1	/	25	=	\$4,374
2220	(2049) Asphalt - Resurface	\$233,005	X	0	/	25	=	\$0
2230	Asphalt - Annual Repair/Seal	\$45,126	X	1	/	1	=	\$45,126
Asphalt & Concrete Repair/Replace								
2033	(2024) Concrete & Paving - R/R	\$55,434	X	20	/	20	=	\$55,434
2033	(2025) Concrete & Paving - R/R	\$484	X	19	/	20	=	\$460
2033	(2026) Concrete & Paving - R/R	\$1,112	X	18	/	20	=	\$1,001
2033	(2027) Concrete & Paving - R/R	\$978	X	17	/	20	=	\$831
2033	(2028) Concrete & Paving - R/R	\$643	X	16	/	20	=	\$514
2033	(2029) Concrete & Paving - R/R	\$1,895	X	15	/	20	=	\$1,421
2033	(2030) Concrete & Paving - R/R	\$7,440	X	14	/	20	=	\$5,208
2033	(2031) Concrete & Paving - R/R	\$11,522	X	13	/	20	=	\$7,489
2033	(2032) Concrete & Paving - R/R	\$12,372	X	12	/	20	=	\$7,423
2033	(2033) Concrete & Paving - R/R	\$6,274	X	11	/	20	=	\$3,451
2033	(2034) Concrete & Paving - R/R	\$11,914	X	10	/	20	=	\$5,957
2033	(2035) Concrete & Paving - R/R	\$53,051	X	9	/	20	=	\$23,873
2033	(2036) Concrete & Paving - R/R	\$50,290	X	8	/	20	=	\$20,116
2033	(2037) Concrete & Paving - R/R	\$90,779	X	7	/	20	=	\$31,773
2033	(2038) Concrete & Paving - R/R	\$72,594	X	6	/	20	=	\$21,778
2033	(2039) Concrete & Paving - R/R	\$58,197	X	5	/	20	=	\$14,549
2033	(2040) Concrete & Paving - R/R	\$48,213	X	4	/	20	=	\$9,643

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2033	(2041) Concrete & Paving - R/R	\$46,950	X	3	/	20	=	\$7,043
2033	(2042) Concrete & Paving - R/R	\$69,408	X	2	/	20	=	\$6,941
2033	(2043) Concrete & Paving - R/R	\$33,890	X	1	/	20	=	\$1,695
2033	(2044) Concrete & Paving - R/R	\$21,367	X	0	/	20	=	\$0
2100	Concrete - Repair/Replace	\$150,000	X	1	/	1	=	\$150,000
Roofs - Built-Up								
1302	(2024) Built-Up/PVC - Replace	\$800,000	X	0	/	0	=	\$800,000
1302	(2025) Built-Up/PVC - Replace	\$1,014,614	X	0	/	0	=	\$507,307
1302	(2026) Built-Up/PVC - Replace	\$1,013,948	X	0	/	0	=	\$337,983
1302	(2027) Built-Up/PVC - Replace	\$1,014,063	X	0	/	0	=	\$253,516
1302	(2028) Built-Up/PVC - Replace	\$999,208	X	0	/	0	=	\$199,842
1302	(2029) Built-Up/PVC - Replace	\$384,603	X	0	/	0	=	\$64,101
2465	(2034) PVC Cool Roof - Replace	\$1,437,163	X	15	/	25	=	\$862,298
2465	(2035) PVC Cool Roof - Replace	\$1,455,050	X	14	/	25	=	\$814,828
2465	(2036) PVC Cool Roof - Replace	\$1,746,312	X	13	/	25	=	\$908,082
2465	(2037) PVC Cool Roof - Replace	\$2,422,018	X	12	/	25	=	\$1,162,569
2465	(2038) PVC Cool Roof - Replace	\$3,028,314	X	11	/	25	=	\$1,332,458
2465	(2039) PVC Cool Roof - Replace	\$2,704,665	X	10	/	25	=	\$1,081,866
2465	(2040) PVC Cool Roof - Replace	\$2,098,347	X	9	/	25	=	\$755,405
2465	(2041) PVC Cool Roof - Replace	\$1,467,555	X	8	/	25	=	\$469,618
2465	(2042) PVC Cool Roof - Replace	\$1,528,240	X	7	/	25	=	\$427,907
2465	(2043) PVC Cool Roof - Replace	\$1,848,634	X	6	/	25	=	\$443,672
2465	(2044) PVC Cool Roof - Replace	\$977,468	X	5	/	25	=	\$195,494
2465	(2045) PVC Cool Roof - Replace	\$768,197	X	4	/	25	=	\$122,912
2465	(2046) PVC Cool Roof - Replace	\$986,400	X	3	/	25	=	\$118,368
2465	(2047) PVC Cool Roof - Replace	\$1,120,978	X	2	/	25	=	\$89,678
2465	(2048) PVC Cool Roof - Replace	\$1,004,013	X	1	/	25	=	\$40,161
2465	(2049) PVC Cool Roof - Replace	\$1,021,560	X	0	/	25	=	\$0
2465	(2050) PVC Cool Roof - Replace	\$1,014,929	X	0	/	25	=	\$0
2465	(2051) PVC Cool Roof - Replace	\$1,017,066	X	0	/	25	=	\$0
2465	(2052) PVC Cool Roof - Replace	\$1,017,143	X	0	/	25	=	\$0
2465	(2053) PVC Cool Roof - Replace	\$995,387	X	0	/	25	=	\$0
2466	Emergency Roof Repairs - Annual	\$90,000	X	1	/	1	=	\$90,000
2467	Preventative Roof Repairs	\$105,409	X	1	/	1	=	\$105,409
2468	Flat Roofs Debris Cleanup	\$73,059	X	1	/	1	=	\$73,059
Roofs - Comp Shingle								
2450	(2024) Comp Shingle Roof - Replace	\$250,000	X	40	/	40	=	\$250,000
2450	(2025) Comp Shingle Roof - Replace	\$322,161	X	39	/	40	=	\$314,107
2450	(2041) Comp Shingle Roof - Replace	\$1,637,463	X	23	/	40	=	\$941,541
2450	(2042) Comp Shingle Roof - Replace	\$1,449,376	X	22	/	40	=	\$797,157
2450	(2043) Comp Shingle Roof - Replace	\$965,793	X	21	/	40	=	\$507,041
2450	(2044) Comp Shingle Roof - Replace	\$1,842,212	X	20	/	40	=	\$921,106
2450	(2045) Comp Shingle Roof - Replace	\$1,039,555	X	19	/	40	=	\$493,789
2450	(2046) Comp Shingle Roof - Replace	\$4,601,547	X	18	/	40	=	\$2,070,696
2450	(2047) Comp Shingle Roof - Replace	\$2,307,916	X	17	/	40	=	\$980,864
2450	(2048) Comp Shingle Roof - Replace	\$3,369,630	X	16	/	40	=	\$1,347,852
2450	(2049) Comp Shingle Roof - Replace	\$2,016,490	X	15	/	40	=	\$756,184
2450	(2050) Comp Shingle Roof - Replace	\$1,630,243	X	14	/	40	=	\$570,585
2450	(2051) Comp Shingle Roof - Replace	\$2,168,778	X	13	/	40	=	\$704,853

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2450	(2052) Comp Shingle Roof - Replace	\$1,259,397	X	12	/	40	=	\$377,819
2450	(2053) Comp Shingle Roof - Replace	\$538,579	X	11	/	40	=	\$148,109
Roofs - Tile								
2400	(2044) Tile Roof - Replace	\$465,530	X	20	/	40	=	\$232,765
2400	(2046) Tile Roof - Replace	\$927,820	X	18	/	40	=	\$417,519
2400	(2047) Tile Roof - Replace	\$541,717	X	17	/	40	=	\$230,230
2400	(2048) Tile Roof - Replace	\$582,193	X	16	/	40	=	\$232,877
2400	(2049) Tile Roof - Replace	\$601,887	X	15	/	40	=	\$225,708
2400	(2050) Tile Roof - Replace	\$582,848	X	14	/	40	=	\$203,997
2400	(2051) Tile Roof - Replace	\$582,848	X	13	/	40	=	\$189,426
2400	(2052) Tile Roof - Replace	\$582,848	X	12	/	40	=	\$174,854
2400	(2053) Tile Roof - Replace	\$625,693	X	11	/	40	=	\$172,066
2400	(2054) Tile Roof - Replace	\$482,357	X	10	/	40	=	\$120,589
Infrastructure/Buildings								
151	Manor Interior Damage Restoration	\$684,330	X	1	/	1	=	\$684,330
2480	Gutter System - New Install	\$50,000	X	1	/	1	=	\$50,000
2481	Gutter/Downspouts - Repair/Replace	\$66,486	X	1	/	1	=	\$66,486
2510	(2024) Balcony Inspections	\$51,560	X	9	/	9	=	\$51,560
2510	(2032) Balcony Inspections	\$150,000	X	1	/	9	=	\$16,667
2510	(2033) Balcony Inspections	\$150,000	X	0	/	9	=	\$0
2621	Sliding Screen Doors	\$31,500	X	1	/	1	=	\$31,500
2740	Windows - Repair/Replace	\$120,410	X	1	/	1	=	\$120,410
4525	(2026) Vertical Lifts - R & R	\$737,000	X	18	/	20	=	\$663,300
4525	(2027) Vertical Lifts - R & R	\$147,400	X	17	/	20	=	\$125,290
4525	(2028) Vertical Lifts - R & R	\$73,700	X	16	/	20	=	\$58,960
4525	(2029) Vertical Lifts - R & R	\$73,700	X	15	/	20	=	\$55,275
4525	(2030) Vertical Lifts - R & R	\$294,800	X	14	/	20	=	\$206,360
4525	(2032) Vertical Lifts - R & R	\$221,100	X	12	/	20	=	\$132,660
4525	(2033) Vertical Lifts - R & R	\$73,700	X	11	/	20	=	\$40,535
4525	(2034) Vertical Lifts - R & R	\$73,700	X	10	/	20	=	\$36,850
4525	(2038) Vertical Lifts - R & R	\$147,400	X	6	/	20	=	\$44,220
Carport Siding Renovation								
1112	(2027) Carport Renovations	\$2,600	X	3	/	6	=	\$1,300
1112	(2028) Carport Renovations	\$5,200	X	2	/	6	=	\$1,733
1112	(2029) Carport Renovations	\$7,800	X	1	/	6	=	\$1,300
1112	(2030) Carport Renovations	\$10,400	X	0	/	6	=	\$0
1112	(2031) Carport Renovations	\$13,000	X	0	/	6	=	\$0
1112	(2032) Carport Renovations	\$15,600	X	0	/	6	=	\$0
1112	(2033) Carport Renovations	\$54,600	X	0	/	6	=	\$0
Manor Components								
3001	Fixtures - Faucets - Replace	\$149,120	X	1	/	1	=	\$149,120
3005	Fixtures Sinks - Replace	\$38,200	X	1	/	1	=	\$38,200
3006	Fixtures - Toilets	\$6,817	X	1	/	1	=	\$6,817
3009	Bathroom Counter - Inspections	\$36,750	X	1	/	1	=	\$36,750
3009	Bathroom Counters - Replace	\$209,961	X	1	/	1	=	\$209,961
3009	Kitchen Countertop - Inspection	\$94,500	X	1	/	1	=	\$94,500
3009	Kitchen Countertops - Replace	\$387,760	X	1	/	1	=	\$387,760
3010	Bathroom Tile - Replace/Abatement	\$226,302	X	1	/	1	=	\$226,302
3011	Bath Mirrors - Replace	\$32,834	X	1	/	1	=	\$32,834

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
3012	Shower/Tub Enclosures - Replace	\$201,046	X	1	/	1	=	\$201,046
3014	Bathroom Basins, Faucets, Counter	\$32,468	X	1	/	1	=	\$32,468
3050	Floor Replacement - Abatement	\$214,200	X	1	/	1	=	\$214,200
3051	Bathroom Floors - Wk Cntr #910	\$21,000	X	1	/	1	=	\$21,000
3051	Bathroom Floors - Wk Cntr #917	\$60,821	X	1	/	1	=	\$60,821
3052	Kitchen Floors - Wk Cntr #910	\$17,850	X	1	/	1	=	\$17,850
3053	Kitchen Floors - Wk Cntr #917	\$39,426	X	1	/	1	=	\$39,426
3321	Ranges - Reimbursements	\$2,600	X	1	/	1	=	\$2,600
3321	Ranges - Replace	\$9,790	X	1	/	1	=	\$9,790
3322	Refrigerators - Reimbursements	\$43,400	X	1	/	1	=	\$43,400
3322	Refrigerators - Replace	\$178,936	X	1	/	1	=	\$178,936
3323	Cooktops - Reimbursed	\$15,300	X	1	/	1	=	\$15,300
3323	Cooktops - Replace	\$54,696	X	1	/	1	=	\$54,696
3324	Dishwashers - Reimbursement	\$11,900	X	1	/	1	=	\$11,900
3324	Dishwashers - Replace	\$85,599	X	1	/	1	=	\$85,599
3326	Ovens - Reimbursement	\$25,000	X	1	/	1	=	\$25,000
3326	Ovens - Replace	\$112,036	X	1	/	1	=	\$112,036
3327	Garbage Disposals - Replace	\$109,723	X	1	/	1	=	\$109,723
3327	Garbage Disposals & Counters	\$15,400	X	1	/	1	=	\$15,400
3328	Manor Hoods - Reimbursements	\$4,300	X	1	/	1	=	\$4,300
3328	Manor Hoods - Replace	\$35,310	X	1	/	1	=	\$35,310
4569	(2024) Water Heaters Replace	\$757,480	X	1	/	1	=	\$757,480
4570	Water Heater - Replace	\$834,111	X	0	/	1	=	\$0
4621	Heat Pumps - Replace	\$5,661	X	1	/	1	=	\$5,661
4622	Wall Heater - Replace	\$3,774	X	1	/	1	=	\$3,774
Lighting & Electrical								
4650	(2027-2034) Solar Systems -Replace	\$14,455	X	0	/	1	=	\$0
4650	(2037-2044) Solar Systems -Replace	\$14,455	X	0	/	1	=	\$0
4650	(2047-2054) Solar Systems -Replace	\$301,955	X	0	/	1	=	\$0
6971	(2024) Pushmatic Panels- Upgrade	\$500,000	X	50	/	50	=	\$500,000
6971	(2025) Pushmatic Panels- Upgrade	\$637,200	X	49	/	50	=	\$624,456
6971	(2026) Pushmatic Panels- Upgrade	\$637,200	X	48	/	50	=	\$611,712
6972	Electrical Panel Maintenance	\$15,000	X	1	/	1	=	\$15,000
6973	Exterior Lighting (Consultant)	\$15,000	X	1	/	1	=	\$15,000
6974	Walkway Lights - Additional New	\$49,760	X	1	/	1	=	\$49,760
Laundry Rooms								
3720	(2024) Laundry Room Sinks - Replace	\$12,147	X	25	/	25	=	\$12,147
3720	(2047) Laundry Room Sinks - Replace	\$9,100	X	1	/	25	=	\$364
3725	Laundry Room Counters - Replace	\$18,697	X	1	/	1	=	\$18,697
3735	Washers - Replace	\$91,113	X	1	/	1	=	\$91,113
3740	Dryers - Replace	\$38,163	X	1	/	1	=	\$38,163
3750	(2024-2032) Laundry Water Heaters	\$2,510	X	1	/	1	=	\$2,510
3750	Laundry Room Water Heater	\$10,152	X	0	/	1	=	\$0
6720	Boat Ramps - Repair/Replace	\$13,000	X	1	/	25	=	\$520
Off Cycle Decking								
150	Off Cycle Deck Top Coat - Annual	\$65,293	X	1	/	1	=	\$65,293
152	Off Cycle Common Decks - Annual	\$68,410	X	1	/	1	=	\$68,410
153	Off Cycle Balcony Decks - Annual	\$10,350	X	1	/	1	=	\$10,350
Prior To Painting								

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2356	Lead - Testing PTP - Annual	\$5,000	X	1	/	1	=	\$5,000
2357	Asbestos - Testing PTP - Annual	\$52,750	X	1	/	1	=	\$52,750
2522	Full Cycle Dry Rot PTP - Annual	\$719,099	X	1	/	1	=	\$719,099
6341	Full Cycle Decking Repairs - Annual	\$112,544	X	1	/	1	=	\$112,544
6343	Full Cycle Balcony Dry Rot - Annual	\$10,902	X	1	/	1	=	\$10,902
Interior & Exterior Painting								
2330	Interior Paint Touch-up - Annual	\$95,396	X	1	/	1	=	\$95,396
2331	Exterior Paint Touch-Up (Annual)	\$124,104	X	1	/	1	=	\$124,104
2355	Full Cycle Exterior Paint - Annual	\$1,419,843	X	1	/	1	=	\$1,419,843
2356	Lead Testing and Abatement	\$7,875	X	1	/	1	=	\$7,875
2506	Deck Top Coat Reseal (Annual)	\$56,623	X	1	/	1	=	\$56,623
2725	Building Signage	\$45,669	X	1	/	1	=	\$45,669
Walls, Fencing, Railings & Gates								
5501	Perimeter Block Walls - Repair	\$8,000	X	1	/	1	=	\$8,000
5502	Walls - Common Area Block - Annual	\$7,400	X	1	/	1	=	\$7,400
5525	Perimeter Shepherds Crook - Replace	\$35,000	X	1	/	1	=	\$35,000
Grounds & Miscellaneous								
7000	Trees - Trim/Maintain - Annual	\$1,065,281	X	1	/	1	=	\$1,065,281
7011	(2025) Landscape Renovations	\$15,000	X	3	/	4	=	\$11,250
7011	(2026) Landscape Renovations	\$15,000	X	2	/	4	=	\$7,500
7012	Landscape Improve/Restore Annual	\$195,857	X	1	/	1	=	\$195,857
7014	Slope - Renovations	\$82,759	X	1	/	1	=	\$82,759
7017	Turf Reduction & Irrigation	\$27,029	X	1	/	1	=	\$27,029
Building Structures								
2001	(2024) Bldg. Structures, Projects	\$50,000	X	1	/	1	=	\$50,000
2001	Bldg. Structures, Projects - Annual	\$134,800	X	0	/	1	=	\$0
2001	Building Structures Dry Rot Repairs	\$5,250	X	1	/	1	=	\$5,250
2002	Bldg. Structures Maint Ops Annual	\$400,000	X	1	/	1	=	\$400,000
2003	Building Structures Carpentry	\$97,321	X	1	/	1	=	\$97,321
2004	(2024) Smoke Alarms - Replace	\$340,757	X	10	/	10	=	\$340,757
2004	(2025) Smoke Alarms - Replace	\$299,845	X	8	/	10	=	\$239,876
2006	Building Foundations - Repair	\$43,436	X	1	/	1	=	\$43,436
2356	Lead Testing and Abatement	\$5,250	X	1	/	1	=	\$5,250
Plumbing								
4590	Plumbing - Repair/Replace, Annual	\$345,510	X	1	/	1	=	\$345,510
4591	Copper Water Lines Re-Pipe - Annual	\$100,000	X	1	/	1	=	\$100,000
4594	(2024-2035)Waste Line Epoxy Re-Line	\$2,300,000	X	1	/	1	=	\$2,300,000
4596	(2036-2053) Waste Lines - Repair	\$50,000	X	0	/	1	=	\$0
								\$44,047,307



# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Paving				
2220 (2024) Asphalt - Resurface	25	\$199,081	\$7,963	0.05 %
2220 (2025) Asphalt - Resurface	25	\$206,627	\$8,265	0.05 %
2220 (2026) Asphalt - Resurface	25	\$258,566	\$10,343	0.06 %
2220 (2027) Asphalt - Resurface	25	\$251,222	\$10,049	0.06 %
2220 (2028) Asphalt - Resurface	25	\$248,405	\$9,936	0.06 %
2220 (2029) Asphalt - Resurface	25	\$291,777	\$11,671	0.07 %
2220 (2030) Asphalt - Resurface	25	\$281,220	\$11,249	0.07 %
2220 (2031) Asphalt - Resurface	25	\$272,422	\$10,897	0.07 %
2220 (2032) Asphalt - Resurface	25	\$241,537	\$9,661	0.06 %
2220 (2033) Asphalt - Resurface	25	\$282,569	\$11,303	0.07 %
2220 (2034) Asphalt - Resurface	25	\$273,759	\$10,950	0.07 %
2220 (2035) Asphalt - Resurface	25	\$317,423	\$12,697	0.08 %
2220 (2036) Asphalt - Resurface	25	\$290,573	\$11,623	0.07 %
2220 (2037) Asphalt - Resurface	25	\$262,066	\$10,483	0.06 %
2220 (2038) Asphalt - Resurface	25	\$265,704	\$10,628	0.07 %
2220 (2039) Asphalt - Resurface	25	\$263,410	\$10,536	0.06 %
2220 (2040) Asphalt - Resurface	25	\$266,274	\$10,651	0.07 %
2220 (2041) Asphalt - Resurface	25	\$261,640	\$10,466	0.06 %
2220 (2042) Asphalt - Resurface	25	\$186,059	\$7,442	0.05 %
2220 (2043) Asphalt - Resurface	25	\$165,172	\$6,607	0.04 %
2220 (2045) Asphalt - Resurface	25	\$187,032	\$7,481	0.05 %
2220 (2046) Asphalt - Resurface	25	\$101,531	\$4,061	0.02 %
2220 (2047) Asphalt - Resurface	25	\$67,820	\$2,713	0.02 %
2220 (2048) Asphalt - Resurface	25	\$109,343	\$4,374	0.03 %
2220 (2049) Asphalt - Resurface	25	\$233,005	\$9,320	0.06 %
2230 Asphalt - Annual Repair/Seal	1	\$45,126	\$45,126	0.28 %
Asphalt & Concrete Repair/Replace				
2033 (2024) Concrete & Paving - R/R	20	\$55,434	\$2,772	0.02 %
2033 (2025) Concrete & Paving - R/R	20	\$484	\$24	0.00 %
2033 (2026) Concrete & Paving - R/R	20	\$1,112	\$56	0.00 %
2033 (2027) Concrete & Paving - R/R	20	\$978	\$49	0.00 %
2033 (2028) Concrete & Paving - R/R	20	\$643	\$32	0.00 %
2033 (2029) Concrete & Paving - R/R	20	\$1,895	\$95	0.00 %
2033 (2030) Concrete & Paving - R/R	20	\$7,440	\$372	0.00 %
2033 (2031) Concrete & Paving - R/R	20	\$11,522	\$576	0.00 %
2033 (2032) Concrete & Paving - R/R	20	\$12,372	\$619	0.00 %
2033 (2033) Concrete & Paving - R/R	20	\$6,274	\$314	0.00 %
2033 (2034) Concrete & Paving - R/R	20	\$11,914	\$596	0.00 %
2033 (2035) Concrete & Paving - R/R	20	\$53,051	\$2,653	0.02 %
2033 (2036) Concrete & Paving - R/R	20	\$50,290	\$2,515	0.02 %
2033 (2037) Concrete & Paving - R/R	20	\$90,779	\$4,539	0.03 %
2033 (2038) Concrete & Paving - R/R	20	\$72,594	\$3,630	0.02 %
2033 (2039) Concrete & Paving - R/R	20	\$58,197	\$2,910	0.02 %
2033 (2040) Concrete & Paving - R/R	20	\$48,213	\$2,411	0.01 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2033	(2041) Concrete & Paving - R/R	20	\$46,950	\$2,348	0.01 %
2033	(2042) Concrete & Paving - R/R	20	\$69,408	\$3,470	0.02 %
2033	(2043) Concrete & Paving - R/R	20	\$33,890	\$1,695	0.01 %
2033	(2044) Concrete & Paving - R/R	20	\$21,367	\$1,068	0.01 %
2100	Concrete - Repair/Replace	1	\$150,000	\$150,000	0.92 %
Roofs - Built-Up					
1302	(2024) Built-Up/PVC - Replace	0	\$800,000	\$0	0.00 %
1302	(2025) Built-Up/PVC - Replace	0	\$1,014,614	\$0	0.00 %
1302	(2026) Built-Up/PVC - Replace	0	\$1,013,948	\$0	0.00 %
1302	(2027) Built-Up/PVC - Replace	0	\$1,014,063	\$0	0.00 %
1302	(2028) Built-Up/PVC - Replace	0	\$999,208	\$0	0.00 %
1302	(2029) Built-Up/PVC - Replace	0	\$384,603	\$0	0.00 %
2465	(2034) PVC Cool Roof - Replace	25	\$1,437,163	\$57,487	0.35 %
2465	(2035) PVC Cool Roof - Replace	25	\$1,455,050	\$58,202	0.36 %
2465	(2036) PVC Cool Roof - Replace	25	\$1,746,312	\$69,852	0.43 %
2465	(2037) PVC Cool Roof - Replace	25	\$2,422,018	\$96,881	0.59 %
2465	(2038) PVC Cool Roof - Replace	25	\$3,028,314	\$121,133	0.74 %
2465	(2039) PVC Cool Roof - Replace	25	\$2,704,665	\$108,187	0.66 %
2465	(2040) PVC Cool Roof - Replace	25	\$2,098,347	\$83,934	0.51 %
2465	(2041) PVC Cool Roof - Replace	25	\$1,467,555	\$58,702	0.36 %
2465	(2042) PVC Cool Roof - Replace	25	\$1,528,240	\$61,130	0.38 %
2465	(2043) PVC Cool Roof - Replace	25	\$1,848,634	\$73,945	0.45 %
2465	(2044) PVC Cool Roof - Replace	25	\$977,468	\$39,099	0.24 %
2465	(2045) PVC Cool Roof - Replace	25	\$768,197	\$30,728	0.19 %
2465	(2046) PVC Cool Roof - Replace	25	\$986,400	\$39,456	0.24 %
2465	(2047) PVC Cool Roof - Replace	25	\$1,120,978	\$44,839	0.28 %
2465	(2048) PVC Cool Roof - Replace	25	\$1,004,013	\$40,161	0.25 %
2465	(2049) PVC Cool Roof - Replace	25	\$1,021,560	\$40,862	0.25 %
2465	(2050) PVC Cool Roof - Replace	25	\$1,014,929	\$40,597	0.25 %
2465	(2051) PVC Cool Roof - Replace	25	\$1,017,066	\$40,683	0.25 %
2465	(2052) PVC Cool Roof - Replace	25	\$1,017,143	\$40,686	0.25 %
2465	(2053) PVC Cool Roof - Replace	25	\$995,387	\$39,815	0.24 %
2466	Emergency Roof Repairs - Annual	1	\$90,000	\$90,000	0.55 %
2467	Preventative Roof Repairs	1	\$105,409	\$105,409	0.65 %
2468	Flat Roofs Debris Cleanup	1	\$73,059	\$73,059	0.45 %
Roofs - Comp Shingle					
2450	(2024) Comp Shingle Roof - Replace	40	\$250,000	\$6,250	0.04 %
2450	(2025) Comp Shingle Roof - Replace	40	\$322,161	\$8,054	0.05 %
2450	(2041) Comp Shingle Roof - Replace	40	\$1,637,463	\$40,937	0.25 %
2450	(2042) Comp Shingle Roof - Replace	40	\$1,449,376	\$36,234	0.22 %
2450	(2043) Comp Shingle Roof - Replace	40	\$965,793	\$24,145	0.15 %
2450	(2044) Comp Shingle Roof - Replace	40	\$1,842,212	\$46,055	0.28 %
2450	(2045) Comp Shingle Roof - Replace	40	\$1,039,555	\$25,989	0.16 %
2450	(2046) Comp Shingle Roof - Replace	40	\$4,601,547	\$115,039	0.71 %
2450	(2047) Comp Shingle Roof - Replace	40	\$2,307,916	\$57,698	0.35 %
2450	(2048) Comp Shingle Roof - Replace	40	\$3,369,630	\$84,241	0.52 %
2450	(2049) Comp Shingle Roof - Replace	40	\$2,016,490	\$50,412	0.31 %
2450	(2050) Comp Shingle Roof - Replace	40	\$1,630,243	\$40,756	0.25 %
2450	(2051) Comp Shingle Roof - Replace	40	\$2,168,778	\$54,219	0.33 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2450 (2052) Comp Shingle Roof - Replace	40	\$1,259,397	\$31,485	0.19 %
2450 (2053) Comp Shingle Roof - Replace	40	\$538,579	\$13,464	0.08 %
Roofs - Tile				
2400 (2044) Tile Roof - Replace	40	\$465,530	\$11,638	0.07 %
2400 (2046) Tile Roof - Replace	40	\$927,820	\$23,196	0.14 %
2400 (2047) Tile Roof - Replace	40	\$541,717	\$13,543	0.08 %
2400 (2048) Tile Roof - Replace	40	\$582,193	\$14,555	0.09 %
2400 (2049) Tile Roof - Replace	40	\$601,887	\$15,047	0.09 %
2400 (2050) Tile Roof - Replace	40	\$582,848	\$14,571	0.09 %
2400 (2051) Tile Roof - Replace	40	\$582,848	\$14,571	0.09 %
2400 (2052) Tile Roof - Replace	40	\$582,848	\$14,571	0.09 %
2400 (2053) Tile Roof - Replace	40	\$625,693	\$15,642	0.10 %
2400 (2054) Tile Roof - Replace	40	\$482,357	\$12,059	0.07 %
Infrastructure/Buildings				
151 Manor Interior Damage Restoration	1	\$684,330	\$684,330	4.20 %
2480 Gutter System - New Install	1	\$50,000	\$50,000	0.31 %
2481 Gutter/Downspouts - Repair/Replace	1	\$66,486	\$66,486	0.41 %
2510 (2024) Balcony Inspections	9	\$51,560	\$5,729	0.04 %
2510 (2032) Balcony Inspections	9	\$150,000	\$16,667	0.10 %
2510 (2033) Balcony Inspections	9	\$150,000	\$16,667	0.10 %
2621 Sliding Screen Doors	1	\$31,500	\$31,500	0.19 %
2740 Windows - Repair/Replace	1	\$120,410	\$120,410	0.74 %
4525 (2026) Vertical Lifts - R & R	20	\$737,000	\$36,850	0.23 %
4525 (2027) Vertical Lifts - R & R	20	\$147,400	\$7,370	0.05 %
4525 (2028) Vertical Lifts - R & R	20	\$73,700	\$3,685	0.02 %
4525 (2029) Vertical Lifts - R & R	20	\$73,700	\$3,685	0.02 %
4525 (2030) Vertical Lifts - R & R	20	\$294,800	\$14,740	0.09 %
4525 (2032) Vertical Lifts - R & R	20	\$221,100	\$11,055	0.07 %
4525 (2033) Vertical Lifts - R & R	20	\$73,700	\$3,685	0.02 %
4525 (2034) Vertical Lifts - R & R	20	\$73,700	\$3,685	0.02 %
4525 (2038) Vertical Lifts - R & R	20	\$147,400	\$7,370	0.05 %
Carport Siding Renovation				
1112 (2027) Carport Renovations	6	\$2,600	\$433	0.00 %
1112 (2028) Carport Renovations	6	\$5,200	\$867	0.01 %
1112 (2029) Carport Renovations	6	\$7,800	\$1,300	0.01 %
1112 (2030) Carport Renovations	6	\$10,400	\$1,733	0.01 %
1112 (2031) Carport Renovations	6	\$13,000	\$2,167	0.01 %
1112 (2032) Carport Renovations	6	\$15,600	\$2,600	0.02 %
1112 (2033) Carport Renovations	6	\$54,600	\$9,100	0.06 %
Manor Components				
3001 Fixtures - Faucets - Replace	1	\$149,120	\$149,120	0.91 %
3005 Fixtures Sinks - Replace	1	\$38,200	\$38,200	0.23 %
3006 Fixtures - Toilets	1	\$6,817	\$6,817	0.04 %
3009 Bathroom Counter - Inspections	1	\$36,750	\$36,750	0.23 %
3009 Bathroom Counters - Replace	1	\$209,961	\$209,961	1.29 %
3009 Kitchen Countertop - Inspection	1	\$94,500	\$94,500	0.58 %
3009 Kitchen Countertops - Replace	1	\$387,760	\$387,760	2.38 %
3010 Bathroom Tile - Replace/Abatement	1	\$226,302	\$226,302	1.39 %
3011 Bath Mirrors - Replace	1	\$32,834	\$32,834	0.20 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
3012	Shower/Tub Enclosures - Replace	1	\$201,046	\$201,046	1.23 %
3014	Bathroom Basins, Faucets, Counter	1	\$32,468	\$32,468	0.20 %
3050	Floor Replacement - Abatement	1	\$214,200	\$214,200	1.31 %
3051	Bathroom Floors - Wk Cntr #910	1	\$21,000	\$21,000	0.13 %
3051	Bathroom Floors - Wk Cntr #917	1	\$60,821	\$60,821	0.37 %
3052	Kitchen Floors - Wk Cntr #910	1	\$17,850	\$17,850	0.11 %
3053	Kitchen Floors - Wk Cntr #917	1	\$39,426	\$39,426	0.24 %
3321	Ranges - Reimbursements	1	\$2,600	\$2,600	0.02 %
3321	Ranges - Replace	1	\$9,790	\$9,790	0.06 %
3322	Refrigerators - Reimbursements	1	\$43,400	\$43,400	0.27 %
3322	Refrigerators - Replace	1	\$178,936	\$178,936	1.10 %
3323	Cooktops - Reimbursed	1	\$15,300	\$15,300	0.09 %
3323	Cooktops - Replace	1	\$54,696	\$54,696	0.34 %
3324	Dishwashers - Reimbursement	1	\$11,900	\$11,900	0.07 %
3324	Dishwashers - Replace	1	\$85,599	\$85,599	0.53 %
3326	Ovens - Reimbursement	1	\$25,000	\$25,000	0.15 %
3326	Ovens - Replace	1	\$112,036	\$112,036	0.69 %
3327	Garbage Disposals - Replace	1	\$109,723	\$109,723	0.67 %
3327	Garbage Disposals & Counters	1	\$15,400	\$15,400	0.09 %
3328	Manor Hoods - Reimbursements	1	\$4,300	\$4,300	0.03 %
3328	Manor Hoods - Replace	1	\$35,310	\$35,310	0.22 %
4569	(2024) Water Heaters Replace	1	\$757,480	\$757,480	4.65 %
4570	Water Heater - Replace	1	\$834,111	\$834,111	5.12 %
4621	Heat Pumps - Replace	1	\$5,661	\$5,661	0.03 %
4622	Wall Heater - Replace	1	\$3,774	\$3,774	0.02 %
Lighting & Electrical					
4650	(2027-2034) Solar Systems -Replace	1	\$14,455	\$14,455	0.09 %
4650	(2037-2044) Solar Systems -Replace	1	\$14,455	\$14,455	0.09 %
4650	(2047-2054) Solar Systems -Replace	1	\$301,955	\$301,955	1.85 %
6971	(2024) Pushmatic Panels- Upgrade	50	\$500,000	\$10,000	0.06 %
6971	(2025) Pushmatic Panels- Upgrade	50	\$637,200	\$12,744	0.08 %
6971	(2026) Pushmatic Panels- Upgrade	50	\$637,200	\$12,744	0.08 %
6972	Electrical Panel Maintenance	1	\$15,000	\$15,000	0.09 %
6973	Exterior Lighting (Consultant)	1	\$15,000	\$15,000	0.09 %
6974	Walkway Lights - Additional New	1	\$49,760	\$49,760	0.31 %
Laundry Rooms					
3720	(2024) Laundry Room Sinks - Replace	25	\$12,147	\$486	0.00 %
3720	(2047) Laundry Room Sinks - Replace	25	\$9,100	\$364	0.00 %
3725	Laundry Room Counters - Replace	1	\$18,697	\$18,697	0.11 %
3735	Washers - Replace	1	\$91,113	\$91,113	0.56 %
3740	Dryers - Replace	1	\$38,163	\$38,163	0.23 %
3750	(2024-2032) Laundry Water Heaters	1	\$2,510	\$2,510	0.02 %
3750	Laundry Room Water Heater	1	\$10,152	\$10,152	0.06 %
6720	Boat Ramps - Repair/Replace	25	\$13,000	\$520	0.00 %
Off Cycle Decking					
150	Off Cycle Deck Top Coat - Annual	1	\$65,293	\$65,293	0.40 %
152	Off Cycle Common Decks - Annual	1	\$68,410	\$68,410	0.42 %
153	Off Cycle Balcony Decks - Annual	1	\$10,350	\$10,350	0.06 %
Prior To Painting					

