

Serving Orange County  
32244 Paseo Adelanto, Suite D8  
San Juan Capistrano, CA 92675

Tel : (949) 481-0421  
Fax : (949) 481-0516  
www.reservestudy.com



ASSOCIATION  
RESERVES™

*Planning For The Inevitable™*

**Regional Offices**

Arizona  
California  
Colorado  
Florida  
Hawaii  
Nevada  
North Carolina  
Texas  
Washington

## Update "No-Site-Visit" Reserve Study



### Third Mutual - Laguna Woods Village Laguna Woods, CA

**Report #: 31071-1**  
**For Period Beginning: January 1, 2021**  
**Expires: December 31, 2021**

**Date Prepared: August 23, 2020**



---

**Hello, and welcome to your Reserve Study!**

**T**his Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

**W**ith respect to Reserves, this Report will tell you "where you are," and "where to go from here."

**In this Report, you will find...**

- 1) A List of What you're Reserving For**
- 2) An Evaluation of your Reserve Fund Size and Strength**
- 3) A Recommended Multi-Year Reserve Funding Plan**

**More Questions?**

Visit our website at [www.ReserveStudy.com](http://www.ReserveStudy.com) or call us at:

**949-481-0421**



## Table of Contents

|  |           |
|--|-----------|
| <b>3-Minute Executive Summary</b>                                    | <b>1</b>  |
| Reserve Study Summary  | 1         |
| Executive Summary (Component List)                                   | 2         |
| <b>Introduction, Objectives, and Methodology</b>                     | <b>8</b>  |
| Which Physical Assets are Funded by Reserves?                        | 9         |
| How do we establish Useful Life and Remaining Useful Life estimates? | 9         |
| How do we establish Current Repair/Replacement Cost Estimates?       | 9         |
| How much Reserves are enough?  | 10        |
| How much should we contribute?                                       | 11        |
| What is our Recommended Funding Goal?                                | 11        |
| <b>Projected Expenses</b>  | <b>12</b> |
| Annual Reserve Expenses Graph  | 12        |
| <b>Reserve Fund Status &amp; Recommended Funding Plan</b>            | <b>13</b> |
| Annual Reserve Funding Graph   | 13        |
| 30-Yr Cash Flow Graph  | 14        |
| Percent Funded Graph   | 14        |
| <b>Table Descriptions</b>  | <b>15</b> |
| Budget Summary   | 16        |
| Reserve Component List Detail  | 17        |
| Fully Funded Balance   | 23        |
| Component Significance   | 29        |
| Accounting Tax Summary   | 35        |
| 30-Year Reserve Plan Summary   | 41        |
| 30-Year Reserve Plan Summary (Alternate Funding Plan)                | 42        |
| 30-Year Income/Expense Detail  | 43        |
| <b>Accuracy, Limitations, and Disclosures</b>                        | <b>68</b> |
| <b>Terms and Definitions</b>   | <b>69</b> |
| <b>Component Details</b>   | <b>70</b> |
| Paved Surfaces   | 71        |
| Roofing & Gutters  | 80        |
| Building Structures  | 86        |
| Decking Projects   | 92        |
| Prior To Painting & Painting Projects                                | 93        |
| Elevators  | 98        |
| Garden Villas  | 109       |
| Lighting Replacement Projects  | 116       |
| Walls, Fencing & Railings  | 117       |
| Laundry Facilities   | 118       |
| Sewer Lines, Water Lines & Elect                                     | 121       |
| Grounds & Miscellaneous  | 123       |
| Landscape Projects   | 124       |

## Executive Summary

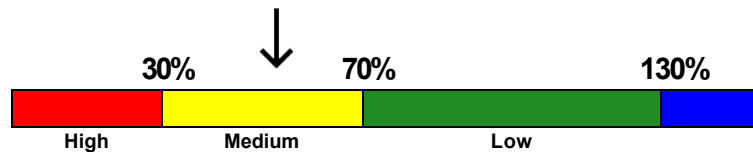
**Association:** Third Mutual - Laguna Woods Village  
**Location:** Laguna Woods, CA  
**Report Period:** January 1, 2021 through December 31, 2021

**Assoc. #:** 31071-1  
**# of Units:** 6,102

### *Findings/Recommendations as-of: January 1, 2021*

|   |              |
|---|--------------|
| Projected Starting Reserve Balance .....                        | \$16,266,773 |
| Current Full Funding Reserve Balance .....                      | \$30,248,308 |
| Average Reserve Deficit (Surplus) Per Unit .....                | \$2,291      |
| Percent Funded .....  | 53.8 %       |
| Recommended 2021 "Annual Full Funding Contributions" .....      | \$13,160,000 |
| Alternate minimum contributions to keep Reserve above \$0 ..... | \$11,130,048 |
| Most Recent Reserve Contribution Rate .....                     | \$11,130,048 |

Reserves % Funded: 53.8%



Special Assessment Risk:

### *Economic Assumptions:*

**Net Annual "After Tax" Interest Earnings Accruing to Reserves .....** 2.00 %  
**Annual Inflation Rate .....** 3.00 %

This is an Update "No-Site-Visit" Reserve Study, and is based on a prior Report prepared by Association Reserves for your 2020 Fiscal Year. No site inspection was performed as part of this Reserve Study. This Reserve Study was prepared by a credentialed Reserve Specialist, Sean Erik Andersen RS #68.

The Reserve Fund is between the 30% funded level and the 70% funded level at 53.8 % 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.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions to \$13,160,000.

\*The Alternative Contribution rate, also called Threshold Funding will keep the Reserve Funds above \$8,290,000. This figure for your association is \$11,130,048.

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

## Executive Summary

31071-1

| #                 | Component                           | Useful Life (yrs) | Rem. Useful Life (yrs) | Current Average Cost |
|-------------------|-------------------------------------|-------------------|------------------------|----------------------|
| Paved Surfaces    |                                     |                   |                        |                      |
| 103               | Parkway Concrete - Repair/Replace   | 1                 | 0                      | \$155,000            |
| 109               | Creation of Golf Cart Parking       | 1                 | 1                      | \$25,000             |
| 109               | Creation of Golf Cart Parking -2021 | 0                 | 0                      | \$50,000             |
| 201               | 2021 Asphalt Paving Replacement     | 25                | 0                      | \$467,800            |
| 201               | 2022 Asphalt Paving Replacement     | 25                | 1                      | \$401,400            |
| 201               | 2023 Asphalt Paving Replacement     | 25                | 2                      | \$337,200            |
| 201               | 2024 Asphalt Paving Replacement     | 25                | 3                      | \$281,400            |
| 201               | 2025 Asphalt Paving Replacement     | 25                | 4                      | \$266,900            |
| 201               | 2026 Asphalt Paving Replacement     | 25                | 5                      | \$345,300            |
| 201               | 2027 Asphalt Paving Replacement     | 25                | 6                      | \$343,600            |
| 201               | 2028 Asphalt Paving Replacement     | 25                | 7                      | \$341,200            |
| 201               | 2029 Asphalt Paving Replacement     | 25                | 8                      | \$329,300            |
| 201               | 2030 Asphalt Paving Replacement     | 25                | 9                      | \$327,500            |
| 201               | 2031 Asphalt Paving Replacement     | 25                | 10                     | \$329,500            |
| 201               | 2032 Asphalt Paving Replacement     | 25                | 11                     | \$322,400            |
| 201               | 2033 Asphalt Paving Replacement     | 25                | 12                     | \$323,700            |
| 201               | 2034 Asphalt Paving Replacement     | 25                | 13                     | \$285,200            |
| 201               | 2035 Asphalt Paving Replacement     | 25                | 14                     | \$302,300            |
| 201               | 2036 Asphalt Paving Replacement     | 25                | 15                     | \$285,600            |
| 201               | 2037 Asphalt Paving Replacement     | 25                | 16                     | \$269,500            |
| 201               | 2038 Asphalt Paving Replacement     | 25                | 17                     | \$270,600            |
| 201               | 2039 Asphalt Paving Replacement     | 25                | 18                     | \$269,700            |
| 201               | 2040 Asphalt Paving Replacement     | 25                | 19                     | \$245,000            |
| 201               | 2041 Asphalt Paving Replacement     | 25                | 20                     | \$258,700            |
| 201               | 2042 Asphalt Paving Replacement     | 25                | 21                     | \$261,000            |
| 201               | 2043 Asphalt Paving Replacement     | 25                | 22                     | \$235,200            |
| 201               | 2044 Asphalt Paving Replacement     | 25                | 23                     | \$272,300            |
| 201               | 2045 Asphalt Paving Replacement     | 25                | 24                     | \$316,200            |
| 201               | 2046 Asphalt Paving Replacement     | 25                | 24                     | \$316,200            |
| 201               | Asphalt Paving Annual Replace       | 1                 | 1                      | \$130,000            |
| 202               | Paving Seal Coat - Annually         | 1                 | 0                      | \$50,000             |
| 205               | (2021) Concrete & Paving Maint      | 10                | 0                      | \$79,100             |
| 205               | (2022) Concrete & Paving Maint      | 10                | 1                      | \$78,000             |
| 205               | (2023) Concrete & Paving Maint      | 10                | 2                      | \$51,900             |
| 205               | (2024) Concrete & Paving Maint      | 10                | 3                      | \$114,800            |
| 205               | (2025) Concrete & Paving Maint      | 10                | 4                      | \$97,800             |
| 205               | (2026) Concrete & Paving Maint      | 10                | 5                      | \$52,500             |
| 205               | (2027) Concrete & Paving Maint      | 10                | 6                      | \$55,500             |
| 205               | (2028) Concrete & Paving Maint      | 10                | 7                      | \$74,600             |
| 205               | (2029) Concrete & Paving Maint      | 10                | 8                      | \$72,000             |
| 205               | (2030) Concrete & Paving Maint      | 10                | 9                      | \$73,300             |
| Roofing & Gutters |                                     |                   |                        |                      |
| 1308              | (2021-2029) LWT to Comp Shingle     | 1                 | 0                      | \$110,000            |
| 1308              | LWT to Comp Shingle Roofs           | 1                 | 9                      | \$415,000            |
| 1310              | (2039) Malibu/Capistrano Tile Roofs | 40                | 18                     | \$750,000            |
| 1310              | (2040) Malibu/Capistrano Tile Roofs | 40                | 19                     | \$1,040,000          |