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2356	Lead - Testing PTP - Annual	1	\$5,000	\$5,000	0.03 %
2357	Asbestos - Testing PTP - Annual	1	\$52,750	\$52,750	0.32 %
2522	Full Cycle Dry Rot PTP - Annual	1	\$719,099	\$719,099	4.41 %
6341	Full Cycle Decking Repairs - Annual	1	\$112,544	\$112,544	0.69 %
6343	Full Cycle Balcony Dry Rot - Annual	1	\$10,902	\$10,902	0.07 %
Interior & Exterior Painting					
2330	Interior Paint Touch-up - Annual	1	\$95,396	\$95,396	0.59 %
2331	Exterior Paint Touch-Up (Annual)	1	\$124,104	\$124,104	0.76 %
2355	Full Cycle Exterior Paint - Annual	1	\$1,419,843	\$1,419,843	8.71 %
2356	Lead Testing and Abatement	1	\$7,875	\$7,875	0.05 %
2506	Deck Top Coat Reseal (Annual)	1	\$56,623	\$56,623	0.35 %
2725	Building Signage	1	\$45,669	\$45,669	0.28 %
Walls, Fencing, Railings & Gates					
5501	Perimeter Block Walls - Repair	1	\$8,000	\$8,000	0.05 %
5502	Walls - Common Area Block - Annual	1	\$7,400	\$7,400	0.05 %
5525	Perimeter Shepherds Crook - Replace	1	\$35,000	\$35,000	0.21 %
Grounds & Miscellaneous					
7000	Trees - Trim/Maintain - Annual	1	\$1,065,281	\$1,065,281	6.54 %
7011	(2025) Landscape Renovations	4	\$15,000	\$3,750	0.02 %
7011	(2026) Landscape Renovations	4	\$15,000	\$3,750	0.02 %
7012	Landscape Improve/Restore Annual	1	\$195,857	\$195,857	1.20 %
7014	Slope - Renovations	1	\$82,759	\$82,759	0.51 %
7017	Turf Reduction & Irrigation	1	\$27,029	\$27,029	0.17 %
Building Structures					
2001	(2024) Bldg. Structures, Projects	1	\$50,000	\$50,000	0.31 %
2001	Bldg. Structures, Projects - Annual	1	\$134,800	\$134,800	0.83 %
2001	Building Structures Dry Rot Repairs	1	\$5,250	\$5,250	0.03 %
2002	Bldg. Structures Maint Ops Annual	1	\$400,000	\$400,000	2.45 %
2003	Building Structures Carpentry	1	\$97,321	\$97,321	0.60 %
2004	(2024) Smoke Alarms - Replace	10	\$340,757	\$34,076	0.21 %
2004	(2025) Smoke Alarms - Replace	10	\$299,845	\$29,985	0.18 %
2006	Building Foundations - Repair	1	\$43,436	\$43,436	0.27 %
2356	Lead Testing and Abatement	1	\$5,250	\$5,250	0.03 %
Plumbing					
4590	Plumbing - Repair/Replace, Annual	1	\$345,510	\$345,510	2.12 %
4591	Copper Water Lines Re-Pipe - Annual	1	\$100,000	\$100,000	0.61 %
4594	(2024-2035)Waste Line Epoxy Re-Line	1	\$2,300,000	\$2,300,000	14.11 %
4596	(2036-2053) Waste Lines - Repair	1	\$50,000	\$50,000	0.31 %
213	Total Funded Components			\$16,301,067	100.00 %



#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
Paving						
2220	(2024) Asphalt - Resurface	25	0	\$199,081	\$199,081	\$6,961.27
2220	(2025) Asphalt - Resurface	25	1	\$206,627	\$198,362	\$7,225.13
2220	(2026) Asphalt - Resurface	25	2	\$258,566	\$237,881	\$9,041.29
2220	(2027) Asphalt - Resurface	25	3	\$251,222	\$221,075	\$8,784.49
2220	(2028) Asphalt - Resurface	25	4	\$248,405	\$208,660	\$8,685.99
2220	(2029) Asphalt - Resurface	25	5	\$291,777	\$233,422	\$10,202.58
2220	(2030) Asphalt - Resurface	25	6	\$281,220	\$213,727	\$9,833.43
2220	(2031) Asphalt - Resurface	25	7	\$272,422	\$196,144	\$9,525.79
2220	(2032) Asphalt - Resurface	25	8	\$241,537	\$164,245	\$8,445.83
2220	(2033) Asphalt - Resurface	25	9	\$282,569	\$180,844	\$9,880.60
2220	(2034) Asphalt - Resurface	25	10	\$273,759	\$164,255	\$9,572.54
2220	(2035) Asphalt - Resurface	25	11	\$317,423	\$177,757	\$11,099.34
2220	(2036) Asphalt - Resurface	25	12	\$290,573	\$151,098	\$10,160.48
2220	(2037) Asphalt - Resurface	25	13	\$262,066	\$125,792	\$9,163.67
2220	(2038) Asphalt - Resurface	25	14	\$265,704	\$116,910	\$9,290.88
2220	(2039) Asphalt - Resurface	25	15	\$263,410	\$105,364	\$9,210.67
2220	(2040) Asphalt - Resurface	25	16	\$266,274	\$95,859	\$9,310.81
2220	(2041) Asphalt - Resurface	25	17	\$261,640	\$83,725	\$9,148.78
2220	(2042) Asphalt - Resurface	25	18	\$186,059	\$52,097	\$6,505.93
2220	(2043) Asphalt - Resurface	25	19	\$165,172	\$39,641	\$5,775.58
2220	(2045) Asphalt - Resurface	25	21	\$187,032	\$29,925	\$6,539.95
2220	(2046) Asphalt - Resurface	25	22	\$101,531	\$12,184	\$3,550.24
2220	(2047) Asphalt - Resurface	25	23	\$67,820	\$5,426	\$2,371.46
2220	(2048) Asphalt - Resurface	25	24	\$109,343	\$4,374	\$3,823.40
2220	(2049) Asphalt - Resurface	25	25	\$233,005	\$0	\$8,147.49
2230	Asphalt - Annual Repair/Seal	1	0	\$45,126	\$45,126	\$39,448.06
Asphalt & Concrete Repair/Replace						
2033	(2024) Concrete & Paving - R/R	20	0	\$55,434	\$55,434	\$2,422.95
2033	(2025) Concrete & Paving - R/R	20	1	\$484	\$460	\$21.16
2033	(2026) Concrete & Paving - R/R	20	2	\$1,112	\$1,001	\$48.60
2033	(2027) Concrete & Paving - R/R	20	3	\$978	\$831	\$42.75
2033	(2028) Concrete & Paving - R/R	20	4	\$643	\$514	\$28.10
2033	(2029) Concrete & Paving - R/R	20	5	\$1,895	\$1,421	\$82.83
2033	(2030) Concrete & Paving - R/R	20	6	\$7,440	\$5,208	\$325.19
2033	(2031) Concrete & Paving - R/R	20	7	\$11,522	\$7,489	\$503.61
2033	(2032) Concrete & Paving - R/R	20	8	\$12,372	\$7,423	\$540.77
2033	(2033) Concrete & Paving - R/R	20	9	\$6,274	\$3,451	\$274.23
2033	(2034) Concrete & Paving - R/R	20	10	\$11,914	\$5,957	\$520.75
2033	(2035) Concrete & Paving - R/R	20	11	\$53,051	\$23,873	\$2,318.80
2033	(2036) Concrete & Paving - R/R	20	12	\$50,290	\$20,116	\$2,198.12
2033	(2037) Concrete & Paving - R/R	20	13	\$90,779	\$31,773	\$3,967.84
2033	(2038) Concrete & Paving - R/R	20	14	\$72,594	\$21,778	\$3,173.00
2033	(2039) Concrete & Paving - R/R	20	15	\$58,197	\$14,549	\$2,543.72
2033	(2040) Concrete & Paving - R/R	20	16	\$48,213	\$9,643	\$2,107.33

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
2033	(2041) Concrete & Paving - R/R	20	17	\$46,950	\$7,043	\$2,052.13
2033	(2042) Concrete & Paving - R/R	20	18	\$69,408	\$6,941	\$3,033.74
2033	(2043) Concrete & Paving - R/R	20	19	\$33,890	\$1,695	\$1,481.29
2033	(2044) Concrete & Paving - R/R	20	20	\$21,367	\$0	\$933.93
2100	Concrete - Repair/Replace	1	0	\$150,000	\$150,000	\$131,126.39
Roofs - Built-Up						
1302	(2024) Built-Up/PVC - Replace	0	0	\$800,000	\$800,000	\$0.00
1302	(2025) Built-Up/PVC - Replace	0	1	\$1,014,614	\$507,307	\$0.00
1302	(2026) Built-Up/PVC - Replace	0	2	\$1,013,948	\$337,983	\$0.00
1302	(2027) Built-Up/PVC - Replace	0	3	\$1,014,063	\$253,516	\$0.00
1302	(2028) Built-Up/PVC - Replace	0	4	\$999,208	\$199,842	\$0.00
1302	(2029) Built-Up/PVC - Replace	0	5	\$384,603	\$64,101	\$0.00
2465	(2034) PVC Cool Roof - Replace	25	10	\$1,437,163	\$862,298	\$50,253.33
2465	(2035) PVC Cool Roof - Replace	25	11	\$1,455,050	\$814,828	\$50,878.79
2465	(2036) PVC Cool Roof - Replace	25	12	\$1,746,312	\$908,082	\$61,063.36
2465	(2037) PVC Cool Roof - Replace	25	13	\$2,422,018	\$1,162,569	\$84,690.79
2465	(2038) PVC Cool Roof - Replace	25	14	\$3,028,314	\$1,332,458	\$105,891.17
2465	(2039) PVC Cool Roof - Replace	25	15	\$2,704,665	\$1,081,866	\$94,574.12
2465	(2040) PVC Cool Roof - Replace	25	16	\$2,098,347	\$755,405	\$73,372.98
2465	(2041) PVC Cool Roof - Replace	25	17	\$1,467,555	\$469,618	\$51,316.05
2465	(2042) PVC Cool Roof - Replace	25	18	\$1,528,240	\$427,907	\$53,438.02
2465	(2043) PVC Cool Roof - Replace	25	19	\$1,848,634	\$443,672	\$64,641.25
2465	(2044) PVC Cool Roof - Replace	25	20	\$977,468	\$195,494	\$34,179.16
2465	(2045) PVC Cool Roof - Replace	25	21	\$768,197	\$122,912	\$26,861.57
2465	(2046) PVC Cool Roof - Replace	25	22	\$986,400	\$118,368	\$34,491.49
2465	(2047) PVC Cool Roof - Replace	25	23	\$1,120,978	\$89,678	\$39,197.28
2465	(2048) PVC Cool Roof - Replace	25	24	\$1,004,013	\$40,161	\$35,107.36
2465	(2049) PVC Cool Roof - Replace	25	25	\$1,021,560	\$0	\$35,720.93
2465	(2050) PVC Cool Roof - Replace	25	26	\$1,014,929	\$0	\$35,489.06
2465	(2051) PVC Cool Roof - Replace	25	27	\$1,017,066	\$0	\$35,563.78
2465	(2052) PVC Cool Roof - Replace	25	28	\$1,017,143	\$0	\$35,566.48
2465	(2053) PVC Cool Roof - Replace	25	29	\$995,387	\$0	\$34,805.73
2466	Emergency Roof Repairs - Annual	1	0	\$90,000	\$90,000	\$78,675.83
2467	Preventative Roof Repairs	1	0	\$105,409	\$105,409	\$92,146.01
2468	Flat Roofs Debris Cleanup	1	0	\$73,059	\$73,059	\$63,866.42
Roofs - Comp Shingle						
2450	(2024) Comp Shingle Roof - Replace	40	0	\$250,000	\$250,000	\$5,463.60
2450	(2025) Comp Shingle Roof - Replace	40	1	\$322,161	\$314,107	\$7,040.63
2450	(2041) Comp Shingle Roof - Replace	40	17	\$1,637,463	\$941,541	\$35,785.77
2450	(2042) Comp Shingle Roof - Replace	40	18	\$1,449,376	\$797,157	\$31,675.24
2450	(2043) Comp Shingle Roof - Replace	40	19	\$965,793	\$507,041	\$21,106.82
2450	(2044) Comp Shingle Roof - Replace	40	20	\$1,842,212	\$921,106	\$40,260.43
2450	(2045) Comp Shingle Roof - Replace	40	21	\$1,039,555	\$493,789	\$22,718.85
2450	(2046) Comp Shingle Roof - Replace	40	22	\$4,601,547	\$2,070,696	\$100,564.04
2450	(2047) Comp Shingle Roof - Replace	40	23	\$2,307,916	\$980,864	\$50,438.11
2450	(2048) Comp Shingle Roof - Replace	40	24	\$3,369,630	\$1,347,852	\$73,641.24
2450	(2049) Comp Shingle Roof - Replace	40	25	\$2,016,490	\$756,184	\$44,069.18
2450	(2050) Comp Shingle Roof - Replace	40	26	\$1,630,243	\$570,585	\$35,627.98
2450	(2051) Comp Shingle Roof - Replace	40	27	\$2,168,778	\$704,853	\$47,397.34

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
2450	(2052) Comp Shingle Roof - Replace	40	28	\$1,259,397	\$377,819	\$27,523.36
2450	(2053) Comp Shingle Roof - Replace	40	29	\$538,579	\$148,109	\$11,770.32
Roofs - Tile						
2400	(2044) Tile Roof - Replace	40	20	\$465,530	\$232,765	\$10,173.88
2400	(2046) Tile Roof - Replace	40	22	\$927,820	\$417,519	\$20,276.95
2400	(2047) Tile Roof - Replace	40	23	\$541,717	\$230,230	\$11,838.90
2400	(2048) Tile Roof - Replace	40	24	\$582,193	\$232,877	\$12,723.48
2400	(2049) Tile Roof - Replace	40	25	\$601,887	\$225,708	\$13,153.88
2400	(2050) Tile Roof - Replace	40	26	\$582,848	\$203,997	\$12,737.79
2400	(2051) Tile Roof - Replace	40	27	\$582,848	\$189,426	\$12,737.79
2400	(2052) Tile Roof - Replace	40	28	\$582,848	\$174,854	\$12,737.79
2400	(2053) Tile Roof - Replace	40	29	\$625,693	\$172,066	\$13,674.14
2400	(2054) Tile Roof - Replace	40	30	\$482,357	\$120,589	\$10,541.62
Infrastructure/Buildings						
151	Manor Interior Damage Restoration	1	0	\$684,330	\$684,330	\$598,224.81
2480	Gutter System - New Install	1	0	\$50,000	\$50,000	\$43,708.80
2481	Gutter/Downspouts - Repair/Replace	1	0	\$66,486	\$66,486	\$58,120.46
2510	(2024) Balcony Inspections	9	0	\$51,560	\$51,560	\$5,008.06
2510	(2032) Balcony Inspections	9	8	\$150,000	\$16,667	\$14,569.60
2510	(2033) Balcony Inspections	9	9	\$150,000	\$0	\$14,569.60
2621	Sliding Screen Doors	1	0	\$31,500	\$31,500	\$27,536.54
2740	Windows - Repair/Replace	1	0	\$120,410	\$120,410	\$105,259.52
4525	(2026) Vertical Lifts - R & R	20	2	\$737,000	\$663,300	\$32,213.38
4525	(2027) Vertical Lifts - R & R	20	3	\$147,400	\$125,290	\$6,442.68
4525	(2028) Vertical Lifts - R & R	20	4	\$73,700	\$58,960	\$3,221.34
4525	(2029) Vertical Lifts - R & R	20	5	\$73,700	\$55,275	\$3,221.34
4525	(2030) Vertical Lifts - R & R	20	6	\$294,800	\$206,360	\$12,885.35
4525	(2032) Vertical Lifts - R & R	20	8	\$221,100	\$132,660	\$9,664.01
4525	(2033) Vertical Lifts - R & R	20	9	\$73,700	\$40,535	\$3,221.34
4525	(2034) Vertical Lifts - R & R	20	10	\$73,700	\$36,850	\$3,221.34
4525	(2038) Vertical Lifts - R & R	20	14	\$147,400	\$44,220	\$6,442.68
Carport Siding Renovation						
1112	(2027) Carport Renovations	6	3	\$2,600	\$1,300	\$378.81
1112	(2028) Carport Renovations	6	4	\$5,200	\$1,733	\$757.62
1112	(2029) Carport Renovations	6	5	\$7,800	\$1,300	\$1,136.43
1112	(2030) Carport Renovations	6	6	\$10,400	\$0	\$1,515.24
1112	(2031) Carport Renovations	6	7	\$13,000	\$0	\$1,894.05
1112	(2032) Carport Renovations	6	8	\$15,600	\$0	\$2,272.86
1112	(2033) Carport Renovations	6	9	\$54,600	\$0	\$7,955.00
Manor Components						
3001	Fixtures - Faucets - Replace	1	0	\$149,120	\$149,120	\$130,357.11
3005	Fixtures Sinks - Replace	1	0	\$38,200	\$38,200	\$33,393.52
3006	Fixtures - Toilets	1	0	\$6,817	\$6,817	\$5,959.26
3009	Bathroom Counter - Inspections	1	0	\$36,750	\$36,750	\$32,125.97
3009	Bathroom Counters - Replace	1	0	\$209,961	\$209,961	\$183,542.85
3009	Kitchen Countertop - Inspection	1	0	\$94,500	\$94,500	\$82,609.62
3009	Kitchen Countertops - Replace	1	0	\$387,760	\$387,760	\$338,970.45
3010	Bathroom Tile - Replace/Abatement	1	0	\$226,302	\$226,302	\$197,827.76
3011	Bath Mirrors - Replace	1	0	\$32,834	\$32,834	\$28,702.69

# Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
3012 Shower/Tub Enclosures - Replace	1	0	\$201,046	\$201,046	\$175,749.57
3014 Bathroom Basins, Faucets, Counter	1	0	\$32,468	\$32,468	\$28,382.74
3050 Floor Replacement - Abatement	1	0	\$214,200	\$214,200	\$187,248.48
3051 Bathroom Floors - Wk Cntr #910	1	0	\$21,000	\$21,000	\$18,357.69
3051 Bathroom Floors - Wk Cntr #917	1	0	\$60,821	\$60,821	\$53,168.25
3052 Kitchen Floors - Wk Cntr #910	1	0	\$17,850	\$17,850	\$15,604.04
3053 Kitchen Floors - Wk Cntr #917	1	0	\$39,426	\$39,426	\$34,465.26
3321 Ranges - Reimbursements	1	0	\$2,600	\$2,600	\$2,272.86
3321 Ranges - Replace	1	0	\$9,790	\$9,790	\$8,558.18
3322 Refrigerators - Reimbursements	1	0	\$43,400	\$43,400	\$37,939.23
3322 Refrigerators - Replace	1	0	\$178,936	\$178,936	\$156,421.54
3323 Cooktops - Reimbursed	1	0	\$15,300	\$15,300	\$13,374.89
3323 Cooktops - Replace	1	0	\$54,696	\$54,696	\$47,813.93
3324 Dishwashers - Reimbursement	1	0	\$11,900	\$11,900	\$10,402.69
3324 Dishwashers - Replace	1	0	\$85,599	\$85,599	\$74,828.58
3326 Ovens - Reimbursement	1	0	\$25,000	\$25,000	\$21,854.40
3326 Ovens - Replace	1	0	\$112,036	\$112,036	\$97,939.17
3327 Garbage Disposals - Replace	1	0	\$109,723	\$109,723	\$95,917.20
3327 Garbage Disposals & Counters	1	0	\$15,400	\$15,400	\$13,462.31
3328 Manor Hoods - Reimbursements	1	0	\$4,300	\$4,300	\$3,758.96
3328 Manor Hoods - Replace	1	0	\$35,310	\$35,310	\$30,867.15
4569 (2024) Water Heaters Replace	1	0	\$757,480	\$757,480	\$662,170.78
4570 Water Heater - Replace	1	1	\$834,111	\$0	\$729,159.75
4621 Heat Pumps - Replace	1	0	\$5,661	\$5,661	\$4,948.71
4622 Wall Heater - Replace	1	0	\$3,774	\$3,774	\$3,299.14
Lighting & Electrical					
4650 (2027-2034) Solar Systems -Replace	1	3	\$14,455	\$0	\$12,636.21
4650 (2037-2044) Solar Systems -Replace	1	13	\$14,455	\$0	\$12,636.21
4650 (2047-2054) Solar Systems -Replace	1	24	\$301,955	\$0	\$263,961.79
6971 (2024) Pushmatic Panels- Upgrade	50	0	\$500,000	\$500,000	\$8,741.76
6971 (2025) Pushmatic Panels- Upgrade	50	1	\$637,200	\$624,456	\$11,140.50
6971 (2026) Pushmatic Panels- Upgrade	50	2	\$637,200	\$611,712	\$11,140.50
6972 Electrical Panel Maintenance	1	0	\$15,000	\$15,000	\$13,112.64
6973 Exterior Lighting (Consultant)	1	0	\$15,000	\$15,000	\$13,112.64
6974 Walkway Lights - Additional New	1	0	\$49,760	\$49,760	\$43,498.99
Laundry Rooms					
3720 (2024) Laundry Room Sinks - Replace	25	0	\$12,147	\$12,147	\$424.74
3720 (2047) Laundry Room Sinks - Replace	25	24	\$9,100	\$364	\$318.20
3725 Laundry Room Counters - Replace	1	0	\$18,697	\$18,697	\$16,344.47
3735 Washers - Replace	1	0	\$91,113	\$91,113	\$79,648.79
3740 Dryers - Replace	1	0	\$38,163	\$38,163	\$33,361.18
3750 (2024-2032) Laundry Water Heaters	1	0	\$2,510	\$2,510	\$2,194.18
3750 Laundry Room Water Heater	1	8	\$10,152	\$0	\$8,874.63
6720 Boat Ramps - Repair/Replace	25	24	\$13,000	\$520	\$454.57
Off Cycle Decking					
150 Off Cycle Deck Top Coat - Annual	1	0	\$65,293	\$65,293	\$57,077.57
152 Off Cycle Common Decks - Annual	1	0	\$68,410	\$68,410	\$59,802.37
153 Off Cycle Balcony Decks - Annual	1	0	\$10,350	\$10,350	\$9,047.72
Prior To Painting					

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
2356	Lead - Testing PTP - Annual	1	0	\$5,000	\$5,000	\$4,370.88
2357	Asbestos - Testing PTP - Annual	1	0	\$52,750	\$52,750	\$46,112.78
2522	Full Cycle Dry Rot PTP - Annual	1	0	\$719,099	\$719,099	\$628,619.03
6341	Full Cycle Decking Repairs - Annual	1	0	\$112,544	\$112,544	\$98,383.25
6343	Full Cycle Balcony Dry Rot - Annual	1	0	\$10,902	\$10,902	\$9,530.27
Interior & Exterior Painting						
2330	Interior Paint Touch-up - Annual	1	0	\$95,396	\$95,396	\$83,392.89
2331	Exterior Paint Touch-Up (Annual)	1	0	\$124,104	\$124,104	\$108,488.73
2355	Full Cycle Exterior Paint - Annual	1	0	\$1,419,843	\$1,419,843	\$1,241,192.56
2356	Lead Testing and Abatement	1	0	\$7,875	\$7,875	\$6,884.14
2506	Deck Top Coat Reseal (Annual)	1	0	\$56,623	\$56,623	\$49,498.46
2725	Building Signage	1	0	\$45,669	\$45,669	\$39,922.74
Walls, Fencing, Railings & Gates						
5501	Perimeter Block Walls - Repair	1	0	\$8,000	\$8,000	\$6,993.41
5502	Walls - Common Area Block - Annual	1	0	\$7,400	\$7,400	\$6,468.90
5525	Perimeter Shepherds Crook - Replace	1	0	\$35,000	\$35,000	\$30,596.16
Grounds & Miscellaneous						
7000	Trees - Trim/Maintain - Annual	1	0	\$1,065,281	\$1,065,281	\$931,243.00
7011	(2025) Landscape Renovations	4	1	\$15,000	\$11,250	\$3,278.16
7011	(2026) Landscape Renovations	4	2	\$15,000	\$7,500	\$3,278.16
7012	Landscape Improve/Restore Annual	1	0	\$195,857	\$195,857	\$171,213.47
7014	Slope - Renovations	1	0	\$82,759	\$82,759	\$72,345.92
7017	Turf Reduction & Irrigation	1	0	\$27,029	\$27,029	\$23,628.10
Building Structures						
2001	(2024) Bldg. Structures, Projects	1	0	\$50,000	\$50,000	\$43,708.80
2001	Bldg. Structures, Projects - Annual	1	1	\$134,800	\$0	\$117,838.91
2001	Building Structures Dry Rot Repairs	1	0	\$5,250	\$5,250	\$4,589.42
2002	Bldg. Structures Maint Ops Annual	1	0	\$400,000	\$400,000	\$349,670.37
2003	Building Structures Carpentry	1	0	\$97,321	\$97,321	\$85,075.67
2004	(2024) Smoke Alarms - Replace	10	0	\$340,757	\$340,757	\$29,788.16
2004	(2025) Smoke Alarms - Replace	10	2	\$299,845	\$239,876	\$26,211.73
2006	Building Foundations - Repair	1	0	\$43,436	\$43,436	\$37,970.71
2356	Lead Testing and Abatement	1	0	\$5,250	\$5,250	\$4,589.42
Plumbing						
4590	Plumbing - Repair/Replace, Annual	1	0	\$345,510	\$345,510	\$302,036.52
4591	Copper Water Lines Re-Pipe - Annual	1	0	\$100,000	\$100,000	\$87,417.59
4594	(2024-2035)Waste Line Epoxy Re-Line	1	0	\$2,300,000	\$2,300,000	\$2,010,604.62
4596	(2036-2053) Waste Lines - Repair	1	12	\$50,000	\$0	\$43,708.80
213 Total Funded Components					\$44,047,307	\$14,250,000



30-Year Reserve Plan Summary

Report # 36560-4
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	\$15,641,049	\$44,047,307	35.5 %	Medium	\$14,250,000	\$0	\$390,386	\$14,657,453
2025	\$15,623,982	\$46,478,370	33.6 %	Medium	\$15,354,375	\$0	\$396,424	\$15,250,171
2026	\$16,124,610	\$48,842,070	33.0 %	Medium	\$16,544,339	\$0	\$408,062	\$16,520,946
2027	\$16,556,066	\$50,437,637	32.8 %	Medium	\$16,999,308	\$0	\$439,626	\$15,342,568
2028	\$18,652,432	\$53,705,517	34.7 %	Medium	\$17,466,789	\$0	\$493,999	\$15,702,554
2029	\$20,910,666	\$56,842,975	36.8 %	Medium	\$17,947,126	\$0	\$559,320	\$15,533,270
2030	\$23,883,842	\$60,280,083	39.6 %	Medium	\$18,440,672	\$0	\$640,777	\$15,530,940
2031	\$27,434,350	\$64,354,636	42.6 %	Medium	\$18,947,791	\$0	\$735,935	\$15,613,251
2032	\$31,504,825	\$69,027,396	45.6 %	Medium	\$19,468,855	\$0	\$833,870	\$16,529,854
2033	\$35,277,696	\$73,457,677	48.0 %	Medium	\$20,004,248	\$0	\$930,742	\$16,949,582
2034	\$39,263,105	\$78,170,103	50.2 %	Medium	\$20,554,365	\$0	\$1,005,328	\$19,571,714
2035	\$41,251,084	\$80,902,099	51.0 %	Medium	\$21,119,610	\$0	\$1,061,251	\$19,690,130
2036	\$43,741,815	\$81,002,497	54.0 %	Medium	\$21,700,399	\$0	\$1,154,505	\$17,877,138
2037	\$48,719,582	\$83,533,141	58.3 %	Medium	\$22,297,160	\$0	\$1,273,353	\$19,030,087
2038	\$53,260,008	\$85,507,588	62.3 %	Medium	\$22,910,332	\$0	\$1,374,521	\$20,722,951
2039	\$56,821,911	\$86,369,702	65.8 %	Medium	\$23,540,366	\$0	\$1,473,786	\$20,626,199
2040	\$61,209,864	\$87,946,579	69.6 %	Medium	\$24,187,727	\$0	\$1,598,614	\$20,177,152
2041	\$66,819,053	\$90,640,205	73.7 %	Low	\$24,852,889	\$0	\$1,716,800	\$22,713,611
2042	\$70,675,131	\$91,427,217	77.3 %	Low	\$25,536,343	\$0	\$1,818,170	\$23,092,114
2043	\$74,937,531	\$92,491,867	81.0 %	Low	\$26,238,593	\$0	\$1,934,549	\$23,115,048
2044	\$79,995,625	\$94,228,034	84.9 %	Low	\$26,960,154	\$0	\$2,047,016	\$25,058,110
2045	\$83,944,685	\$94,671,140	88.7 %	Low	\$27,701,558	\$0	\$2,185,923	\$22,711,803
2046	\$91,120,365	\$98,247,019	92.7 %	Low	\$28,463,351	\$0	\$2,232,534	\$34,138,640
2047	\$87,677,610	\$90,884,400	96.5 %	Low	\$28,463,351	\$0	\$2,219,385	\$28,293,048
2048	\$90,067,298	\$90,681,256	99.3 %	Low	\$28,463,351	\$0	\$2,236,200	\$31,742,531
2049	\$89,024,318	\$87,705,416	101.5 %	Low	\$28,463,351	\$0	\$2,223,842	\$30,633,992
2050	\$89,077,520	\$86,592,052	102.9 %	Low	\$28,463,351	\$0	\$2,220,937	\$30,970,132
2051	\$88,791,675	\$85,933,317	103.3 %	Low	\$28,463,351	\$0	\$2,192,734	\$32,628,914
2052	\$86,818,847	\$84,405,557	102.9 %	Low	\$28,463,351	\$0	\$2,156,408	\$31,556,201
2053	\$85,882,405	\$84,821,918	101.3 %	Low	\$28,463,351	\$0	\$2,145,740	\$30,527,039



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 36560-4
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	\$15,641,049	\$44,047,307	35.5 %	Medium	\$12,992,247	\$0	\$374,483	\$14,657,453
2025	\$14,350,326	\$46,478,370	30.9 %	Medium	\$13,999,146	\$0	\$347,079	\$15,250,171
2026	\$13,446,381	\$48,842,070	27.5 %	High	\$15,084,080	\$0	\$321,870	\$16,520,946
2027	\$12,331,385	\$50,437,637	24.4 %	High	\$15,498,892	\$0	\$313,818	\$15,342,568
2028	\$12,801,527	\$53,705,517	23.8 %	High	\$15,925,112	\$0	\$326,545	\$15,702,554
2029	\$13,350,630	\$56,842,975	23.5 %	High	\$16,363,052	\$0	\$348,109	\$15,533,270
2030	\$14,528,521	\$60,280,083	24.1 %	High	\$16,813,036	\$0	\$383,615	\$15,530,940
2031	\$16,194,232	\$64,354,636	25.2 %	High	\$17,275,395	\$0	\$430,544	\$15,613,251
2032	\$18,286,919	\$69,027,396	26.5 %	High	\$17,750,468	\$0	\$477,882	\$16,529,854
2033	\$19,985,415	\$73,457,677	27.2 %	High	\$18,238,606	\$0	\$521,699	\$16,949,582
2034	\$21,796,139	\$78,170,103	27.9 %	High	\$18,740,168	\$0	\$540,676	\$19,571,714
2035	\$21,505,269	\$80,902,099	26.6 %	High	\$19,255,522	\$0	\$538,340	\$19,690,130
2036	\$21,609,001	\$81,002,497	26.7 %	High	\$19,785,049	\$0	\$570,582	\$17,877,138
2037	\$24,087,494	\$83,533,141	28.8 %	High	\$20,329,138	\$0	\$625,561	\$19,030,087
2038	\$26,012,107	\$85,507,588	30.4 %	Medium	\$20,888,189	\$0	\$659,895	\$20,722,951
2039	\$26,837,240	\$86,369,702	31.1 %	Medium	\$21,462,614	\$0	\$689,248	\$20,626,199
2040	\$28,362,904	\$87,946,579	32.3 %	Medium	\$22,052,836	\$0	\$740,971	\$20,177,152
2041	\$30,979,559	\$90,640,205	34.2 %	Medium	\$22,659,289	\$0	\$782,738	\$22,713,611
2042	\$31,707,976	\$91,427,217	34.7 %	Medium	\$23,282,420	\$0	\$804,252	\$23,092,114
2043	\$32,702,534	\$92,491,867	35.4 %	Medium	\$23,922,686	\$0	\$837,209	\$23,115,048
2044	\$34,347,381	\$94,228,034	36.5 %	Medium	\$24,580,560	\$0	\$862,554	\$25,058,110
2045	\$34,732,385	\$94,671,140	36.7 %	Medium	\$25,256,526	\$0	\$910,504	\$22,711,803
2046	\$38,187,613	\$98,247,019	38.9 %	Medium	\$25,951,080	\$0	\$862,180	\$34,138,640
2047	\$30,862,234	\$90,884,400	34.0 %	Medium	\$25,951,080	\$0	\$750,846	\$28,293,048
2048	\$29,271,111	\$90,681,256	32.3 %	Medium	\$25,951,080	\$0	\$666,993	\$31,742,531
2049	\$24,146,653	\$87,705,416	27.5 %	High	\$25,951,080	\$0	\$551,420	\$30,633,992
2050	\$20,015,161	\$86,592,052	23.1 %	High	\$25,951,080	\$0	\$442,691	\$30,970,132
2051	\$15,438,800	\$85,933,317	18.0 %	High	\$25,951,080	\$0	\$305,987	\$32,628,914
2052	\$9,066,953	\$84,405,557	10.7 %	High	\$25,951,080	\$0	\$158,417	\$31,556,201
2053	\$3,620,249	\$84,821,918	4.3 %	High	\$25,951,080	\$0	\$33,691	\$30,527,039

30-Year Income/Expense Detail

Report # 36560-4
No-Site-Visit

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$15,641,049	\$15,623,982	\$16,124,610	\$16,556,066	\$18,652,432
Annual Reserve Funding	\$14,250,000	\$15,354,375	\$16,544,339	\$16,999,308	\$17,466,789
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$390,386	\$396,424	\$408,062	\$439,626	\$493,999
Total Income	\$30,281,435	\$31,374,781	\$33,077,012	\$33,995,000	\$36,613,220
# Component					
Paving					
2220 (2024) Asphalt - Resurface	\$199,081	\$0	\$0	\$0	\$0
2220 (2025) Asphalt - Resurface	\$0	\$212,826	\$0	\$0	\$0
2220 (2026) Asphalt - Resurface	\$0	\$0	\$274,313	\$0	\$0
2220 (2027) Asphalt - Resurface	\$0	\$0	\$0	\$274,517	\$0
2220 (2028) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$279,582
2220 (2029) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2030) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2031) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2032) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2033) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2034) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2035) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2036) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2037) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2038) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2039) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2040) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2041) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2042) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2043) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2045) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2046) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2047) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2048) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2049) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Annual Repair/Seal	\$45,126	\$46,480	\$47,874	\$49,310	\$50,790
Asphalt & Concrete Repair/Replace					
2033 (2024) Concrete & Paving - R/R	\$55,434	\$0	\$0	\$0	\$0
2033 (2025) Concrete & Paving - R/R	\$0	\$499	\$0	\$0	\$0
2033 (2026) Concrete & Paving - R/R	\$0	\$0	\$1,180	\$0	\$0
2033 (2027) Concrete & Paving - R/R	\$0	\$0	\$0	\$1,069	\$0
2033 (2028) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$724
2033 (2029) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2030) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2031) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2032) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2033) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2034) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2035) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2036) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2037) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2038) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2039) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2040) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2041) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2042) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2043) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2044) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2100 Concrete - Repair/Replace	\$150,000	\$154,500	\$159,135	\$163,909	\$168,826
Roofs - Built-Up					
1302 (2024) Built-Up/PVC - Replace	\$800,000	\$0	\$0	\$0	\$0
1302 (2025) Built-Up/PVC - Replace	\$0	\$1,045,052	\$0	\$0	\$0
1302 (2026) Built-Up/PVC - Replace	\$0	\$0	\$1,075,697	\$0	\$0
1302 (2027) Built-Up/PVC - Replace	\$0	\$0	\$0	\$1,108,094	\$0

Fiscal Year	2024	2025	2026	2027	2028
1302 (2028) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$1,124,617
1302 (2029) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2034) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2035) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2036) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2037) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2038) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2039) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2040) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2041) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2042) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2043) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2044) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2045) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2046) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2047) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2048) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2049) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2050) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2051) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2052) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2053) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2466 Emergency Roof Repairs - Annual	\$90,000	\$92,700	\$95,481	\$98,345	\$101,296
2467 Preventative Roof Repairs	\$105,409	\$108,571	\$111,828	\$115,183	\$118,639
2468 Flat Roofs Debris Cleanup	\$73,059	\$75,251	\$77,508	\$79,834	\$82,229
Roofs - Comp Shingle					
2450 (2024) Comp Shingle Roof - Replace	\$250,000	\$0	\$0	\$0	\$0
2450 (2025) Comp Shingle Roof - Replace	\$0	\$331,826	\$0	\$0	\$0
2450 (2041) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2042) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2043) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2044) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2045) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2046) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2047) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2048) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2049) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2050) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2051) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2052) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2053) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
Roofs - Tile					
2400 (2044) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2046) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2047) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2048) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2049) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2050) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2051) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2052) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2053) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2054) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
Infrastructure/Buildings					
151 Manor Interior Damage Restoration	\$684,330	\$704,860	\$726,006	\$747,786	\$770,219
2480 Gutter System - New Install	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275
2481 Gutter/Downspouts - Repair/Replace	\$66,486	\$68,481	\$70,535	\$72,651	\$74,831
2510 (2024) Balcony Inspections	\$51,560	\$0	\$0	\$0	\$0
2510 (2032) Balcony Inspections	\$0	\$0	\$0	\$0	\$0
2510 (2033) Balcony Inspections	\$0	\$0	\$0	\$0	\$0
2621 Sliding Screen Doors	\$31,500	\$32,445	\$33,418	\$34,421	\$35,454
2740 Windows - Repair/Replace	\$120,410	\$124,022	\$127,743	\$131,575	\$135,523
4525 (2026) Vertical Lifts - R & R	\$0	\$0	\$781,883	\$0	\$0
4525 (2027) Vertical Lifts - R & R	\$0	\$0	\$0	\$161,068	\$0
4525 (2028) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$82,950
4525 (2029) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525 (2030) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525 (2032) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525 (2033) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525 (2034) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
4525 (2038) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
Carport Siding Renovation					
1112 (2027) Carport Renovations	\$0	\$0	\$0	\$2,841	\$0
1112 (2028) Carport Renovations	\$0	\$0	\$0	\$0	\$5,853
1112 (2029) Carport Renovations	\$0	\$0	\$0	\$0	\$0
1112 (2030) Carport Renovations	\$0	\$0	\$0	\$0	\$0
1112 (2031) Carport Renovations	\$0	\$0	\$0	\$0	\$0
1112 (2032) Carport Renovations	\$0	\$0	\$0	\$0	\$0
1112 (2033) Carport Renovations	\$0	\$0	\$0	\$0	\$0
Manor Components					
3001 Fixtures - Faucets - Replace	\$149,120	\$153,594	\$158,201	\$162,947	\$167,836
3005 Fixtures Sinks - Replace	\$38,200	\$39,346	\$40,526	\$41,742	\$42,994
3006 Fixtures - Toilets	\$6,817	\$7,022	\$7,232	\$7,449	\$7,673
3009 Bathroom Counter - Inspections	\$36,750	\$37,853	\$38,988	\$40,158	\$41,362
3009 Bathroom Counters - Replace	\$209,961	\$216,260	\$222,748	\$229,430	\$236,313
3009 Kitchen Countertop - Inspection	\$94,500	\$97,335	\$100,255	\$103,263	\$106,361
3009 Kitchen Countertops - Replace	\$387,760	\$399,393	\$411,375	\$423,716	\$436,427
3010 Bathroom Tile - Replace/Abatement	\$226,302	\$233,091	\$240,084	\$247,286	\$254,705
3011 Bath Mirrors - Replace	\$32,834	\$33,819	\$34,834	\$35,879	\$36,955
3012 Shower/Tub Enclosures - Replace	\$201,046	\$207,077	\$213,290	\$219,688	\$226,279
3014 Bathroom Basins, Faucets, Counter	\$32,468	\$33,442	\$34,445	\$35,479	\$36,543
3050 Floor Replacement - Abatement	\$214,200	\$220,626	\$227,245	\$234,062	\$241,084
3051 Bathroom Floors - Wk Cntr #910	\$21,000	\$21,630	\$22,279	\$22,947	\$23,636
3051 Bathroom Floors - Wk Cntr #917	\$60,821	\$62,646	\$64,525	\$66,461	\$68,455
3052 Kitchen Floors - Wk Cntr #910	\$17,850	\$18,386	\$18,937	\$19,505	\$20,090
3053 Kitchen Floors - Wk Cntr #917	\$39,426	\$40,609	\$41,827	\$43,082	\$44,374
3321 Ranges - Reimbursements	\$2,600	\$2,678	\$2,758	\$2,841	\$2,926
3321 Ranges - Replace	\$9,790	\$10,084	\$10,386	\$10,698	\$11,019
3322 Refrigerators - Reimbursements	\$43,400	\$44,702	\$46,043	\$47,424	\$48,847
3322 Refrigerators - Replace	\$178,936	\$184,304	\$189,833	\$195,528	\$201,394
3323 Cooktops - Reimbursed	\$15,300	\$15,759	\$16,232	\$16,719	\$17,220
3323 Cooktops - Replace	\$54,696	\$56,337	\$58,027	\$59,768	\$61,561
3324 Dishwashers - Reimbursement	\$11,900	\$12,257	\$12,625	\$13,003	\$13,394
3324 Dishwashers - Replace	\$85,599	\$88,167	\$90,812	\$93,536	\$96,342
3326 Ovens - Reimbursement	\$25,000	\$25,750	\$26,523	\$27,318	\$28,138
3326 Ovens - Replace	\$112,036	\$115,397	\$118,859	\$122,425	\$126,098
3327 Garbage Disposals - Replace	\$109,723	\$113,015	\$116,405	\$119,897	\$123,494
3327 Garbage Disposals & Counters	\$15,400	\$15,862	\$16,338	\$16,828	\$17,333
3328 Manor Hoods - Reimbursements	\$4,300	\$4,429	\$4,562	\$4,699	\$4,840
3328 Manor Hoods - Replace	\$35,310	\$36,369	\$37,460	\$38,584	\$39,742
4569 (2024) Water Heaters Replace	\$757,480	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$0	\$859,134	\$884,908	\$911,456	\$938,799
4621 Heat Pumps - Replace	\$5,661	\$5,831	\$6,006	\$6,186	\$6,372
4622 Wall Heater - Replace	\$3,774	\$3,887	\$4,004	\$4,124	\$4,248
Lighting & Electrical					
4650 (2027-2034) Solar Systems -Replace	\$0	\$0	\$0	\$15,795	\$16,269
4650 (2037-2044) Solar Systems -Replace	\$0	\$0	\$0	\$0	\$0
4650 (2047-2054) Solar Systems -Replace	\$0	\$0	\$0	\$0	\$0
6971 (2024) Pushmatic Panels- Upgrade	\$500,000	\$0	\$0	\$0	\$0
6971 (2025) Pushmatic Panels- Upgrade	\$0	\$656,316	\$0	\$0	\$0
6971 (2026) Pushmatic Panels- Upgrade	\$0	\$0	\$676,005	\$0	\$0
6972 Electrical Panel Maintenance	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883
6973 Exterior Lighting (Consultant)	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883
6974 Walkway Lights - Additional New	\$49,760	\$51,253	\$52,790	\$54,374	\$56,005
Laundry Rooms					
3720 (2024) Laundry Room Sinks - Replace	\$12,147	\$0	\$0	\$0	\$0
3720 (2047) Laundry Room Sinks - Replace	\$0	\$0	\$0	\$0	\$0
3725 Laundry Room Counters - Replace	\$18,697	\$19,258	\$19,836	\$20,431	\$21,044
3735 Washers - Replace	\$91,113	\$93,846	\$96,662	\$99,562	\$102,548
3740 Dryers - Replace	\$38,163	\$39,308	\$40,487	\$41,702	\$42,953
3750 (2024-2032) Laundry Water Heaters	\$2,510	\$2,585	\$2,663	\$2,743	\$2,825
3750 Laundry Room Water Heater	\$0	\$0	\$0	\$0	\$0
6720 Boat Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Off Cycle Decking					
150 Off Cycle Deck Top Coat - Annual	\$65,293	\$67,252	\$69,269	\$71,347	\$73,488
152 Off Cycle Common Decks - Annual	\$68,410	\$70,462	\$72,576	\$74,753	\$76,996
153 Off Cycle Balcony Decks - Annual	\$10,350	\$10,661	\$10,980	\$11,310	\$11,649
Prior To Painting					

Fiscal Year	2024	2025	2026	2027	2028
2356 Lead - Testing PTP - Annual	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
2357 Asbestos - Testing PTP - Annual	\$52,750	\$54,333	\$55,962	\$57,641	\$59,371
2522 Full Cycle Dry Rot PTP - Annual	\$719,099	\$740,672	\$762,892	\$785,779	\$809,352
6341 Full Cycle Decking Repairs - Annual	\$112,544	\$115,920	\$119,398	\$122,980	\$126,669
6343 Full Cycle Balcony Dry Rot - Annual	\$10,902	\$11,229	\$11,566	\$11,913	\$12,270
Interior & Exterior Painting					
2330 Interior Paint Touch-up - Annual	\$95,396	\$98,258	\$101,206	\$104,242	\$107,369
2331 Exterior Paint Touch-Up (Annual)	\$124,104	\$127,827	\$131,662	\$135,612	\$139,680
2355 Full Cycle Exterior Paint - Annual	\$1,419,843	\$1,462,438	\$1,506,311	\$1,551,501	\$1,598,046
2356 Lead Testing and Abatement	\$7,875	\$8,111	\$8,355	\$8,605	\$8,863
2506 Deck Top Coat Reseal (Annual)	\$56,623	\$58,322	\$60,071	\$61,873	\$63,730
2725 Building Signage	\$45,669	\$47,039	\$48,450	\$49,904	\$51,401
Walls, Fencing, Railings & Gates					
5501 Perimeter Block Walls - Repair	\$8,000	\$8,240	\$8,487	\$8,742	\$9,004
5502 Walls - Common Area Block - Annual	\$7,400	\$7,622	\$7,851	\$8,086	\$8,329
5525 Perimeter Shepherds Crook - Replace	\$35,000	\$36,050	\$37,132	\$38,245	\$39,393
Grounds & Miscellaneous					
7000 Trees - Trim/Maintain - Annual	\$1,065,281	\$1,097,239	\$1,130,157	\$1,164,061	\$1,198,983
7011 (2025) Landscape Renovations	\$0	\$15,450	\$0	\$0	\$0
7011 (2026) Landscape Renovations	\$0	\$0	\$15,914	\$0	\$0
7012 Landscape Improve/Restore Annual	\$195,857	\$201,733	\$207,785	\$214,018	\$220,439
7014 Slope - Renovations	\$82,759	\$85,242	\$87,799	\$90,433	\$93,146
7017 Turf Reduction & Irrigation	\$27,029	\$27,840	\$28,675	\$29,535	\$30,421
Building Structures					
2001 (2024) Bldg. Structures, Projects	\$50,000	\$0	\$0	\$0	\$0
2001 Bldg. Structures, Projects - Annual	\$0	\$138,844	\$143,009	\$147,300	\$151,719
2001 Building Structures Dry Rot Repairs	\$5,250	\$5,408	\$5,570	\$5,737	\$5,909
2002 Bldg. Structures Maint Ops Annual	\$400,000	\$412,000	\$424,360	\$437,091	\$450,204
2003 Building Structures Carpentry	\$97,321	\$100,241	\$103,248	\$106,345	\$109,536
2004 (2024) Smoke Alarms - Replace	\$340,757	\$0	\$0	\$0	\$0
2004 (2025) Smoke Alarms - Replace	\$0	\$0	\$318,106	\$0	\$0
2006 Building Foundations - Repair	\$43,436	\$44,739	\$46,081	\$47,464	\$48,888
2356 Lead Testing and Abatement	\$5,250	\$5,408	\$5,570	\$5,737	\$5,909
Plumbing					
4590 Plumbing - Repair/Replace, Annual	\$345,510	\$355,875	\$366,552	\$377,548	\$388,875
4591 Copper Water Lines Re-Pipe - Annual	\$100,000	\$103,000	\$106,090	\$109,273	\$112,551
4594 (2024-2035) Waste Line Epoxy Re-Line	\$2,300,000	\$2,369,000	\$2,440,070	\$2,513,272	\$2,588,670
4596 (2036-2053) Waste Lines - Repair	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$14,657,453	\$15,250,171	\$16,520,946	\$15,342,568	\$15,702,554
Ending Reserve Balance	\$15,623,982	\$16,124,610	\$16,556,066	\$18,652,432	\$20,910,666

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$20,910,666	\$23,883,842	\$27,434,350	\$31,504,825	\$35,277,696
Annual Reserve Funding	\$17,947,126	\$18,440,672	\$18,947,791	\$19,468,855	\$20,004,248
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$559,320	\$640,777	\$735,935	\$833,870	\$930,742
Total Income	\$39,417,112	\$42,965,291	\$47,118,076	\$51,807,549	\$56,212,686
# Component					
Paving					
2220 (2024) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2025) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2026) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2027) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2028) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2029) Asphalt - Resurface	\$338,250	\$0	\$0	\$0	\$0
2220 (2030) Asphalt - Resurface	\$0	\$335,791	\$0	\$0	\$0
2220 (2031) Asphalt - Resurface	\$0	\$0	\$335,045	\$0	\$0
2220 (2032) Asphalt - Resurface	\$0	\$0	\$0	\$305,972	\$0
2220 (2033) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$368,688
2220 (2034) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2035) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2036) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2037) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2038) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2039) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2040) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2041) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2042) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2043) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2045) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2046) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2047) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2048) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2049) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Annual Repair/Seal	\$52,313	\$53,883	\$55,499	\$57,164	\$58,879
Asphalt & Concrete Repair/Replace					
2033 (2024) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2025) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2026) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2027) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2028) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2029) Concrete & Paving - R/R	\$2,197	\$0	\$0	\$0	\$0
2033 (2030) Concrete & Paving - R/R	\$0	\$8,884	\$0	\$0	\$0
2033 (2031) Concrete & Paving - R/R	\$0	\$0	\$14,171	\$0	\$0
2033 (2032) Concrete & Paving - R/R	\$0	\$0	\$0	\$15,672	\$0
2033 (2033) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$8,186
2033 (2034) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2035) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2036) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2037) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2038) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2039) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2040) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2041) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2042) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2043) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2044) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2100 Concrete - Repair/Replace	\$173,891	\$179,108	\$184,481	\$190,016	\$195,716
Roofs - Built-Up					
1302 (2024) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302 (2025) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302 (2026) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302 (2027) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302 (2028) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302 (2029) Built-Up/PVC - Replace	\$445,860	\$0	\$0	\$0	\$0
2465 (2034) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2035) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2036) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2037) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2038) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
2465 (2039) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2040) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2041) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2042) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2043) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2044) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2045) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2046) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2047) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2048) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2049) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2050) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2051) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2052) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2053) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2466 Emergency Roof Repairs - Annual	\$104,335	\$107,465	\$110,689	\$114,009	\$117,430
2467 Preventative Roof Repairs	\$122,198	\$125,864	\$129,640	\$133,529	\$137,535
2468 Flat Roofs Debris Cleanup	\$84,695	\$87,236	\$89,853	\$92,549	\$95,325
Roofs - Comp Shingle					
2450 (2024) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2025) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2041) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2042) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2043) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2044) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2045) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2046) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2047) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2048) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2049) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2050) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2051) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2052) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2053) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
Roofs - Tile					
2400 (2044) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2046) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2047) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2048) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2049) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2050) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2051) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2052) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2053) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2054) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
Infrastructure/Buildings					
151 Manor Interior Damage Restoration	\$793,326	\$817,126	\$841,640	\$866,889	\$892,895
2480 Gutter System - New Install	\$57,964	\$59,703	\$61,494	\$63,339	\$65,239
2481 Gutter/Downspouts - Repair/Replace	\$77,075	\$79,388	\$81,769	\$84,222	\$86,749
2510 (2024) Balcony Inspections	\$0	\$0	\$0	\$0	\$0
2510 (2032) Balcony Inspections	\$0	\$0	\$0	\$190,016	\$0
2510 (2033) Balcony Inspections	\$0	\$0	\$0	\$0	\$195,716
2621 Sliding Screen Doors	\$36,517	\$37,613	\$38,741	\$39,903	\$41,100
2740 Windows - Repair/Replace	\$139,588	\$143,776	\$148,089	\$152,532	\$157,108
4525 (2026) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525 (2027) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525 (2028) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525 (2029) Vertical Lifts - R & R	\$85,438	\$0	\$0	\$0	\$0
4525 (2030) Vertical Lifts - R & R	\$0	\$352,007	\$0	\$0	\$0
4525 (2032) Vertical Lifts - R & R	\$0	\$0	\$0	\$280,083	\$0
4525 (2033) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$96,162
4525 (2034) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525 (2038) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
Carport Siding Renovation					
1112 (2027) Carport Renovations	\$0	\$0	\$0	\$0	\$3,392
1112 (2028) Carport Renovations	\$0	\$0	\$0	\$0	\$0
1112 (2029) Carport Renovations	\$9,042	\$0	\$0	\$0	\$0
1112 (2030) Carport Renovations	\$0	\$12,418	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
1112 (2031) Carport Renovations	\$0	\$0	\$15,988	\$0	\$0
1112 (2032) Carport Renovations	\$0	\$0	\$0	\$19,762	\$0
1112 (2033) Carport Renovations	\$0	\$0	\$0	\$0	\$71,241
Manor Components					
3001 Fixtures - Faucets - Replace	\$172,871	\$178,057	\$183,399	\$188,901	\$194,568
3005 Fixtures Sinks - Replace	\$44,284	\$45,613	\$46,981	\$48,391	\$49,842
3006 Fixtures - Toilets	\$7,903	\$8,140	\$8,384	\$8,636	\$8,895
3009 Bathroom Counter - Inspections	\$42,603	\$43,881	\$45,198	\$46,554	\$47,950
3009 Bathroom Counters - Replace	\$243,402	\$250,704	\$258,226	\$265,972	\$273,951
3009 Kitchen Countertop - Inspection	\$109,551	\$112,838	\$116,223	\$119,710	\$123,301
3009 Kitchen Countertops - Replace	\$449,520	\$463,006	\$476,896	\$491,203	\$505,939
3010 Bathroom Tile - Replace/Abatement	\$262,346	\$0	\$0	\$0	\$0
3011 Bath Mirrors - Replace	\$38,064	\$39,206	\$40,382	\$41,593	\$42,841
3012 Shower/Tub Enclosures - Replace	\$233,067	\$240,059	\$247,261	\$254,679	\$262,319
3014 Bathroom Basins, Faucets, Counter	\$37,639	\$38,768	\$39,932	\$41,129	\$42,363
3050 Floor Replacement - Abatement	\$248,317	\$255,766	\$263,439	\$271,342	\$279,482
3051 Bathroom Floors - Wk Cntr #910	\$24,345	\$25,075	\$25,827	\$26,602	\$27,400
3051 Bathroom Floors - Wk Cntr #917	\$70,508	\$72,623	\$74,802	\$77,046	\$79,358
3052 Kitchen Floors - Wk Cntr #910	\$20,693	\$21,314	\$21,953	\$22,612	\$23,290
3053 Kitchen Floors - Wk Cntr #917	\$45,706	\$47,077	\$48,489	\$49,944	\$51,442
3321 Ranges - Reimbursements	\$3,014	\$3,105	\$3,198	\$3,294	\$3,392
3321 Ranges - Replace	\$11,349	\$11,690	\$12,040	\$12,402	\$12,774
3322 Refrigerators - Reimbursements	\$50,312	\$51,822	\$53,377	\$54,978	\$56,627
3322 Refrigerators - Replace	\$207,436	\$213,659	\$220,069	\$226,671	\$233,471
3323 Cooktops - Reimbursed	\$17,737	\$18,269	\$18,817	\$19,382	\$19,963
3323 Cooktops - Replace	\$63,408	\$65,310	\$67,269	\$69,287	\$71,366
3324 Dishwashers - Reimbursement	\$13,795	\$14,209	\$14,635	\$15,075	\$15,527
3324 Dishwashers - Replace	\$99,233	\$102,210	\$105,276	\$108,434	\$111,687
3326 Ovens - Reimbursement	\$28,982	\$29,851	\$30,747	\$31,669	\$32,619
3326 Ovens - Replace	\$129,880	\$133,777	\$137,790	\$141,924	\$146,182
3327 Garbage Disposals - Replace	\$127,199	\$131,015	\$134,945	\$138,994	\$143,164
3327 Garbage Disposals & Counters	\$17,853	\$18,388	\$18,940	\$19,508	\$20,094
3328 Manor Hoods - Reimbursements	\$4,985	\$5,134	\$5,288	\$5,447	\$5,611
3328 Manor Hoods - Replace	\$40,934	\$42,162	\$43,427	\$44,730	\$46,072
4569 (2024) Water Heaters Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$966,963	\$995,972	\$1,025,851	\$1,056,627	\$1,088,326
4621 Heat Pumps - Replace	\$6,563	\$6,760	\$6,962	\$7,171	\$7,386
4622 Wall Heater - Replace	\$4,375	\$4,506	\$4,642	\$4,781	\$4,924
Lighting & Electrical					
4650 (2027-2034) Solar Systems -Replace	\$16,757	\$17,260	\$17,778	\$18,311	\$18,860
4650 (2037-2044) Solar Systems -Replace	\$0	\$0	\$0	\$0	\$0
4650 (2047-2054) Solar Systems -Replace	\$0	\$0	\$0	\$0	\$0
6971 (2024) Pushmatic Panels- Upgrade	\$0	\$0	\$0	\$0	\$0
6971 (2025) Pushmatic Panels- Upgrade	\$0	\$0	\$0	\$0	\$0
6971 (2026) Pushmatic Panels- Upgrade	\$0	\$0	\$0	\$0	\$0
6972 Electrical Panel Maintenance	\$17,389	\$17,911	\$18,448	\$19,002	\$19,572
6973 Exterior Lighting (Consultant)	\$17,389	\$17,911	\$18,448	\$19,002	\$19,572
6974 Walkway Lights - Additional New	\$57,685	\$59,416	\$61,199	\$63,034	\$64,926
Laundry Rooms					
3720 (2024) Laundry Room Sinks - Replace	\$0	\$0	\$0	\$0	\$0
3720 (2047) Laundry Room Sinks - Replace	\$0	\$0	\$0	\$0	\$0
3725 Laundry Room Counters - Replace	\$21,675	\$22,325	\$22,995	\$23,685	\$24,395
3735 Washers - Replace	\$105,625	\$108,794	\$112,057	\$115,419	\$118,882
3740 Dryers - Replace	\$44,241	\$45,569	\$46,936	\$48,344	\$49,794
3750 (2024-2032) Laundry Water Heaters	\$2,910	\$2,997	\$3,087	\$3,180	\$0
3750 Laundry Room Water Heater	\$0	\$0	\$0	\$12,860	\$13,246
6720 Boat Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Off Cycle Decking					
150 Off Cycle Deck Top Coat - Annual	\$75,692	\$77,963	\$80,302	\$82,711	\$85,193
152 Off Cycle Common Decks - Annual	\$79,306	\$81,685	\$84,136	\$86,660	\$89,260
153 Off Cycle Balcony Decks - Annual	\$11,998	\$12,358	\$12,729	\$13,111	\$13,504
Prior To Painting					
2356 Lead - Testing PTP - Annual	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524
2357 Asbestos - Testing PTP - Annual	\$61,152	\$62,986	\$64,876	\$66,822	\$68,827
2522 Full Cycle Dry Rot PTP - Annual	\$833,633	\$858,642	\$884,401	\$910,933	\$938,261
6341 Full Cycle Decking Repairs - Annual	\$130,469	\$134,383	\$138,415	\$142,567	\$146,844
6343 Full Cycle Balcony Dry Rot - Annual	\$12,638	\$13,018	\$13,408	\$13,810	\$14,225
Interior & Exterior Painting					

Fiscal Year	2029	2030	2031	2032	2033
2330 Interior Paint Touch-up - Annual	\$110,590	\$113,908	\$117,325	\$120,845	\$124,470
2331 Exterior Paint Touch-Up (Annual)	\$143,871	\$148,187	\$152,632	\$157,211	\$161,928
2355 Full Cycle Exterior Paint - Annual	\$1,645,987	\$1,695,367	\$1,746,228	\$1,798,615	\$1,852,573
2356 Lead Testing and Abatement	\$9,129	\$9,403	\$9,685	\$9,976	\$10,275
2506 Deck Top Coat Reseal (Annual)	\$65,642	\$67,611	\$69,639	\$71,728	\$73,880
2725 Building Signage	\$52,943	\$54,531	\$56,167	\$57,852	\$59,588
Walls, Fencing, Railings & Gates					
5501 Perimeter Block Walls - Repair	\$9,274	\$9,552	\$9,839	\$10,134	\$10,438
5502 Walls - Common Area Block - Annual	\$8,579	\$8,836	\$9,101	\$9,374	\$9,655
5525 Perimeter Shepherds Crook - Replace	\$40,575	\$41,792	\$43,046	\$44,337	\$45,667
Grounds & Miscellaneous					
7000 Trees - Trim/Maintain - Annual	\$1,234,953	\$1,272,001	\$1,310,161	\$1,349,466	\$1,389,950
7011 (2025) Landscape Renovations	\$17,389	\$0	\$0	\$0	\$19,572
7011 (2026) Landscape Renovations	\$0	\$17,911	\$0	\$0	\$0
7012 Landscape Improve/Restore Annual	\$227,052	\$233,864	\$240,879	\$248,106	\$255,549
7014 Slope - Renovations	\$95,940	\$98,819	\$101,783	\$104,837	\$107,982
7017 Turf Reduction & Irrigation	\$31,334	\$32,274	\$33,242	\$34,240	\$35,267
Building Structures					
2001 (2024) Bldg. Structures, Projects	\$0	\$0	\$0	\$0	\$0
2001 Bldg. Structures, Projects - Annual	\$156,270	\$160,958	\$165,787	\$170,761	\$175,883
2001 Building Structures Dry Rot Repairs	\$6,086	\$6,269	\$6,457	\$6,651	\$6,850
2002 Bldg. Structures Maint Ops Annual	\$463,710	\$477,621	\$491,950	\$506,708	\$521,909
2003 Building Structures Carpentry	\$112,822	\$116,206	\$119,693	\$123,283	\$126,982
2004 (2024) Smoke Alarms - Replace	\$0	\$0	\$0	\$0	\$0
2004 (2025) Smoke Alarms - Replace	\$0	\$0	\$0	\$0	\$0
2006 Building Foundations - Repair	\$50,354	\$51,865	\$53,421	\$55,023	\$56,674
2356 Lead Testing and Abatement	\$6,086	\$6,269	\$6,457	\$6,651	\$6,850
Plumbing					
4590 Plumbing - Repair/Replace, Annual	\$400,541	\$412,557	\$424,934	\$437,682	\$450,812
4591 Copper Water Lines Re-Pipe - Annual	\$115,927	\$119,405	\$122,987	\$126,677	\$130,477
4594 (2024-2035)Waste Line Epoxy Re-Line	\$2,666,330	\$2,746,320	\$2,828,710	\$2,913,571	\$3,000,978
4596 (2036-2053) Waste Lines - Repair	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$15,533,270	\$15,530,940	\$15,613,251	\$16,529,854	\$16,949,582
Ending Reserve Balance	\$23,883,842	\$27,434,350	\$31,504,825	\$35,277,696	\$39,263,105

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$39,263,105	\$41,251,084	\$43,741,815	\$48,719,582	\$53,260,008
Annual Reserve Funding	\$20,554,365	\$21,119,610	\$21,700,399	\$22,297,160	\$22,910,332
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,005,328	\$1,061,251	\$1,154,505	\$1,273,353	\$1,374,521
Total Income	\$60,822,798	\$63,431,946	\$66,596,720	\$72,290,095	\$77,544,862
# Component					
Paving					
2220 (2024) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2025) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2026) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2027) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2028) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2029) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2030) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2031) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2032) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2033) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2034) Asphalt - Resurface	\$367,909	\$0	\$0	\$0	\$0
2220 (2035) Asphalt - Resurface	\$0	\$439,388	\$0	\$0	\$0
2220 (2036) Asphalt - Resurface	\$0	\$0	\$414,288	\$0	\$0
2220 (2037) Asphalt - Resurface	\$0	\$0	\$0	\$384,853	\$0
2220 (2038) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$401,901
2220 (2039) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2040) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2041) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2042) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2043) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2045) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2046) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2047) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2048) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2049) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Annual Repair/Seal	\$60,646	\$62,465	\$64,339	\$66,269	\$68,257
Asphalt & Concrete Repair/Replace					
2033 (2024) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2025) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2026) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2027) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2028) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2029) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2030) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2031) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2032) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2033) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2034) Concrete & Paving - R/R	\$16,011	\$0	\$0	\$0	\$0
2033 (2035) Concrete & Paving - R/R	\$0	\$73,435	\$0	\$0	\$0
2033 (2036) Concrete & Paving - R/R	\$0	\$0	\$71,702	\$0	\$0
2033 (2037) Concrete & Paving - R/R	\$0	\$0	\$0	\$133,312	\$0
2033 (2038) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$109,805
2033 (2039) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2040) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2041) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2042) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2043) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2044) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2100 Concrete - Repair/Replace	\$201,587	\$207,635	\$213,864	\$220,280	\$226,888
Roofs - Built-Up					
1302 (2024) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302 (2025) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302 (2026) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302 (2027) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302 (2028) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302 (2029) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2034) PVC Cool Roof - Replace	\$1,931,427	\$0	\$0	\$0	\$0
2465 (2035) PVC Cool Roof - Replace	\$0	\$2,014,129	\$0	\$0	\$0
2465 (2036) PVC Cool Roof - Replace	\$0	\$0	\$2,489,823	\$0	\$0
2465 (2037) PVC Cool Roof - Replace	\$0	\$0	\$0	\$3,556,815	\$0
2465 (2038) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$4,580,597