| #                   | Component                           | Useful Life (yrs) | Rem. Useful Life (yrs) | Current Average Cost |
|---------------------|-------------------------------------|-------------------|------------------------|----------------------|
| 1310                | (2041) Malibu/Capistrano Tile Roofs | 40                | 20                     | \$450,000            |
| 1310                | (2042) Malibu/Capistrano Tile Roofs | 40                | 21                     | \$285,000            |
| 1310                | (2043) Malibu/Capistrano Tile Roofs | 40                | 22                     | \$427,000            |
| 1310                | (2044) Malibu/Capistrano Tile Roofs | 40                | 23                     | \$1,135,000          |
| 1310                | (2045) Malibu/Capistrano Tile Roofs | 40                | 24                     | \$888,000            |
| 1310                | (2046) Malibu/Capistrano Tile Roofs | 40                | 25                     | \$1,192,000          |
| 1310                | (2047) Malibu/Capistrano Tile Roofs | 40                | 26                     | \$510,000            |
| 1310                | (2048) Malibu/Capistrano Tile Roofs | 40                | 27                     | \$584,000            |
| 1310                | (2049) Malibu/Capistrano Tile Roofs | 40                | 28                     | \$575,000            |
| 1310                | (2050) Malibu/Capistrano Tile Roofs | 40                | 29                     | \$998,000            |
| 1310                | (2051) Malibu/Capistrano Tile Roofs | 40                | 30                     | \$937,000            |
| 1310                | (2052) Malibu/Capistrano Tile Roofs | 40                | 31                     | \$822,000            |
| 1310                | (2053) Malibu/Capistrano Tile Roofs | 40                | 32                     | \$811,000            |
| 1310                | (2054) Malibu/Capistrano Tile Roofs | 40                | 33                     | \$807,000            |
| 1310                | (2055) Malibu/Capistrano Tile Roofs | 40                | 34                     | \$429,000            |
| 1311                | Metal Tile Roof 2030-2049 - Replace | 1                 | 9                      | \$218,000            |
| 1314                | PVC Cool Roof System - Replace      | 1                 | 0                      | \$1,200,000          |
| 1316                | Roof Preventative Maintenance       | 1                 | 0                      | \$69,500             |
| 1317                | Emergency Roof Repairs              | 1                 | 0                      | \$110,000            |
| 1330                | (2040-2048) Gutter Repair/Replace   | 1                 | 19                     | \$175,000            |
| 1331                | (2020-2029) Gutter Repair/Replace   | 1                 | 0                      | \$100,000            |
| 1331                | (2030-2039) Gutter Repair/Replace   | 1                 | 9                      | \$50,000             |
| Building Structures |                                     |                   |                        |                      |
| 151                 | Damage Restoration                  | 1                 | 0                      | \$889,000            |
| 1860                | (2022) Fire Alarm Consultant        | 0                 | 1                      | \$30,000             |
| 1860                | (2023-2028) Fire Alarm System       | 20                | 2                      | \$210,000            |
| 3210                | (2021-2025) MO/Carpentry/CP Panels  | 1                 | 0                      | \$610,000            |
| 3210                | (2026-2039) MO/Carpentry/CP Panels  | 1                 | 5                      | \$360,000            |
| 3210                | (2040-2050) MO/Carpentry/CP Panels  | 1                 | 19                     | \$290,000            |
| 3213                | (2021-2022) Bldg Structure Dry Rot  | 1                 | 0                      | \$1,025,000          |
| 3213                | (2023-2027) Bldg Structure Dry Rot  | 1                 | 2                      | \$513,000            |
| 3213                | (2028-2037) Bldg Structure Dry Rot  | 1                 | 7                      | \$256,000            |
| 3213                | (2038-2050) Bldg Structure Dry Rot  | 1                 | 17                     | \$128,000            |
| 3216                | (2021) Bldg Struct Replacement      | 0                 | 0                      | \$500,000            |
| 3216                | (2022) Bldg Struct Replacement      | 0                 | 1                      | \$750,000            |
| 3216                | (2023-2027) Bldg Struct Replacement | 1                 | 2                      | \$350,000            |
| 3216                | (2028-2037) Bldg Struct Replacement | 1                 | 7                      | \$175,000            |
| 3216                | (2038-2050) Bldg Struct Replacement | 1                 | 17                     | \$87,500             |
| 3219                | (2021) Parapet Wall Removal         | 0                 | 0                      | \$300,000            |
| 3219                | (2022-2024) Parapet Wall Removal    | 1                 | 1                      | \$240,000            |
| 3220                | Bldg Struct Foundation Repairs      | 1                 | 0                      | \$75,000             |
| 3223                | (2022-2027) Storage Cabinets        | 1                 | 0                      | \$91,000             |
| 3225                | (2021) Glulam/Beam - Repair         | 10                | 0                      | \$1,283,000          |
| 3225                | (2022) Glulam/Beam - Repair         | 10                | 1                      | \$310,000            |
| 3225                | (2024) Glulam/Beam - Repair         | 10                | 3                      | \$150,000            |
| 3225                | (2026) Glulam/Beam - Repair         | 10                | 5                      | \$150,000            |
| 3225                | (2027) Glulam/Beam - Repair         | 10                | 6                      | \$410,000            |
| 3225                | (2028) Glulam/Beam - Repair         | 10                | 7                      | \$205,000            |
| 3225                | (2029) Glulam/Beam - Repair         | 10                | 8                      | \$150,000            |

| #                                     | Component                           | Useful Life (yrs) | Rem. Useful Life (yrs) | Current Average Cost |
|---------------------------------------|-------------------------------------|-------------------|------------------------|----------------------|
| 3225                                  | (2030) Glulam/Beam - Repair         | 10                | 9                      | \$51,000             |
| 3230                                  | (2021-2024) Bldg Rehab Dry Rot/Lead | 1                 | 0                      | \$280,000            |
| 3230                                  | Annual Bldg Rehab Dry Rot/Lead      | 1                 | 4                      | \$180,000            |
| Decking Projects                      |                                     |                   |                        |                      |
| 150                                   | (2020-2025) Decks - Resurface       | 1                 | 0                      | \$293,000            |
| 150                                   | (2026-2050) Decks - Resurface       | 1                 | 5                      | \$190,000            |
| 151                                   | Balcony Inspections                 | 1                 | 0                      | \$50,000             |
| 152                                   | Decks - Topcoat                     | 1                 | 0                      | \$132,000            |
| Prior To Painting & Painting Projects |                                     |                   |                        |                      |
| 153                                   | PTP Deck Resurface with Painting    | 1                 | 0                      | \$61,300             |
| 1115                                  | (2021) Full Cycle Exterior Painting | 1                 | 0                      | \$1,224,000          |
| 1115                                  | Annual Full Cycle Exterior Painting | 1                 | 1                      | \$1,126,000          |
| 1116                                  | Annual Paint Touch-Up               | 1                 | 0                      | \$221,000            |
| 1400                                  | Annual HIP Reflective Address Signs | 1                 | 0                      | \$37,200             |
| 1401                                  | (2021) Bldg # Signage Replacement   | 20                | 0                      | \$81,000             |
| 1401                                  | (2022) Bldg # Signage Replacement   | 20                | 1                      | \$81,000             |
| 1401                                  | (2023) Bldg # Signage Replacement   | 20                | 2                      | \$81,000             |
| 1401                                  | (2024) Bldg # Signage Replacement   | 20                | 3                      | \$81,000             |
| 1401                                  | (2025) Bldg # Signage Replacement   | 20                | 4                      | \$81,000             |
| 1401                                  | (2026) Bldg # Signage Replacement   | 20                | 5                      | \$81,000             |
| 1401                                  | (2027) Bldg # Signage Replacement   | 20                | 6                      | \$81,000             |
| 1401                                  | (2028) Bldg # Signage Replacement   | 20                | 7                      | \$81,000             |
| 1401                                  | (2029) Bldg # Signage Replacement   | 20                | 8                      | \$81,000             |
| 1401                                  | (2030) Bldg # Signage Replacement   | 20                | 9                      | \$48,700             |
| 2901                                  | PTP Annual Lead Abatement           | 1                 | 1                      | \$6,500              |
| 2901                                  | PTP Annual Lead Abatement (2021)    | 1                 | 0                      | \$10,000             |
| 2902                                  | PTP Annual Asbestos Abate (2021)    | 1                 | 0                      | \$51,800             |
| 2902                                  | PTP Annual Asbestos Abatement       | 1                 | 1                      | \$35,300             |
| 2910                                  | (2021) PTP Repair Work              | 1                 | 0                      | \$632,000            |
| 2910                                  | (2022-2050) PTP Repair Work         | 1                 | 1                      | \$626,000            |
| Elevators                             |                                     |                   |                        |                      |
| 2800                                  | Miscellaneous Elevator Components   | 1                 | 0                      | \$15,400             |
| 2801                                  | (2034) Cab Door Replacement         | 30                | 13                     | \$63,000             |
| 2801                                  | (2035) Cab Door Replacement         | 30                | 14                     | \$150,000            |
| 2801                                  | (2036) Cab Door Replacement         | 30                | 15                     | \$150,000            |
| 2801                                  | (2037) Cab Door Replacement         | 30                | 16                     | \$150,000            |
| 2801                                  | (2038) Cab Door Replacement         | 30                | 17                     | \$150,000            |
| 2801                                  | (2039) Cab Door Replacement         | 30                | 18                     | \$150,000            |
| 2801                                  | (2040) Cab Door Replacement         | 30                | 19                     | \$150,000            |
| 2801                                  | (2041) Cab Door Replacement         | 30                | 20                     | \$63,000             |
| 2802                                  | (2021) Cab Door Operators Replace   | 30                | 0                      | \$49,500             |
| 2802                                  | (2022) Cab Door Operators Replace   | 30                | 1                      | \$49,500             |
| 2802                                  | (2023) Cab Door Operators Replace   | 30                | 2                      | \$49,500             |
| 2802                                  | (2024) Cab Door Operators Replace   | 30                | 3                      | \$49,500             |
| 2802                                  | (2045) Cab Door Operators Replace   | 30                | 24                     | \$101,000            |
| 2802                                  | (2046) Cab Door Operators Replace   | 30                | 25                     | \$120,000            |
| 2802                                  | (2047) Cab Door Operators Replace   | 30                | 26                     | \$120,000            |
| 2802                                  | (2048) Cab Door Operators Replace   | 30                | 27                     | \$120,000            |
| 2802                                  | (2049) Cab Door Operators Replace   | 30                | 28                     | \$120,000            |



| #             | Component                         | Useful Life (yrs) | Rem. Useful Life (yrs) | Current Average Cost |
|---------------|-----------------------------------|-------------------|------------------------|----------------------|
| 2802          | (2050) Cab Door Operators Replace | 30                | 29                     | \$40,000             |
| 2804          | (2021) Cab Remodel & Flooring     | 30                | 0                      | \$63,100             |
| 2804          | (2022) Cab Remodel & Flooring     | 30                | 1                      | \$63,100             |
| 2804          | (2023) Cab Remodel & Flooring     | 30                | 2                      | \$63,100             |
| 2804          | (2024) Cab Remodel & Flooring     | 30                | 3                      | \$63,100             |
| 2806          | (2023) Controllers & Call Buttons | 30                | 2                      | \$590,000            |
| 2806          | (2024) Controllers & Call Buttons | 30                | 3                      | \$590,000            |
| 2806          | (2025) Controllers & Call Buttons | 30                | 4                      | \$590,000            |
| 2806          | (2026) Controllers & Call Buttons | 30                | 5                      | \$590,000            |
| 2806          | (2027) Controllers & Call Buttons | 30                | 6                      | \$590,000            |
| 2806          | (2028) Controllers & Call Buttons | 30                | 7                      | \$590,000            |
| 2806          | (2029) Controllers & Call Buttons | 30                | 8                      | \$590,000            |
| 2806          | (2030) Controllers & Call Buttons | 30                | 9                      | \$708,000            |
| 2808          | (2021) Hoistway Doors Replace     | 30                | 0                      | \$38,000             |
| 2808          | (2022) Hoistway Doors Replace     | 30                | 1                      | \$59,100             |
| 2808          | (2023) Hoistway Doors Replace     | 30                | 2                      | \$44,600             |
| 2808          | (2024) Hoistway Doors Replace     | 30                | 3                      | \$44,600             |
| 2850          | (2021) Machine Room Power Units   | 30                | 0                      | \$71,500             |
| 2850          | (2022) Machine Room Power Units   | 30                | 1                      | \$71,500             |
| 2850          | (2023) Machine Room Power Units   | 30                | 2                      | \$71,500             |
| 2850          | (2024) Machine Room Power Units   | 30                | 3                      | \$71,500             |
| 2850          | (2045) Machine Room Power Units   | 30                | 24                     | \$143,000            |
| 2850          | (2046) Machine Room Power Units   | 30                | 25                     | \$172,000            |
| 2850          | (2047) Machine Room Power Units   | 30                | 26                     | \$172,000            |
| 2850          | (2048) Machine Room Power Units   | 30                | 27                     | \$172,000            |
| 2850          | (2049) Machine Room Power Units   | 30                | 28                     | \$172,000            |
| 2850          | (2050) Machine Room Power Units   | 30                | 29                     | \$57,200             |
| 2852          | (2021) Solid State Soft Starters  | 20                | 0                      | \$18,000             |
| 2852          | (2022) Solid State Soft Starters  | 20                | 1                      | \$18,000             |
| 2852          | (2023) Solid State Soft Starters  | 20                | 2                      | \$18,000             |
| 2852          | (2024) Solid State Soft Starters  | 20                | 3                      | \$18,000             |
| 2852          | (2036) Solid State Soft Starters  | 20                | 15                     | \$36,000             |
| 2852          | (2037) Solid State Soft Starters  | 20                | 16                     | \$36,000             |
| 2852          | (2038) Solid State Soft Starters  | 20                | 17                     | \$36,000             |
| 2852          | (2039) Solid State Soft Starters  | 20                | 18                     | \$36,000             |
| 2852          | (2040) Solid State Soft Starters  | 20                | 19                     | \$18,000             |
| Garden Villas |                                   |                   |                        |                      |
| 332           | (2021) GV Water Heaters           | 10                | 0                      | \$6,300              |
| 332           | (2023) GV Water Heaters           | 10                | 2                      | \$1,150              |
| 332           | (2024) GV Water Heaters           | 10                | 3                      | \$1,150              |
| 332           | (2026) GV Water Heaters           | 10                | 5                      | \$1,700              |
| 332           | (2027) GV Water Heaters           | 10                | 6                      | \$1,700              |
| 332           | (2028) GV Water Heaters           | 10                | 7                      | \$8,900              |
| 332           | (2029) GV Water Heaters           | 10                | 8                      | \$5,000              |
| 332           | (2030) GV Water Heaters           | 10                | 9                      | \$6,000              |
| 336           | GV Rec Room Heat Pump             | 1                 | 0                      | \$2,000              |
| 912           | (2021) GV Lobby Renovations       | 0                 | 0                      | \$75,150             |
| 912           | (2022) GV Lobby Renovations       | 0                 | 1                      | \$88,000             |
| 912           | (2026) GV Lobby Renovations       | 0                 | 5                      | \$75,300             |
| 912           | (2027) GV Lobby Renovations       | 0                 | 6                      | \$100,400            |



| # Component                            | Useful Life (yrs) | Rem. Useful Life (yrs) | Current Average Cost |
|--|-------------------|------------------------|----------------------|
| 912 (2028) GV Lobby Renovations        | 0                 | 7                      | \$75,300             |
| 912 (2029) GV Lobby Renovations        | 0                 | 8                      | \$37,700             |
| 912 (2030) GV Lobby Renovations        | 0                 | 9                      | \$87,900             |
| 912 (2031) GV Lobby Renovations        | 0                 | 10                     | \$87,900             |
| 912 (2032) GV Lobby Renovations        | 20                | 11                     | \$62,800             |
| 912 (2033) GV Lobby Renovations        | 20                | 12                     | \$87,900             |
| 912 (2034) GV Lobby Renovations        | 20                | 13                     | \$25,200             |
| 912 (2035) GV Lobby Renovations        | 20                | 14                     | \$25,200             |
| 912 (2036) GV Lobby Renovations        | 20                | 15                     | \$130,000            |
| 912 (2037) GV Lobby Renovations        | 20                | 16                     | \$130,000            |
| 912 (2038) GV Lobby Renovations        | 20                | 17                     | \$130,000            |
| 912 (2039) GV Lobby Renovations        | 20                | 18                     | \$130,000            |
| 912 (2040) GV Lobby Renovations        | 20                | 19                     | \$130,000            |
| 915 (2021) Mail Room Renvoations       | 0                 | 0                      | \$500                |
| 915 (2026) Mail Room Renvoations       | 10                | 5                      | \$80,000             |
| 915 (2027) Mail Room Renvoations       | 10                | 6                      | \$80,000             |
| 915 (2028) Mail Room Renvoations       | 10                | 7                      | \$80,000             |
| 915 (2029) Mail Room Renvoations       | 10                | 8                      | \$80,000             |
| 915 (2030) Mail Room Renvoations       | 10                | 9                      | \$80,000             |
| 915 (2031) Mail Room Renvoations       | 10                | 10                     | \$24,000             |
| 1950 (2022-2035) GV Concrete Filler    | 1                 | 1                      | \$212,500            |
| 1951 GV Recessed Area Carpet           | 1                 | 0                      | \$65,000             |
| Lighting Replacement Projects          |                   |                        |                      |
| 360 Street Light Replacement           | 1                 | 0                      | \$29,000             |
| 370 Exterior Lighting Replacement      | 1                 | 0                      | \$50,000             |
| Walls, Fencing & Railings              |                   |                        |                      |
| 501 Common Interior Walls- Repair      | 1                 | 0                      | \$25,000             |
| 501 Perimeter Block Wall - Repair      | 1                 | 0                      | \$24,200             |
| 504 Shepherds Crooks - Replace/Repair  | 1                 | 0                      | \$147,500            |
| 516 Split Rail Fencing Replacement     | 1                 | 0                      | \$57,000             |
| Laundry Facilities                     |                   |                        |                      |
| 603 (2021-2029) Epoxy Floors - Replace | 1                 | 0                      | \$51,500             |
| 603 (2041) Epoxy Floors - Replace      | 20                | 20                     | \$51,500             |
| 990 2021-2023 Countertops - Replace    | 1                 | 0                      | \$15,000             |
| 990 2034-2043 Countertops - Replace    | 1                 | 13                     | \$15,500             |
| 992 Commercial Washers - Replace       | 1                 | 0                      | \$62,000             |
| 993 Commercial Dryers - Replace        | 1                 | 6                      | \$39,000             |
| 994 (2021) Laundry Water Heaters       | 10                | 0                      | \$33,000             |
| 994 (2022) Laundry Water Heaters       | 10                | 1                      | \$13,100             |
| 994 (2023) Laundry Water Heaters       | 10                | 2                      | \$13,100             |
| 994 (2024) Laundry Water Heaters       | 10                | 3                      | \$8,100              |
| 994 (2025) Laundry Water Heaters       | 10                | 4                      | \$16,200             |
| 994 (2026) Laundry Water Heaters       | 10                | 5                      | \$8,100              |
| 994 (2027) Laundry Water Heaters       | 10                | 6                      | \$6,100              |
| 994 (2028) Laundry Water Heaters       | 10                | 7                      | \$17,200             |
| 994 (2029) Laundry Water Heaters       | 10                | 8                      | \$6,100              |
| 994 (2030) Laundry Water Heaters       | 10                | 9                      | \$32,400             |
| Sewer Lines, Water Lines & Elect       |                   |                        |                      |
| 318 (2021-2040) Waste Line Liners      | 1                 | 0                      | \$100,000            |

| # Component                              | Useful Life (yrs) | Rem. Useful Life (yrs) | Current Average Cost |
|--|-------------------|------------------------|----------------------|
| 318 (2034-2047) GV Waste Line Liners     | 1                 | 13                     | \$82,000             |
| 319 (2021) Copper Water Lines            | 0                 | 0                      | \$500,000            |
| 319 (2022-2028) Copper Water Lines       | 1                 | 1                      | \$300,000            |
| 319 (2029) Copper Water Lines            | 1                 | 8                      | \$130,000            |
| 340 Elect System & Panel Replacement     | 1                 | 0                      | \$50,000             |
| 341 Heat Pumps/Wall Heaters, Replace     | 1                 | 0                      | \$9,500              |
| 2810 (2020-2028) Energy Consultant       | 1                 | 0                      | \$10,100             |
| Grounds & Miscellaneous                  |                   |                        |                      |
| 450 Pedestal Mailboxes - Replace         | 1                 | 0                      | \$27,000             |
| Landscape Projects                       |                   |                        |                      |
| 1020 Trees - Trim & Maintenance          | 1                 | 0                      | \$1,450,000          |
| 1022 Annual Modernization - Refurbish    | 1                 | 1                      | \$110,000            |
| 1022 Landscape Improvement & Restoration | 1                 | 0                      | \$200,000            |
| 1024 Slope Renovations                   | 1                 | 0                      | \$600,000            |
| 1026 (2021) Turf Reduction Program       | 0                 | 0                      | \$19,000             |
| <b>246 Total Funded Components</b>       |                   |                        |                      |

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.

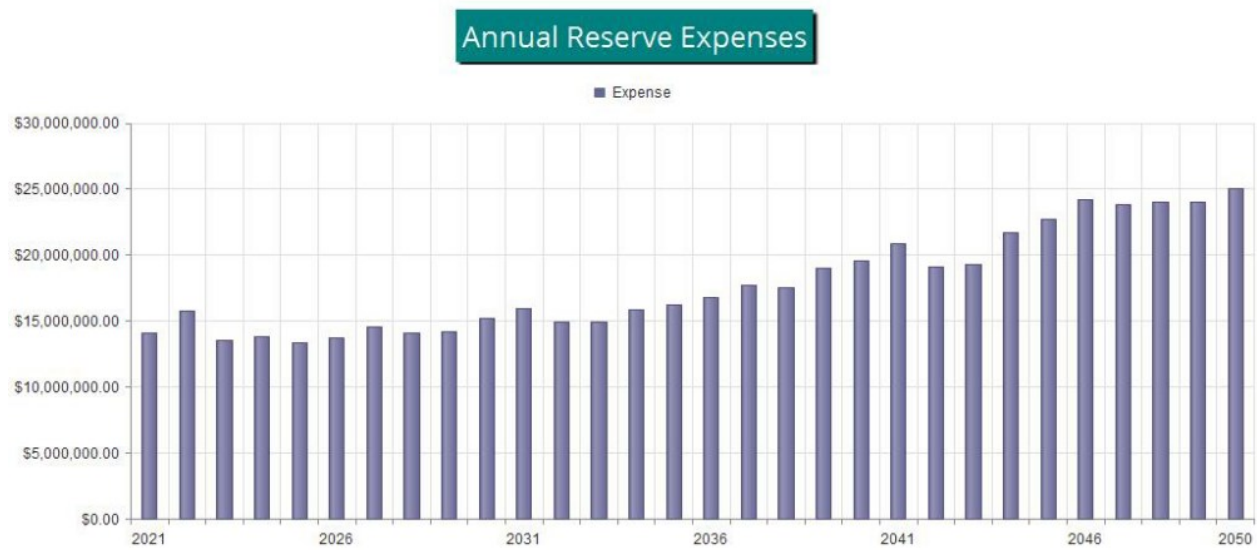


Figure 1



Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance projected to be \$16,266,773 as-of the start of your Fiscal Year on 1/1/2021. This is based on the estimated starting balance provided by the association. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$30,248,308. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 53.8 % Funded. Across the country approximately 13% of associations in this range experience special assessments or deferred maintenance.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$13,160,000 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.

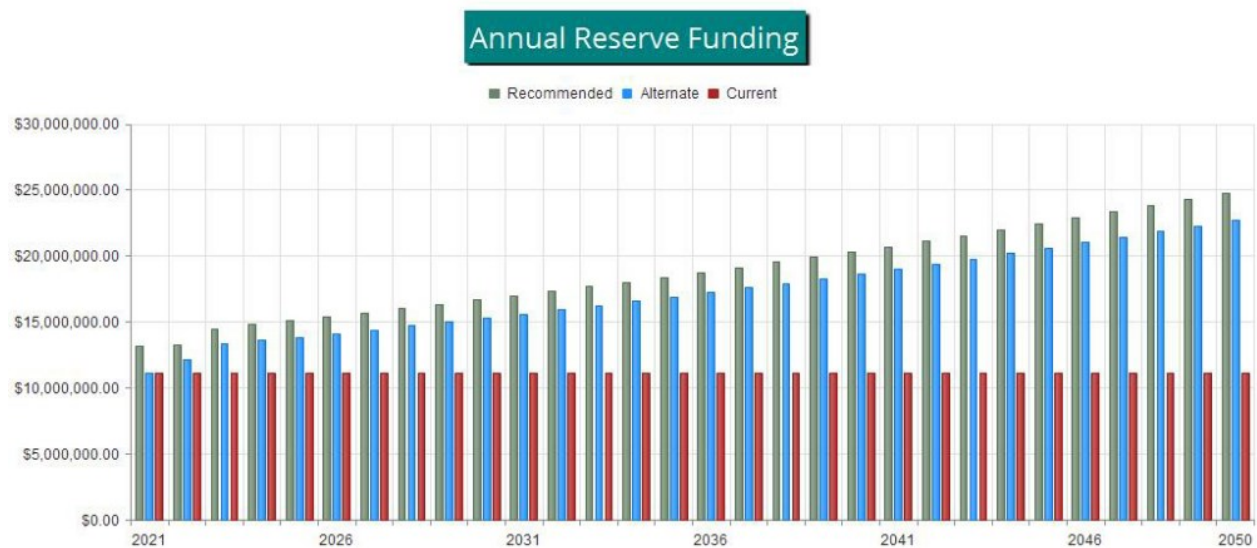


Figure 2

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.