Fiscal Year		2034	2035	2036	2037	2038
2465 (2039) PVC Cool Roof - Replace		\$0	\$0	\$0	\$0	\$0
2465 (2040) PVC Cool Roof - Replace		\$0	\$0	\$0	\$0	\$0
2465 (2041) PVC Cool Roof - Replace		\$0	\$0	\$0	\$0	\$0
2465 (2042) PVC Cool Roof - Replace		\$0	\$0	\$0	\$0	\$0
2465 (2043) PVC Cool Roof - Replace		\$0	\$0	\$0	\$0	\$0
2465 (2044) PVC Cool Roof - Replace		\$0	\$0	\$0	\$0	\$0
2465 (2045) PVC Cool Roof - Replace		\$0	\$0	\$0	\$0	\$0
2465 (2046) PVC Cool Roof - Replace		\$0	\$0	\$0	\$0	\$0
2465 (2047) PVC Cool Roof - Replace		\$0	\$0	\$0	\$0	\$0
2465 (2048) PVC Cool Roof - Replace		\$0	\$0	\$0	\$0	\$0
2465 (2049) PVC Cool Roof - Replace		\$0	\$0	\$0	\$0	\$0
2465 (2050) PVC Cool Roof - Replace		\$0	\$0	\$0	\$0	\$0
2465 (2051) PVC Cool Roof - Replace		\$0	\$0	\$0	\$0	\$0
2465 (2052) PVC Cool Roof - Replace		\$0	\$0	\$0	\$0	\$0
2465 (2053) PVC Cool Roof - Replace		\$0	\$0	\$0	\$0	\$0
2466 Emergency Roof Repairs - Annual		\$120,952	\$124,581	\$128,318	\$132,168	\$136,133
2467 Preventative Roof Repairs		\$141,661	\$145,911	\$150,288	\$154,797	\$159,441
2468 Flat Roofs Debris Cleanup		\$98,185	\$101,131	\$104,165	\$107,290	\$110,508
Roofs - Comp Shingle						
2450 (2024) Comp Shingle Roof - Replace		\$0	\$0	\$0	\$0	\$0
2450 (2025) Comp Shingle Roof - Replace		\$0	\$0	\$0	\$0	\$0
2450 (2041) Comp Shingle Roof - Replace		\$0	\$0	\$0	\$0	\$0
2450 (2042) Comp Shingle Roof - Replace		\$0	\$0	\$0	\$0	\$0
2450 (2043) Comp Shingle Roof - Replace		\$0	\$0	\$0	\$0	\$0
2450 (2044) Comp Shingle Roof - Replace		\$0	\$0	\$0	\$0	\$0
2450 (2045) Comp Shingle Roof - Replace		\$0	\$0	\$0	\$0	\$0
2450 (2046) Comp Shingle Roof - Replace		\$0	\$0	\$0	\$0	\$0
2450 (2047) Comp Shingle Roof - Replace		\$0	\$0	\$0	\$0	\$0
2450 (2048) Comp Shingle Roof - Replace		\$0	\$0	\$0	\$0	\$0
2450 (2049) Comp Shingle Roof - Replace		\$0	\$0	\$0	\$0	\$0
2450 (2050) Comp Shingle Roof - Replace		\$0	\$0	\$0	\$0	\$0
2450 (2051) Comp Shingle Roof - Replace		\$0	\$0	\$0	\$0	\$0
2450 (2052) Comp Shingle Roof - Replace		\$0	\$0	\$0	\$0	\$0
2450 (2053) Comp Shingle Roof - Replace		\$0	\$0	\$0	\$0	\$0
Roofs - Tile						
2400 (2044) Tile Roof - Replace		\$0	\$0	\$0	\$0	\$0
2400 (2046) Tile Roof - Replace		\$0	\$0	\$0	\$0	\$0
2400 (2047) Tile Roof - Replace		\$0	\$0	\$0	\$0	\$0
2400 (2048) Tile Roof - Replace		\$0	\$0	\$0	\$0	\$0
2400 (2049) Tile Roof - Replace		\$0	\$0	\$0	\$0	\$0
2400 (2050) Tile Roof - Replace		\$0	\$0	\$0	\$0	\$0
2400 (2051) Tile Roof - Replace		\$0	\$0	\$0	\$0	\$0
2400 (2052) Tile Roof - Replace		\$0	\$0	\$0	\$0	\$0
2400 (2053) Tile Roof - Replace		\$0	\$0	\$0	\$0	\$0
2400 (2054) Tile Roof - Replace		\$0	\$0	\$0	\$0	\$0
Infrastructure/Buildings						
151 Manor Interior Damage Restoration		\$919,682	\$947,273	\$975,691	\$1,004,962	\$1,035,111
2480 Gutter System - New Install		\$67,196	\$69,212	\$71,288	\$73,427	\$75,629
2481 Gutter/Downspouts - Repair/Replace		\$89,352	\$92,032	\$94,793	\$97,637	\$100,566
2510 (2024) Balcony Inspections		\$0	\$0	\$0	\$0	\$0
2510 (2032) Balcony Inspections		\$0	\$0	\$0	\$0	\$0
2510 (2033) Balcony Inspections		\$0	\$0	\$0	\$0	\$0
2621 Sliding Screen Doors		\$42,333	\$43,603	\$44,911	\$46,259	\$47,647
2740 Windows - Repair/Replace		\$161,821	\$166,676	\$171,676	\$176,826	\$182,131
4525 (2026) Vertical Lifts - R & R		\$0	\$0	\$0	\$0	\$0
4525 (2027) Vertical Lifts - R & R		\$0	\$0	\$0	\$0	\$0
4525 (2028) Vertical Lifts - R & R		\$0	\$0	\$0	\$0	\$0
4525 (2029) Vertical Lifts - R & R		\$0	\$0	\$0	\$0	\$0
4525 (2030) Vertical Lifts - R & R		\$0	\$0	\$0	\$0	\$0
4525 (2032) Vertical Lifts - R & R		\$0	\$0	\$0	\$0	\$0
4525 (2033) Vertical Lifts - R & R		\$0	\$0	\$0	\$0	\$0
4525 (2034) Vertical Lifts - R & R		\$99,047	\$0	\$0	\$0	\$0
4525 (2038) Vertical Lifts - R & R		\$0	\$0	\$0	\$0	\$222,956
Carport Siding Renovation						
1112 (2027) Carport Renovations		\$0	\$0	\$0	\$0	\$0
1112 (2028) Carport Renovations		\$6,988	\$0	\$0	\$0	\$0
1112 (2029) Carport Renovations		\$0	\$10,797	\$0	\$0	\$0
1112 (2030) Carport Renovations		\$0	\$0	\$14,828	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
1112 (2031) Carport Renovations	\$0	\$0	\$0	\$19,091	\$0
1112 (2032) Carport Renovations	\$0	\$0	\$0	\$0	\$23,596
1112 (2033) Carport Renovations	\$0	\$0	\$0	\$0	\$0
Manor Components					
3001 Fixtures - Faucets - Replace	\$200,405	\$206,417	\$212,609	\$218,988	\$225,557
3005 Fixtures Sinks - Replace	\$51,338	\$52,878	\$54,464	\$56,098	\$57,781
3006 Fixtures - Toilets	\$9,161	\$9,436	\$9,719	\$10,011	\$10,311
3009 Bathroom Counter - Inspections	\$49,389	\$50,871	\$52,397	\$53,969	\$55,588
3009 Bathroom Counters - Replace	\$282,170	\$290,635	\$299,354	\$308,335	\$317,585
3009 Kitchen Countertop - Inspection	\$127,000	\$130,810	\$134,734	\$138,776	\$142,940
3009 Kitchen Countertops - Replace	\$521,117	\$536,751	\$552,853	\$569,439	\$586,522
3010 Bathroom Tile - Replace/Abatement	\$0	\$0	\$0	\$0	\$0
3011 Bath Mirrors - Replace	\$44,126	\$45,450	\$46,813	\$48,218	\$49,664
3012 Shower/Tub Enclosures - Replace	\$270,189	\$278,295	\$286,644	\$295,243	\$304,100
3014 Bathroom Basins, Faucets, Counter	\$43,634	\$44,943	\$46,292	\$47,680	\$49,111
3050 Floor Replacement - Abatement	\$287,867	\$296,503	\$305,398	\$314,560	\$323,997
3051 Bathroom Floors - Wk Cntr #910	\$28,222	\$29,069	\$29,941	\$30,839	\$31,764
3051 Bathroom Floors - Wk Cntr #917	\$81,738	\$84,190	\$86,716	\$89,318	\$91,997
3052 Kitchen Floors - Wk Cntr #910	\$23,989	\$24,709	\$25,450	\$26,213	\$27,000
3053 Kitchen Floors - Wk Cntr #917	\$52,985	\$54,575	\$56,212	\$57,898	\$59,635
3321 Ranges - Reimbursements	\$3,494	\$3,599	\$3,707	\$3,818	\$3,933
3321 Ranges - Replace	\$13,157	\$13,552	\$13,958	\$14,377	\$14,808
3322 Refrigerators - Reimbursements	\$58,326	\$60,076	\$61,878	\$63,734	\$65,646
3322 Refrigerators - Replace	\$240,475	\$247,689	\$255,120	\$262,774	\$270,657
3323 Cooktops - Reimbursed	\$20,562	\$21,179	\$21,814	\$22,469	\$23,143
3323 Cooktops - Replace	\$73,507	\$75,712	\$77,983	\$80,323	\$82,733
3324 Dishwashers - Reimbursement	\$15,993	\$16,472	\$16,967	\$17,476	\$18,000
3324 Dishwashers - Replace	\$115,038	\$118,489	\$122,044	\$125,705	\$129,476
3326 Ovens - Reimbursement	\$33,598	\$34,606	\$35,644	\$36,713	\$37,815
3326 Ovens - Replace	\$150,567	\$155,084	\$159,737	\$164,529	\$169,465
3327 Garbage Disposals - Replace	\$147,459	\$151,882	\$156,439	\$161,132	\$165,966
3327 Garbage Disposals & Counters	\$20,696	\$21,317	\$21,957	\$22,615	\$23,294
3328 Manor Hoods - Reimbursements	\$5,779	\$5,952	\$6,131	\$6,315	\$6,504
3328 Manor Hoods - Replace	\$47,454	\$48,877	\$50,344	\$51,854	\$53,410
4569 (2024) Water Heaters Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$1,120,975	\$1,154,605	\$1,189,243	\$1,224,920	\$1,261,668
4621 Heat Pumps - Replace	\$7,608	\$7,836	\$8,071	\$8,313	\$8,563
4622 Wall Heater - Replace	\$5,072	\$5,224	\$5,381	\$5,542	\$5,709
Lighting & Electrical					
4650 (2027-2034) Solar Systems -Replace	\$19,426	\$0	\$0	\$0	\$0
4650 (2037-2044) Solar Systems -Replace	\$0	\$0	\$0	\$21,228	\$21,864
4650 (2047-2054) Solar Systems -Replace	\$0	\$0	\$0	\$0	\$0
6971 (2024) Pushmatic Panels- Upgrade	\$0	\$0	\$0	\$0	\$0
6971 (2025) Pushmatic Panels- Upgrade	\$0	\$0	\$0	\$0	\$0
6971 (2026) Pushmatic Panels- Upgrade	\$0	\$0	\$0	\$0	\$0
6972 Electrical Panel Maintenance	\$20,159	\$20,764	\$21,386	\$22,028	\$22,689
6973 Exterior Lighting (Consultant)	\$20,159	\$20,764	\$21,386	\$22,028	\$22,689
6974 Walkway Lights - Additional New	\$66,873	\$68,879	\$70,946	\$73,074	\$75,266
Laundry Rooms					
3720 (2024) Laundry Room Sinks - Replace	\$0	\$0	\$0	\$0	\$0
3720 (2047) Laundry Room Sinks - Replace	\$0	\$0	\$0	\$0	\$0
3725 Laundry Room Counters - Replace	\$25,127	\$25,881	\$26,657	\$27,457	\$28,281
3735 Washers - Replace	\$122,448	\$126,122	\$129,905	\$133,803	\$137,817
3740 Dryers - Replace	\$51,288	\$52,827	\$54,411	\$56,044	\$57,725
3750 (2024-2032) Laundry Water Heaters	\$0	\$0	\$0	\$0	\$0
3750 Laundry Room Water Heater	\$13,643	\$14,053	\$14,474	\$14,909	\$15,356
6720 Boat Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Off Cycle Decking					
150 Off Cycle Deck Top Coat - Annual	\$87,748	\$90,381	\$93,092	\$95,885	\$98,762
152 Off Cycle Common Decks - Annual	\$91,937	\$94,695	\$97,536	\$100,462	\$103,476
153 Off Cycle Balcony Decks - Annual	\$13,910	\$14,327	\$14,757	\$15,199	\$15,655
Prior To Painting					
2356 Lead - Testing PTP - Annual	\$6,720	\$6,921	\$7,129	\$7,343	\$7,563
2357 Asbestos - Testing PTP - Annual	\$70,892	\$73,018	\$75,209	\$77,465	\$79,789
2522 Full Cycle Dry Rot PTP - Annual	\$966,409	\$995,401	\$1,025,263	\$1,056,021	\$1,087,702
6341 Full Cycle Decking Repairs - Annual	\$151,250	\$155,787	\$160,461	\$165,275	\$170,233
6343 Full Cycle Balcony Dry Rot - Annual	\$14,651	\$15,091	\$15,544	\$16,010	\$16,490
Interior & Exterior Painting					

Fiscal Year	2034	2035	2036	2037	2038
2330 Interior Paint Touch-up - Annual	\$128,204	\$132,050	\$136,012	\$140,092	\$144,295
2331 Exterior Paint Touch-Up (Annual)	\$166,785	\$171,789	\$176,943	\$182,251	\$187,718
2355 Full Cycle Exterior Paint - Annual	\$1,908,150	\$1,965,395	\$2,024,357	\$2,085,087	\$2,147,640
2356 Lead Testing and Abatement	\$10,583	\$10,901	\$11,228	\$11,565	\$11,912
2506 Deck Top Coat Reseal (Annual)	\$76,097	\$78,379	\$80,731	\$83,153	\$85,647
2725 Building Signage	\$61,375	\$63,217	\$65,113	\$67,066	\$69,078
Walls, Fencing, Railings & Gates					
5501 Perimeter Block Walls - Repair	\$10,751	\$11,074	\$11,406	\$11,748	\$12,101
5502 Walls - Common Area Block - Annual	\$9,945	\$10,243	\$10,551	\$10,867	\$11,193
5525 Perimeter Shepherds Crook - Replace	\$47,037	\$48,448	\$49,902	\$51,399	\$52,941
Grounds & Miscellaneous					
7000 Trees - Trim/Maintain - Annual	\$1,431,649	\$1,474,598	\$1,518,836	\$1,564,401	\$1,611,333
7011 (2025) Landscape Renovations	\$0	\$0	\$0	\$22,028	\$0
7011 (2026) Landscape Renovations	\$20,159	\$0	\$0	\$0	\$22,689
7012 Landscape Improve/Restore Annual	\$263,215	\$271,112	\$279,245	\$287,623	\$296,251
7014 Slope - Renovations	\$111,221	\$114,558	\$117,995	\$121,534	\$125,180
7017 Turf Reduction & Irrigation	\$36,325	\$37,414	\$38,537	\$39,693	\$40,884
Building Structures					
2001 (2024) Bldg. Structures, Projects	\$0	\$0	\$0	\$0	\$0
2001 Bldg. Structures, Projects - Annual	\$181,160	\$186,595	\$192,193	\$197,958	\$203,897
2001 Building Structures Dry Rot Repairs	\$7,056	\$7,267	\$7,485	\$7,710	\$7,941
2002 Bldg. Structures Maint Ops Annual	\$537,567	\$553,694	\$570,304	\$587,413	\$605,036
2003 Building Structures Carpentry	\$130,791	\$134,715	\$138,756	\$142,919	\$147,207
2004 (2024) Smoke Alarms - Replace	\$457,949	\$0	\$0	\$0	\$0
2004 (2025) Smoke Alarms - Replace	\$0	\$0	\$427,507	\$0	\$0
2006 Building Foundations - Repair	\$58,374	\$60,126	\$61,929	\$63,787	\$65,701
2356 Lead Testing and Abatement	\$7,056	\$7,267	\$7,485	\$7,710	\$7,941
Plumbing					
4590 Plumbing - Repair/Replace, Annual	\$464,337	\$478,267	\$492,615	\$507,393	\$522,615
4591 Copper Water Lines Re-Pipe - Annual	\$134,392	\$138,423	\$142,576	\$146,853	\$151,259
4594 (2024-2035)Waste Line Epoxy Re-Line	\$3,091,008	\$3,183,738	\$0	\$0	\$0
4596 (2036-2053) Waste Lines - Repair	\$0	\$0	\$71,288	\$73,427	\$75,629
Total Expenses	\$19,571,714	\$19,690,130	\$17,877,138	\$19,030,087	\$20,722,951
Ending Reserve Balance	\$41,251,084	\$43,741,815	\$48,719,582	\$53,260,008	\$56,821,911

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$56,821,911	\$61,209,864	\$66,819,053	\$70,675,131	\$74,937,531
Annual Reserve Funding	\$23,540,366	\$24,187,727	\$24,852,889	\$25,536,343	\$26,238,593
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,473,786	\$1,598,614	\$1,716,800	\$1,818,170	\$1,934,549
Total Income	\$81,836,063	\$86,996,204	\$93,388,742	\$98,029,645	\$103,110,674
# Component					
Paving					
2220 (2024) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2025) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2026) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2027) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2028) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2029) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2030) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2031) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2032) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2033) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2034) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2035) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2036) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2037) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2038) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2039) Asphalt - Resurface	\$410,384	\$0	\$0	\$0	\$0
2220 (2040) Asphalt - Resurface	\$0	\$427,292	\$0	\$0	\$0
2220 (2041) Asphalt - Resurface	\$0	\$0	\$432,451	\$0	\$0
2220 (2042) Asphalt - Resurface	\$0	\$0	\$0	\$316,753	\$0
2220 (2043) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$289,630
2220 (2045) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2046) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2047) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2048) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220 (2049) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230 Asphalt - Annual Repair/Seal	\$70,305	\$72,414	\$74,586	\$76,824	\$79,129
Asphalt & Concrete Repair/Replace					
2033 (2024) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2025) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2026) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2027) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2028) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2029) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2030) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2031) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2032) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2033) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2034) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2035) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2036) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2037) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2038) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033 (2039) Concrete & Paving - R/R	\$90,669	\$0	\$0	\$0	\$0
2033 (2040) Concrete & Paving - R/R	\$0	\$77,368	\$0	\$0	\$0
2033 (2041) Concrete & Paving - R/R	\$0	\$0	\$77,601	\$0	\$0
2033 (2042) Concrete & Paving - R/R	\$0	\$0	\$0	\$118,162	\$0
2033 (2043) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$59,426
2033 (2044) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2100 Concrete - Repair/Replace	\$233,695	\$240,706	\$247,927	\$255,365	\$263,026
Roofs - Built-Up					
1302 (2024) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302 (2025) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302 (2026) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302 (2027) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302 (2028) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302 (2029) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2034) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2035) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2036) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2037) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2038) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
2465 (2039) PVC Cool Roof - Replace	\$4,213,780	\$0	\$0	\$0	\$0
2465 (2040) PVC Cool Roof - Replace	\$0	\$3,367,231	\$0	\$0	\$0
2465 (2041) PVC Cool Roof - Replace	\$0	\$0	\$2,425,645	\$0	\$0
2465 (2042) PVC Cool Roof - Replace	\$0	\$0	\$0	\$2,601,726	\$0
2465 (2043) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$3,241,591
2465 (2044) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2045) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2046) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2047) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2048) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2049) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2050) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2051) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2052) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465 (2053) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2466 Emergency Roof Repairs - Annual	\$140,217	\$144,424	\$148,756	\$153,219	\$157,816
2467 Preventative Roof Repairs	\$164,224	\$169,151	\$174,225	\$179,452	\$184,835
2468 Flat Roofs Debris Cleanup	\$113,824	\$117,238	\$120,755	\$124,378	\$128,109
Roofs - Comp Shingle					
2450 (2024) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2025) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2041) Comp Shingle Roof - Replace	\$0	\$0	\$2,706,477	\$0	\$0
2450 (2042) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$2,467,466	\$0
2450 (2043) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$1,693,524
2450 (2044) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2045) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2046) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2047) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2048) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2049) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2050) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2051) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2052) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450 (2053) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
Roofs - Tile					
2400 (2044) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2046) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2047) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2048) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2049) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2050) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2051) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2052) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2053) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400 (2054) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
Infrastructure/Buildings					
151 Manor Interior Damage Restoration	\$1,066,164	\$1,098,149	\$1,131,093	\$1,165,026	\$1,199,977
2480 Gutter System - New Install	\$77,898	\$80,235	\$82,642	\$85,122	\$87,675
2481 Gutter/Downspouts - Repair/Replace	\$103,583	\$106,691	\$109,891	\$113,188	\$116,584
2510 (2024) Balcony Inspections	\$0	\$0	\$0	\$0	\$0
2510 (2032) Balcony Inspections	\$0	\$0	\$247,927	\$0	\$0
2510 (2033) Balcony Inspections	\$0	\$0	\$0	\$255,365	\$0
2621 Sliding Screen Doors	\$49,076	\$50,548	\$52,065	\$53,627	\$55,235
2740 Windows - Repair/Replace	\$187,595	\$193,223	\$199,019	\$204,990	\$211,140
4525 (2026) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525 (2027) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525 (2028) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525 (2029) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525 (2030) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525 (2032) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525 (2033) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525 (2034) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525 (2038) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
Carport Siding Renovation					
1112 (2027) Carport Renovations	\$4,051	\$0	\$0	\$0	\$0
1112 (2028) Carport Renovations	\$0	\$8,344	\$0	\$0	\$0
1112 (2029) Carport Renovations	\$0	\$0	\$12,892	\$0	\$0
1112 (2030) Carport Renovations	\$0	\$0	\$0	\$17,705	\$0

Fiscal Year	2039	2040	2041	2042	2043
1112 (2031) Carport Renovations	\$0	\$0	\$0	\$0	\$22,796
1112 (2032) Carport Renovations	\$0	\$0	\$0	\$0	\$0
1112 (2033) Carport Renovations	\$85,065	\$0	\$0	\$0	\$0
Manor Components					
3001 Fixtures - Faucets - Replace	\$232,324	\$239,294	\$246,473	\$253,867	\$261,483
3005 Fixtures Sinks - Replace	\$59,514	\$61,300	\$63,139	\$65,033	\$66,984
3006 Fixtures - Toilets	\$10,621	\$10,939	\$11,267	\$11,605	\$11,954
3009 Bathroom Counter - Inspections	\$57,255	\$58,973	\$60,742	\$62,564	\$64,441
3009 Bathroom Counters - Replace	\$327,112	\$336,926	\$347,034	\$357,445	\$368,168
3009 Kitchen Countertop - Inspection	\$147,228	\$151,645	\$156,194	\$160,880	\$165,706
3009 Kitchen Countertops - Replace	\$604,117	\$622,241	\$640,908	\$660,135	\$679,940
3010 Bathroom Tile - Replace/Abatement	\$0	\$0	\$0	\$0	\$0
3011 Bath Mirrors - Replace	\$51,154	\$52,689	\$54,270	\$55,898	\$57,575
3012 Shower/Tub Enclosures - Replace	\$313,223	\$322,620	\$332,298	\$342,267	\$352,535
3014 Bathroom Basins, Faucets, Counter	\$50,584	\$52,102	\$53,665	\$55,275	\$56,933
3050 Floor Replacement - Abatement	\$333,717	\$343,728	\$354,040	\$364,661	\$375,601
3051 Bathroom Floors - Wk Cntr #910	\$32,717	\$33,699	\$34,710	\$35,751	\$36,824
3051 Bathroom Floors - Wk Cntr #917	\$94,757	\$97,600	\$100,528	\$103,544	\$106,650
3052 Kitchen Floors - Wk Cntr #910	\$27,810	\$28,644	\$29,503	\$30,388	\$31,300
3053 Kitchen Floors - Wk Cntr #917	\$61,424	\$63,267	\$65,165	\$67,120	\$69,134
3321 Ranges - Reimbursements	\$4,051	\$4,172	\$4,297	\$4,426	\$4,559
3321 Ranges - Replace	\$15,253	\$15,710	\$16,181	\$16,667	\$17,167
3322 Refrigerators - Reimbursements	\$67,616	\$69,644	\$71,734	\$73,886	\$76,102
3322 Refrigerators - Replace	\$278,776	\$287,140	\$295,754	\$304,627	\$313,765
3323 Cooktops - Reimbursed	\$23,837	\$24,552	\$25,289	\$26,047	\$26,829
3323 Cooktops - Replace	\$85,215	\$87,771	\$90,404	\$93,116	\$95,910
3324 Dishwashers - Reimbursement	\$18,540	\$19,096	\$19,669	\$20,259	\$20,867
3324 Dishwashers - Replace	\$133,360	\$137,361	\$141,482	\$145,727	\$150,098
3326 Ovens - Reimbursement	\$38,949	\$40,118	\$41,321	\$42,561	\$43,838
3326 Ovens - Replace	\$174,548	\$179,785	\$185,178	\$190,734	\$196,456
3327 Garbage Disposals - Replace	\$170,945	\$176,073	\$181,355	\$186,796	\$192,400
3327 Garbage Disposals & Counters	\$23,993	\$24,712	\$25,454	\$26,217	\$27,004
3328 Manor Hoods - Reimbursements	\$6,699	\$6,900	\$7,107	\$7,320	\$7,540
3328 Manor Hoods - Replace	\$55,012	\$56,662	\$58,362	\$60,113	\$61,916
4569 (2024) Water Heaters Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$1,299,518	\$1,338,503	\$1,378,658	\$1,420,018	\$1,462,619
4621 Heat Pumps - Replace	\$8,820	\$9,084	\$9,357	\$9,637	\$9,927
4622 Wall Heater - Replace	\$5,880	\$6,056	\$6,238	\$6,425	\$6,618
Lighting & Electrical					
4650 (2027-2034) Solar Systems -Replace	\$0	\$0	\$0	\$0	\$0
4650 (2037-2044) Solar Systems -Replace	\$22,520	\$23,196	\$23,892	\$24,609	\$25,347
4650 (2047-2054) Solar Systems -Replace	\$0	\$0	\$0	\$0	\$0
6971 (2024) Pushmatic Panels- Upgrade	\$0	\$0	\$0	\$0	\$0
6971 (2025) Pushmatic Panels- Upgrade	\$0	\$0	\$0	\$0	\$0
6971 (2026) Pushmatic Panels- Upgrade	\$0	\$0	\$0	\$0	\$0
6972 Electrical Panel Maintenance	\$23,370	\$24,071	\$24,793	\$25,536	\$26,303
6973 Exterior Lighting (Consultant)	\$23,370	\$24,071	\$24,793	\$25,536	\$26,303
6974 Walkway Lights - Additional New	\$77,524	\$79,850	\$82,246	\$84,713	\$87,254
Laundry Rooms					
3720 (2024) Laundry Room Sinks - Replace	\$0	\$0	\$0	\$0	\$0
3720 (2047) Laundry Room Sinks - Replace	\$0	\$0	\$0	\$0	\$0
3725 Laundry Room Counters - Replace	\$29,129	\$30,003	\$30,903	\$31,830	\$32,785
3735 Washers - Replace	\$141,951	\$146,210	\$150,596	\$155,114	\$159,767
3740 Dryers - Replace	\$59,457	\$61,240	\$63,078	\$64,970	\$66,919
3750 (2024-2032) Laundry Water Heaters	\$0	\$0	\$0	\$0	\$0
3750 Laundry Room Water Heater	\$15,816	\$16,291	\$16,780	\$17,283	\$17,802
6720 Boat Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Off Cycle Decking					
150 Off Cycle Deck Top Coat - Annual	\$101,724	\$104,776	\$107,919	\$111,157	\$114,492
152 Off Cycle Common Decks - Annual	\$106,581	\$109,778	\$113,071	\$116,463	\$119,957
153 Off Cycle Balcony Decks - Annual	\$16,125	\$16,609	\$17,107	\$17,620	\$18,149
Prior To Painting					
2356 Lead - Testing PTP - Annual	\$7,790	\$8,024	\$8,264	\$8,512	\$8,768
2357 Asbestos - Testing PTP - Annual	\$82,183	\$84,648	\$87,188	\$89,803	\$92,497
2522 Full Cycle Dry Rot PTP - Annual	\$1,120,333	\$1,153,943	\$1,188,561	\$1,224,218	\$1,260,944
6341 Full Cycle Decking Repairs - Annual	\$175,340	\$180,600	\$186,018	\$191,599	\$197,347
6343 Full Cycle Balcony Dry Rot - Annual	\$16,985	\$17,495	\$18,019	\$18,560	\$19,117
Interior & Exterior Painting					

Fiscal Year	2039	2040	2041	2042	2043
2330 Interior Paint Touch-up - Annual	\$148,624	\$153,083	\$157,675	\$162,405	\$167,277
2331 Exterior Paint Touch-Up (Annual)	\$193,350	\$199,150	\$205,125	\$211,279	\$217,617
2355 Full Cycle Exterior Paint - Annual	\$2,212,069	\$2,278,431	\$2,346,784	\$2,417,188	\$2,489,703
2356 Lead Testing and Abatement	\$12,269	\$12,637	\$13,016	\$13,407	\$13,809
2506 Deck Top Coat Reseal (Annual)	\$88,217	\$90,863	\$93,589	\$96,397	\$99,289
2725 Building Signage	\$71,151	\$73,285	\$75,484	\$77,748	\$80,081
Walls, Fencing, Railings & Gates					
5501 Perimeter Block Walls - Repair	\$12,464	\$12,838	\$13,223	\$13,619	\$14,028
5502 Walls - Common Area Block - Annual	\$11,529	\$11,875	\$12,231	\$12,598	\$12,976
5525 Perimeter Shepherds Crook - Replace	\$54,529	\$56,165	\$57,850	\$59,585	\$61,373
Grounds & Miscellaneous					
7000 Trees - Trim/Maintain - Annual	\$1,659,673	\$1,709,463	\$1,760,747	\$1,813,570	\$1,867,977
7011 (2025) Landscape Renovations	\$0	\$0	\$24,793	\$0	\$0
7011 (2026) Landscape Renovations	\$0	\$0	\$0	\$25,536	\$0
7012 Landscape Improve/Restore Annual	\$305,139	\$314,293	\$323,722	\$333,433	\$343,436
7014 Slope - Renovations	\$128,936	\$132,804	\$136,788	\$140,892	\$145,118
7017 Turf Reduction & Irrigation	\$42,110	\$43,374	\$44,675	\$46,015	\$47,396
Building Structures					
2001 (2024) Bldg. Structures, Projects	\$0	\$0	\$0	\$0	\$0
2001 Bldg. Structures, Projects - Annual	\$210,014	\$216,314	\$222,804	\$229,488	\$236,373
2001 Building Structures Dry Rot Repairs	\$8,179	\$8,425	\$8,677	\$8,938	\$9,206
2002 Bldg. Structures Maint Ops Annual	\$623,187	\$641,883	\$661,139	\$680,973	\$701,402
2003 Building Structures Carpentry	\$151,623	\$156,172	\$160,857	\$165,682	\$170,653
2004 (2024) Smoke Alarms - Replace	\$0	\$0	\$0	\$0	\$0
2004 (2025) Smoke Alarms - Replace	\$0	\$0	\$0	\$0	\$0
2006 Building Foundations - Repair	\$67,672	\$69,702	\$71,793	\$73,947	\$76,165
2356 Lead Testing and Abatement	\$8,179	\$8,425	\$8,677	\$8,938	\$9,206
Plumbing					
4590 Plumbing - Repair/Replace, Annual	\$538,293	\$554,442	\$571,075	\$588,208	\$605,854
4591 Copper Water Lines Re-Pipe - Annual	\$155,797	\$160,471	\$165,285	\$170,243	\$175,351
4594 (2024-2035)Waste Line Epoxy Re-Line	\$0	\$0	\$0	\$0	\$0
4596 (2036-2053) Waste Lines - Repair	\$77,898	\$80,235	\$82,642	\$85,122	\$87,675
Total Expenses	\$20,626,199	\$20,177,152	\$22,713,611	\$23,092,114	\$23,115,048
Ending Reserve Balance	\$61,209,864	\$66,819,053	\$70,675,131	\$74,937,531	\$79,995,625