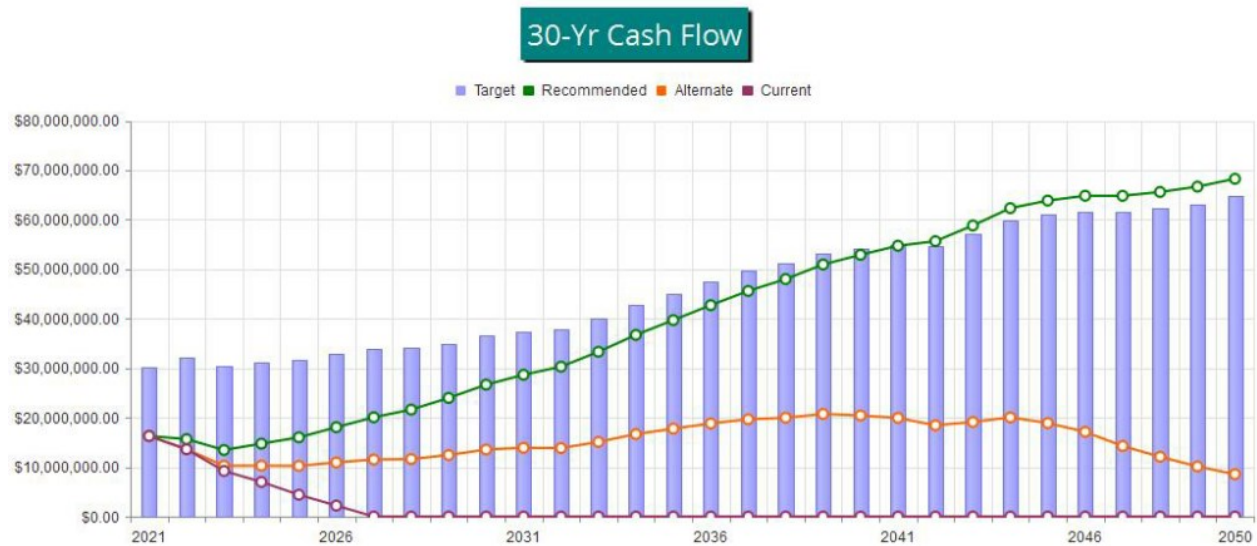


Figure 3

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.

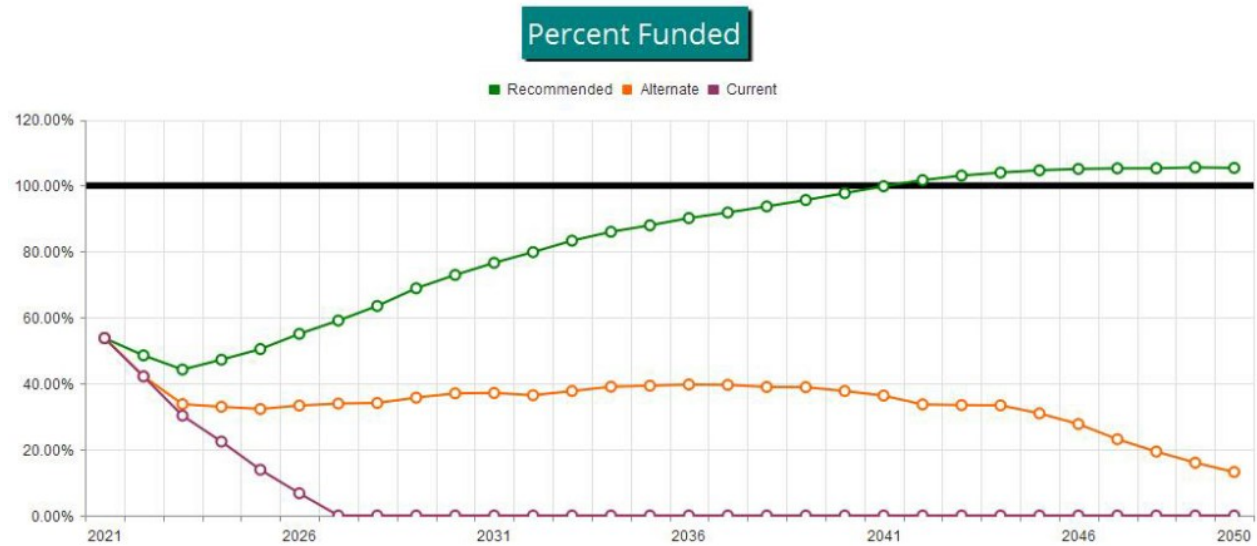


Figure 4

## 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 proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

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

31071-1  
NSV

|                                       | Useful Life |     | 2021 Rem. Useful Life |     | Estimated Replacement Cost in 2021 | 2021 Expenditures | 01/01/2021 Fully Funded Balance | Remaining Bal. to be Funded | 2021 Contributions |
|---------------------------------------|-------------|-----|-----------------------|-----|------------------------------------|-------------------|---------------------------------|-----------------------------|--------------------|
|                                       | Min         | Max | Min                   | Max |                                    |                   |                                 |                             |                    |
| Paved Surfaces                        | 0           | 25  | 0                     | 24  | \$9,164,200                        | \$801,900         | \$4,946,628                     | \$7,555,012                 | \$541,323          |
| Roofing & Gutters                     | 1           | 40  | 0                     | 34  | \$15,087,500                       | \$1,589,500       | \$5,987,325                     | \$13,498,000                | \$1,981,024        |
| Building Structures                   | 0           | 20  | 0                     | 19  | \$10,048,500                       | \$5,053,000       | \$6,351,600                     | \$4,137,500                 | \$4,179,899        |
| Decking Projects                      | 1           | 1   | 0                     | 5   | \$665,000                          | \$475,000         | \$475,000                       | \$190,000                   | \$476,707          |
| Prior To Painting & Painting Projects | 1           | 20  | 0                     | 9   | \$4,808,800                        | \$2,318,300       | \$2,847,285                     | \$2,340,650                 | \$2,917,582        |
| Elevators                             | 1           | 30  | 0                     | 29  | \$8,545,300                        | \$255,500         | \$5,571,850                     | \$8,007,305                 | \$217,658          |
| Garden Villas                         | 0           | 20  | 0                     | 19  | \$2,214,650                        | \$148,950         | \$555,050                       | \$2,020,780                 | \$263,547          |
| Lighting Replacement Projects         | 1           | 1   | 0                     | 0   | \$79,000                           | \$79,000          | \$79,000                        | \$0                         | \$56,631           |
| Walls, Fencing & Railings             | 1           | 1   | 0                     | 0   | \$253,700                          | \$253,700         | \$253,700                       | \$0                         | \$181,866          |
| Laundry Facilities                    | 1           | 20  | 0                     | 20  | \$387,900                          | \$161,500         | \$215,270                       | \$204,130                   | \$144,027          |
| Sewer Lines, Water Lines & Elect      | 0           | 1   | 0                     | 13  | \$1,181,600                        | \$669,600         | \$669,600                       | \$512,000                   | \$488,607          |
| Grounds & Miscellaneous               | 1           | 1   | 0                     | 0   | \$27,000                           | \$27,000          | \$27,000                        | \$0                         | \$19,355           |
| Landscape Projects                    | 0           | 1   | 0                     | 1   | \$2,379,000                        | \$2,269,000       | \$2,269,000                     | \$110,000                   | \$1,691,774        |
|                                       |             |     |                       |     | \$54,842,150                       | \$14,101,950      | \$30,248,308                    | \$38,575,377                | \$13,160,000       |
|                                       |             |     |                       |     |                                    |                   |                                 | Percent Funded:             | 53.8%              |

# Reserve Component List Detail

31071-1  
NSV

| # Component                             | Quantity                 | Useful Life | Rem.<br>Useful Life | Current Cost Estimate |            |  |
|---|--------------------------|-------------|---------------------|-----------------------|------------|--|
|   |                          |             |                     | Best Case             | Worst Case |  |
| Paved Surfaces                          |                          |             |                     |                       |            |  |
| 103 Parkway Concrete - Repair/Replace   | (1) Annual Allowance     | 1           | 0                   | \$125,000             | \$185,000  |  |
| 109 Creation of Golf Cart Parking       | (10) Locations           | 1           | 1                   | \$20,000              | \$30,000   |  |
| 109 Creation of Golf Cart Parking -2021 | (10) Locations           | 0           | 0                   | \$40,000              | \$60,000   |  |
| 201 2021 Asphalt Paving Replacement     | Approx 158,400 gsf       | 25          | 0                   | \$447,800             | \$487,800  |  |
| 201 2022 Asphalt Paving Replacement     | Approx 154,400 gsf       | 25          | 1                   | \$381,400             | \$421,400  |  |
| 201 2023 Asphalt Paving Replacement     | Approx 129,700 gsf       | 25          | 2                   | \$317,200             | \$357,200  |  |
| 201 2024 Asphalt Paving Replacement     | Approx 108,200 gsf       | 25          | 3                   | \$261,400             | \$301,400  |  |
| 201 2025 Asphalt Paving Replacement     | Approx 102,700 gsf       | 25          | 4                   | \$246,900             | \$286,900  |  |
| 201 2026 Asphalt Paving Replacement     | Approx 132,800 gsf       | 25          | 5                   | \$325,300             | \$365,300  |  |
| 201 2027 Asphalt Paving Replacement     | Approx 132,100 gsf       | 25          | 6                   | \$323,600             | \$363,600  |  |
| 201 2028 Asphalt Paving Replacement     | Approx 131,200 gsf       | 25          | 7                   | \$321,200             | \$361,200  |  |
| 201 2029 Asphalt Paving Replacement     | Approx 126,600 gsf       | 25          | 8                   | \$309,300             | \$349,300  |  |
| 201 2030 Asphalt Paving Replacement     | Approx 126,000 gsf       | 25          | 9                   | \$307,500             | \$347,500  |  |
| 201 2031 Asphalt Paving Replacement     | Approx 126,700 gsf       | 25          | 10                  | \$309,500             | \$349,500  |  |
| 201 2032 Asphalt Paving Replacement     | Approx 124,000 gsf       | 25          | 11                  | \$302,400             | \$342,400  |  |
| 201 2033 Asphalt Paving Replacement     | Approx 124,500 gsf       | 25          | 12                  | \$303,700             | \$343,700  |  |
| 201 2034 Asphalt Paving Replacement     | Approx 109,700 gsf       | 25          | 13                  | \$265,200             | \$305,200  |  |
| 201 2035 Asphalt Paving Replacement     | Approx 116,300 gsf       | 25          | 14                  | \$282,300             | \$322,300  |  |
| 201 2036 Asphalt Paving Replacement     | Approx 109,900 gsf       | 25          | 15                  | \$265,600             | \$305,600  |  |
| 201 2037 Asphalt Paving Replacement     | Approx 103,600 gsf       | 25          | 16                  | \$249,500             | \$289,500  |  |
| 201 2038 Asphalt Paving Replacement     | Approx 104,100 gsf       | 25          | 17                  | \$250,600             | \$290,600  |  |
| 201 2039 Asphalt Paving Replacement     | Approx 103,700 gsf       | 25          | 18                  | \$249,700             | \$289,700  |  |
| 201 2040 Asphalt Paving Replacement     | Approx 94,200 gsf        | 25          | 19                  | \$225,000             | \$265,000  |  |
| 201 2041 Asphalt Paving Replacement     | Approx 99,500 gsf        | 25          | 20                  | \$238,700             | \$278,700  |  |
| 201 2042 Asphalt Paving Replacement     | Approx 100,400 gsf       | 25          | 21                  | \$241,000             | \$281,000  |  |
| 201 2043 Asphalt Paving Replacement     | Approx 90,500 gsf        | 25          | 22                  | \$215,200             | \$255,200  |  |
| 201 2044 Asphalt Paving Replacement     | Approx 104,700 gsf       | 25          | 23                  | \$252,300             | \$292,300  |  |
| 201 2045 Asphalt Paving Replacement     | Approx 121,600 gsf       | 25          | 24                  | \$296,200             | \$336,200  |  |
| 201 2046 Asphalt Paving Replacement     | Approx 66,100 gsf        | 25          | 24                  | \$296,200             | \$336,200  |  |
| 201 Asphalt Paving Annual Replace       | Avg. 50,168 gsf Annually | 1           | 1                   | \$110,000             | \$150,000  |  |
| 202 Paving Seal Coat - Annually         | Approx 1/5 of community  | 1           | 0                   | \$40,000              | \$60,000   |  |
| 205 (2021) Concrete & Paving Maint      | (1) Provision            | 10          | 0                   | \$69,100              | \$89,100   |  |
| 205 (2022) Concrete & Paving Maint      | (1) Provision            | 10          | 1                   | \$68,000              | \$88,000   |  |
| 205 (2023) Concrete & Paving Maint      | (1) Provision            | 10          | 2                   | \$41,900              | \$61,900   |  |
| 205 (2024) Concrete & Paving Maint      | (1) Provision            | 10          | 3                   | \$104,800             | \$124,800  |  |
| 205 (2025) Concrete & Paving Maint      | (1) Provision            | 10          | 4                   | \$87,800              | \$107,800  |  |
| 205 (2026) Concrete & Paving Maint      | (1) Provision            | 10          | 5                   | \$42,000              | \$63,000   |  |
| 205 (2027) Concrete & Paving Maint      | (1) Provision            | 10          | 6                   | \$45,000              | \$66,000   |  |
| 205 (2028) Concrete & Paving Maint      | (1) Provision            | 10          | 7                   | \$64,600              | \$84,600   |  |
| 205 (2029) Concrete & Paving Maint      | (1) Provision            | 10          | 8                   | \$62,000              | \$82,000   |  |
| 205 (2030) Concrete & Paving Maint      | (1) Provision            | 10          | 9                   | \$63,300              | \$83,300   |  |
| Roofing & Gutters                       |                          |             |                     |                       |            |  |
| 1308 (2021-2029) LWT to Comp Shingle    | Avg 14,560 GSF           | 1           | 0                   | \$100,000             | \$120,000  |  |
| 1308 LWT to Comp Shingle Roofs          | Avg 55,500 GSF Annually  | 1           | 9                   | \$375,000             | \$455,000  |  |