Fiscal Year		2044	2045	2046	2047	2048
Starting Reserve Balance		\$79,995,625	\$83,944,685	\$91,120,365	\$87,677,610	\$90,067,298
Annual Reserve Funding		\$26,960,154	\$27,701,558	\$28,463,351	\$28,463,351	\$28,463,351
Recommended Special Assessments		\$0	\$0	\$0	\$0	\$0
Interest Earnings		\$2,047,016	\$2,185,923	\$2,232,534	\$2,219,385	\$2,236,200
Total Income		\$109,002,796	\$113,832,167	\$121,816,250	\$118,360,346	\$120,766,850
# Component						
Paving						
2220	(2024) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2025) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2026) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2027) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2028) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2029) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2030) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2031) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2032) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2033) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2034) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2035) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2036) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2037) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2038) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2039) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2040) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2041) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2042) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2043) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2045) Asphalt - Resurface	\$0	\$347,935	\$0	\$0	\$0
2220	(2046) Asphalt - Resurface	\$0	\$0	\$194,544	\$0	\$0
2220	(2047) Asphalt - Resurface	\$0	\$0	\$0	\$133,849	\$0
2220	(2048) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$222,272
2220	(2049) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2230	Asphalt - Annual Repair/Seal	\$81,503	\$83,948	\$86,466	\$89,060	\$91,732
Asphalt & Concrete Repair/Replace						
2033	(2024) Concrete & Paving - R/R	\$100,120	\$0	\$0	\$0	\$0
2033	(2025) Concrete & Paving - R/R	\$0	\$900	\$0	\$0	\$0
2033	(2026) Concrete & Paving - R/R	\$0	\$0	\$2,131	\$0	\$0
2033	(2027) Concrete & Paving - R/R	\$0	\$0	\$0	\$1,930	\$0
2033	(2028) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$1,307
2033	(2029) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2030) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2031) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2032) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2033) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2034) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2035) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2036) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2037) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2038) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2039) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2040) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2041) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2042) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2043) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2044) Concrete & Paving - R/R	\$38,591	\$0	\$0	\$0	\$0
2100	Concrete - Repair/Replace	\$270,917	\$279,044	\$287,416	\$296,038	\$304,919
Roofs - Built-Up						
1302	(2024) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302	(2025) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302	(2026) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302	(2027) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302	(2028) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302	(2029) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2034) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2035) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2036) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2037) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2038) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2044	2045	2046	2047	2048
2465	(2039) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2040) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2041) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2042) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2043) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2044) PVC Cool Roof - Replace	\$1,765,416	\$0	\$0	\$0	\$0
2465	(2045) PVC Cool Roof - Replace	\$0	\$1,429,073	\$0	\$0	\$0
2465	(2046) PVC Cool Roof - Replace	\$0	\$0	\$1,890,044	\$0	\$0
2465	(2047) PVC Cool Roof - Replace	\$0	\$0	\$0	\$2,212,347	\$0
2465	(2048) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$2,040,952
2465	(2049) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2050) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2051) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2052) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2053) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2466	Emergency Roof Repairs - Annual	\$162,550	\$167,427	\$172,449	\$177,623	\$182,951
2467	Preventative Roof Repairs	\$190,380	\$196,092	\$201,975	\$208,034	\$214,275
2468	Flat Roofs Debris Cleanup	\$131,953	\$135,911	\$139,989	\$144,188	\$148,514
Roofs - Comp Shingle						
2450	(2024) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	(2025) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	(2041) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	(2042) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	(2043) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	(2044) Comp Shingle Roof - Replace	\$3,327,240	\$0	\$0	\$0	\$0
2450	(2045) Comp Shingle Roof - Replace	\$0	\$1,933,879	\$0	\$0	\$0
2450	(2046) Comp Shingle Roof - Replace	\$0	\$0	\$8,817,040	\$0	\$0
2450	(2047) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$4,554,872	\$0
2450	(2048) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$6,849,764
2450	(2049) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	(2050) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	(2051) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	(2052) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	(2053) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
Roofs - Tile						
2400	(2044) Tile Roof - Replace	\$840,799	\$0	\$0	\$0	\$0
2400	(2046) Tile Roof - Replace	\$0	\$0	\$1,777,799	\$0	\$0
2400	(2047) Tile Roof - Replace	\$0	\$0	\$0	\$1,069,125	\$0
2400	(2048) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$1,183,478
2400	(2049) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400	(2050) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400	(2051) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400	(2052) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400	(2053) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400	(2054) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
Infrastructure/Buildings						
151	Manor Interior Damage Restoration	\$1,235,976	\$1,273,055	\$1,311,247	\$1,350,584	\$1,391,102
2480	Gutter System - New Install	\$90,306	\$93,015	\$95,805	\$98,679	\$101,640
2481	Gutter/Downspouts - Repair/Replace	\$120,081	\$123,684	\$127,394	\$131,216	\$135,152
2510	(2024) Balcony Inspections	\$0	\$0	\$0	\$0	\$0
2510	(2032) Balcony Inspections	\$0	\$0	\$0	\$0	\$0
2510	(2033) Balcony Inspections	\$0	\$0	\$0	\$0	\$0
2621	Sliding Screen Doors	\$56,893	\$58,599	\$60,357	\$62,168	\$64,033
2740	Windows - Repair/Replace	\$217,474	\$223,998	\$230,718	\$237,640	\$244,769
4525	(2026) Vertical Lifts - R & R	\$0	\$0	\$1,412,168	\$0	\$0
4525	(2027) Vertical Lifts - R & R	\$0	\$0	\$0	\$290,907	\$0
4525	(2028) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$149,817
4525	(2029) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525	(2030) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525	(2032) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525	(2033) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525	(2034) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525	(2038) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
Carport Siding Renovation						
1112	(2027) Carport Renovations	\$0	\$4,837	\$0	\$0	\$0
1112	(2028) Carport Renovations	\$0	\$0	\$9,964	\$0	\$0
1112	(2029) Carport Renovations	\$0	\$0	\$0	\$15,394	\$0
1112	(2030) Carport Renovations	\$0	\$0	\$0	\$0	\$21,141

Fiscal Year	2044	2045	2046	2047	2048
1112 (2031) Carport Renovations	\$0	\$0	\$0	\$0	\$0
1112 (2032) Carport Renovations	\$28,175	\$0	\$0	\$0	\$0
1112 (2033) Carport Renovations	\$0	\$101,572	\$0	\$0	\$0
Manor Components					
3001 Fixtures - Faucets - Replace	\$269,327	\$277,407	\$285,729	\$294,301	\$303,130
3005 Fixtures Sinks - Replace	\$68,993	\$71,063	\$73,195	\$75,391	\$77,653
3006 Fixtures - Toilets	\$12,312	\$12,682	\$13,062	\$13,454	\$13,858
3009 Bathroom Counter - Inspections	\$66,375	\$68,366	\$70,417	\$72,529	\$74,705
3009 Bathroom Counters - Replace	\$379,213	\$390,589	\$402,307	\$414,376	\$426,807
3009 Kitchen Countertop - Inspection	\$170,678	\$175,798	\$181,072	\$186,504	\$192,099
3009 Kitchen Countertops - Replace	\$700,338	\$721,348	\$742,988	\$765,278	\$788,236
3010 Bathroom Tile - Replace/Abatement	\$0	\$0	\$0	\$0	\$0
3011 Bath Mirrors - Replace	\$59,302	\$61,081	\$62,913	\$64,801	\$66,745
3012 Shower/Tub Enclosures - Replace	\$363,111	\$374,005	\$385,225	\$396,782	\$408,685
3014 Bathroom Basins, Faucets, Counter	\$58,641	\$60,400	\$62,212	\$64,078	\$66,001
3050 Floor Replacement - Abatement	\$386,869	\$398,475	\$410,429	\$422,742	\$435,424
3051 Bathroom Floors - Wk Cntr #910	\$37,928	\$39,066	\$40,238	\$41,445	\$42,689
3051 Bathroom Floors - Wk Cntr #917	\$109,849	\$113,145	\$116,539	\$120,036	\$123,637
3052 Kitchen Floors - Wk Cntr #910	\$32,239	\$33,206	\$34,202	\$35,229	\$36,285
3053 Kitchen Floors - Wk Cntr #917	\$71,208	\$73,344	\$75,544	\$77,811	\$80,145
3321 Ranges - Reimbursements	\$4,696	\$4,837	\$4,982	\$5,131	\$5,285
3321 Ranges - Replace	\$17,682	\$18,212	\$18,759	\$19,321	\$19,901
3322 Refrigerators - Reimbursements	\$78,385	\$80,737	\$83,159	\$85,654	\$88,223
3322 Refrigerators - Replace	\$323,178	\$332,874	\$342,860	\$353,146	\$363,740
3323 Cooktops - Reimbursed	\$27,634	\$28,463	\$29,316	\$30,196	\$31,102
3323 Cooktops - Replace	\$98,787	\$101,751	\$104,803	\$107,947	\$111,186
3324 Dishwashers - Reimbursement	\$21,493	\$22,138	\$22,802	\$23,486	\$24,190
3324 Dishwashers - Replace	\$154,601	\$159,239	\$164,017	\$168,937	\$174,005
3326 Ovens - Reimbursement	\$45,153	\$46,507	\$47,903	\$49,340	\$50,820
3326 Ovens - Replace	\$202,349	\$208,420	\$214,673	\$221,113	\$227,746
3327 Garbage Disposals - Replace	\$198,172	\$204,117	\$210,241	\$216,548	\$223,044
3327 Garbage Disposals & Counters	\$27,814	\$28,649	\$29,508	\$30,393	\$31,305
3328 Manor Hoods - Reimbursements	\$7,766	\$7,999	\$8,239	\$8,486	\$8,741
3328 Manor Hoods - Replace	\$63,774	\$65,687	\$67,658	\$69,687	\$71,778
4569 (2024) Water Heaters Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$1,506,497	\$1,551,692	\$1,598,243	\$1,646,190	\$1,695,576
4621 Heat Pumps - Replace	\$10,224	\$10,531	\$10,847	\$11,172	\$11,508
4622 Wall Heater - Replace	\$6,816	\$7,021	\$7,231	\$7,448	\$7,672
Lighting & Electrical					
4650 (2027-2034) Solar Systems -Replace	\$0	\$0	\$0	\$0	\$0
4650 (2037-2044) Solar Systems -Replace	\$26,107	\$0	\$0	\$0	\$0
4650 (2047-2054) Solar Systems -Replace	\$0	\$0	\$0	\$0	\$613,812
6971 (2024) Pushmatic Panels- Upgrade	\$0	\$0	\$0	\$0	\$0
6971 (2025) Pushmatic Panels- Upgrade	\$0	\$0	\$0	\$0	\$0
6971 (2026) Pushmatic Panels- Upgrade	\$0	\$0	\$0	\$0	\$0
6972 Electrical Panel Maintenance	\$27,092	\$27,904	\$28,742	\$29,604	\$30,492
6973 Exterior Lighting (Consultant)	\$27,092	\$27,904	\$28,742	\$29,604	\$30,492
6974 Walkway Lights - Additional New	\$89,872	\$92,568	\$95,345	\$98,206	\$101,152
Laundry Rooms					
3720 (2024) Laundry Room Sinks - Replace	\$0	\$0	\$0	\$0	\$0
3720 (2047) Laundry Room Sinks - Replace	\$0	\$0	\$0	\$0	\$18,498
3725 Laundry Room Counters - Replace	\$33,769	\$34,782	\$35,825	\$36,900	\$38,007
3735 Washers - Replace	\$164,560	\$169,497	\$174,582	\$179,819	\$185,214
3740 Dryers - Replace	\$68,927	\$70,994	\$73,124	\$75,318	\$77,578
3750 (2024-2032) Laundry Water Heaters	\$0	\$0	\$0	\$0	\$0
3750 Laundry Room Water Heater	\$18,336	\$18,886	\$19,452	\$20,036	\$20,637
6720 Boat Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$26,426
Off Cycle Decking					
150 Off Cycle Deck Top Coat - Annual	\$117,926	\$121,464	\$125,108	\$128,861	\$132,727
152 Off Cycle Common Decks - Annual	\$123,556	\$127,263	\$131,081	\$135,013	\$139,063
153 Off Cycle Balcony Decks - Annual	\$18,693	\$19,254	\$19,832	\$20,427	\$21,039
Prior To Painting					
2356 Lead - Testing PTP - Annual	\$9,031	\$9,301	\$9,581	\$9,868	\$10,164
2357 Asbestos - Testing PTP - Annual	\$95,272	\$98,131	\$101,074	\$104,107	\$107,230
2522 Full Cycle Dry Rot PTP - Annual	\$1,298,773	\$1,337,736	\$1,377,868	\$1,419,204	\$1,461,780
6341 Full Cycle Decking Repairs - Annual	\$203,267	\$209,365	\$215,646	\$222,115	\$228,779
6343 Full Cycle Balcony Dry Rot - Annual	\$19,690	\$20,281	\$20,889	\$21,516	\$22,162
Interior & Exterior Painting					

Fiscal Year		2044	2045	2046	2047	2048
2330	Interior Paint Touch-up - Annual	\$172,296	\$177,465	\$182,789	\$188,272	\$193,920
2331	Exterior Paint Touch-Up (Annual)	\$224,146	\$230,870	\$237,796	\$244,930	\$252,278
2355	Full Cycle Exterior Paint - Annual	\$2,564,394	\$2,641,326	\$2,720,566	\$2,802,183	\$2,886,248
2356	Lead Testing and Abatement	\$14,223	\$14,650	\$15,089	\$15,542	\$16,008
2506	Deck Top Coat Reseal (Annual)	\$102,267	\$105,335	\$108,496	\$111,750	\$115,103
2725	Building Signage	\$82,483	\$84,958	\$87,507	\$90,132	\$92,836
Walls, Fencing, Railings & Gates						
5501	Perimeter Block Walls - Repair	\$14,449	\$14,882	\$15,329	\$15,789	\$16,262
5502	Walls - Common Area Block - Annual	\$13,365	\$13,766	\$14,179	\$14,605	\$15,043
5525	Perimeter Shepherds Crook - Replace	\$63,214	\$65,110	\$67,064	\$69,076	\$71,148
Grounds & Miscellaneous						
7000	Trees - Trim/Maintain - Annual	\$1,924,016	\$1,981,736	\$2,041,189	\$2,102,424	\$2,165,497
7011	(2025) Landscape Renovations	\$0	\$27,904	\$0	\$0	\$0
7011	(2026) Landscape Renovations	\$0	\$0	\$28,742	\$0	\$0
7012	Landscape Improve/Restore Annual	\$353,740	\$364,352	\$375,282	\$386,541	\$398,137
7014	Slope - Renovations	\$149,472	\$153,956	\$158,575	\$163,332	\$168,232
7017	Turf Reduction & Irrigation	\$48,817	\$50,282	\$51,790	\$53,344	\$54,944
Building Structures						
2001	(2024) Bldg. Structures, Projects	\$0	\$0	\$0	\$0	\$0
2001	Bldg. Structures, Projects - Annual	\$243,464	\$250,768	\$258,291	\$266,039	\$274,021
2001	Building Structures Dry Rot Repairs	\$9,482	\$9,767	\$10,060	\$10,361	\$10,672
2002	Bldg. Structures Maint Ops Annual	\$722,444	\$744,118	\$766,441	\$789,435	\$813,118
2003	Building Structures Carpentry	\$175,773	\$181,046	\$186,477	\$192,071	\$197,834
2004	(2024) Smoke Alarms - Replace	\$615,445	\$0	\$0	\$0	\$0
2004	(2025) Smoke Alarms - Replace	\$0	\$0	\$574,534	\$0	\$0
2006	Building Foundations - Repair	\$78,450	\$80,804	\$83,228	\$85,725	\$88,296
2356	Lead Testing and Abatement	\$9,482	\$9,767	\$10,060	\$10,361	\$10,672
Plumbing						
4590	Plumbing - Repair/Replace, Annual	\$624,029	\$642,750	\$662,033	\$681,894	\$702,351
4591	Copper Water Lines Re-Pipe - Annual	\$180,611	\$186,029	\$191,610	\$197,359	\$203,279
4594	(2024-2035)Waste Line Epoxy Re-Line	\$0	\$0	\$0	\$0	\$0
4596	(2036-2053) Waste Lines - Repair	\$90,306	\$93,015	\$95,805	\$98,679	\$101,640
Total Expenses		\$25,058,110	\$22,711,803	\$34,138,640	\$28,293,048	\$31,742,531
Ending Reserve Balance		\$83,944,685	\$91,120,365	\$87,677,610	\$90,067,298	\$89,024,318

Fiscal Year		2049	2050	2051	2052	2053
Starting Reserve Balance		\$89,024,318	\$89,077,520	\$88,791,675	\$86,818,847	\$85,882,405
Annual Reserve Funding		\$28,463,351	\$28,463,351	\$28,463,351	\$28,463,351	\$28,463,351
Recommended Special Assessments		\$0	\$0	\$0	\$0	\$0
Interest Earnings		\$2,223,842	\$2,220,937	\$2,192,734	\$2,156,408	\$2,145,740
Total Income		\$119,711,511	\$119,761,808	\$119,447,761	\$117,438,606	\$116,491,496
# Component						
Paving						
2220	(2024) Asphalt - Resurface	\$416,831	\$0	\$0	\$0	\$0
2220	(2025) Asphalt - Resurface	\$0	\$445,610	\$0	\$0	\$0
2220	(2026) Asphalt - Resurface	\$0	\$0	\$574,350	\$0	\$0
2220	(2027) Asphalt - Resurface	\$0	\$0	\$0	\$574,778	\$0
2220	(2028) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$585,383
2220	(2029) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2030) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2031) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2032) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2033) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2034) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2035) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2036) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2037) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2038) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2039) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2040) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2041) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2042) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2043) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2045) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2046) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2047) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2048) Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2220	(2049) Asphalt - Resurface	\$487,861	\$0	\$0	\$0	\$0
2230	Asphalt - Annual Repair/Seal	\$94,484	\$97,318	\$100,238	\$103,245	\$106,342
Asphalt & Concrete Repair/Replace						
2033	(2024) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2025) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2026) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2027) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2028) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2029) Concrete & Paving - R/R	\$3,968	\$0	\$0	\$0	\$0
2033	(2030) Concrete & Paving - R/R	\$0	\$16,045	\$0	\$0	\$0
2033	(2031) Concrete & Paving - R/R	\$0	\$0	\$25,594	\$0	\$0
2033	(2032) Concrete & Paving - R/R	\$0	\$0	\$0	\$28,306	\$0
2033	(2033) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$14,785
2033	(2034) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2035) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2036) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2037) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2038) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2039) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2040) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2041) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2042) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2043) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2033	(2044) Concrete & Paving - R/R	\$0	\$0	\$0	\$0	\$0
2100	Concrete - Repair/Replace	\$314,067	\$323,489	\$333,193	\$343,189	\$353,485
Roofs - Built-Up						
1302	(2024) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302	(2025) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302	(2026) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302	(2027) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302	(2028) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
1302	(2029) Built-Up/PVC - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2034) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2035) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2036) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2037) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2038) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2049	2050	2051	2052	2053
2465	(2039) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2040) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2041) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2042) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2043) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2044) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2045) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2046) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2047) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2048) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$0
2465	(2049) PVC Cool Roof - Replace	\$2,138,920	\$0	\$0	\$0	\$0
2465	(2050) PVC Cool Roof - Replace	\$0	\$2,188,787	\$0	\$0	\$0
2465	(2051) PVC Cool Roof - Replace	\$0	\$0	\$2,259,198	\$0	\$0
2465	(2052) PVC Cool Roof - Replace	\$0	\$0	\$0	\$2,327,150	\$0
2465	(2053) PVC Cool Roof - Replace	\$0	\$0	\$0	\$0	\$2,345,695
2466	Emergency Roof Repairs - Annual	\$188,440	\$194,093	\$199,916	\$205,913	\$212,091
2467	Preventative Roof Repairs	\$220,703	\$227,324	\$234,144	\$241,168	\$248,403
2468	Flat Roofs Debris Cleanup	\$152,969	\$157,558	\$162,285	\$167,154	\$172,168
Roofs - Comp Shingle						
2450	(2024) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	(2025) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	(2041) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	(2042) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	(2043) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	(2044) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	(2045) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	(2046) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	(2047) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	(2048) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$0
2450	(2049) Comp Shingle Roof - Replace	\$4,222,082	\$0	\$0	\$0	\$0
2450	(2050) Comp Shingle Roof - Replace	\$0	\$3,515,768	\$0	\$0	\$0
2450	(2051) Comp Shingle Roof - Replace	\$0	\$0	\$4,817,483	\$0	\$0
2450	(2052) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$2,881,409	\$0
2450	(2053) Comp Shingle Roof - Replace	\$0	\$0	\$0	\$0	\$1,269,197
Roofs - Tile						
2400	(2044) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400	(2046) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400	(2047) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400	(2048) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
2400	(2049) Tile Roof - Replace	\$1,260,218	\$0	\$0	\$0	\$0
2400	(2050) Tile Roof - Replace	\$0	\$1,256,965	\$0	\$0	\$0
2400	(2051) Tile Roof - Replace	\$0	\$0	\$1,294,674	\$0	\$0
2400	(2052) Tile Roof - Replace	\$0	\$0	\$0	\$1,333,514	\$0
2400	(2053) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$1,474,487
2400	(2054) Tile Roof - Replace	\$0	\$0	\$0	\$0	\$0
Infrastructure/Buildings						
151	Manor Interior Damage Restoration	\$1,432,835	\$1,475,820	\$1,520,095	\$1,565,698	\$1,612,668
2480	Gutter System - New Install	\$104,689	\$107,830	\$111,064	\$114,396	\$117,828
2481	Gutter/Downspouts - Repair/Replace	\$139,207	\$143,383	\$147,685	\$152,115	\$156,679
2510	(2024) Balcony Inspections	\$0	\$0	\$0	\$0	\$0
2510	(2032) Balcony Inspections	\$0	\$323,489	\$0	\$0	\$0
2510	(2033) Balcony Inspections	\$0	\$0	\$333,193	\$0	\$0
2621	Sliding Screen Doors	\$65,954	\$67,933	\$69,971	\$72,070	\$74,232
2740	Windows - Repair/Replace	\$252,112	\$259,675	\$267,465	\$275,489	\$283,754
4525	(2026) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525	(2027) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525	(2028) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525	(2029) Vertical Lifts - R & R	\$154,311	\$0	\$0	\$0	\$0
4525	(2030) Vertical Lifts - R & R	\$0	\$635,763	\$0	\$0	\$0
4525	(2032) Vertical Lifts - R & R	\$0	\$0	\$0	\$505,861	\$0
4525	(2033) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$173,679
4525	(2034) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
4525	(2038) Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
Carport Siding Renovation						
1112	(2027) Carport Renovations	\$0	\$0	\$5,775	\$0	\$0
1112	(2028) Carport Renovations	\$0	\$0	\$0	\$11,897	\$0
1112	(2029) Carport Renovations	\$0	\$0	\$0	\$0	\$18,381
1112	(2030) Carport Renovations	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
1112 (2031) Carport Renovations	\$27,219	\$0	\$0	\$0	\$0
1112 (2032) Carport Renovations	\$0	\$33,643	\$0	\$0	\$0
1112 (2033) Carport Renovations	\$0	\$0	\$121,282	\$0	\$0
Manor Components					
3001 Fixtures - Faucets - Replace	\$312,224	\$321,591	\$331,239	\$341,176	\$351,411
3005 Fixtures Sinks - Replace	\$79,982	\$82,382	\$84,853	\$87,399	\$90,021
3006 Fixtures - Toilets	\$14,273	\$14,701	\$15,143	\$15,597	\$16,065
3009 Bathroom Counter - Inspections	\$76,946	\$79,255	\$81,632	\$84,081	\$86,604
3009 Bathroom Counters - Replace	\$439,612	\$452,800	\$466,384	\$480,376	\$494,787
3009 Kitchen Countertop - Inspection	\$197,862	\$203,798	\$209,912	\$216,209	\$222,695
3009 Kitchen Countertops - Replace	\$811,883	\$836,240	\$861,327	\$887,167	\$913,782
3010 Bathroom Tile - Replace/Abatement	\$0	\$0	\$0	\$0	\$0
3011 Bath Mirrors - Replace	\$68,747	\$70,810	\$72,934	\$75,122	\$77,375
3012 Shower/Tub Enclosures - Replace	\$420,946	\$433,574	\$446,581	\$459,979	\$473,778
3014 Bathroom Basins, Faucets, Counter	\$67,981	\$70,020	\$72,121	\$74,284	\$76,513
3050 Floor Replacement - Abatement	\$448,487	\$461,942	\$475,800	\$490,074	\$504,776
3051 Bathroom Floors - Wk Cntr #910	\$43,969	\$45,288	\$46,647	\$48,046	\$49,488
3051 Bathroom Floors - Wk Cntr #917	\$127,346	\$131,166	\$135,101	\$139,154	\$143,329
3052 Kitchen Floors - Wk Cntr #910	\$37,374	\$38,495	\$39,650	\$40,840	\$42,065
3053 Kitchen Floors - Wk Cntr #917	\$82,549	\$85,026	\$87,577	\$90,204	\$92,910
3321 Ranges - Reimbursements	\$5,444	\$5,607	\$5,775	\$5,949	\$6,127
3321 Ranges - Replace	\$20,498	\$21,113	\$21,746	\$22,399	\$23,071
3322 Refrigerators - Reimbursements	\$90,870	\$93,596	\$96,404	\$99,296	\$102,275
3322 Refrigerators - Replace	\$374,652	\$385,892	\$397,469	\$409,393	\$421,674
3323 Cooktops - Reimbursed	\$32,035	\$32,996	\$33,986	\$35,005	\$36,055
3323 Cooktops - Replace	\$114,521	\$117,957	\$121,496	\$125,140	\$128,895
3324 Dishwashers - Reimbursement	\$24,916	\$25,663	\$26,433	\$27,226	\$28,043
3324 Dishwashers - Replace	\$179,225	\$184,602	\$190,140	\$195,844	\$201,720
3326 Ovens - Reimbursement	\$52,344	\$53,915	\$55,532	\$57,198	\$58,914
3326 Ovens - Replace	\$234,579	\$241,616	\$248,864	\$256,330	\$264,020
3327 Garbage Disposals - Replace	\$229,736	\$236,628	\$243,726	\$251,038	\$258,569
3327 Garbage Disposals & Counters	\$32,244	\$33,212	\$34,208	\$35,234	\$36,291
3328 Manor Hoods - Reimbursements	\$9,003	\$9,273	\$9,552	\$9,838	\$10,133
3328 Manor Hoods - Replace	\$73,931	\$76,149	\$78,434	\$80,787	\$83,210
4569 (2024) Water Heaters Replace	\$0	\$0	\$0	\$0	\$0
4570 Water Heater - Replace	\$1,746,443	\$1,798,836	\$1,852,802	\$1,908,386	\$1,965,637
4621 Heat Pumps - Replace	\$11,853	\$12,208	\$12,575	\$12,952	\$13,341
4622 Wall Heater - Replace	\$7,902	\$8,139	\$8,383	\$8,635	\$8,894
Lighting & Electrical					
4650 (2027-2034) Solar Systems -Replace	\$0	\$0	\$0	\$0	\$0
4650 (2037-2044) Solar Systems -Replace	\$0	\$0	\$0	\$0	\$0
4650 (2047-2054) Solar Systems -Replace	\$632,227	\$651,194	\$670,729	\$690,851	\$711,577
6971 (2024) Pushmatic Panels- Upgrade	\$0	\$0	\$0	\$0	\$0
6971 (2025) Pushmatic Panels- Upgrade	\$0	\$0	\$0	\$0	\$0
6971 (2026) Pushmatic Panels- Upgrade	\$0	\$0	\$0	\$0	\$0
6972 Electrical Panel Maintenance	\$31,407	\$32,349	\$33,319	\$34,319	\$35,348
6973 Exterior Lighting (Consultant)	\$31,407	\$32,349	\$33,319	\$34,319	\$35,348
6974 Walkway Lights - Additional New	\$104,186	\$107,312	\$110,531	\$113,847	\$117,263
Laundry Rooms					
3720 (2024) Laundry Room Sinks - Replace	\$25,433	\$0	\$0	\$0	\$0
3720 (2047) Laundry Room Sinks - Replace	\$0	\$0	\$0	\$0	\$0
3725 Laundry Room Counters - Replace	\$39,147	\$40,322	\$41,531	\$42,777	\$44,061
3735 Washers - Replace	\$190,770	\$196,494	\$202,388	\$208,460	\$214,714
3740 Dryers - Replace	\$79,905	\$82,302	\$84,771	\$87,314	\$89,934
3750 (2024-2032) Laundry Water Heaters	\$0	\$0	\$0	\$0	\$0
3750 Laundry Room Water Heater	\$21,256	\$21,894	\$22,551	\$23,227	\$23,924
6720 Boat Ramps - Repair/Replace	\$0	\$0	\$0	\$0	\$0
Off Cycle Decking					
150 Off Cycle Deck Top Coat - Annual	\$136,709	\$140,810	\$145,035	\$149,386	\$153,867
152 Off Cycle Common Decks - Annual	\$143,235	\$147,532	\$151,958	\$156,517	\$161,213
153 Off Cycle Balcony Decks - Annual	\$21,671	\$22,321	\$22,990	\$23,680	\$24,390
Prior To Painting					
2356 Lead - Testing PTP - Annual	\$10,469	\$10,783	\$11,106	\$11,440	\$11,783
2357 Asbestos - Testing PTP - Annual	\$110,447	\$113,760	\$117,173	\$120,688	\$124,309
2522 Full Cycle Dry Rot PTP - Annual	\$1,505,634	\$1,550,803	\$1,597,327	\$1,645,247	\$1,694,604
6341 Full Cycle Decking Repairs - Annual	\$235,642	\$242,711	\$249,993	\$257,493	\$265,217
6343 Full Cycle Balcony Dry Rot - Annual	\$22,826	\$23,511	\$24,216	\$24,943	\$25,691
Interior & Exterior Painting					

Fiscal Year	2049	2050	2051	2052	2053
2330 Interior Paint Touch-up - Annual	\$199,738	\$205,730	\$211,902	\$218,259	\$224,807
2331 Exterior Paint Touch-Up (Annual)	\$259,846	\$267,642	\$275,671	\$283,941	\$292,459
2355 Full Cycle Exterior Paint - Annual	\$2,972,836	\$3,062,021	\$3,153,882	\$3,248,498	\$3,345,953
2356 Lead Testing and Abatement	\$16,489	\$16,983	\$17,493	\$18,017	\$18,558
2506 Deck Top Coat Reseal (Annual)	\$118,556	\$122,113	\$125,776	\$129,549	\$133,436
2725 Building Signage	\$95,621	\$98,489	\$101,444	\$104,487	\$107,622
Walls, Fencing, Railings & Gates					
5501 Perimeter Block Walls - Repair	\$16,750	\$17,253	\$17,770	\$18,303	\$18,853
5502 Walls - Common Area Block - Annual	\$15,494	\$15,959	\$16,438	\$16,931	\$17,439
5525 Perimeter Shepherds Crook - Replace	\$73,282	\$75,481	\$77,745	\$80,077	\$82,480
Grounds & Miscellaneous					
7000 Trees - Trim/Maintain - Annual	\$2,230,462	\$2,297,376	\$2,366,297	\$2,437,286	\$2,510,404
7011 (2025) Landscape Renovations	\$31,407	\$0	\$0	\$0	\$35,348
7011 (2026) Landscape Renovations	\$0	\$32,349	\$0	\$0	\$0
7012 Landscape Improve/Restore Annual	\$410,081	\$422,383	\$435,055	\$448,107	\$461,550
7014 Slope - Renovations	\$173,279	\$178,477	\$183,832	\$189,347	\$195,027
7017 Turf Reduction & Irrigation	\$56,593	\$58,291	\$60,039	\$61,840	\$63,696
Building Structures					
2001 (2024) Bldg. Structures, Projects	\$0	\$0	\$0	\$0	\$0
2001 Bldg. Structures, Projects - Annual	\$282,241	\$290,709	\$299,430	\$308,413	\$317,665
2001 Building Structures Dry Rot Repairs	\$10,992	\$11,322	\$11,662	\$12,012	\$12,372
2002 Bldg. Structures Maint Ops Annual	\$837,511	\$862,637	\$888,516	\$915,171	\$942,626
2003 Building Structures Carpentry	\$203,769	\$209,882	\$216,178	\$222,663	\$229,343
2004 (2024) Smoke Alarms - Replace	\$0	\$0	\$0	\$0	\$0
2004 (2025) Smoke Alarms - Replace	\$0	\$0	\$0	\$0	\$0
2006 Building Foundations - Repair	\$90,945	\$93,674	\$96,484	\$99,378	\$102,360
2356 Lead Testing and Abatement	\$10,992	\$11,322	\$11,662	\$12,012	\$12,372
Plumbing					
4590 Plumbing - Repair/Replace, Annual	\$723,421	\$745,124	\$767,478	\$790,502	\$814,217
4591 Copper Water Lines Re-Pipe - Annual	\$209,378	\$215,659	\$222,129	\$228,793	\$235,657
4594 (2024-2035)Waste Line Epoxy Re-Line	\$0	\$0	\$0	\$0	\$0
4596 (2036-2053) Waste Lines - Repair	\$104,689	\$107,830	\$111,064	\$114,396	\$117,828
Total Expenses	\$30,633,992	\$30,970,132	\$32,628,914	\$31,556,201	\$30,527,039
Ending Reserve Balance	\$89,077,520	\$88,791,675	\$86,818,847	\$85,882,405	\$85,964,457



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.

Paving

Comp #: 2220 (2024) Asphalt - Resurface**Quantity: Approx 77,163 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 199,081

Worst Case: \$199,081

Cost Source: Estimate Provided by Client

Comp #: 2220 (2025) Asphalt - Resurface**Quantity: Approx 80,088 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 1 years

Best Case: \$ 206,627

Worst Case: \$206,627

Cost Source: Estimate Provided by Client

Comp #: 2220 (2026) Asphalt - Resurface**Quantity: Approx 100,215 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 2 years

Best Case: \$ 258,566

Worst Case: \$258,566

Cost Source: Estimate Provided by Client

Comp #: 2220 (2027) Asphalt - Resurface**Quantity: Approx 97,373 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 3 years

Best Case: \$ 251,222

Worst Case: \$251,222

Cost Source: Estimate Provided by Client

Comp #: 2220 (2028) Asphalt - Resurface**Quantity: Approx 96281**

Location: The surface locations are on file with the client

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 248,405

Worst Case: \$248,405

Cost Source: Estimate Provided by Client

Comp #: 2220 (2029) Asphalt - Resurface**Quantity: Approx 113,092 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 5 years

Best Case: \$ 291,777

Worst Case: \$291,777

Cost Source: Estimate Provided by Client

Comp #: 2220 (2030) Asphalt - Resurface**Quantity: Approx 109,000 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 6 years

Best Case: \$ 281,220

Worst Case: \$281,220

Cost Source: Estimate Provided by Client

Comp #: 2220 (2031) Asphalt - Resurface**Quantity: Approx 105,590 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 272,422

Worst Case: \$272,422

Cost Source: e

Comp #: 2220 (2032) Asphalt - Resurface**Quantity: Approx 93,619 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 241,537

Worst Case: \$241,537

Cost Source: Estimate Provided by Client

Comp #: 2220 (2033) Asphalt - Resurface**Quantity: Approx 109,523 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 282,569

Worst Case: \$282,569

Cost Source: Estimate Provided by Client

Comp #: 2220 (2034) Asphalt - Resurface**Quantity: Approx 106,108 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 10 years

Best Case: \$ 273,759

Worst Case: \$273,759

Cost Source: Estimate Provided by Client

Comp #: 2220 (2035) Asphalt - Resurface**Quantity: Approx 123,032 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 11 years

Best Case: \$ 317,423

Worst Case: \$317,423

Cost Source: Estimate Provided by Client

Comp #: 2220 (2036) Asphalt - Resurface**Quantity: Approx 112,625 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History: Done in 2011

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 12 years

Best Case: \$ 290,573

Worst Case: \$290,573

Cost Source: Estimate Provided by Client

Comp #: 2220 (2037) Asphalt - Resurface**Quantity: Approx 101,576 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History: Done in 2012

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 13 years

Best Case: \$ 262,066

Worst Case: \$262,066

Cost Source: Estimate Provided by Client

Comp #: 2220 (2038) Asphalt - Resurface**Quantity: Approx 102,966 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History: Done in 2013

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 14 years

Best Case: \$ 265,704

Worst Case: \$265,704

Cost Source: Estimate Provided by Client

Comp #: 2220 (2039) Asphalt - Resurface**Quantity: Approx 102,097 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History: Done in 2014

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 15 years

Best Case: \$ 263,410

Worst Case: \$263,410

Cost Source: Estimate Provided by Client

Comp #: 2220 (2040) Asphalt - Resurface**Quantity: Approx 103,207 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History: Done in 2015

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 16 years

Best Case: \$ 266,274

Worst Case: \$266,274

Cost Source: Estimate Provided by Client

Comp #: 2220 (2041) Asphalt - Resurface**Quantity: Approx 101,411 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History: Done in 2016

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 17 years

Best Case: \$ 261,640

Worst Case: \$261,640

Cost Source: Estimate Provided by Client

Comp #: 2220 (2042) Asphalt - Resurface**Quantity: Approx 72,116 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History: Done in 2017

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 18 years

Best Case: \$ 186,059

Worst Case: \$186,059

Allowance to resurface

Cost Source: Estimate Provided by Client

Comp #: 2220 (2043) Asphalt - Resurface**Quantity: Approx 64,020 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History: Done in 2018

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 19 years

Best Case: \$ 165,172

Worst Case: \$165,172

Cost Source: Estimate Provided by Client

Comp #: 2220 (2045) Asphalt - Resurface**Quantity: Approx 72,493 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History: 2019, \$213,136. 2020, planned (6,7536 GSF) \$185,724.

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 21 years

Best Case: \$ 187,032

Worst Case: \$187,032

Cost Source: Estimate Provided by Client

Comp #: 2220 (2046) Asphalt - Resurface**Quantity: Approx 39,353 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 22 years

Best Case: \$ 101,531

Worst Case: \$101,531

Cost Source: Estimate Provided by Client

Comp #: 2220 (2047) Asphalt - Resurface**Quantity: Approx 26,287 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 23 years

Best Case: \$ 67,820

Worst Case: \$67,820

Cost Source: Estimate Provided by Client

Comp #: 2220 (2048) Asphalt - Resurface**Quantity: Approx 42,381 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 24 years

Best Case: \$ 109,343

Worst Case: \$109,343

Cost Source: Estimate Provided by Client

Comp #: 2220 (2049) Asphalt - Resurface**Quantity: Approx 90,312 GSF**

Location: The surface locations are on file with the client

Funded?: Yes.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. Some properties opt to hire a consultant to draft a scope of work and oversee the process of obtaining estimates, and overseeing the project for compliance to the specifications of the contract. This is a petroleum based product subject to significant cost fluctuations. The haul away is included in cost estimates. Keep surface on routine seal cycle to protect base and potentially extend the average life.

Useful Life: 25 years

Remaining Life: 25 years

Best Case: \$ 233,005

Worst Case: \$233,005

Cost Source: Estimate Provided by Client

Comp #: 2230 Asphalt - Annual Repair/Seal**Quantity: Annual Approx 370,000
GSF**

Location: Annual locations on file with client

Funded?: Yes.

History: 2019, \$52,026. 2020, \$39,598. 2021, \$39,579.

Comments: Keep surface well sealed on a 4 year routine cycle to protect base from premature deterioration. Perform remedial repair projects recommended by a licensed asphalt contractor with each seal cycle. This is a petroleum based product subject to significant cost fluctuations. This cost includes re-striping cost.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 45,126

Worst Case: \$45,126

Cost Source: Estimate Provided by Client

Asphalt & Concrete Repair/Replace

Comp #: 2033 (2024) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 55,434

Worst Case: \$55,434

Cost Source: Estimate Provided by Client

Comp #: 2033 (2025) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 484

Worst Case: \$484

Cost Source: Estimate Provided by Client

Comp #: 2033 (2026) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 1,112

Worst Case: \$1,112

Cost Source: Estimate Provided by Client

Comp #: 2033 (2027) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 978

Worst Case: \$978

Cost Source: Estimate Provided by Client

Comp #: 2033 (2028) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 643

Worst Case: \$643

Cost Source: Estimate Provided by Client

Comp #: 2033 (2029) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 5 years

Best Case: \$ 1,895

Worst Case: \$1,895

Cost Source: Estimate Provided by Client

Comp #: 2033 (2030) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 7,440

Worst Case: \$7,440

Cost Source: Estimate Provided by Client

Comp #: 2033 (2031) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 11,522

Worst Case: \$11,522

Cost Source: Estimate Provided by Client

Comp #: 2033 (2032) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes. This was removed by the client in 2022 Revision 1.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 12,372

Worst Case: \$12,372

Cost Source: Estimate Provided by Client

Comp #: 2033 (2033) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 6,274

Worst Case: \$6,274

Cost Source: Estimate Provided by Client

Comp #: 2033 (2034) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 11,914

Worst Case: \$11,914

Cost Source: Estimate Provided by Client

Comp #: 2033 (2035) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 53,051

Worst Case: \$53,051

Cost Source: Estimate Provided by Client

Comp #: 2033 (2036) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 50,290

Worst Case: \$50,290

Cost Source: Estimate Provided by Client

Comp #: 2033 (2037) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 90,779

Worst Case: \$90,779

Cost Source: Estimate Provided by Client

Comp #: 2033 (2038) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 72,594

Worst Case: \$72,594

Cost Source: Estimate Provided by Client

Comp #: 2033 (2039) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 58,197

Worst Case: \$58,197

Cost Source: Estimate Provided by Client

Comp #: 2033 (2040) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 16 years

Best Case: \$ 48,213

Worst Case: \$48,213

Cost Source: Estimate Provided by Client

Comp #: 2033 (2041) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 17 years

Best Case: \$ 46,950

Worst Case: \$46,950

Cost Source: Estimate Provided by Client

Comp #: 2033 (2042) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 18 years

Best Case: \$ 69,408

Worst Case: \$69,408

Cost Source: Estimate Provided by Client

Comp #: 2033 (2043) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 19 years

Best Case: \$ 33,890

Worst Case: \$33,890

Cost Source: Estimate Provided by Client

Comp #: 2033 (2044) Concrete & Paving - R/R**Quantity: (1) Provision**

Location: Location list on file with client. This includes Street Repairs, Asphalt Maintenance, Main Line Repair & Crack Filling
Funded?: Yes.

History:

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 in support of other departments performing repairs to sewer and water lines.

Useful Life: 20 years

Remaining Life: 20 years

Best Case: \$ 21,367

Worst Case: \$21,367

Cost Source: Estimate Provided by Client

Comp #: 2100 Concrete - Repair/Replace**Quantity: Extensive GSF**

Location: Throughout Mutual

Funded?: Yes.

History: 2019, \$127,597.

Comments: Generally a lifetime component, however, sectional repair or replacement will be required over time. Monitor for cracking, shifting and uneven surfaces which may cause trip hazards.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 150,000

Worst Case: \$150,000

Cost Source: Estimate Provided by Client

Roofs - Built-Up

Comp #: 1302 (2024) Built-Up/PVC - Replace**Quantity: Approx 88,091 GSF**

Location: Location on file with client

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. To eliminate spikes in future year expenditures, starting in 2019, Staff leveled out the roofing replacement square footage over a 10 year period.

Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3"" of standing water and to first look at other less expensive methods. In 2034, PVC roofs will reach 25 year age and will start being evaluated for re-roof work with PVC roofing.

"

Useful Life: 0 years

Remaining Life: 0 years

Best Case: \$ 800,000

Worst Case: \$800,000

Cost Source: Estimate Provided by Client

Comp #: 1302 (2025) Built-Up/PVC - Replace**Quantity: Approx 88,381 GSF**

Location: Location on file with client

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. To eliminate spikes in future year expenditures, starting in 2019, Staff leveled out the roofing replacement square footage over a 10 year period.

Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3"" of standing water and to first look at other less expensive methods. In 2034, PVC roofs will reach 25 year age and will start being evaluated for re-roof work with PVC roofing.

"

Useful Life: 0 years

Remaining Life: 1 years

Best Case: \$ 1,014,614

Worst Case: \$1,014,614

Cost Source: Estimate Provided by Client

Comp #: 1302 (2026) Built-Up/PVC - Replace**Quantity: Approx 88,323 GSF**

Location: Location on file with client

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. To eliminate spikes in future year expenditures, starting in 2019, Staff leveled out the roofing replacement square footage over a 10 year period.

Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3"" of standing water and to first look at other less expensive methods. In 2034, PVC roofs will reach 25 year age and will start being evaluated for re-roof work with PVC roofing.

Useful Life: 0 years

Remaining Life: 2 years

Best Case: \$ 1,013,948

Worst Case: \$1,013,948

Cost Source: Estimate Provided by Client

Comp #: 1302 (2027) Built-Up/PVC - Replace**Quantity: Approx 88,333 GSF**

Location: Location on file with client

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. To eliminate spikes in future year expenditures, starting in 2019, Staff leveled out the roofing replacement square footage over a 10 year period.

Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3"" of standing water and to first look at other less expensive methods. In 2034, PVC roofs will reach 25 year age and will start being evaluated for re-roof work with PVC roofing.

Useful Life: 0 years

Remaining Life: 3 years

Best Case: \$ 1,014,063

Worst Case: \$1,014,063

Cost Source: Estimate Provided by Client

Comp #: 1302 (2028) Built-Up/PVC - Replace**Quantity: Approx 87,039 GSF**

Location: Location on file with client

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. To eliminate spikes in future year expenditures, starting in 2019, Staff leveled out the roofing replacement square footage over a 10 year period.

Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3"" of standing water and to first look at other less expensive methods. In 2034, PVC roofs will reach 25 year age and will start being evaluated for re-roof work with PVC roofing.

Useful Life: 0 years

Remaining Life: 4 years

Best Case: \$ 999,208

Worst Case: \$999,208

Cost Source: Estimate Provided by Client

Comp #: 1302 (2029) Built-Up/PVC - Replace**Quantity: Approx 33,502 GSF**

Location: Location on file with client

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. To eliminate spikes in future year expenditures, starting in 2019, Staff leveled out the roofing replacement square footage over a 10 year period.

Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3"" of standing water and to first look at other less expensive methods. In 2034, PVC roofs will reach 25 year age and will start being evaluated for re-roof work with PVC roofing.

Useful Life: 0 years

Remaining Life: 5 years

Best Case: \$ 384,603

Worst Case: \$384,603

Cost Source: Estimate Provided by Client

Comp #: 2465 (2034) PVC Cool Roof - Replace**Quantity: Approx 131,128 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2009

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3"" of standing water and to first look at other less expensive methods. 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: \$ 1,437,163

Worst Case: \$1,437,163

Cost Source: Estimate Provided by Client

Comp #: 2465 (2035) PVC Cool Roof - Replace**Quantity: Approx 132,760GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2010

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3"" of standing water and to first look at other less expensive methods. 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: 11 years

Best Case: \$ 1,455,050

Worst Case: \$1,455,050

Cost Source: Estimate Provided by Client

Comp #: 2465 (2036) PVC Cool Roof - Replace**Quantity: Approx 159,335 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2011

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3"" of standing water and to first look at other less expensive methods. 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: 12 years

Best Case: \$ 1,746,312

Worst Case: \$1,746,312

Cost Source: Estimate Provided by Client

Comp #: 2465 (2037) PVC Cool Roof - Replace**Quantity: Approx 220,987 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2012

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3" of standing water and to first look at other less expensive methods. 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: 13 years

Best Case: \$ 2,422,018

Worst Case: \$2,422,018

Cost Source: Estimate Provided by Client

Comp #: 2465 (2038) PVC Cool Roof - Replace**Quantity: Approx 276,306 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2013

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3" of standing water and to first look at other less expensive methods. 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: 14 years

Best Case: \$ 3,028,314

Worst Case: \$3,028,314

Cost Source: Estimate Provided by Client

Comp #: 2465 (2039) PVC Cool Roof - Replace**Quantity: Approx 246,775 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2014

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3" of standing water and to first look at other less expensive methods. 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: 15 years

Best Case: \$ 2,704,665

Worst Case: \$2,704,665

Cost Source: Estimate Provided by Client

Comp #: 2465 (2040) PVC Cool Roof - Replace**Quantity: Approx 191,455 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2015

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3" of standing water and to first look at other less expensive methods. 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: 16 years

Best Case: \$ 2,098,347

Worst Case: \$2,098,347

Cost Source: Estimate Provided by Client

Comp #: 2465 (2041) PVC Cool Roof - Replace**Quantity: Approx 133,901 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2016

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3" of standing water and to first look at other less expensive methods. 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: 17 years

Best Case: \$ 1,467,555

Worst Case: \$1,467,555

Cost Source: Estimate Provided by Client

Comp #: 2465 (2042) PVC Cool Roof - Replace**Quantity: Approx 139,438 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2017

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3" of standing water and to first look at other less expensive methods. 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: 18 years

Best Case: \$ 1,528,240

Worst Case: \$1,528,240

Cost Source: Estimate Provided by Client

Comp #: 2465 (2043) PVC Cool Roof - Replace**Quantity: Approx 168,671 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2018

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3" of standing water and to first look at other less expensive methods. 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: 19 years

Best Case: \$ 1,848,634

Worst Case: \$1,848,634

Cost Source: Estimate Provided by Client

Comp #: 2465 (2044) PVC Cool Roof - Replace**Quantity: Approx 89,185 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2019

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3" of standing water and to first look at other less expensive methods. 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: 20 years

Best Case: \$ 977,468

Worst Case: \$977,468

Cost Source: Estimate Provided by Client

Comp #: 2465 (2045) PVC Cool Roof - Replace**Quantity: Approx 70,091 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2020

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3" of standing water and to first look at other less expensive methods. 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: 21 years

Best Case: \$ 768,197

Worst Case: \$768,197

Cost Source: Estimate Provided by Client

Comp #: 2465 (2046) PVC Cool Roof - Replace**Quantity: Approx 90,000 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2021

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3" of standing water and to first look at other less expensive methods. 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: 22 years

Best Case: \$ 986,400

Worst Case: \$986,400

Cost Source: Estimate Provided by Client

Comp #: 2465 (2047) PVC Cool Roof - Replace**Quantity: Approx 102,279 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2022

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3" of standing water and to first look at other less expensive methods. 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: 23 years

Best Case: \$ 1,120,978

Worst Case: \$1,120,978

Cost Source: Estimate Provided by Client

Comp #: 2465 (2048) PVC Cool Roof - Replace**Quantity: Approx 91,607 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC 2023

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3" of standing water and to first look at other less expensive methods. 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: 24 years

Best Case: \$ 1,004,013

Worst Case: \$1,004,013

Cost Source: Estimate Provided by Client

Comp #: 2465 (2049) PVC Cool Roof - Replace**Quantity: Approx 93,208 GSF**

Location: Map on file

Funded?: Yes.

History: Conversions from Built-up to PVC in 2024

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3" of standing water and to first look at other less expensive methods. 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: 25 years

Best Case: \$ 1,021,560

Worst Case: \$1,021,560

Cost Source: Estimate Provided by Client

Comp #: 2465 (2050) PVC Cool Roof - Replace**Quantity: Approx 92,603 GSF**

Location: Map on file

Funded?: Yes.

History: Conversions from Built-up to PVC in 2025

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3" of standing water and to first look at other less expensive methods. 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: 26 years

Best Case: \$ 1,014,929

Worst Case: \$1,014,929

Cost Source: Estimate Provided by Client

Comp #: 2465 (2051) PVC Cool Roof - Replace**Quantity: Approx 92,798 GSF**

Location: Map on file

Funded?: Yes.

History: Conversions from Built-up to PVC in 2026

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3" of standing water and to first look at other less expensive methods. 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: 27 years

Best Case: \$ 1,017,066

Worst Case: \$1,017,066

Cost Source: Estimate Provided by Client

Comp #: 2465 (2052) PVC Cool Roof - Replace**Quantity: Approx 92805 GSF**

Location: Map on file

Funded?: Yes.

History: Conversions from Built-up to PVC in 2027

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3" of standing water and to first look at other less expensive methods. 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: 28 years

Best Case: \$ 1,017,143

Worst Case: \$1,017,143

Cost Source: Estimate Provided by Client

Comp #: 2465 (2053) PVC Cool Roof - Replace**Quantity: Approx 90820 GSF**

Location: Map on file

Funded?: Yes.

History: Conversions from Built-up to PVC in 2028

Comments: Starting in 2009 all BUR roofs are being re-roofed with PVC Cool Roofs. The new PVC roofs have a serviceable life of 25 years. The unit cost has been changed to reflect the higher material costs of this roof type. For 2022, 1 of the 22 planned buildings to be re-roofed is a Barcelona style building and this building style may require an extensive taper/cricket system to correct roof drainage problems of the original construction. In 2022, the United Board directed staff to only use taper/cricket systems where there is 3" of standing water and to first look at other less expensive methods. 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: 29 years

Best Case: \$ 995,387

Worst Case: \$995,387

Cost Source: Estimate Provided by Client

Comp #: 2466 Emergency Roof Repairs - Annual**Quantity: (1) Provision**

Location: Roofs of buildings

Funded?: Yes. Funding Reason

History:

Comments: This is contingency. Budgeting is based on historical averages for preventative & emergency repairs and flat roof debris removal and cleanup.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 90,000

Worst Case: \$90,000

Cost Source: Estimate Provided by Client

Comp #: 2467 Preventative Roof Repairs**Quantity: (1) Provision**

Location:

Funded?: Yes. Funding Reason

History:

Comments: This is contingency. Budgeting is based on historical averages for preventative & emergency repairs and flat roof debris removal and cleanup.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 105,409

Worst Case: \$105,409

Cost Source: Estimate Provided by Client

Comp #: 2468 Flat Roofs Debris Cleanup**Quantity: (1) Provision**

Location: Flat roofs of buildings

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 73,059

Worst Case: \$73,059

Cost Source: Estimate Provided by Client

Roofs - Comp Shingle

Comp #: 2450 (2024) Comp Shingle Roof - Replace**Quantity: Approx 44,758 GSF**

Location: Map on file

Funded?: Yes.

History: Scheduled replacement with 40 year roof in 2024

Comments: Program Scope of Work:

"The Composition Shingle Replacement Program was designed to identify and replace roof systems that have reached their serviceable life prior to failure. Plan year 1993 30 year life shingles were installed on 12 buildings. Plan year 2001 40 year life shingles were installed on roofs to be replaced from 2001 thru 2013.

Plan Year 2001 was the first year that buildings with composition shingle roofs reached their manufacturer warranty serviceable life. Upon inspection of these 20-year old composition shingle roofs, Staff documented that the seal tabs on the shingles had begun to fail and that the primary oils in the shingles had dried out, leaving the material brittle and susceptible to extensive damage in the event of severe weather conditions.

All roofs 29 or 39 years of age and older will be 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 recommended for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 30/40-year serviceable life.

"

Useful Life: 40 years

Remaining Life: 0 years

Best Case: \$ 250,000

Worst Case: \$250,000

Cost Source: Estimate Provided by Client

Comp #: 2450 (2025) Comp Shingle Roof - Replace**Quantity: Approx 43,951 GSF**

Location: Map on file

Funded?: Yes.

History: Scheduled replacement with 40 year roof in 2025

Comments: Program Scope of Work:

"The Composition Shingle Replacement Program was designed to identify and replace roof systems that have reached their serviceable life prior to failure. Plan year 1993 30 year life shingles were installed on 12 buildings. Plan year 2001 40 year life shingles were installed on roofs to be replaced from 2001 thru 2013.

Plan Year 2001 was the first year that buildings with composition shingle roofs reached their manufacturer warranty serviceable life. Upon inspection of these 20-year old composition shingle roofs, Staff documented that the seal tabs on the shingles had begun to fail and that the primary oils in the shingles had dried out, leaving the material brittle and susceptible to extensive damage in the event of severe weather conditions.

All roofs 29 or 39 years of age and older will be 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 recommended for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 30/40-year serviceable life.

"

Useful Life: 40 years

Remaining Life: 1 years

Best Case: \$ 322,161

Worst Case: \$322,161

Cost Source: Estimate Provided by Client

Comp #: 2450 (2041) Comp Shingle Roof - Replace**Quantity: Approx 223,392 GSF**

Location: Map on file

Funded?: Yes.

History: New 40 year roof

Comments: Program Scope of Work:

"The Composition Shingle Replacement Program was designed to identify and replace roof systems that have reached their serviceable life prior to failure. Plan year 1993 30 year life shingles were installed on 12 buildings. Plan year 2001 40 year life shingles were installed on roofs to be replaced from 2001 thru 2013.

Plan Year 2001 was the first year that buildings with composition shingle roofs reached their manufacturer warranty serviceable life. Upon inspection of these 20-year old composition shingle roofs, Staff documented that the seal tabs on the shingles had begun to fail and that the primary oils in the shingles had dried out, leaving the material brittle and susceptible to extensive damage in the event of severe weather conditions.

All roofs 29 or 39 years of age and older will be 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 recommended for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 30/40-year serviceable life.

"

Useful Life: 40 years

Remaining Life: 17 years

Best Case: \$ 1,637,463

Worst Case: \$1,637,463

Cost Source: Estimate Provided by Client

Comp #: 2450 (2042) Comp Shingle Roof - Replace**Quantity: Approx 197,732 GSF**

Location: Map on file

Funded?: Yes.

History: New 40 year roof

Comments: Program Scope of Work:

"The Composition Shingle Replacement Program was designed to identify and replace roof systems that have reached their serviceable life prior to failure. Plan year 1993 30 year life shingles were installed on 12 buildings. Plan year 2001 40 year life shingles were installed on roofs to be replaced from 2001 thru 2013.

Plan Year 2001 was the first year that buildings with composition shingle roofs reached their manufacturer warranty serviceable life. Upon inspection of these 20-year old composition shingle roofs, Staff documented that the seal tabs on the shingles had begun to fail and that the primary oils in the shingles had dried out, leaving the material brittle and susceptible to extensive damage in the event of severe weather conditions.

All roofs 29 or 39 years of age and older will be 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 recommended for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 30/40-year serviceable life.

"

Useful Life: 40 years

Remaining Life: 18 years

Best Case: \$ 1,449,376

Worst Case: \$1,449,376

Cost Source: Estimate Provided by Client

Comp #: 2450 (2043) Comp Shingle Roof - Replace**Quantity: Approx 131,759 GSF**

Location: Map on file

Funded?: Yes.

History: New 40 year roof

Comments: Program Scope of Work:

"The Composition Shingle Replacement Program was designed to identify and replace roof systems that have reached their serviceable life prior to failure. Plan year 1993 30 year life shingles were installed on 12 buildings. Plan year 2001 40 year life shingles were installed on roofs to be replaced from 2001 thru 2013.

Plan Year 2001 was the first year that buildings with composition shingle roofs reached their manufacturer warranty serviceable life. Upon inspection of these 20-year old composition shingle roofs, Staff documented that the seal tabs on the shingles had begun to fail and that the primary oils in the shingles had dried out, leaving the material brittle and susceptible to extensive damage in the event of severe weather conditions.

All roofs 29 or 39 years of age and older will be 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 recommended for replacement. Therefore, not all roofs are replaced upon expiration of their anticipated 30/40-year serviceable life.

"

Useful Life: 40 years

Remaining Life: 19 years

Best Case: \$ 965,793

Worst Case: \$965,793

Cost Source: Estimate Provided by Client

Comp #: 2450 (2044) Comp Shingle Roof - Replace**Quantity: Approx 251,325 GSF**

Location: Map on file

Funded?: Yes.

History: New 40 year roof

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 20 years

Best Case: \$ 1,842,212

Worst Case: \$1,842,212

Cost Source: Estimate Provided by Client

Comp #: 2450 (2045) Comp Shingle Roof - Replace**Quantity: Approx 141,822 GSF**

Location: Map on file

Funded?: Yes.

History: New 40 year roof

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 21 years

Best Case: \$ 1,039,555

Worst Case: \$1,039,555

Cost Source: Estimate Provided by Client

Comp #: 2450 (2046) Comp Shingle Roof - Replace**Quantity: Approx 627,769 GSF**

Location: Map on file

Funded?: Yes.

History: New 40 year roof

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 22 years

Best Case: \$ 4,601,547

Worst Case: \$4,601,547

Cost Source: Estimate Provided by Client

Comp #: 2450 (2047) Comp Shingle Roof - Replace**Quantity: Approx 314,859 GSF**

Location: Map on file

Funded?: Yes.

History: New 40 year roof

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 23 years

Best Case: \$ 2,307,916

Worst Case: \$2,307,916

Cost Source: Estimate Provided by Client

Comp #: 2450 (2048) Comp Shingle Roof - Replace**Quantity: Approx 459,704 GSF**

Location: Map on file

Funded?: Yes.

History: New 40 year roof

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 24 years

Best Case: \$ 3,369,630

Worst Case: \$3,369,630

Cost Source: Estimate Provided by Client

Comp #: 2450 (2049) Comp Shingle Roof - Replace**Quantity: Approx 275,101 GSF**

Location: Map on file

Funded?: Yes.

History: New 40 year roof

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 25 years

Best Case: \$ 2,016,490

Worst Case: \$2,016,490

Cost Source: Estimate Provided by Client

Comp #: 2450 (2050) Comp Shingle Roof - Replace**Quantity: Approx 222,407 GSF**

Location: Map on file

Funded?: Yes.

History: New 40 year roof

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 26 years

Best Case: \$ 1,630,243

Worst Case: \$1,630,243

Cost Source: Estimate Provided by Client

Comp #: 2450 (2051) Comp Shingle Roof - Replace**Quantity: Approx 295,877 GSF**

Location: Map on file

Funded?: Yes.

History: New 40 year roof

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 27 years

Best Case: \$ 2,168,778

Worst Case: \$2,168,778

Cost Source: Estimate Provided by Client

Comp #: 2450 (2052) Comp Shingle Roof - Replace**Quantity: Approx 171,814 GSF**

Location: Map on file

Funded?: Yes.

History: New 40 year roof

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 28 years

Best Case: \$ 1,259,397

Worst Case: \$1,259,397

Cost Source: Estimate Provided by Client

Comp #: 2450 (2053) Comp Shingle Roof - Replace**Quantity: Approx 73,476 GSF**

Location: Map on file

Funded?: Yes.

History: New 40 year roof

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 29 years

Best Case: \$ 538,579

Worst Case: \$538,579

Cost Source: Estimate Provided by Client

Roofs - Tile

Comp #: 2400 (2044) Tile Roof - Replace**Quantity: Approx 59,760 GSF**

Location: Map on file

Funded?: Yes.

History:

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 20 years

Best Case: \$ 465,530

Worst Case: \$465,530

Cost Source: Estimate Provided by Client

Comp #: 2400 (2046) Tile Roof - Replace**Quantity: Approx 119,104 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced 2006

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 22 years

Best Case: \$ 927,820

Worst Case: \$927,820

Cost Source: Estimate Provided by Client

Comp #: 2400 (2047) Tile Roof - Replace**Quantity: Approx 69,540 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced 2007

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 23 years

Best Case: \$ 541,717

Worst Case: \$541,717

Cost Source: Estimate Provided by Client

Comp #: 2400 (2048) Tile Roof - Replace**Quantity: Approx 74,736 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced 2008

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 24 years

Best Case: \$ 582,193

Worst Case: \$582,193

Cost Source: Estimate Provided by Client

Comp #: 2400 (2049) Tile Roof - Replace**Quantity: Approx 77,264 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced 2009

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 25 years

Best Case: \$ 601,887

Worst Case: \$601,887

Cost Source: Estimate Provided by Client

Comp #: 2400 (2050) Tile Roof - Replace**Quantity: Approx 74,820 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced 2010

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 26 years

Best Case: \$ 582,848

Worst Case: \$582,848

Cost Source: Estimate Provided by Client

Comp #: 2400 (2051) Tile Roof - Replace**Quantity: Approx 74,820 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced 2011

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 27 years

Best Case: \$ 582,848

Worst Case: \$582,848

Cost Source: Estimate Provided by Client

Comp #: 2400 (2052) Tile Roof - Replace**Quantity: Approx 74,820 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced 2012

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 28 years

Best Case: \$ 582,848

Worst Case: \$582,848

Cost Source: Estimate Provided by Client

Comp #: 2400 (2053) Tile Roof - Replace**Quantity: Approx 80,320 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced 2013

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 29 years

Best Case: \$ 625,693

Worst Case: \$625,693

Cost Source: Estimate Provided by Client

Comp #: 2400 (2054) Tile Roof - Replace**Quantity: Approx 61,920 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced 2014

Comments: Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 40 years

Remaining Life: 30 years

Best Case: \$ 482,357

Worst Case: \$482,357

Cost Source: Estimate Provided by Client

Infrastructure/Buildings

Comp #: 151 Manor Interior Damage Restoration**Quantity: Extensive GSF**

Location: Manor Interiors

Funded?: Yes.

History: Budget based on prior years - See Component Sheets

Comments: Reserve for construction resulting from rain leaks, plumbing leaks, plumbing stoppages, and moisture intrusion events. Construction resulting in costs of over \$25K are planned to be covered by insurance. In 2021 the association decided to split the costs 50/50 between the Disaster and Replacement funds.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 684,330

Worst Case: \$684,330

Cost Source: Estimate Provided by Client

Comp #: 450 Mailboxes - Replace**Quantity: (6,323) Boxes**

Location: Adjacent unit front doors and breezeway decks

Funded?: No. There is no expectation for large-scale replacements. It appears that most of the individual owners are replacing their own boxes as needed. Funding for the replacement of the built-in mailboxes can be drawn from #2001, Building Structures.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 454 Wood Enclosures - Repair**Quantity: Approx (250) Enclosures**

Location: Select building exteriors

Funded?: No. This is for inventory purposes only. These are added by residents and the owner is responsible for maintenance. No funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 468 Window Wood Shelves - Repair**Quantity: Approx 1,747 Shelves**

Location: Select building exteriors

Funded?: No. There is no expectation for future large-scale replacements. Funding for dry-rot repairs are included with #1119 (PTP program); funding for repainting is included with #1115, and replacements are included with #2001. No additional Reserve funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 503 Brick Veneer - Repair**Quantity: Approx 14,000 GSF**

Location: Exterior chimney surfaces at Castilla A-D/N-Q models

Funded?: No. Funding for repairs is included with #2001 Building Structures. No additional Reserve funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 504 Metal Railings (bldg) - Par Replace**Quantity: Approx 90,000 LF**

Location: Balcony decks, breezeway decks, & staircases

Funded?: No. The association has advised they will no longer require funding for replacement of the railings. Staff will handle repairs and replacement as needed. No funding at this time.

History:

Comments: Keep well painted to protect against rust and corrosion. Monitor for structural integrity.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 529 Staircase Metal Stringers - Repair**Quantity: Approx 13,000 LF**

Location: Building breezeway decks with staircases

Funded?: No. There is no expectation for a complete replacement. Funding for repairs is included with #2001, Building Structures. No additional Reserve funding is required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 800 Unit Doors - Replace**Quantity: (6,323) Units**

Location: Unit entrances

Funded?: No. The repair or replacement is addressed under #1116 (PTP program). No separate funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1316 Atrium Wood Arbors - Repair**Quantity: Approx 1,449, 10'x15'**

Location: Atrium entrances of select units

Funded?: No. Funding for repainting is included with #1115 of the Exterior Painting chapter. Repairs are included with #2001 (Building Structures program).

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1318 Deck Modified Covers - Replace**Quantity: Numerous Enclosures**

Location: Unit patios & balconies

Funded?: No. The individual owners are responsible for the cost to remove and reinstall these covers/enclosures to accommodate any common area building project. No Reserve funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1350 Skylights - Replace**Quantity: Numerous Components**

Location: Rooftop of buildings and breezeways

Funded?: No. The association has advised they will no longer require funding for replacement of the skylights. No funding at this time.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1863 Fire Extinguisher Cabinets- Replace**Quantity: Approx (761) Cabinets**

Location: Building breezeway decks

Funded?: No. The association has advised they will no longer require funding for replacement of these cabinets. Staff will handle repairs and replacement as needed. No funding at this time.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1870 Termite Treatment**Quantity: (1) Provision**

Location: Building interiors

Funded?: No. The termite treatment will be handled to separate funds. No Reserve funding at this time.

History:

Comments: California Civil Code Section 1364, unless otherwise provided in the declaration, the association is responsible for the repair and maintenance of the common area occasioned by the presence of wood-destroying pests or organisms. Recommended termite treatment program to avoid infestation should be implemented. Typical cycle for major treatment is 10-15 years. Follow the recommendations of a qualified pest control contractor.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2480 Gutter System - New Install**Quantity: Annual Allowance**

Location: Perimeter of buildings and downspouts

Funded?: Yes.