| # Component                              | Quantity                 | Useful Life | Rem.<br>Useful Life | Current Cost Estimate |             |
|--|--------------------------|-------------|---------------------|-----------------------|-------------|
|  |                          |             |                     | Best Case             | Worst Case  |
| 1310 (2039) Malibu/Capistrano Tile Roofs | Approx 128,300 GSF       | 40          | 18                  | \$650,000             | \$850,000   |
| 1310 (2040) Malibu/Capistrano Tile Roofs | Approx 192,000 GSF       | 40          | 19                  | \$990,000             | \$1,090,000 |
| 1310 (2041) Malibu/Capistrano Tile Roofs | Approx 82,800 GSF        | 40          | 20                  | \$420,000             | \$480,000   |
| 1310 (2042) Malibu/Capistrano Tile Roofs | Approx 52,600 GSF        | 40          | 21                  | \$255,000             | \$315,000   |
| 1310 (2043) Malibu/Capistrano Tile Roofs | Approx 78,800 GSF        | 40          | 22                  | \$397,000             | \$457,000   |
| 1310 (2044) Malibu/Capistrano Tile Roofs | Approx 209,500 GSF       | 40          | 23                  | \$1,085,000           | \$1,185,000 |
| 1310 (2045) Malibu/Capistrano Tile Roofs | Approx 163,800 GSF       | 40          | 24                  | \$838,000             | \$938,000   |
| 1310 (2046) Malibu/Capistrano Tile Roofs | Approx 219,800 GSF       | 40          | 25                  | \$1,142,000           | \$1,242,000 |
| 1310 (2047) Malibu/Capistrano Tile Roofs | Approx 94,000 GSF        | 40          | 26                  | \$470,000             | \$550,000   |
| 1310 (2048) Malibu/Capistrano Tile Roofs | Approx 107,700 GSF       | 40          | 27                  | \$544,000             | \$624,000   |
| 1310 (2049) Malibu/Capistrano Tile Roofs | Approx 106,000 GSF       | 40          | 28                  | \$535,000             | \$615,000   |
| 1310 (2050) Malibu/Capistrano Tile Roofs | Approx 184,200 GSF       | 40          | 29                  | \$948,000             | \$1,048,000 |
| 1310 (2051) Malibu/Capistrano Tile Roofs | Approx 172,900 GSF       | 40          | 30                  | \$897,000             | \$977,000   |
| 1310 (2052) Malibu/Capistrano Tile Roofs | Approx 151,600 GSF       | 40          | 31                  | \$782,000             | \$862,000   |
| 1310 (2053) Malibu/Capistrano Tile Roofs | Approx 149,600 GSF       | 40          | 32                  | \$771,000             | \$851,000   |
| 1310 (2054) Malibu/Capistrano Tile Roofs | Approx 148,900 GSF       | 40          | 33                  | \$767,000             | \$847,000   |
| 1310 (2055) Malibu/Capistrano Tile Roofs | Approx 79,100 GSF        | 40          | 34                  | \$399,000             | \$459,000   |
| 1311 Metal Tile Roof 2030-2049 - Replace | Avg. 25,500 GSF Annually | 1           | 9                   | \$188,000             | \$248,000   |
| 1314 PVC Cool Roof System - Replace      | Avg Approx 150,000 GSF   | 1           | 0                   | \$1,100,000           | \$1,300,000 |
| 1316 Roof Preventative Maintenance       | (1) Provision            | 1           | 0                   | \$57,000              | \$82,000    |
| 1317 Emergency Roof Repairs              | (1) Provision            | 1           | 0                   | \$90,000              | \$130,000   |
| 1330 (2040-2048) Gutter Repair/Replace   | (1) Provision            | 1           | 19                  | \$150,000             | \$200,000   |
| 1331 (2020-2029) Gutter Repair/Replace   | (1) Provision            | 1           | 0                   | \$90,000              | \$110,000   |
| 1331 (2030-2039) Gutter Repair/Replace   | (1) Provision            | 1           | 9                   | \$40,000              | \$60,000    |
| <b>Building Structures</b>               |                          |             |                     |                       |             |
| 151 Damage Restoration                   | Extensive GSF            | 1           | 0                   | \$889,000             | \$889,000   |
| 1860 (2022) Fire Alarm Consultant        | (1) Provision            | 0           | 1                   | \$20,000              | \$40,000    |
| 1860 (2023-2028) Fire Alarm System       | (14) Buildings           | 20          | 2                   | \$190,000             | \$230,000   |
| 3210 (2021-2025) MO/Carpentry/CP Panels  | 1,405 Buildings          | 1           | 0                   | \$570,000             | \$650,000   |
| 3210 (2026-2039) MO/Carpentry/CP Panels  | 1,405 Buildings          | 1           | 5                   | \$330,000             | \$390,000   |
| 3210 (2040-2050) MO/Carpentry/CP Panels  | 1,405 Buildings          | 1           | 19                  | \$260,000             | \$320,000   |
| 3213 (2021-2022) Bldg Structure Dry Rot  | 1,405 Buildings          | 1           | 0                   | \$975,000             | \$1,075,000 |
| 3213 (2023-2027) Bldg Structure Dry Rot  | 1,405 Buildings          | 1           | 2                   | \$473,000             | \$553,000   |
| 3213 (2028-2037) Bldg Structure Dry Rot  | 1,405 Buildings          | 1           | 7                   | \$226,000             | \$286,000   |
| 3213 (2038-2050) Bldg Structure Dry Rot  | 1,405 Buildings          | 1           | 17                  | \$108,000             | \$148,000   |
| 3216 (2021) Bldg Struct Replacement      | (1) Provision            | 0           | 0                   | \$460,000             | \$540,000   |
| 3216 (2022) Bldg Struct Replacement      | (1) Provision            | 0           | 1                   | \$700,000             | \$800,000   |
| 3216 (2023-2027) Bldg Struct Replacement | Approx (14) Buildings    | 1           | 2                   | \$320,000             | \$380,000   |
| 3216 (2028-2037) Bldg Struct Replacement | Approx (7) Buildings     | 1           | 7                   | \$150,000             | \$200,000   |
| 3216 (2038-2050) Bldg Struct Replacement | Approx (3.5) Buildings   | 1           | 17                  | \$67,500              | \$107,500   |
| 3219 (2021) Parapet Wall Removal         | Approx (5-6) Buildings   | 0           | 0                   | \$270,000             | \$330,000   |
| 3219 (2022-2024) Parapet Wall Removal    | Approx (5-6) Buildings   | 1           | 1                   | \$210,000             | \$270,000   |
| 3220 Bldg Struct Foundation Repairs      | Approx 7-8 Buildings     | 1           | 0                   | \$65,000              | \$85,000    |
| 3223 (2022-2027) Storage Cabinets        | Approx (182) Stalls      | 1           | 0                   | \$81,000              | \$101,000   |
| 3225 (2021) Glulam/Beam - Repair         | (25) Structures          | 10          | 0                   | \$1,183,000           | \$1,383,000 |
| 3225 (2022) Glulam/Beam - Repair         | (6) Structures           | 10          | 1                   | \$280,000             | \$340,000   |
| 3225 (2024) Glulam/Beam - Repair         | (3) Structures           | 10          | 3                   | \$120,000             | \$180,000   |
| 3225 (2026) Glulam/Beam - Repair         | (3) Structures           | 10          | 5                   | \$120,000             | \$180,000   |