History:

Comments: "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.

Existing Gutter System Repairs: The gutter systems are constructed of galvanized metal pieces joined together in ten foot long sections or less. Typically, original gutter systems fail at the joints and corrode, which result in leaks. The funding for this program is reactive and based on resident requests. Work is performed by in-house staff.

Existing Gutter Section Replacements: This reserve item is designed to address the replacement of failing, original rain gutters, and downspout systems on all of the Mutual's buildings. Work is performed by in-house staff or an outside contractor.

New Gutter Installation: Starting in 2020, \$50,000 was added to the budget for new gutter installations annually in conjunction with the Exterior Paint Program, in order to address drainage issues and to prevent foundation erosion. Work is performed by an outside contractor.

"

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 50,000

Worst Case: \$50,000

Cost Source: Estimate Provided by Client

Comp #: 2481 Gutter/Downspouts - Repair/Replace**Quantity: Approx 136,000 LF**

Location: Perimeter of buildings and downspouts

Funded?: Yes.

History: 2013 replacements \$16,226. 2014 \$25,307. 2015 \$26,064. 2019, 47,383. Planned 2020 \$98,289.

Comments: There is no intention to replace the entire gutter system on all buildings at one time. Sectional repair and replacement is anticipated. This funding is designed to address the replacement of failing gutters and downspout systems on all of the buildings as needed. The in-house staff will perform the work and replace sections as needed and as requested by the residents.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 66,486

Worst Case: \$66,486

Cost Source: Estimate Provided by Client

Comp #: 2510 (2024) Balcony Inspections**Quantity: Extensive GSF**

Location: Balconies

Funded?: Yes.

History:

Comments: SB 326 states that the EEE inspections are to be done 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 performance and the remaining useful life, and repair/ replacement recommendations.

Useful Life: 9 years

Remaining Life: 0 years

Best Case: \$ 51,560

Worst Case: \$51,560

Cost Source: Estimate Provided by Client

Comp #: 2510 (2032) Balcony Inspections**Quantity: Extensive GSF**

Location: Balconies

Funded?: Yes.

History:

Comments: SB 326 states that the EEE inspections are to be done 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 performance and the remaining useful life, and repair/ replacement recommendations.

Useful Life: 9 years

Remaining Life: 8 years

Best Case: \$ 150,000

Worst Case: \$150,000

Cost Source: Estimate Provided by Client

Comp #: 2510 (2033) Balcony Inspections**Quantity: Extensive GSF**

Location: Balconies

Funded?: Yes.

History:

Comments: SB 326 states that the EEE inspections are to be done 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 performance and the remaining useful life, and repair/ replacement recommendations.

Useful Life: 9 years

Remaining Life: 9 years

Best Case: \$ 150,000

Worst Case: \$150,000

Cost Source: ARI Cost Database

Comp #: 2621 Sliding Screen Doors**Quantity: Approx (52) Annually**

Location: Unit patios and balconies

Funded?: Yes.

History: 2013, \$17,611. 2014, \$16,336. 2015, \$16,862. 2016 \$23,072. 2019, \$10,800. 2020, planned \$29,600.

Comments: Resolution U-01-09 (2/17/01) sets forth the following regarding the Mutual's Window Replacement Policy: "Windows will not be replaced at the expense of United Laguna Woods Mutual for any reason other than structural or mechanical malfunction and/or failure of the windows. Residents are free to replace windows at their own expense, following established procedures." Per Board directive at the May 24, 2012 Maintenance & Construction Business Planning Meeting, replacements for sliding screen doors were moved from operating to reserves.

This reserve component funds the replacement of windows and sliding screen doors in need of replacement due to structural or mechanical malfunction. Residents are also free to replace windows at their own expense, following established procedures.

Planned expenditures are based on estimated quantities of qualified replacements. Staff estimates an increase based on the number of windows and sliding screen doors replaced in 2018 as well as current expenditure trends.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 31,500

Worst Case: \$31,500

Cost Source: Estimate Provided by Client

Comp #: 2740 Windows - Repair/Replace**Quantity: Numerous Windows**

Location: All residential buildings and laundry rooms

Funded?: Yes. Funding Reason

History: 2012, \$11,238. 2013, \$6,855. 2014, \$7,759. 2015 \$9,483. 2016, \$10,986. 2019, \$50,104. Planned 2020, \$90,000.

Comments: Resolution U-01-09 (2/17/01) sets forth the following regarding the Mutual's Window Replacement Policy: "Windows will not be replaced at the expense of United Laguna Woods Mutual for any reason other than structural or mechanical malfunction and/or failure of the windows. Residents are free to replace windows at their own expense, following established procedures." Per Board directive at the May 24, 2012 Maintenance & Construction Business Planning Meeting, replacements for sliding screen doors were moved from operating to reserves.

This reserve component funds the replacement of windows and sliding screen doors in need of replacement due to structural or mechanical malfunction. Residents are also free to replace windows at their own expense, following established procedures.

Planned expenditures are based on estimated quantities of qualified replacements. Staff estimates an increase based on the number of windows and sliding screen doors replaced in 2018 as well as current expenditure trends.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 120,410

Worst Case: \$120,410

Cost Source: Estimate Provided by Client

Comp #: 4525 (2026) Vertical Lifts - R & R**Quantity: (1) Provision**

Location: List on file with the Mutual for locations

Funded?: Yes.

History: Replacements done to 1 lift in 1999, 1 in 2000, 10 in 2003, 2 in 2004, 1 in 2005, 1 in 2006, 4 in 2007, 3 in 2009, 1 in 2010, 1 in 2011, 2 in 2015

Comments: The Lift program consists of Wheelchair Lifts installed at 2-story buildings. The resident(s) of the building request and pay for the initial installation of the Lift, and after a certificate of occupancy is received from the State of California, ULWM assumes ownership of the unit. All maintenance, inspections and certifications are performed by ULWM on a pre-determined schedule and repairs are performed as mechanical malfunctions arise.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 737,000

Worst Case: \$737,000

Cost Source: Estimate Provided by Client

Comp #: 4525 (2027) Vertical Lifts - R & R**Quantity: (1) provision**

Location: List on file with the Mutual for locations

Funded?: Yes.

History: Replacements done to 1 lift in 1999, 1 in 2000, 10 in 2003, 2 in 2004, 1 in 2005, 1 in 2006, 4 in 2007, 3 in 2009, 1 in 2010, 1 in 2011, 2 in 2015

Comments: The Lift program consists of Wheelchair Lifts installed at 2-story buildings. The resident(s) of the building request and pay for the initial installation of the Lift, and after a certificate of occupancy is received from the State of California, ULWM assumes ownership of the unit. All maintenance, inspections and certifications are performed by ULWM on a pre-determined schedule and repairs are performed as mechanical malfunctions arise.

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 147,400

Worst Case: \$147,400

Cost Source: Estimate Provided by Client

Comp #: 4525 (2028) Vertical Lifts - R & R**Quantity: (1) Provision**

Location: List on file with the Mutual for locations

Funded?: Yes.

History: Replacements done to 1 lift in 1999, 1 in 2000, 10 in 2003, 2 in 2004, 1 in 2005, 1 in 2006, 4 in 2007, 3 in 2009, 1 in 2010, 1 in 2011, 2 in 2015

Comments: The Lift program consists of Wheelchair Lifts installed at 2-story buildings. The resident(s) of the building request and pay for the initial installation of the Lift, and after a certificate of occupancy is received from the State of California, ULWM assumes ownership of the unit. All maintenance, inspections and certifications are performed by ULWM on a pre-determined schedule and repairs are performed as mechanical malfunctions arise.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 73,700

Worst Case: \$73,700

Cost Source: Estimate Provided by Client

Comp #: 4525 (2029) Vertical Lifts - R & R**Quantity: (1) Provision**

Location: List on file with the Mutual for locations

Funded?: Yes.

History: Replacements done to 1 lift in 1999, 1 in 2000, 10 in 2003, 2 in 2004, 1 in 2005, 1 in 2006, 4 in 2007, 3 in 2009, 1 in 2010, 1 in 2011, 2 in 2015

Comments: The Lift program consists of Wheelchair Lifts installed at 2-story buildings. The resident(s) of the building request and pay for the initial installation of the Lift, and after a certificate of occupancy is received from the State of California, ULWM assumes ownership of the unit. All maintenance, inspections and certifications are performed by ULWM on a pre-determined schedule and repairs are performed as mechanical malfunctions arise.

Useful Life: 20 years

Remaining Life: 5 years

Best Case: \$ 73,700

Worst Case: \$73,700

Cost Source: Estimate Provided by Client

Comp #: 4525 (2030) Vertical Lifts - R & R**Quantity: (1) Provision**

Location: List on file with the Mutual for locations

Funded?: Yes.

History: Replacements done to 1 lift in 1999, 1 in 2000, 10 in 2003, 2 in 2004, 1 in 2005, 1 in 2006, 4 in 2007, 3 in 2009, 1 in 2010, 1 in 2011, 2 in 2015

Comments: The Lift program consists of Wheelchair Lifts installed at 2-story buildings. The resident(s) of the building request and pay for the initial installation of the Lift, and after a certificate of occupancy is received from the State of California, ULWM assumes ownership of the unit. All maintenance, inspections and certifications are performed by ULWM on a pre-determined schedule and repairs are performed as mechanical malfunctions arise.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 294,800

Worst Case: \$294,800

Cost Source: Estimate Provided by Client

Comp #: 4525 (2032) Vertical Lifts - R & R**Quantity: (1) Provision**

Location: List on file with the Mutual for locations

Funded?: Yes.

History: Replacements done to 1 lift in 1999, 1 in 2000, 10 in 2003, 2 in 2004, 1 in 2005, 1 in 2006, 4 in 2007, 3 in 2009, 1 in 2010, 1 in 2011, 2 in 2015

Comments: The Lift program consists of Wheelchair Lifts installed at 2-story buildings. The resident(s) of the building request and pay for the initial installation of the Lift, and after a certificate of occupancy is received from the State of California, ULWM assumes ownership of the unit. All maintenance, inspections and certifications are performed by ULWM on a pre-determined schedule and repairs are performed as mechanical malfunctions arise.

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 221,100

Worst Case: \$221,100

Cost Source: Estimate Provided by Client

Comp #: 4525 (2033) Vertical Lifts - R & R**Quantity: (1) Provision**

Location: List on file with the Mutual for locations

Funded?: Yes.

History: Replacements done to 1 lift in 1999, 1 in 2000, 10 in 2003, 2 in 2004, 1 in 2005, 1 in 2006, 4 in 2007, 3 in 2009, 1 in 2010, 1 in 2011, 2 in 2015

Comments: The Lift program consists of Wheelchair Lifts installed at 2-story buildings. The resident(s) of the building request and pay for the initial installation of the Lift, and after a certificate of occupancy is received from the State of California, ULWM assumes ownership of the unit. All maintenance, inspections and certifications are performed by ULWM on a pre-determined schedule and repairs are performed as mechanical malfunctions arise.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 73,700

Worst Case: \$73,700

Cost Source: Estimate Provided by Client

Comp #: 4525 (2034) Vertical Lifts - R & R**Quantity: (1) Provision**

Location: List on file with the Mutual for locations

Funded?: Yes.

History: Replacements done to 1 lift in 1999, 1 in 2000, 10 in 2003, 2 in 2004, 1 in 2005, 1 in 2006, 4 in 2007, 3 in 2009, 1 in 2010, 1 in 2011, 2 in 2015

Comments: The Lift program consists of Wheelchair Lifts installed at 2-story buildings. The resident(s) of the building request and pay for the initial installation of the Lift, and after a certificate of occupancy is received from the State of California, ULWM assumes ownership of the unit. All maintenance, inspections and certifications are performed by ULWM on a pre-determined schedule and repairs are performed as mechanical malfunctions arise.

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 73,700

Worst Case: \$73,700

Cost Source: Estimate Provided by Client

Comp #: 4525 (2038) Vertical Lifts - R & R**Quantity: (1) Provision**

Location: List on file with the Mutual for locations

Funded?: Yes.

History: Replacements done to 1 lift in 1999, 1 in 2000, 10 in 2003, 2 in 2004, 1 in 2005, 1 in 2006, 4 in 2007, 3 in 2009, 1 in 2010, 1 in 2011, 2 in 2015

Comments: The Lift program consists of Wheelchair Lifts installed at 2-story buildings. The resident(s) of the building request and pay for the initial installation of the Lift, and after a certificate of occupancy is received from the State of California, ULWM assumes ownership of the unit. All maintenance, inspections and certifications are performed by ULWM on a pre-determined schedule and repairs are performed as mechanical malfunctions arise.

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 147,400

Worst Case: \$147,400

Cost Source: Estimate Provided by Client

Carport Siding Renovation

Comp #: 1112 (2027) Carport Renovations**Quantity: (10) of 5,432 Stalls**

Location: Carport locations on file with client

Funded?: Yes.

History: Hardie lap siding installed 1997 with 25 year warranty. 1997, (388).

Comments:

Useful Life: 6 years

Remaining Life: 3 years

Best Case: \$ 2,600

Worst Case: \$2,600

Cost Source: Estimate Provided by Client

Comp #: 1112 (2028) Carport Renovations**Quantity: (20) of 5,432 Stalls**

Location: Carport locations on file with client

Funded?: Yes.

History: Hardie lap siding installed 1997 with 25 year warranty. 1997, (388).

Comments:

Useful Life: 6 years

Remaining Life: 4 years

Best Case: \$ 5,200

Worst Case: \$5,200

Cost Source: Estimate Provided by Client

Comp #: 1112 (2029) Carport Renovations**Quantity: (30) of 5,432 Stalls**

Location: Carport locations on file with client

Funded?: Yes.

History: Hardie lap siding installed 1997 with 25 year warranty. 1997, (388).

Comments:

Useful Life: 6 years

Remaining Life: 5 years

Best Case: \$ 7,800

Worst Case: \$7,800

Cost Source: Estimate Provided by Client

Comp #: 1112 (2030) Carport Renovations**Quantity: (40) of 5,432 Stalls**

Location: Carport locations on file with client

Funded?: Yes.

History: Hardie lap siding installed 1997 with 25 year warranty. 1997, (388).

Comments:

Useful Life: 6 years

Remaining Life: 6 years

Best Case: \$ 10,400

Worst Case: \$10,400

Cost Source: Estimate Provided by Client

Comp #: 1112 (2031) Carport Renovations**Quantity: (50) of 5,432 Stalls**

Location: Carport locations on file with client

Funded?: Yes.

History: Hardie lap siding installed 1997 with 25 year warranty. 1997, (388).

Comments:

Useful Life: 6 years

Remaining Life: 7 years

Best Case: \$ 13,000

Worst Case: \$13,000

Cost Source: Estimate Provided by Client

Comp #: 1112 (2032) Carport Renovations**Quantity: (60) of 5,432 Stalls**

Location: Carport locations on file with client

Funded?: Yes.

History: Hardie lap siding installed 1997 with 25 year warranty. 1997, (388).

Comments:

Useful Life: 6 years

Remaining Life: 8 years

Best Case: \$ 15,600

Worst Case: \$15,600

Cost Source: Estimate Provided by Client

Comp #: 1112 (2033) Carport Renovations**Quantity: (210) of 5,432 Stalls**

Location: Carport locations on file with client

Funded?: Yes.

History: Hardie lap siding installed 1997 with 25 year warranty. 1997, (388).

Comments:

Useful Life: 6 years

Remaining Life: 9 years

Best Case: \$ 54,600

Worst Case: \$54,600

Cost Source: Estimate Provided by Client

Manor Components

Comp #: 3001 Fixtures - Faucets - Replace**Quantity: Approx (537) Annually**

Location: Manor interiors

Funded?: Yes.

History: History listed on Reserve Plan

Comments: Faucets are replaced due to normal wear and tear. Although actual replacements are made on a reactive basis, the reserves plan is based on replacement at the end of the Estimated Life for each appliance.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 149,120

Worst Case: \$149,120

Cost Source: Estimate Provided by Client

Comp #: 3005 Fixtures Sinks - Replace**Quantity: Approx (148) Annually**

Location: Manor interiors

Funded?: Yes.

History: 1999 replaced (100) units. 2000 (44). 2011 (49). 2002 (45). 2003 (68). 2004 (14). 2005 (40). 2006 915). 2007 (23). 2008 (45). 2009 924). 2010 (27). 2011 (92). 2012 (199). 2013 9214). 2014 (187). 2015 (158). 2016 (92). 2017 (82). 2018 (110).

Comments: "Sinks are replaced due to normal wear and tear resultant from everyday use and due to chipping and flaking of the enamel finish (often due to corrosion). Approved standard sinks include white single and double also available in almond color. All vary in costs based on size and color. Although actual replacements are made on a reactive basis, the reserves plan is based on replacement at the end of the Estimated Life for each appliance.

Funding is included for Laundry sinks which are a utility type fixture and have proven to last in excess of 30 years. These sinks are replaced upon failure."

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 38,200

Worst Case: \$38,200

Cost Source: Estimate Provided by Client

Comp #: 3006 Fixtures - Toilets**Quantity: Approx (89) Annually**

Location: Manor interiors

Funded?: Yes.

History:

Comments: "Toilets are replaced for many reasons, such as cracks in the bowl and/or tank, and various non-functioning components. Acid washing of toilets is performed to remove the hard water deposits. The Mutual standard replacement includes 14" round and 18" elongated toilets which vary in cost.

Per Board directive at the June 12, 2014 Special Board Version 1 Business Planning Meeting, the component for toilets was updated to replace all non-compliant fixtures over a 4-year period. 5349 toilets have been replaced as of 5/22/19.

Starting in 2021, all toilet replacements will be handled by work center 914. Toilets will be replaced if the repair cost exceeds the toilets material cost + labor or for code compliance."

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 6,817

Worst Case: \$6,817

Cost Source: Estimate Provided by Client

Comp #: 3009 Bathroom Counter - Inspections**Quantity: Non-Resale**

Location: Manor interiors

Funded?: Yes.

History:

Comments: Bathroom Countertops: Countertops are replaced due to worn laminate surfaces, swelling of wood substructure, and laminate separation from wood substructure. Countertops in manors are reviewed and qualified for replacement in response to resident requests and during resale inspections. The scope of work includes the replacement countertop, the basin, along with the faucet. Although actual replacements are made on a reactive basis, the reserves plan is based on replacement at the end of the estimated life. This includes the inspections for non-resale units.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 36,750

Worst Case: \$36,750

Cost Source: Estimate Provided by Client

Comp #: 3009 Bathroom Counters - Replace**Quantity: Annual Allowance**

Location: Manor interiors

Funded?: Yes.

History:

Comments: Bathroom Countertops: Countertops are replaced due to worn laminate surfaces, swelling of wood substructure, and laminate separation from wood substructure. Countertops in manors are reviewed and qualified for replacement in response to resident requests and during resale inspections. The scope of work includes the replacement countertop, the basin, along with the faucet. Although actual replacements are made on a reactive basis, the reserves plan is based on replacement at the end of the estimated life. This includes the inspections for non-resale units.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 209,961

Worst Case: \$209,961

Cost Source: Estimate Provided by Client

Comp #: 3009 Kitchen Countertop - Inspection**Quantity: Non-Resale**

Location: Manor interiors

Funded?: Yes.

History:

Comments: Kitchen Countertops: Countertops are replaced due to worn laminate surfaces, swelling of wood substructure, and laminate separation from wood substructure. Countertops in manors are reviewed and qualified for replacement in response to resident requests and during resale inspections. The scope of work includes the replacement of countertop, the garbage disposal, and the sink along with the faucet. Although actual replacements are made on a reactive basis, the reserves plan is based on replacement at the end of the estimated life. This includes non-resale units.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 94,500

Worst Case: \$94,500

Cost Source: Estimate Provided by Client

Comp #: 3009 Kitchen Countertops - Replace**Quantity: Annual Allowance**

Location: Manor interiors

Funded?: Yes.

History:

Comments: Kitchen Countertops: Countertops are replaced due to worn laminate surfaces, swelling of wood substructure, and laminate separation from wood substructure. Countertops in manors are reviewed and qualified for replacement in response to resident requests and during resale inspections. The scope of work includes the replacement of countertop, the garbage disposal, and the sink along with the faucet. Although actual replacements are made on a reactive basis, the reserves plan is based on replacement at the end of the estimated life. This includes non-resale units.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 387,760

Worst Case: \$387,760

Cost Source: Estimate Provided by Client

Comp #: 3010 Bathroom Tile - Replace/Abatement**Quantity: Approx (95) Annually**

Location: Manor interiors, tub and shower with abatement, includes shower pans when needed

Funded?: Yes.

History: 2020, \$58,100.

Comments: Bathtub and shower surround tiles are replaced due to settlement cracking, loose wall tiles and moisture damage behind the tiles. Staff estimated 95 major or complete shower tile replacement projects with associated City of Laguna Woods building permits and 16 shower pan replacements. This budget also includes provision for abatement of lead and asbestos containing materials associated with tile replacement, as the glazing on the shower tiles has been found to contain lead and the backing board on the shower walls has been found to contain asbestos. Each of those materials must be removed following appropriate abatement practices.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 226,302

Worst Case: \$226,302

Cost Source: Estimate Provided by Client

Comp #: 3011 Bath Mirrors - Replace**Quantity: Approx (154) Annually**

Location: Manor interiors

Funded?: Yes.

History: 2012 Replaced (78) mirror units. 2013 (80). 2014 (105). 2015 (96). 2016 (103). 2017 (136). 2018 (88).

Comments: Bathroom mirrors are reviewed and qualified for replacement in response to resident requests and during resale inspections. The primary reason mirrors are replaced is de-silvering around the mirrors edges and/or when the mirror detaches from the wall or breaks. Although actual replacements are made on a reactive basis, the reserves plan is based on replacement at the end of the estimated life.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 32,834

Worst Case: \$32,834

Cost Source: Estimate Provided by Client

Comp #: 3012 Shower/Tub Enclosures - Replace**Quantity: Approx (158) Annually**

Location: Manor interiors

Funded?: Yes.

History: History on file in Reserves Plan. 2020, scheduled \$96,500.

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 201,046

Worst Case: \$201,046

Cost Source: Estimate Provided by Client

Comp #: 3014 Bathroom Basins, Faucets, Counter**Quantity: Approx (230) Annually**

Location: Manor interiors

Funded?: Yes.

History: 1999 replaced (182) fixtures. 2000 (80). 2001 (89). 2002 (82). 2003 (124). 2004 (26). 2005 (74). 2006 (27). 2007 (42). 2008 (82). 2009 (22). 2010 (16). 2011 (23). 2012 (15). 2013 (255). 2014 (170). 2015 (193). 2016 (97). 2017 (73). 2018 (49). 2020 \$8,500.

Comments: "Bath basins are replaced for several reasons, most commonly due to rusting and normal wear and tear. The old basins are cast iron, whereas the new basins are porcelain. Costs for standard basins are an average based on type (over counter/under counter) with varying prices for types and colors.

Basins by Plumbing: Actual replacements are made on a reactive basis, the reserves plan is based on replacing an estimated 15 basins per year.

Basins w/ Countertop: Actual replacements are made on a reactive basis, the reserves plan is based on replacing an estimated 231 basins per year.

Basins by Interior Components: Actual replacements are made on a reactive basis, the reserves plan is based on replacing an estimated 230 basins per year. "

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 32,468

Worst Case: \$32,468

Cost Source: Estimate Provided by Client

Comp #: 3050 Floor Replacement - Abatement**Quantity: (1) Provision**

Location: Manor interiors

Funded?: Yes.

History:

Comments: Baths - The scope of work includes removal of the toilet(s), abatement of the existing flooring material, asbestos clearance, and installation of new vinyl flooring along with cove base and re-installation of the toilet(s). Although actual replacements are made on a reactive basis, the reserves plan is based on replacement at the end of the estimated life.

Kitchens - The scope of work includes, disconnect and relocate appliances, abatement of the existing flooring materials, asbestos clearance, installation of the new vinyl flooring along with cove base and re-install appliances. Although actual replacements are made on a reactive basis, the reserves plan is based on replacement at the end of the estimated life.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 214,200

Worst Case: \$214,200

Cost Source: Estimate Provided by Client

Comp #: 3051 Bathroom Floors - Wk Cntr #910**Quantity: Approx (772-75) Annually**

Location: Manor interiors

Funded?: Yes.

History:

Comments: Vinyl floors are replaced due to normal wear and tear, non-repairable curling, discoloration from the subsurface, or areas on the floor that are worn through the surface, Floors in manors are reviewed and qualified for replacement in response to resident requests and during resale inspections. The scope of work includes removal of the toilet(s), abatement of the existing flooring material, asbestos clearance, and installation of new vinyl flooring along with cove base and re-installation of the toilet(s). Although actual replacements are made on a reactive basis, the reserves plan is based on replacement at the end of the estimated life.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 21,000

Worst Case: \$21,000

Cost Source: Estimate Provided by Client

Comp #: 3051 Bathroom Floors - Wk Cntr #917**Quantity: Approx (772-75) Annually**

Location: Manor interiors

Funded?: Yes.

History:

Comments: Vinyl floors are replaced due to normal wear and tear, non-repairable curling, discoloration from the subsurface, or areas on the floor that are worn through the surface. Floors in manors are reviewed and qualified for replacement in response to resident requests and during resale inspections. The scope of work includes removal of the toilet(s), abatement of the existing flooring material, asbestos clearance, and installation of new vinyl flooring along with cove base and re-installation of the toilet(s). Although actual replacements are made on a reactive basis, the reserves plan is based on replacement at the end of the estimated life.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 60,821

Worst Case: \$60,821

Cost Source: Estimate Provided by Client

Comp #: 3052 Kitchen Floors - Wk Cntr #910**Quantity: Approx (21-23) Annually**

Location: Manor interiors

Funded?: Yes.

History:

Comments: Kitchen Floors: Vinyl floors are replaced due to normal wear and tear, non-repairable curling, discoloration from the subsurface, or areas on the floor that are worn through the surface. Floors in manors are reviewed and qualified for replacement in response to resident requests and during resale inspections. The scope of work includes, disconnect and relocate appliances, abatement of the existing flooring materials, asbestos clearance, installation of the new vinyl flooring along with cove base and re-install appliances. Although actual replacements are made on a reactive basis, the reserves plan is based on replacement at the end of the estimated life.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 17,850

Worst Case: \$17,850

Cost Source: Estimate Provided by Client

Comp #: 3053 Kitchen Floors - Wk Cntr #917**Quantity: Approx (43-45) Annually**

Location: Manor interiors

Funded?: Yes.

History:

Comments: Vinyl floors are replaced due to normal wear and tear, non-repairable curling, discoloration from the subsurface, or areas on the floor that are worn through the surface. Floors in manors are reviewed and qualified for replacement in response to resident requests and during resale inspections. The scope of work includes, disconnect and relocate appliances, abatement of the existing flooring materials, asbestos clearance, installation of the new vinyl flooring along with cove base and re-install appliances. Although actual replacements are made on a reactive basis, the reserves plan is based on replacement at the end of the estimated life.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 39,426

Worst Case: \$39,426

Cost Source: Estimate Provided by Client

Comp #: 3321 Ranges - Reimbursements**Quantity: Approx (23) Annually**

Location: Manor interiors

Funded?: Yes.

History: 1999 replaced (20) ranges. 2000 (14). 2001 (16). 2002 (12). 2003 (28). 2004 (30). 2005 (36). 2006 (29). 2007 (51). 2008 (29). 2009 (57). 2010 (59). 2011 (63). 2012 (97). 2013 (105). 2014 (91). 2015 (32). 2016 (52). 2017 (68). 2018 (32).

Comments: With the exception of rings, pans, and burners, it is often more cost effective to replace an older unit than it is to repair. Following current direction from the Board, ranges 20 years and older will be replaced at the request of the Mutual member. Although actual replacements are made on a reactive basis, the reserves plan is based on replacement at the end of the Estimated Life for each appliance.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 2,600

Worst Case: \$2,600

Cost Source: Estimate Provided by Client

Comp #: 3321 Ranges - Replace**Quantity: Approx (23) Annually**

Location: Manor interiors

Funded?: Yes.

History: 1999 replaced (20) ranges. 2000 (14). 2001 (16). 2002 (12). 2003 (28). 2004 (30). 2005 (36). 2006 (29). 2007 (51). 2008 (29). 2009 (57). 2010 (59). 2011 (63). 2012 (97). 2013 (105). 2014 (91). 2015 (32). 2016 (52). 2017 (68). 2018 (32).

Comments: With the exception of rings, pans, and burners, it is often more cost effective to replace an older unit than it is to repair. Following current direction from the Board, ranges 20 years and older will be replaced at the request of the Mutual member. Although actual replacements are made on a reactive basis, the reserves plan is based on replacement at the end of the Estimated Life for each appliance.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 9,790

Worst Case: \$9,790

Cost Source: Estimate Provided by Client

Comp #: 3322 Refrigerators - Reimbursements**Quantity: (1) Provision**

Location: Manor interiors

Funded?: Yes.

History: 1999 replaced (233) refrigerators. 2000 (269). 2001 (331). 2002 (303). 2003 (287). 2004 (327). 2005 (336). 2006 (281). 2007 (283). 2008 (268). 2009 (260). 2010 (287). 2011 (303). 2012 (294). 2013 (399). 2014 (312). 2015 (316). 2016 (220). 2017 (330). 2018 (268).

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 43,400

Worst Case: \$43,400

Cost Source: Estimate Provided by Client

Comp #: 3322 Refrigerators - Replace**Quantity: Approx (172) Annually**

Location: Manor interiors

Funded?: Yes.

History: 1999 replaced (233) refrigerators. 2000 (269). 2001 (331). 2002 (303). 2003 (287). 2004 (327). 2005 (336). 2006 (281). 2007 (283). 2008 (268). 2009 (260). 2010 (287). 2011 (303). 2012 (294). 2013 (399). 2014 (312). 2015 (316). 2016 (220). 2017 (330). 2018 (268).

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 178,936

Worst Case: \$178,936

Cost Source: Estimate Provided by Client

Comp #: 3323 Cooktops - Reimbursed**Quantity: (1) Provision**

Location: Manor interiors

Funded?: Yes.

History: See Reserve Plan sheet for history. 2020, \$71,112.

Comments: With the exception of rings, pans, and burners, it is often more cost effective to replace an older unit than it is to repair it. Following current direction from the Board, cooktops 20 years and older will be replaced at the request of the Mutual member.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 15,300

Worst Case: \$15,300

Cost Source: Estimate Provided by Client

Comp #: 3323 Cooktops - Replace**Quantity: Approx (122) Annually**

Location: Manor interiors

Funded?: Yes.

History: See Reserve Plan sheet for history. 2020, \$71,112.

Comments: With the exception of rings, pans, and burners, it is often more cost effective to replace an older unit than it is to repair it. Following current direction from the Board, cooktops 20 years and older will be replaced at the request of the Mutual member.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 54,696

Worst Case: \$54,696

Cost Source: Estimate Provided by Client

Comp #: 3324 Dishwashers - Reimbursement**Quantity: Annually**

Location: Manor interiors

Funded?: Yes.

History: In 2007 replaced (312) units. 2008 (269). 2009 (282). 2010 (304). 2011 (260). 2012 (284). 2013 (294). 2014 (211). 2015 (255). 2016 (62). 2017 (160). 2018 (112). 2019 (103).

Comments: Dishwashers are typically replaced due to rusting of the metal tubs and doors. New units are made using fiberglass tubs with a longer serviceable life. Following current direction from the Board, a dishwasher 12 years and older will be replaced at the request of the Mutual member.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 11,900

Worst Case: \$11,900

Cost Source: Client Cost History

Comp #: 3324 Dishwashers - Replace**Quantity: Annually**

Location: Manor interiors

Funded?: Yes.

History: In 2007 replaced (312) units. 2008 (269). 2009 (282). 2010 (304). 2011 (260). 2012 (284). 2013 (294). 2014 (211). 2015 (255). 2016 (62). 2017 (160). 2018 (112). 2019 (103).

Comments: Dishwashers are typically replaced due to rusting of the metal tubs and doors. New units are made using fiberglass tubs with a longer serviceable life. Following current direction from the Board, a dishwasher 12 years and older will be replaced at the request of the Mutual member.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 85,599

Worst Case: \$85,599

Cost Source: Client Cost History

Comp #: 3326 Ovens - Reimbursement**Quantity: (1) provision**

Location: Manor interiors

Funded?: Yes.

History: History on file in Reserve Plan

Comments: The ovens within the Mutual include both standard ovens and self-cleaning ovens. Mutual members may opt to pay for an upgrade to a self-cleaning oven. Following current direction from the Board, an oven 20 years and older will be replaced at the request of the Mutual member. Although actual replacements are made on a reactive basis, the reserves plan is based on replacement at the end of the Estimated Life for each appliance.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 25,000

Worst Case: \$25,000

Cost Source: Estimate Provided by Client

Comp #: 3326 Ovens - Replace**Quantity: Approx (162) Annually**

Location: Manor interiors

Funded?: Yes.

History: History on file in Reserve Plan

Comments: The ovens within the Mutual include both standard ovens and self-cleaning ovens. Mutual members may opt to pay for an upgrade to a self-cleaning oven. Following current direction from the Board, an oven 20 years and older will be replaced at the request of the Mutual member. Although actual replacements are made on a reactive basis, the reserves plan is based on replacement at the end of the Estimated Life for each appliance.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 112,036

Worst Case: \$112,036

Cost Source: Estimate Provided by Client

Comp #: 3327 Garbage Disposals - Replace**Quantity: Approx (393) Annually**

Location: Manor interiors

Funded?: Yes.

History: 2007 replaced (474) units. 2008 (413). 2009 (369). 2010 (395). 2011 (394). 2012 (375). 2013 (517). 2014 (447). 2015 (395). 2016 (411). 2017 (461). 2018 (372).