| #                                     | Component                           | Quantity              | Useful Life | Rem.<br>Useful Life | Current Cost Estimate |             |
|---------------------------------------|-------------------------------------|-----------------------|-------------|---------------------|-----------------------|-------------|
|                                       |                                     |                       |             |                     | Best Case             | Worst Case  |
| 3225                                  | (2027) Glulam/Beam - Repair         | (8) Structures        | 10          | 6                   | \$360,000             | \$460,000   |
| 3225                                  | (2028) Glulam/Beam - Repair         | (4) Structures        | 10          | 7                   | \$170,000             | \$240,000   |
| 3225                                  | (2029) Glulam/Beam - Repair         | (3) Structures        | 10          | 8                   | \$120,000             | \$180,000   |
| 3225                                  | (2030) Glulam/Beam - Repair         | (1) Structure         | 10          | 9                   | \$46,000              | \$56,000    |
| 3230                                  | (2021-2024) Bldg Rehab Dry Rot/Lead | Numerous Buildings    | 1           | 0                   | \$240,000             | \$320,000   |
| 3230                                  | Annual Bldg Rehab Dry Rot/Lead      | Numerous Buildings    | 1           | 4                   | \$140,000             | \$220,000   |
| Decking Projects                      |                                     |                       |             |                     |                       |             |
| 150                                   | (2020-2025) Decks - Resurface       | Extensive GSF         | 1           | 0                   | \$293,000             | \$293,000   |
| 150                                   | (2026-2050) Decks - Resurface       | Extensive GSF         | 1           | 5                   | \$190,000             | \$190,000   |
| 151                                   | Balcony Inspections                 | Extensive GSF         | 1           | 0                   | \$45,000              | \$55,000    |
| 152                                   | Decks - Topcoat                     | Extensive GSF         | 1           | 0                   | \$132,000             | \$132,000   |
| Prior To Painting & Painting Projects |                                     |                       |             |                     |                       |             |
| 153                                   | PTP Deck Resurface with Painting    | (1) Annual Allowance  | 1           | 0                   | \$61,300              | \$61,300    |
| 1115                                  | (2021) Full Cycle Exterior Painting | Approx 1,782,000 GSF  | 1           | 0                   | \$1,224,000           | \$1,224,000 |
| 1115                                  | Annual Full Cycle Exterior Painting | Approx 16,563,000 GSF | 1           | 1                   | \$1,126,000           | \$1,126,000 |
| 1116                                  | Annual Paint Touch-Up               | (1) Provision         | 1           | 0                   | \$191,000             | \$251,000   |
| 1400                                  | Annual HIP Reflective Address Signs | Numerous Signs        | 1           | 0                   | \$37,200              | \$37,200    |
| 1401                                  | (2021) Bldg # Signage Replacement   | Approx (281) Signs    | 20          | 0                   | \$71,000              | \$91,000    |
| 1401                                  | (2022) Bldg # Signage Replacement   | Approx (281) Signs    | 20          | 1                   | \$71,000              | \$91,000    |
| 1401                                  | (2023) Bldg # Signage Replacement   | Approx (281) Signs    | 20          | 2                   | \$71,000              | \$91,000    |
| 1401                                  | (2024) Bldg # Signage Replacement   | Approx (281) Signs    | 20          | 3                   | \$71,000              | \$91,000    |
| 1401                                  | (2025) Bldg # Signage Replacement   | Approx (281) Signs    | 20          | 4                   | \$71,000              | \$91,000    |
| 1401                                  | (2026) Bldg # Signage Replacement   | Approx (281) Signs    | 20          | 5                   | \$71,000              | \$91,000    |
| 1401                                  | (2027) Bldg # Signage Replacement   | Approx (281) Signs    | 20          | 6                   | \$71,000              | \$91,000    |
| 1401                                  | (2028) Bldg # Signage Replacement   | Approx (281) Signs    | 20          | 7                   | \$71,000              | \$91,000    |
| 1401                                  | (2029) Bldg # Signage Replacement   | Approx (281) Signs    | 20          | 8                   | \$71,000              | \$91,000    |
| 1401                                  | (2030) Bldg # Signage Replacement   | Approx (174) Signs    | 20          | 9                   | \$38,700              | \$58,700    |
| 2901                                  | PTP Annual Lead Abatement           | (1) Provision         | 1           | 1                   | \$6,500               | \$6,500     |
| 2901                                  | PTP Annual Lead Abatement (2021)    | (1) Provision         | 1           | 0                   | \$10,000              | \$10,000    |
| 2902                                  | PTP Annual Asbestos Abate (2021)    | (1) Provision         | 1           | 0                   | \$51,800              | \$51,800    |
| 2902                                  | PTP Annual Asbestos Abatement       | (1) Provision         | 1           | 1                   | \$35,300              | \$35,300    |
| 2910                                  | (2021) PTP Repair Work              | Extensive GSF         | 1           | 0                   | \$632,000             | \$632,000   |
| 2910                                  | (2022-2050) PTP Repair Work         | Approx 16,563,000 GSF | 1           | 1                   | \$626,000             | \$626,000   |
| Elevators                             |                                     |                       |             |                     |                       |             |
| 2800                                  | Miscellaneous Elevator Components   | (1) Annual Allowance  | 1           | 0                   | \$10,400              | \$20,400    |
| 2801                                  | (2034) Cab Door Replacement         | (5) Elevators         | 30          | 13                  | \$58,000              | \$68,000    |
| 2801                                  | (2035) Cab Door Replacement         | (12) Elevators        | 30          | 14                  | \$140,000             | \$160,000   |
| 2801                                  | (2036) Cab Door Replacement         | (12) Elevators        | 30          | 15                  | \$140,000             | \$160,000   |
| 2801                                  | (2037) Cab Door Replacement         | (12) Elevators        | 30          | 16                  | \$140,000             | \$160,000   |
| 2801                                  | (2038) Cab Door Replacement         | (12) Elevators        | 30          | 17                  | \$140,000             | \$160,000   |
| 2801                                  | (2039) Cab Door Replacement         | (12) Elevators        | 30          | 18                  | \$140,000             | \$160,000   |
| 2801                                  | (2040) Cab Door Replacement         | (12) Elevators        | 30          | 19                  | \$140,000             | \$160,000   |
| 2801                                  | (2041) Cab Door Replacement         | (5) Elevators         | 30          | 20                  | \$58,000              | \$68,000    |
| 2802                                  | (2021) Cab Door Operators Replace   | (4) Elevators         | 30          | 0                   | \$44,500              | \$54,500    |
| 2802                                  | (2022) Cab Door Operators Replace   | (10) Elevators        | 30          | 1                   | \$44,500              | \$54,500    |
| 2802                                  | (2023) Cab Door Operators Replace   | (5) Elevators         | 30          | 2                   | \$44,500              | \$54,500    |
| 2802                                  | (2024) Cab Door Operators Replace   | (5) Elevators         | 30          | 3                   | \$44,500              | \$54,500    |
| 2802                                  | (2045) Cab Door Operators Replace   | (10) Elevators        | 30          | 24                  | \$92,000              | \$110,000   |



| #             | Component                         | Quantity           | Useful Life | Rem.<br>Useful Life | Current Cost Estimate |            |
|---------------|-----------------------------------|--------------------|-------------|---------------------|-----------------------|------------|
|               |                                   |                    |             |                     | Best Case             | Worst Case |
| 2802          | (2046) Cab Door Operators Replace | (12) Elevators     | 30          | 25                  | \$110,000             | \$130,000  |
| 2802          | (2047) Cab Door Operators Replace | (12) Elevators     | 30          | 26                  | \$110,000             | \$130,000  |
| 2802          | (2048) Cab Door Operators Replace | (12) Elevators     | 30          | 27                  | \$110,000             | \$130,000  |
| 2802          | (2049) Cab Door Operators Replace | (12) Elevators     | 30          | 28                  | \$110,000             | \$130,000  |
| 2802          | (2050) Cab Door Operators Replace | (5) Elevators      | 30          | 29                  | \$30,000              | \$50,000   |
| 2804          | (2021) Cab Remodel & Flooring     | (4) Elevator Cabs  | 30          | 0                   | \$53,100              | \$73,100   |
| 2804          | (2022) Cab Remodel & Flooring     | (10) Elevator Cabs | 30          | 1                   | \$53,100              | \$73,100   |
| 2804          | (2023) Cab Remodel & Flooring     | (5) Elevator Cabs  | 30          | 2                   | \$53,100              | \$73,100   |
| 2804          | (2024) Cab Remodel & Flooring     | (5) Elevator Cabs  | 30          | 3                   | \$53,100              | \$73,100   |
| 2806          | (2023) Controllers & Call Buttons | (10) Elevators     | 30          | 2                   | \$550,000             | \$630,000  |
| 2806          | (2024) Controllers & Call Buttons | (10) Elevators     | 30          | 3                   | \$550,000             | \$630,000  |
| 2806          | (2025) Controllers & Call Buttons | (10) Elevators     | 30          | 4                   | \$550,000             | \$630,000  |
| 2806          | (2026) Controllers & Call Buttons | (10) Elevators     | 30          | 5                   | \$550,000             | \$630,000  |
| 2806          | (2027) Controllers & Call Buttons | (10) Elevators     | 30          | 6                   | \$550,000             | \$630,000  |
| 2806          | (2028) Controllers & Call Buttons | (10) Elevators     | 30          | 7                   | \$550,000             | \$630,000  |
| 2806          | (2029) Controllers & Call Buttons | (10) Elevators     | 30          | 8                   | \$550,000             | \$630,000  |
| 2806          | (2030) Controllers & Call Buttons | (12) Elevators     | 30          | 9                   | \$668,000             | \$748,000  |
| 2808          | (2021) Hoistway Doors Replace     | (7-8) Doors        | 30          | 0                   | \$28,000              | \$48,000   |
| 2808          | (2022) Hoistway Doors Replace     | (7-8) Doors        | 30          | 1                   | \$49,100              | \$69,100   |
| 2808          | (2023) Hoistway Doors Replace     | (5) 4-Stop         | 30          | 2                   | \$34,600              | \$54,600   |
| 2808          | (2024) Hoistway Doors Replace     | (5) 4-Stop         | 30          | 3                   | \$34,600              | \$54,600   |
| 2850          | (2021) Machine Room Power Units   | (5) Elevators      | 30          | 0                   | \$61,500              | \$81,500   |
| 2850          | (2022) Machine Room Power Units   | (10) Elevators     | 30          | 1                   | \$61,500              | \$81,500   |
| 2850          | (2023) Machine Room Power Units   | (5) Elevators      | 30          | 2                   | \$61,500              | \$81,500   |
| 2850          | (2024) Machine Room Power Units   | (5) Elevators      | 30          | 3                   | \$61,500              | \$81,500   |
| 2850          | (2045) Machine Room Power Units   | (10) Elevators     | 30          | 24                  | \$123,000             | \$163,000  |
| 2850          | (2046) Machine Room Power Units   | (12) Elevators     | 30          | 25                  | \$152,000             | \$192,000  |
| 2850          | (2047) Machine Room Power Units   | (12) Elevators     | 30          | 26                  | \$152,000             | \$192,000  |
| 2850          | (2048) Machine Room Power Units   | (12) Elevators     | 30          | 27                  | \$152,000             | \$192,000  |
| 2850          | (2049) Machine Room Power Units   | (12) Elevators     | 30          | 28                  | \$152,000             | \$192,000  |
| 2850          | (2050) Machine Room Power Units   | (5) Elevators      | 30          | 29                  | \$47,200              | \$67,200   |
| 2852          | (2021) Solid State Soft Starters  | (5) Elevators      | 20          | 0                   | \$13,000              | \$23,000   |
| 2852          | (2022) Solid State Soft Starters  | (10) Elevators     | 20          | 1                   | \$13,000              | \$23,000   |
| 2852          | (2023) Solid State Soft Starters  | (5) Elevators      | 20          | 2                   | \$13,000              | \$23,000   |
| 2852          | (2024) Solid State Soft Starters  | (12) Elevators     | 20          | 3                   | \$13,000              | \$23,000   |
| 2852          | (2036) Solid State Soft Starters  | (10) Elevators     | 20          | 15                  | \$31,000              | \$41,000   |
| 2852          | (2037) Solid State Soft Starters  | (10) Elevators     | 20          | 16                  | \$31,000              | \$41,000   |
| 2852          | (2038) Solid State Soft Starters  | (10) Elevators     | 20          | 17                  | \$31,000              | \$41,000   |
| 2852          | (2039) Solid State Soft Starters  | (10) Elevators     | 20          | 18                  | \$31,000              | \$41,000   |
| 2852          | (2040) Solid State Soft Starters  | (5) Elevators      | 20          | 19                  | \$13,000              | \$23,000   |
| Garden Villas |                                   |                    |             |                     |                       |            |
| 332           | (2021) GV Water Heaters           | 11 of (53) Units   | 10          | 0                   | \$5,300               | \$7,300    |
| 332           | (2023) GV Water Heaters           | 2-3 of (53) Units  | 10          | 2                   | \$900                 | \$1,400    |
| 332           | (2024) GV Water Heaters           | 2-3 of (53) Units  | 10          | 3                   | \$900                 | \$1,400    |
| 332           | (2026) GV Water Heaters           | 5 of (53) Units    | 10          | 5                   | \$1,200               | \$2,200    |
| 332           | (2027) GV Water Heaters           | 3 of (53) Units    | 10          | 6                   | \$1,200               | \$2,200    |
| 332           | (2028) GV Water Heaters           | 16 of (53) Units   | 10          | 7                   | \$7,900               | \$9,900    |
| 332           | (2029) GV Water Heaters           | 9 of (53) Units    | 10          | 8                   | \$4,000               | \$6,000    |

| #                             | Component                          | Quantity                  | Useful Life | Rem.<br>Useful Life | Current Cost Estimate |            |
|-------------------------------|------------------------------------|---------------------------|-------------|---------------------|-----------------------|------------|
|                               |                                    |                           |             |                     | Best Case             | Worst Case |
| 332                           | (2030) GV Water Heaters            | 11 of (53) Units          | 10          | 9                   | \$5,000               | \$7,000    |
| 336                           | GV Rec Room Heat Pump              | (2-3) Annually            | 1           | 0                   | \$1,600               | \$2,400    |
| 912                           | (2021) GV Lobby Renovations        | (9) Buildings             | 0           | 0                   | \$8,300               | \$142,000  |
| 912                           | (2022) GV Lobby Renovations        | (7) Buildings             | 0           | 1                   | \$78,000              | \$98,000   |
| 912                           | (2026) GV Lobby Renovations        | (6) Buildings             | 0           | 5                   | \$65,300              | \$85,300   |
| 912                           | (2027) GV Lobby Renovations        | (8) Buildings             | 0           | 6                   | \$90,400              | \$110,400  |
| 912                           | (2028) GV Lobby Renovations        | (6) Buildings             | 0           | 7                   | \$65,300              | \$85,300   |
| 912                           | (2029) GV Lobby Renovations        | (3) Buildings             | 0           | 8                   | \$27,700              | \$47,700   |
| 912                           | (2030) GV Lobby Renovations        | (7) Buildings             | 0           | 9                   | \$77,900              | \$97,900   |
| 912                           | (2031) GV Lobby Renovations        | (7) Buildings             | 0           | 10                  | \$77,900              | \$97,900   |
| 912                           | (2032) GV Lobby Renovations        | (5) Lobbies               | 20          | 11                  | \$52,800              | \$72,800   |
| 912                           | (2033) GV Lobby Renovations        | (7) Lobbies               | 20          | 12                  | \$77,900              | \$97,900   |
| 912                           | (2034) GV Lobby Renovations        | (2) Lobbies               | 20          | 13                  | \$20,200              | \$30,200   |
| 912                           | (2035) GV Lobby Renovations        | (2) Lobbies               | 20          | 14                  | \$20,200              | \$30,200   |
| 912                           | (2036) GV Lobby Renovations        | (10) Lobbies              | 20          | 15                  | \$110,000             | \$150,000  |
| 912                           | (2037) GV Lobby Renovations        | (10) Lobbies              | 20          | 16                  | \$110,000             | \$150,000  |
| 912                           | (2038) GV Lobby Renovations        | (10) Lobbies              | 20          | 17                  | \$110,000             | \$150,000  |
| 912                           | (2039) GV Lobby Renovations        | (10) Lobbies              | 20          | 18                  | \$110,000             | \$150,000  |
| 912                           | (2040) GV Lobby Renovations        | (10) Lobbies              | 20          | 19                  | \$110,000             | \$150,000  |
| 915                           | (2021) Mail Room Renvoations       | (4) Buildings             | 0           | 0                   | \$500                 | \$500      |
| 915                           | (2026) Mail Room Renvoations       | (10) Buildings            | 10          | 5                   | \$70,000              | \$90,000   |
| 915                           | (2027) Mail Room Renvoations       | (10) Buildings            | 10          | 6                   | \$70,000              | \$90,000   |
| 915                           | (2028) Mail Room Renvoations       | (10) Buildings            | 10          | 7                   | \$70,000              | \$90,000   |
| 915                           | (2029) Mail Room Renvoations       | (10) Buildings            | 10          | 8                   | \$70,000              | \$90,000   |
| 915                           | (2030) Mail Room Renvoations       | (10) Buildings            | 10          | 9                   | \$70,000              | \$90,000   |
| 915                           | (2031) Mail Room Renvoations       | (3) Buildings             | 10          | 10                  | \$19,000              | \$29,000   |
| 1950                          | (2022-2035) GV Concrete Filler     | (10) Buildings Annually   | 1           | 1                   | \$175,000             | \$250,000  |
| 1951                          | GV Recessed Area Carpet            | (10) of (53) Buildings    | 1           | 0                   | \$55,000              | \$75,000   |
| Lighting Replacement Projects |                                    |                           |             |                     |                       |            |
| 360                           | Street Light Replacement           | (788) Fixtures            | 1           | 0                   | \$24,000              | \$34,000   |
| 370                           | Exterior Lighting Replacement      | Numerous & Varied         | 1           | 0                   | \$40,000              | \$60,000   |
| Walls, Fencing & Railings     |                                    |                           |             |                     |                       |            |
| 501                           | Common Interior Walls- Repair      | Extensive LF              | 1           | 0                   | \$20,000              | \$30,000   |
| 501                           | Perimeter Block Wall - Repair      | Extensive LF              | 1           | 0                   | \$19,200              | \$29,200   |
| 504                           | Shepherds Crooks - Replace/Repair  | Approx 1,440' LF          | 1           | 0                   | \$135,000             | \$160,000  |
| 516                           | Split Rail Fencing Replacement     | Approx 70,000' LF         | 1           | 0                   | \$47,000              | \$67,000   |
| Laundry Facilities            |                                    |                           |             |                     |                       |            |
| 603                           | (2021-2029) Epoxy Floors - Replace | Approx (18) Annually      | 1           | 0                   | \$46,000              | \$57,000   |
| 603                           | (2041) Epoxy Floors - Replace      | Approx (18) Annually      | 20          | 20                  | \$46,000              | \$57,000   |
| 990                           | 2021-2023 Countertops - Replace    | (287) Facilities          | 1           | 0                   | \$12,000              | \$18,000   |
| 990                           | 2034-2043 Countertops - Replace    | (287) Facilities          | 1           | 13                  | \$12,000              | \$19,000   |
| 992                           | Commercial Washers - Replace       | Approx 30 of 455 Annually | 1           | 0                   | \$52,000              | \$72,000   |
| 993                           | Commercial Dryers - Replace        | Approx 37 of 373 Annually | 1           | 6                   | \$29,000              | \$49,000   |
| 994                           | (2021) Laundry Water Heaters       | (6) Units                 | 10          | 0                   | \$28,000              | \$38,000   |
| 994                           | (2022) Laundry Water Heaters       | (13) Units                | 10          | 1                   | \$10,100              | \$16,100   |
| 994                           | (2023) Laundry Water Heaters       | (13) Units                | 10          | 2                   | \$10,100              | \$16,100   |
| 994                           | (2024) Laundry Water Heaters       | (16) Units                | 10          | 3                   | \$7,100               | \$9,100    |
| 994                           | (2025) Laundry Water Heaters       | (16) Units                | 10          | 4                   | \$13,200              | \$19,200   |

| #                                | Component                           | Quantity               | Useful Life | Rem.<br>Useful Life | Current Cost Estimate |             |
|----------------------------------|-------------------------------------|------------------------|-------------|---------------------|-----------------------|-------------|
|                                  |                                     |                        |             |                     | Best Case             | Worst Case  |
| 994                              | (2026) Laundry Water Heaters        | (39) Units             | 10          | 5                   | \$7,100               | \$9,100     |
| 994                              | (2027) Laundry Water Heaters        | (4) Units              | 10          | 6                   | \$5,100               | \$7,100     |
| 994                              | (2028) Laundry Water Heaters        | (6) Units              | 10          | 7                   | \$14,200              | \$20,200    |
| 994                              | (2029) Laundry Water Heaters        | (7) Units              | 10          | 8                   | \$5,100               | \$7,100     |
| 994                              | (2030) Laundry Water Heaters        | (5) Units              | 10          | 9                   | \$27,400              | \$37,400    |
| Sewer Lines, Water Lines & Elect |                                     |                        |             |                     |                       |             |
| 318                              | (2021-2040) Waste Line Liners       | (1) Provision          | 1           | 0                   | \$90,000              | \$110,000   |
| 318                              | (2034-2047) GV Waste Line Liners    | (4) Buildings Annually | 1           | 13                  | \$72,000              | \$92,000    |
| 319                              | (2021) Copper Water Lines           | (1) Provision          | 0           | 0                   | \$470,000             | \$530,000   |
| 319                              | (2022-2028) Copper Water Lines      | (1) Provision          | 1           | 1                   | \$280,000             | \$320,000   |
| 319                              | (2029) Copper Water Lines           | (1) Provision          | 1           | 8                   | \$100,000             | \$160,000   |
| 340                              | Elect System & Panel Replacement    | (1) Annual Allowance   | 1           | 0                   | \$40,000              | \$60,000    |
| 341                              | Heat Pumps/Wall Heaters, Replace    | Approx (3) Annually    | 1           | 0                   | \$8,500               | \$10,500    |
| 2810                             | (2020-2028) Energy Consultant       | (1) Provision          | 1           | 0                   | \$7,200               | \$13,000    |
| Grounds & Miscellaneous          |                                     |                        |             |                     |                       |             |
| 450                              | Pedestal Mailboxes - Replace        | Approx (17) Annually   | 1           | 0                   | \$22,000              | \$32,000    |
| Landscape Projects               |                                     |                        |             |                     |                       |             |
| 1020                             | Trees - Trim & Maintenance          | Numerous Trees         | 1           | 0                   | \$1,300,000           | \$1,600,000 |
| 1022                             | Annual Modernization - Refurbish    | (1) Provision          | 1           | 1                   | \$70,000              | \$150,000   |
| 1022                             | Landscape Improvement & Restoration | (1) Provision          | 1           | 0                   | \$100,000             | \$300,000   |
| 1024                             | Slope Renovations                   | (1) Provision          | 1           | 0                   | \$550,000             | \$650,000   |
| 1026                             | (2021) Turf Reduction Program       | (1) Provision          | 0           | 0                   | \$14,000              | \$24,000    |
| 246                              | Total Funded Components             |                        |             |                     |                       |             |

| #                 | Component                           | Current Cost Estimate | X | Effective Age | / | Useful Life | = | Fully Funded Balance |
|-------------------|-------------------------------------|-----------------------|---|---------------|---|-------------|---|----------------------|
| Paved Surfaces    |                                     |                       |   |               |   |             |   |                      |
| 103               | Parkway Concrete - Repair/Replace   | \$155,000             | X | 1             | / | 1           | = | \$155,000            |
| 109               | Creation of Golf Cart Parking       | \$25,000              | X | 0             | / | 1           | = | \$0                  |
| 109               | Creation of Golf Cart Parking -2021 | \$50,000              | X | 0             | / | 0           | = | \$50,000             |
| 201               | 2021 Asphalt Paving Replacement     | \$467,800             | X | 25            | / | 25          | = | \$467,800            |
| 201               | 2022 Asphalt Paving Replacement     | \$401,400             | X | 24            | / | 25          | = | \$385,344            |
| 201               | 2023 Asphalt Paving Replacement     | \$337,200             | X | 23            | / | 25          | = | \$310,224            |
| 201               | 2024 Asphalt Paving Replacement     | \$281,400             | X | 22            | / | 25          | = | \$247,632            |
| 201               | 2025 Asphalt Paving Replacement     | \$266,900             | X | 21            | / | 25          | = | \$224,196            |
| 201               | 2026 Asphalt Paving Replacement     | \$345,300             | X | 20            | / | 25          | = | \$276,240            |
| 201               | 2027 Asphalt Paving Replacement     | \$343,600             | X | 19            | / | 25          | = | \$261,136            |
| 201               | 2028 Asphalt Paving Replacement     | \$341,200             | X | 18            | / | 25          | = | \$245,664            |
| 201               | 2029 Asphalt Paving Replacement     | \$329,300             | X | 17            | / | 25          | = | \$223,924            |
| 201               | 2030 Asphalt Paving Replacement     | \$327,500             | X | 16            | / | 25          | = | \$209,600            |
| 201               | 2031 Asphalt Paving Replacement     | \$329,500             | X | 15            | / | 25          | = | \$197,700            |
| 201               | 2032 Asphalt Paving Replacement     | \$322,400             | X | 14            | / | 25          | = | \$180,544            |
| 201               | 2033 Asphalt Paving Replacement     | \$323,700             | X | 13            | / | 25          | = | \$168,324            |
| 201               | 2034 Asphalt Paving Replacement     | \$285,200             | X | 12            | / | 25          | = | \$136,896            |
| 201               | 2035 Asphalt Paving Replacement     | \$302,300             | X | 11            | / | 25          | = | \$133,012            |
| 201               | 2036 Asphalt Paving Replacement     | \$285,600             | X | 10            | / | 25          | = | \$114,240            |
| 201               | 2037 Asphalt Paving Replacement     | \$269,500             | X | 9             | / | 25          | = | \$97,020             |
| 201               | 2038 Asphalt Paving Replacement     | \$270,600             | X | 8             | / | 25          | = | \$86,592             |
| 201               | 2039 Asphalt Paving Replacement     | \$269,700             | X | 7             | / | 25          | = | \$75,516             |
| 201               | 2040 Asphalt Paving Replacement     | \$245,000             | X | 6             | / | 25          | = | \$58,800             |
| 201               | 2041 Asphalt Paving Replacement     | \$258,700             | X | 5             | / | 25          | = | \$51,740             |
| 201               | 2042 Asphalt Paving Replacement     | \$261,000             | X | 4             | / | 25          | = | \$41,760             |
| 201               | 2043 Asphalt Paving Replacement     | \$235,200             | X | 3             | / | 25          | = | \$28,224             |
| 201               | 2044 Asphalt Paving Replacement     | \$272,300             | X | 2             | / | 25          | = | \$21,784             |
| 201               | 2045 Asphalt Paving Replacement     | \$316,200             | X | 1             | / | 25          | = | \$12,648             |
| 201               | 2046 Asphalt Paving Replacement     | \$316,200             | X | 1             | / | 25          | = | \$12,648             |
| 201               | Asphalt Paving Annual Replace       | \$130,000             | X | 0             | / | 1           | = | \$0                  |
| 202               | Paving Seal Coat - Annually         | \$50,000              | X | 1             | / | 1           | = | \$50,000             |
| 205               | (2021) Concrete & Paving Maint      | \$79,100              | X | 10            | / | 10          | = | \$79,100             |
| 205               | (2022) Concrete & Paving Maint      | \$78,000              | X | 9             | / | 10          | = | \$70,200             |
| 205               | (2023) Concrete & Paving Maint      | \$51,900              | X | 8             | / | 10          | = | \$41,520             |
| 205               | (2024) Concrete & Paving Maint      | \$114,800             | X | 7             | / | 10          | = | \$80,360             |
| 205               | (2025) Concrete & Paving Maint      | \$97,800              | X | 6             | / | 10          | = | \$58,680             |
| 205               | (2026) Concrete & Paving Maint      | \$52,500              | X | 5             | / | 10          | = | \$26,250             |
| 205               | (2027) Concrete & Paving Maint      | \$55,500              | X | 4             | / | 10          | = | \$22,200             |
| 205               | (2028) Concrete & Paving Maint      | \$74,600              | X | 3             | / | 10          | = | \$22,380             |
| 205               | (2029) Concrete & Paving Maint      | \$72,000              | X | 2             | / | 10          | = | \$14,400             |
| 205               | (2030) Concrete & Paving Maint      | \$73,300              | X | 1             | / | 10          | = | \$7,330              |
| Roofing & Gutters |                                     |                       |   |               |   |             |   |                      |
| 1308              | (2021-2029) LWT to Comp Shingle     | \$110,000             | X | 1             | / | 1           | = | \$110,000            |
| 1308              | LWT to Comp Shingle Roofs           | \$415,000             | X | 0             | / | 1           | = | \$0                  |
| 1310              | (2039) Malibu/Capistrano Tile Roofs | \$750,000             | X | 22            | / | 40          | = | \$412,500            |