Comments: Garbage disposals are typically replaced due to age and wear. The serviceable life of a garbage disposal is currently 12 years. The Mutual currently follows a reactive replacement policy, replacing the units only upon non-reparability. Although actual replacements are made on a reactive basis, the reserves plan is based on replacement at the end of the Estimated Life for each appliance.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 109,723

Worst Case: \$109,723

Cost Source: Estimate Provided by Client

Comp #: 3327 Garbage Disposals & Counters**Quantity: Approx (63) Annually**

Location: Manor interiors

Funded?: Yes.

History: 2007 replaced (474) units. 2008 (413). 2009 (369). 2010 (395). 2011 (394). 2012 (375). 2013 (517). 2014 (447). 2015 (395). 2016 (411). 2017 (461). 2018 (372).

Comments: Garbage disposals are typically replaced due to age and wear. The serviceable life of a garbage disposal is currently 12 years. The Mutual currently follows a reactive replacement policy, replacing the units only upon non-reparability. Although actual replacements are made on a reactive basis, the reserves plan is based on replacement at the end of the Estimated Life for each appliance.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 15,400

Worst Case: \$15,400

Cost Source: Estimate Provided by Client

Comp #: 3328 Manor Hoods - Reimbursements**Quantity: Approx (109) Annually**

Location: Manor interiors

Funded?: Yes.

History: 1999 replaced (27) units. 2000 (18). 2001 (18). 2002 (23). 2003 (15). 2004 (21). 2005 (14). 2006 (20). 2007 (31). 2008 (33). 2009 (39). 2010 (48). 2011 (55). 2012 (74). 2013 (98). 2014 (103). 2015 (86). 2016 (91). 2017 (122). 2018 (99).

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 4,300

Worst Case: \$4,300

Cost Source: Client Cost History

Comp #: 3328 Manor Hoods - Replace**Quantity: Approx (109) Annually**

Location: Manor interiors

Funded?: Yes.

History: 1999 replaced (27) units. 2000 (18). 2001 (18). 2002 (23). 2003 (15). 2004 (21). 2005 (14). 2006 (20). 2007 (31). 2008 (33). 2009 (39). 2010 (48). 2011 (55). 2012 (74). 2013 (98). 2014 (103). 2015 (86). 2016 (91). 2017 (122). 2018 (99).

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 35,310

Worst Case: \$35,310

Cost Source: Client Cost History

Comp #: 4569 (2024) Water Heaters Replace**Quantity: Approx (626) Annually**

Location: Manor interiors

Funded?: Yes.

History: Replaced (in 2009 (103). 2010 (122). 2011 (231). 2012 (519). 2013 (614). 2014 (951). 2015 (835). 2016 (17). 2017(115). 2018 estimated (1,786) 2019 \$1,134,000

Comments: This budget item funds the replacement of water heaters on a proactive basis, replacing units during their tenth year in service. Planned expenditures are based on the anticipated useful life and current estimated cost of materials and labor plus inflation. Funding also includes the required electrical work associated with the replacement and the cost for city permits.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 757,480

Worst Case: \$757,480

Cost Source: Estimate Provided by Client

Comp #: 4570 Water Heater - Replace**Quantity: Approx (628) Annually**

Location: Manor interiors

Funded?: Yes.

History: Replaced (in 2009 (103). 2010 (122). 2011 (231). 2012 (519). 2013 (614). 2014 (951). 2015 (835). 2016 (17). 2017(115). 2018 estimated (1,786) 2019 \$1,134,000

Comments: "This budget item funds the replacement of water heaters on a proactive basis, replacing units during their tenth year in service.

Planned expenditures are based on the anticipated useful life and current estimated cost of materials and labor plus inflation.

Funding also includes the required electrical work associated with the replacement and the cost for city permits.

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 834,111

Worst Case: \$834,111

Cost Source: ARI Cost Database

Comp #: 4621 Heat Pumps - Replace**Quantity: (3) Pumps Annually**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 5,661

Worst Case: \$5,661

Cost Source: Client Cost History

Comp #: 4622 Wall Heater - Replace**Quantity: (3) Wall Heaters Annually**

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 3,774

Worst Case: \$3,774

Cost Source: Estimate Provided by Client

Lighting & Electrical

Comp #: 364 Block Wall Lights - Replace**Quantity: Approx 1,300 Fixtures**

Location: Unit patio walls

Funded?: No. The association is no longer funding to replace these fixtures in the Reserves. Replace individual as needed using maintenance or Operating funds.

History:

Comments: Periodic cleaning and paint touch up will maintain appearance and may extend average life.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 370 Building Wall Lights - Replace**Quantity: Approx 3,900 Fixtures**

Location: Adjacent to front doors, breezeways, and building sides

Funded?: No. The association has advised they will no longer require funding for replacement of the building wall lights. Staff will handle repairs and replacement as needed. No funding at this time.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 376 Carport Lights - Replace**Quantity: Approx 3,000 Fixtures**

Location: Interior Carport Overhead areas

Funded?: No. Very simple fixtures with an extensive life and minimal cost to replace. Replace fixtures as needed as an Operating expense. No Reserve funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 4650 (2027-2034) Solar Systems -Replace**Quantity: About 8 Annually**

Location: Roof of laundry & carports

Funded?: Yes.

History: Installed in 2017.

Comments:

Useful Life: 1 years

Remaining Life: 3 years

Best Case: \$ 14,455

Worst Case: \$14,455

Cost Source: Estimate Provided by Client

Comp #: 4650 (2037-2044) Solar Systems -Replace**Quantity: About 8 of (56) Inverters**

Location: Roof of laundry buildings

Funded?: Yes.

History: Installed in 2017. Based on warranty, replacement is not scheduled until 2032. This component then becomes an annual allowance

Comments: The systems are installed on the roof of the buildings over the tile roof. The system would include the roof panels, inverters and the control panels. There are numerous systems on the market, there was no information provided for the existing systems. The useful life and remaining life will depend greatly on the manufacturer. The client should research the system and provide accurate information for the reserve study. It is beyond the scope of the study to determine the accuracy of this information. Follow all maintenance and inspections as recommended by the manufacturer and installer. The panels are visible from street level. There is no access at the time of inspection.

Useful Life: 1 years

Remaining Life: 13 years

Best Case: \$ 14,455

Worst Case: \$14,455

Cost Source: Estimate Provided by Client

Comp #: 4650 (2047-2054) Solar Systems -Replace**Quantity: (56) Panels & Inverters**

Location: Roof of laundry buildings

Funded?: Yes.

History: Installed in 2017. Based on warranty, replacement is not scheduled until 2032. This component then becomes an annual allowance

Comments:

Useful Life: 1 years

Remaining Life: 24 years

Best Case: \$ 301,955

Worst Case: \$301,955

Cost Source: Estimate Provided by Client

Comp #: 6971 (2024) Pushmatic Panels- Upgrade**Quantity: (300) Panels**

Location:

Funded?: Yes.

History: 2019, \$447,860.

Comments: "This reserve item funds the upgrade of electrical systems in the manors (replacement of obsolete Pushmatic electrical panel's and conductors). The budget was reduced in 2023 from \$630,000 to \$475,000 extending the program another year. Staff is proposing funding in the amount of \$630,000 for 2024.

Useful Life: 50 years

Remaining Life: 0 years

Best Case: \$ 500,000

Worst Case: \$500,000

Cost Source: Estimate Provided by Client

Comp #: 6971 (2025) Pushmatic Panels- Upgrade**Quantity: (300) Panels**

Location: List on file with client

Funded?: Yes.

History: 2019, \$447,860.

Comments: "This reserve item funds the upgrade of electrical systems in the manors (replacement of obsolete Pushmatic electrical panel's and conductors). The budget was reduced in 2023 from \$630,000 to \$475,000 extending the program another year. Staff is proposing funding in the amount of \$630,000 for 2024.

Useful Life: 50 years

Remaining Life: 1 years

Best Case: \$ 637,200

Worst Case: \$637,200

Cost Source: Estimate Provided by Client

Comp #: 6971 (2026) Pushmatic Panels- Upgrade**Quantity: (300) Panels**

Location: List on file with client

Funded?: Yes.

History: 2019, \$447,860.

Comments: "This reserve item funds the upgrade of electrical systems in the manors (replacement of obsolete Pushmatic electrical panel's and conductors). The budget was reduced in 2023 from \$630,000 to \$475,000 extending the program another year. Staff is proposing funding in the amount of \$630,000 for 2024.

Useful Life: 50 years

Remaining Life: 2 years

Best Case: \$ 637,200

Worst Case: \$637,200

Cost Source: Estimate Provided by Client

Comp #: 6972 Electrical Panel Maintenance**Quantity: Approx (17) Annually**

Location: Manor electrical panels

Funded?: Yes.

History:

Comments: The funding is to replace any non-Pushmatic electrical panels when deemed necessary. This is outside the one-time project of replacing the older Pushmatic electrical panels. This funding can be adjusted by the Mutual when necessary to properly fund for these replacements. It is difficult to anticipate an actual quantity each year. As the newer panels age this will increase.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 15,000

Worst Case: \$15,000

Cost Source: Estimate Provided by Client

Comp #: 6973 Exterior Lighting (Consultant)**Quantity: (89) Lights**

Location: Walkways throughout Mutual

Funded?: Yes. Funding Reason

History: 2015, pagoda lights LED conversion. 2019, added pagoda lights \$36,200.

Comments: Exterior Lighting: This budget funds as-needed consultant services for exterior lighting projects, and the maintenance and upgrade of the Mutual's walkway lighting system, including the addition of new lights.

History: The United Board replaced the existing pagoda lights with LED bulbs within the entire community in 2015. The Board approved a supplemental appropriation to complete this walkway lighting project.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 15,000

Worst Case: \$15,000

Cost Source: Estimate Provided by Client

Comp #: 6974 Walkway Lights - Additional New**Quantity: (1) Annual Allowance**

Location: Addition of 1 light per month or as needed.

Funded?: Yes. Funding Reason

History: 2015, pagoda lights LED conversion. 2019, added pagoda lights \$36,200.

Comments: Additional lighting requests are submitted by members and installed, if needed, as approved by staff. When submitted request meets the criteria of changes in direction or elevation within a walkway, additional lighting will be considered.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 49,760

Worst Case: \$49,760

Cost Source: Estimate Provided by Client

Laundry Rooms

Comp #: 951 Bathrooms - Refurbish

Quantity: (7) Bathrooms

Location: At select laundry room buildings

Funded?: No. The client has removed these from Reserve funding. Refurbish as needed using Operating funds. The cost is below the reserve threshold.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 1110 Interior Laundry - Repaint

Quantity: (175) Laundry Rooms

Location: Interior laundry room surfaces

Funded?: No. The client has removed this from funding in 2022. No funding at this time. This may be covered in other painting projects.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 2600 Doors - Replace

Quantity: (175) Laundry Rooms

Location: Laundry Room Exteriors

Funded?: No. The client is not currently funding to replace the doors using Reserve funds. This will be handled operationally. No funding at this time.

History:

Comments:

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 3046 Laundry Room Floors

Quantity:

Location:

Funded?: No. The floors are concrete. No overall replacement should be anticipated. Make repairs as needed using Operating funds.

History:

Comments: This is typically a lifetime component with no expectation for complete replacement.

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 3720 (2024) Laundry Room Sinks - Replace

Quantity: (68) Sinks

Location: Laundry Rooms

Funded?: Yes.

History: Replaced 44 in 1997, 63 in 1998 and 68 in 1999

Comments: Laundry sinks are a utility type and have proven to last in excess of 25 years. These sinks are replaced upon failure.

Useful Life: 25 years

Best Case: \$ 12,147

Cost Source: Estimate Provided by Client

Remaining Life: 0 years

Worst Case: \$12,147

Comp #: 3720 (2047) Laundry Room Sinks - Replace

Quantity: (44) Sinks

Location: Laundry Rooms

Funded?: Yes.

History:

Comments: Laundry sinks are a utility type and have proven to last in excess of 25 years. These sinks are replaced upon failure.

Useful Life: 25 years

Best Case: \$ 9,100

Cost Source: Estimate Provided by Client

Remaining Life: 24 years

Worst Case: \$9,100

Comp #: 3725 Laundry Room Counters - Replace**Quantity: (175) Laundry Rooms**

Location: Laundry Rooms

Funded?: Yes. Funding Reason

History: Replaced 63 Countertops in 1997, 63 in 1998, 29 in 1999 and 20 in 2000. 2020, \$5,300.

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 18,697

Worst Case: \$18,697

Cost Source: Estimate Provided by Client

Comp #: 3735 Washers - Replace**Quantity: (45) of (675) Washers**

Location: Laundry Rooms

Funded?: Yes.

History: The Mutual replaced 36 washers in 2003, 67 in 2004, 45 in 2005, 50 in 2006, 42 in 2007, 51 in 2008, 39 in 2009, 50 in 2010, 47 in 2011, 53 in 2012, 47 in 2013, 53 in 2014, 47 in 2015, and 28 in 2016.

Comments: Model #MAH22PDBWW0. Seral #HL039992896. 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. Washers are replaced with a front loading Maytag. Per Board directive at the Maintenance & Construction Business Planning Meeting, inventory is to be reduced to 2 washers per laundry room. This will be achieved by removing units as they fail. This component will fund to replace 47 Washers annually.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 91,113

Worst Case: \$91,113

Cost Source: ARI Cost Database

Comp #: 3740 Dryers - Replace**Quantity: (53) of (526) Dryers**

Location: Laundry Rooms

Funded?: Yes.

History: The Mutual replaced 31 dryers in 2007, 46 in 2008, 35 in 2009, 46 in 2010, 31 in 2011, 34 in 2012, 46 in 2013, 45 in 2014, 53 in 2015, 32 in 2016. 20 in 2019.

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 38,163

Worst Case: \$38,163

Cost Source: Estimate Provided by Client

Comp #: 3750 (2024-2032) Laundry Water Heaters**Quantity: Approx 4-5 Annually**

Location: Laundry Rooms

Funded?: Yes.

History: Installed in 2016

Comments: There are laundry water heaters in the Mutual. The existing 50 gallon water heaters were replaced with 175 - 20 gallon, high efficiency Rheem units in 2016. Replacement of water heaters will be funded beginning in 2032 and will be replaced upon non-repairability. The 2023-2031 budget is a contingency for failures. The manufacturer's warranty doesn't cover labor or miscellaneous parts. The contingency amount will be reviewed and modified each year based on historical averages and age of equipment.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 2,510

Worst Case: \$2,510

Cost Source: ARI Cost Database

Comp #: 3750 Laundry Room Water Heater**Quantity: Approx 12 annually**

Location: Laundry Rooms

Funded?: Yes.

History:

Comments: Regular inspections and maintenance is recommended. Flush tanks and inspect pressure relief valve each year.

Funding includes removal and disposal of the old tank and replacement with a similar size and quality by a qualified plumbing contractor. Plan for replacement when the unit no longer functions reliably.

Useful Life: 1 years

Remaining Life: 8 years

Best Case: \$ 10,152

Worst Case: \$10,152

Cost Source: Estimate Provided by Client

Comp #: 6720 Boat Ramps - Repair/Replace**Quantity: (63) Sinks**

Location: Laundry Rooms

Funded?: Yes.

History: Replaced 44 in 1997, 63 in 1998 and 68 in 1999

Comments: Funding is to replace all of the sinks with the interior painting project in 2023.

Useful Life: 25 years

Remaining Life: 24 years

Best Case: \$ 13,000

Worst Case: \$13,000

Cost Source: Estimate Provided by Client

Off Cycle Decking

Comp #: 150 Off Cycle Deck Top Coat - Annual**Quantity: Approx 15.7M GSF Annually**

Location: Location list on file with client

Funded?: Yes.

History:

Comments: We recommend sealing every 4-5 years to protect the underlying surface against water intrusion and other factors that accelerate deterioration. Consult with a qualified waterproofing contractor for resurface or seal requirements. As of 2021 the association planned all deck surfaces at 1/2 cycle of the Prior to Painting deck work to main decks between the 15 year paint cycle. This component has been added for mid-paint cycle funding.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 65,293

Worst Case: \$65,293

Cost Source: Estimate Provided by Client

Comp #: 152 Off Cycle Common Decks - Annual**Quantity: Approx 15.7M GSF**

Location: Location list on file with client

Funded?: Yes. Funding Reason

History:

Comments: As of 2021 the association planned all deck surfaces at 1/2 cycle of the Prior to Painting deck work to main decks between the 15 year paint cycle. This component has been added for mid-paint cycle funding. This reserve component is designed to provide the waterproof topcoat sealing of balcony and breezeway deck surfaces mid-way between building paint cycles, 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 7.5 years prior to the planned budget year, decking concerns identified by Members through service requests, and during the course of other maintenance activities in United Mutual.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 68,410

Worst Case: \$68,410

Cost Source: Estimate Provided by Client

Comp #: 153 Off Cycle Balcony Decks - Annual**Quantity: Approx 15.7M GSF**

Location: Location list on file with client

Funded?: Yes. Funding Reason

History:

Comments: As of 2021 the association planned all deck surfaces at 1/2 cycle of the Prior to Painting deck work to main decks between the 15 year paint cycle. This component has been added for mid-paint cycle funding.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 10,350

Worst Case: \$10,350

Cost Source: Estimate Provided by Client

Prior To Painting

Comp #: 2356 Lead - Testing PTP - Annual

Quantity: (1) Annual Allowance

Location:

Funded?: Yes.

History:

Comments: This is for lead testing of all exterior surface prior to program start. This funding is an estimated amount based on client's history. Funding can be adjusted if funding is no longer needed or becomes more excessive.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 5,000

Worst Case: \$5,000

Cost Source: Estimate Provided by Client

Comp #: 2357 Asbestos - Testing PTP - Annual

Quantity: (1) Annual Allowance

Location:

Funded?: Yes.

History:

Comments: The Mutual has an 15-year full exterior paint program. Prior to paint dry rot, decking, and welding repairs will be performed every 15 years to prepare building surfaces for painting.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 52,750

Worst Case: \$52,750

Cost Source: Estimate Provided by Client

Comp #: 2522 Full Cycle Dry Rot PTP - Annual

Quantity: Annual Provision

Location: Location list on file with client

Funded?: Yes.

History:

Comments: The Mutual has an 15-year full exterior paint program. Prior to paint dry rot, decking, and welding repairs will be performed every 15 years to prepare building surfaces for painting.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 719,099

Worst Case: \$719,099

Cost Source: Estimate Provided by Client

Comp #: 6341 Full Cycle Decking Repairs - Annual

Quantity: Annual Provision

Location: Location list on file with client for building balcony & breezeway decks/stairs

Funded?: Yes. Funding Reason

History:

Comments: The Mutual has an 15-year full exterior paint program. Prior to paint dry rot, decking, and welding repairs will be performed every 15 years to prepare building surfaces for painting.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 112,544

Worst Case: \$112,544

Cost Source: Estimate Provided by Client

Comp #: 6343 Full Cycle Balcony Dry Rot - Annual

Quantity: Annual Provision

Location: Location list on file with client

Funded?: Yes. Funding Reason

History:

Comments: The Mutual has an 15-year full exterior paint program. Prior to paint dry rot, decking, and welding repairs will be performed every 15 years to prepare building surfaces for painting.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 10,902

Worst Case: \$10,902

Cost Source: Estimate Provided by Client

Interior & Exterior Painting

Comp #: 1113 Metal Railings (building) - Repaint**Quantity: Approx 90,000 LF**

Location: Balcony decks, breezeway decks, & staircases

Funded?: No. This funding has been removed in 2022 by the client, Revision 1. No funding at this time.

History:

Comments: Expect to perform minor remedial repair with each paint cycle. This cost includes good quality preparation and paint products to repaint the metal surfaces. Keep on routine paint cycle to avoid unnecessary repair projects and to protect metal from moisture causing corrosion and rust.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2330 Interior Paint Touch-up - Annual**Quantity: (1) Provision**

Location: Interiors

Funded?: Yes.

History:

Comments: The interior and exterior touch-up painting was moved from Operating budget to the Reserve budget in 2019. The planned expenditure is based on the current level of service, reactive to resident's requests in addition to follow-up work generated from other divisions.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 95,396

Worst Case: \$95,396

Cost Source: Estimate Provided by Client

Comp #: 2331 Exterior Paint Touch-Up (Annual)**Quantity: (1) Provision**

Location: Exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 124,104

Worst Case: \$124,104

Cost Source: Estimate Provided by Client

Comp #: 2355 Full Cycle Exterior Paint - Annual**Quantity: Approx 1,049,000 GSF**

Location: Exterior building surfaces

Funded?: Yes.

History:

Comments: In 2021 the association established a 15 year paint cycle for all exterior surfaces. Industry standard recommended cycle is 10 years for stucco and 5 years for wood and metal to avoid remedial repairs. This funding cycle is at the request of the association. It is noted that 2021 is expected to have a higher planned expense.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 1,419,843

Worst Case: \$1,419,843

Cost Source: Estimate Provided by Client

Comp #: 2356 Lead Testing and Abatement**Quantity: Annual Allowance**

Location: Throughout buildings

Funded?: Yes.

History: 2019, \$30,970.

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 7,875

Worst Case: \$7,875

Cost Source: Estimate Provided by Client

Comp #: 2506 Deck Top Coat Reseal (Annual)**Quantity: Extensive GSF**

Location: Unit balconies & breezeway decks/stairs

Funded?: Yes.

History:

Comments: We recommend sealing every 4-5 years to protect the underlying surface against water intrusion and other factors that accelerate deterioration. Consult with a qualified waterproofing contractor for resurface or seal requirements. Starting in 2021 the Mutuals plan a top coat seal every 71.5 years and resurface at 15 years with full exterior paint cycle.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 56,623

Worst Case: \$56,623

Cost Source: Estimate Provided by Client

Comp #: 2725 Building Signage

Quantity: Numerous Signs

Location: Throughout the mutual

Funded?: Yes.

History:

Comments: This is an annual allowance to remove the building Lexan signage prior to painting and replace with new signs every 10 years with the building exterior painting project. This will keep the signage fresh looking and maintain appearance and functionality. The building ID signs vary in age and style. Generally in fair condition. Signs of weathering and staining from corroded anchor screws. Funding for complete replacement projects to maintain a uniform and attractive appearance throughout the property. Costs are assuming that replacement will be handled by in-house staff.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 45,669

Worst Case: \$45,669

Cost Source: Estimate Provided by Client

Walls, Fencing, Railings & Gates

Comp #: 504 Metal Hand Railings (Grounds) - Rep**Quantity: Extensive LF**

Location: Throughout common areas and walkway steps leading to unit entrances

Funded?: No. The association has advised they will no longer require funding for replacement of the railings. Staff will handle repairs and replacement as needed. No funding at this time.

History:

Comments: Keep well painted to protect against rust and corrosion. Monitor for structural integrity.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 562 Patio Gates - Replace**Quantity: Approx 3,369 Gates**

Location: Unit patios

Funded?: No. Replacement is the responsibility of the individual owners, not the association. No Reserve funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 5501 Perimeter Block Walls - Repair**Quantity: Approx 24' Annually**

Location: Location on file with client

Funded?: Yes.

History:

Comments: Funding is also included to upgrade the security and aesthetics of the Mutual's perimeter walls by replacing existing barbed wire with shepherd's crook atop the existing walls. In 2017 Conditional Use Permit-1135 was approved by the City of Laguna Woods for the installation of Shepherd's Crook. The original 21-year plan consisted of replacing 1,475 linear feet of security fencing replacement and vegetation removal. In recent years the board has elected to only complete the minimum 300 lineal feet per our conditional use permit.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 8,000

Worst Case: \$8,000

Cost Source: Estimate Provided by Client

Comp #: 5502 Walls - Common Area Block - Annual**Quantity: Approx 22,365' LF**

Location: Common area block walls and perimeter top rail

Funded?: Yes.

History: 2014, \$10,975. 2015, \$8,000. 2017, \$14,205.

Comments: his funding is to address repair or replacement of damaged common walls and upgrade the security and aesthetics of the perimeter walls. This includes replacing the existing barbed wire with a shepherd's crook on top of the existing walls. Funding is provided in this item to address common area walls. A contingency amount is included to address the repair or replacement of damaged common walls. This component is managed by General Services beginning in 2020. This program assumes that an average of 1% of the walls would require repair every year as a contingency funding.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 7,400

Worst Case: \$7,400

Cost Source: Estimate Provided by Client

Comp #: 5525 Perimeter Shepherds Crook - Replace**Quantity: Approx 1,475' LF Annually**

Location: Location on file with client

Funded?: Yes.

History: 2019, \$137,100. 2020, planned \$165,000.

Comments: Keep well painted to protect against rust and corrosion. Monitor for structural integrity.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 35,000

Worst Case: \$35,000

Cost Source: Estimate Provided by Client

Grounds & Miscellaneous

Comp #: 1001 Backflow Devices - Replace**Quantity: (322) Devices**

Location: Grounds

Funded?: No. The Mutual does not replace these devices using Reserve funds. No separate funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1003 Irrigation Controllers - Replace**Quantity: (175) Various Size**

Location: Attached to walls, grounds

Funded?: No. The Mutual does not replace these devices using Reserve funds. No separate funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1009 V-Ditch (Swales) - Repair**Quantity: Extensive LF**

Location: Throughout landscaped areas of the Mutual

Funded?: No. The association has advised they will no longer require funding for replacement of the v-ditch repairs. No funding at this time.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 7000 Trees - Trim/Maintain - Annual**Quantity: Numerous Trees**

Location: Tree trimming plan on file with specific tree designations each cycle

Funded?: Yes.

History:

Comments: The Mutual has a specified five year tree trimming plan that is well organized and precise by species. This funding is based on the approved plan. Keep trees trimmed away from structures to avoid damage during high wind conditions.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 1,065,281

Worst Case: \$1,065,281

Cost Source: Estimate Provided by Client

Comp #: 7011 (2024) Landscape Renovations**Quantity: Extensive GSF**

Location: Throughout common area

Funded?: No. No funding in 2024 per the 2024 revision.

History: The mutual adopted a plan in 2016 to address landscape renovations. This component is for the areas to be addressed annually.

Comments: This funding is to begin after the Landscape Restoration projects between 2021-2031 get completed.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 7011 (2025) Landscape Renovations**Quantity: Extensive GSF**

Location: Throughout common area

Funded?: Yes.

History: The mutual adopted a plan in 2016 to address landscape renovations. This component is for the areas to be addressed annually.

Comments: This funding is to begin after the Landscape Restoration projects between 2021-2031 get completed.

Useful Life: 4 years

Remaining Life: 1 years

Best Case: \$ 15,000

Worst Case: \$15,000

Cost Source: Estimate Provided by Client

Comp #: 7011 (2026) Landscape Renovations**Quantity: Extensive GSF**

Location: Throughout common area

Funded?: Yes.

History: The mutual adopted a plan in 2016 to address landscape renovations. This component is for the areas to be addressed annually.

Comments: This funding is to begin after the Landscape Restoration projects between 2021-2031 get completed.

Useful Life: 4 years

Remaining Life: 2 years

Best Case: \$ 15,000

Worst Case: \$15,000

Cost Source: Estimate Provided by Client

Comp #: 7012 Landscape Improve/Restore Annual**Quantity: Extensive GSF**

Location: Throughout common area

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 195,857

Worst Case: \$195,857

Cost Source: Estimate Provided by Client

Comp #: 7014 Slope - Renovations**Quantity: Annual Allowance**

Location: Slopes

Funded?: Yes.

History:

Comments: This funding is designed to address large and steep slopes that have been determined to be a factor of potential liability to the Mutual. These slopes will be outsourced. Along with the turf reduction there is irrigation system changes and reduction projects. This funding includes the costs for these changes to the irrigation system.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 82,759

Worst Case: \$82,759

Cost Source: Estimate Provided by Client

Comp #: 7017 Turf Reduction & Irrigation**Quantity: Annual Allowance**

Location: Grounds

Funded?: Yes.

History:

Comments: This funding is designed to address turf reduction areas of concern by the collaboration between Staff and the Landscape Committee.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 27,029

Worst Case: \$27,029

Cost Source: Estimate Provided by Client

Building Structures

Comp #: 2001 (2024) Bldg. Structures, Projects**Quantity: 1,200 Buildings**

Location: Building exteriors

Funded?: Yes.

History: 2019, \$78,877.

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 50,000

Worst Case: \$50,000

Cost Source: Estimate Provided by Client

Comp #: 2001 Bldg. Structures, Projects - Annual**Quantity: 1,200 Buildings**

Location: Building exteriors

Funded?: Yes.

History: 2019, \$78,877.

Comments:

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 134,800

Worst Case: \$134,800

Cost Source: Estimate Provided by Client

Comp #: 2001 Building Structures Dry Rot Repairs**Quantity: 1,200 Buildings**

Location: Building exteriors

Funded?: Yes.

History: 2019, \$53,357.

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 5,250

Worst Case: \$5,250

Cost Source: Estimate Provided by Client

Comp #: 2002 Bldg. Structures Maint Ops Annual**Quantity: 1,200 Buildings**

Location: Building interiors & exteriors

Funded?: Yes.

History: 2019, \$297,285.

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 400,000

Worst Case: \$400,000

Cost Source: Estimate Provided by Client

Comp #: 2003 Building Structures Carpentry**Quantity: 70% of 1,200 Bldgs Annual**

Location:

Funded?: Yes.

History: 2019, \$171,430

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 97,321

Worst Case: \$97,321

Cost Source: Estimate Provided by Client

Comp #: 2004 (2024) Smoke Alarms - Replace**Quantity: Approx 2,066 Units**

Location: List on file

Funded?: Yes.

History: 2013

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 340,757

Worst Case: \$340,757

Cost Source: Estimate Provided by Client

Comp #: 2004 (2025) Smoke Alarms - Replace**Quantity: Approx 8,589 Units**

Location: List on file

Funded?: Yes.

History: 2015

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 299,845

Worst Case: \$299,845

Cost Source: Estimate Provided by Client

Comp #: 2006 Building Foundations - Repair**Quantity: Approx (6) Annually**

Location: Residential buildings

Funded?: Yes.

History: 2013 repairs \$490. 2014 \$43,678. 2017 \$76,000. 2019, \$43,836. 2020, (COVID) \$150.

Comments: "This reserve component is designed to address building foundations that are exhibiting deterioration.

Staff assumed that full replacement of this component would never be required.

As part of the foundation repairs, Staff will proactively assess buildings for drainage issues that could lead to undermining of building foundations which may cause differential settlement and other damage and implement corrective action.

This program assumes that approximately 7 buildings would require repair every year.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 43,436

Worst Case: \$43,436

Cost Source: Estimate Provided by Client

Comp #: 2356 Lead Testing and Abatement**Quantity: Annual Allowance**

Location: Throughout buildings

Funded?: Yes.

History: 2019, \$30,970.

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 5,250

Worst Case: \$5,250

Cost Source: Estimate Provided by Client

Plumbing

Comp #: 4590 Plumbing - Repair/Replace, Annual**Quantity: (1) Provision**

Location:

Funded?: Yes.

History:

Comments: This is not a typical reserve component. The client has experienced significant sewer repair issues and prudently determined a funding for major repair or replacement is necessary for ongoing maintenance. The information provided is at the request of the client. Funding can be adjusted as necessary to meet the current needs.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 345,510

Worst Case: \$345,510

Cost Source: Estimate Provided by Client

Comp #: 4591 Copper Water Lines Re-Pipe - Annual**Quantity: (42) Manors Annually**

Location: Residential Units

Funded?: Yes.

History: 2008 to 2017 No copper line epoxy yet in United Mutual. 2019, \$245,552. 2020, planned \$200K.

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.

The proposed copper pipe remediation budget will not be increased for the current programs in place. The amount shown on the expenditure report will be reduced in the next budget adjustment made by Finance. The decrease in the 2022 budget is due to less buildings being qualified for epoxy lining.

The 2022 program includes funding for the lining of approximately 15 manors. 2023-2051 plan includes funding for approximately 42 manors.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 100,000

Worst Case: \$100,000

Cost Source: Estimate Provided by Client

Comp #: 4594 (2024-2035)Waste Line Epoxy Re-Line**Quantity: (1) Provision**

Location: Residential Units

Funded?: Yes.

History: 2019, \$2,126,216.

Comments: "In 2006, the Board established a reserve line item for Waste Lines. The program provides for the evaluation of waste lines and the implementation of an epoxy-lining program to extend the life of the existing waste pipes and reduce the leaks and backups associated with an aging waste system. In 2017 it was determined that only completing the mainlines was not sufficient and interior pipes were added to the scope. The ""As Build"" plan for the pipes in the community as not accurate and as such a true completion horizon is extremely difficult to estimate. However, staff along with the contractor are gathering information on the different building types to help estimate a project completion date. while this data collection is on going staff recommends a funding level of \$2,300,000 until 2035, once enough data has been collected this project completion date can be adjusted to a more accurate timeline. In 2022, the General Manager's office recommended a reduction to \$1,300,000 which was implemented.

This program uses a combination of a reactive and proactive approach for the repair of waste lines. Reactively staff addresses backups as they arise and proactively all waste pipes in the surrounding units are epoxy lined."

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 2,300,000

Worst Case: \$2,300,000

Cost Source: Estimate Provided by Client

Comp #: 4596 (2036-2053) Waste Lines - Repair**Quantity: (1) Provision**

Location: Residential Units

Funded?: Yes.

History: 2019, \$2,126,216.

Comments: "In 2006, the Board established a reserve line item for Waste Lines. The program provides for the evaluation of waste lines and the implementation of an epoxy-lining program to extend the life of the existing waste pipes and reduce the leaks and backups associated with an aging waste system. In 2017 it was determined that only completing the mainlines was not sufficient and interior pipes were added to the scope. The ""As Built"" plan for the pipes in the community as not accurate and as such a true completion horizon is extremely difficult to estimate. However, staff along with the contractor are gathering information on the different building types to help estimate a project completion date. While this data collection is on-going staff recommends a funding level of \$2,300,000 until 2035, once enough data has been collected this project completion date can be adjusted to a more accurate timeline.

This program uses a combination of a reactive and proactive approach for the repair of waste lines. Reactively staff addresses backups as they arise and proactively all waste pipes in the surrounding units are epoxy lined."

Useful Life: 1 years

Remaining Life: 12 years

Best Case: \$ 50,000

Worst Case: \$50,000

Cost Source: Estimate Provided by Client