| #                   | Component                           | Current Cost Estimate | X | Effective Age | / | Useful Life | = | Fully Funded Balance |
|---------------------|-------------------------------------|-----------------------|---|---------------|---|-------------|---|----------------------|
| 1310                | (2040) Malibu/Capistrano Tile Roofs | \$1,040,000           | X | 21            | / | 40          | = | \$546,000            |
| 1310                | (2041) Malibu/Capistrano Tile Roofs | \$450,000             | X | 20            | / | 40          | = | \$225,000            |
| 1310                | (2042) Malibu/Capistrano Tile Roofs | \$285,000             | X | 19            | / | 40          | = | \$135,375            |
| 1310                | (2043) Malibu/Capistrano Tile Roofs | \$427,000             | X | 18            | / | 40          | = | \$192,150            |
| 1310                | (2044) Malibu/Capistrano Tile Roofs | \$1,135,000           | X | 17            | / | 40          | = | \$482,375            |
| 1310                | (2045) Malibu/Capistrano Tile Roofs | \$888,000             | X | 16            | / | 40          | = | \$355,200            |
| 1310                | (2046) Malibu/Capistrano Tile Roofs | \$1,192,000           | X | 15            | / | 40          | = | \$447,000            |
| 1310                | (2047) Malibu/Capistrano Tile Roofs | \$510,000             | X | 14            | / | 40          | = | \$178,500            |
| 1310                | (2048) Malibu/Capistrano Tile Roofs | \$584,000             | X | 13            | / | 40          | = | \$189,800            |
| 1310                | (2049) Malibu/Capistrano Tile Roofs | \$575,000             | X | 12            | / | 40          | = | \$172,500            |
| 1310                | (2050) Malibu/Capistrano Tile Roofs | \$998,000             | X | 11            | / | 40          | = | \$274,450            |
| 1310                | (2051) Malibu/Capistrano Tile Roofs | \$937,000             | X | 10            | / | 40          | = | \$234,250            |
| 1310                | (2052) Malibu/Capistrano Tile Roofs | \$822,000             | X | 9             | / | 40          | = | \$184,950            |
| 1310                | (2053) Malibu/Capistrano Tile Roofs | \$811,000             | X | 8             | / | 40          | = | \$162,200            |
| 1310                | (2054) Malibu/Capistrano Tile Roofs | \$807,000             | X | 7             | / | 40          | = | \$141,225            |
| 1310                | (2055) Malibu/Capistrano Tile Roofs | \$429,000             | X | 6             | / | 40          | = | \$64,350             |
| 1311                | Metal Tile Roof 2030-2049 - Replace | \$218,000             | X | 0             | / | 1           | = | \$0                  |
| 1314                | PVC Cool Roof System - Replace      | \$1,200,000           | X | 1             | / | 1           | = | \$1,200,000          |
| 1316                | Roof Preventative Maintenance       | \$69,500              | X | 1             | / | 1           | = | \$69,500             |
| 1317                | Emergency Roof Repairs              | \$110,000             | X | 1             | / | 1           | = | \$110,000            |
| 1330                | (2040-2048) Gutter Repair/Replace   | \$175,000             | X | 0             | / | 1           | = | \$0                  |
| 1331                | (2020-2029) Gutter Repair/Replace   | \$100,000             | X | 1             | / | 1           | = | \$100,000            |
| 1331                | (2030-2039) Gutter Repair/Replace   | \$50,000              | X | 0             | / | 1           | = | \$0                  |
| Building Structures |                                     |                       |   |               |   |             |   |                      |
| 151                 | Damage Restoration                  | \$889,000             | X | 1             | / | 1           | = | \$889,000            |
| 1860                | (2022) Fire Alarm Consultant        | \$30,000              | X | 0             | / | 0           | = | \$15,000             |
| 1860                | (2023-2028) Fire Alarm System       | \$210,000             | X | 18            | / | 20          | = | \$189,000            |
| 3210                | (2021-2025) MO/Carpentry/CP Panels  | \$610,000             | X | 1             | / | 1           | = | \$610,000            |
| 3210                | (2026-2039) MO/Carpentry/CP Panels  | \$360,000             | X | 0             | / | 1           | = | \$0                  |
| 3210                | (2040-2050) MO/Carpentry/CP Panels  | \$290,000             | X | 0             | / | 1           | = | \$0                  |
| 3213                | (2021-2022) Bldg Structure Dry Rot  | \$1,025,000           | X | 1             | / | 1           | = | \$1,025,000          |
| 3213                | (2023-2027) Bldg Structure Dry Rot  | \$513,000             | X | 0             | / | 1           | = | \$0                  |
| 3213                | (2028-2037) Bldg Structure Dry Rot  | \$256,000             | X | 0             | / | 1           | = | \$0                  |
| 3213                | (2038-2050) Bldg Structure Dry Rot  | \$128,000             | X | 0             | / | 1           | = | \$0                  |
| 3216                | (2021) Bldg Struct Replacement      | \$500,000             | X | 0             | / | 0           | = | \$500,000            |
| 3216                | (2022) Bldg Struct Replacement      | \$750,000             | X | 0             | / | 0           | = | \$375,000            |
| 3216                | (2023-2027) Bldg Struct Replacement | \$350,000             | X | 0             | / | 1           | = | \$0                  |
| 3216                | (2028-2037) Bldg Struct Replacement | \$175,000             | X | 0             | / | 1           | = | \$0                  |
| 3216                | (2038-2050) Bldg Struct Replacement | \$87,500              | X | 0             | / | 1           | = | \$0                  |
| 3219                | (2021) Parapet Wall Removal         | \$300,000             | X | 0             | / | 0           | = | \$300,000            |
| 3219                | (2022-2024) Parapet Wall Removal    | \$240,000             | X | 0             | / | 1           | = | \$0                  |
| 3220                | Bldg Struct Foundation Repairs      | \$75,000              | X | 1             | / | 1           | = | \$75,000             |
| 3223                | (2022-2027) Storage Cabinets        | \$91,000              | X | 1             | / | 1           | = | \$91,000             |
| 3225                | (2021) Glulam/Beam - Repair         | \$1,283,000           | X | 10            | / | 10          | = | \$1,283,000          |
| 3225                | (2022) Glulam/Beam - Repair         | \$310,000             | X | 9             | / | 10          | = | \$279,000            |
| 3225                | (2024) Glulam/Beam - Repair         | \$150,000             | X | 7             | / | 10          | = | \$105,000            |
| 3225                | (2026) Glulam/Beam - Repair         | \$150,000             | X | 5             | / | 10          | = | \$75,000             |
| 3225                | (2027) Glulam/Beam - Repair         | \$410,000             | X | 4             | / | 10          | = | \$164,000            |

| #                                     | Component                           | Current Cost Estimate | X | Effective Age | / | Useful Life | = | Fully Funded Balance |
|---------------------------------------|-------------------------------------|-----------------------|---|---------------|---|-------------|---|----------------------|
| 3225                                  | (2028) Glulam/Beam - Repair         | \$205,000             | X | 3             | / | 10          | = | \$61,500             |
| 3225                                  | (2029) Glulam/Beam - Repair         | \$150,000             | X | 2             | / | 10          | = | \$30,000             |
| 3225                                  | (2030) Glulam/Beam - Repair         | \$51,000              | X | 1             | / | 10          | = | \$5,100              |
| 3230                                  | (2021-2024) Bldg Rehab Dry Rot/Lead | \$280,000             | X | 1             | / | 1           | = | \$280,000            |
| 3230                                  | Annual Bldg Rehab Dry Rot/Lead      | \$180,000             | X | 0             | / | 1           | = | \$0                  |
| Decking Projects                      |                                     |                       |   |               |   |             |   |                      |
| 150                                   | (2020-2025) Decks - Resurface       | \$293,000             | X | 1             | / | 1           | = | \$293,000            |
| 150                                   | (2026-2050) Decks - Resurface       | \$190,000             | X | 0             | / | 1           | = | \$0                  |
| 151                                   | Balcony Inspections                 | \$50,000              | X | 1             | / | 1           | = | \$50,000             |
| 152                                   | Decks - Topcoat                     | \$132,000             | X | 1             | / | 1           | = | \$132,000            |
| Prior To Painting & Painting Projects |                                     |                       |   |               |   |             |   |                      |
| 153                                   | PTP Deck Resurface with Painting    | \$61,300              | X | 1             | / | 1           | = | \$61,300             |
| 1115                                  | (2021) Full Cycle Exterior Painting | \$1,224,000           | X | 1             | / | 1           | = | \$1,224,000          |
| 1115                                  | Annual Full Cycle Exterior Painting | \$1,126,000           | X | 0             | / | 1           | = | \$0                  |
| 1116                                  | Annual Paint Touch-Up               | \$221,000             | X | 1             | / | 1           | = | \$221,000            |
| 1400                                  | Annual HIP Reflective Address Signs | \$37,200              | X | 1             | / | 1           | = | \$37,200             |
| 1401                                  | (2021) Bldg # Signage Replacement   | \$81,000              | X | 20            | / | 20          | = | \$81,000             |
| 1401                                  | (2022) Bldg # Signage Replacement   | \$81,000              | X | 19            | / | 20          | = | \$76,950             |
| 1401                                  | (2023) Bldg # Signage Replacement   | \$81,000              | X | 18            | / | 20          | = | \$72,900             |
| 1401                                  | (2024) Bldg # Signage Replacement   | \$81,000              | X | 17            | / | 20          | = | \$68,850             |
| 1401                                  | (2025) Bldg # Signage Replacement   | \$81,000              | X | 16            | / | 20          | = | \$64,800             |
| 1401                                  | (2026) Bldg # Signage Replacement   | \$81,000              | X | 15            | / | 20          | = | \$60,750             |
| 1401                                  | (2027) Bldg # Signage Replacement   | \$81,000              | X | 14            | / | 20          | = | \$56,700             |
| 1401                                  | (2028) Bldg # Signage Replacement   | \$81,000              | X | 13            | / | 20          | = | \$52,650             |
| 1401                                  | (2029) Bldg # Signage Replacement   | \$81,000              | X | 12            | / | 20          | = | \$48,600             |
| 1401                                  | (2030) Bldg # Signage Replacement   | \$48,700              | X | 11            | / | 20          | = | \$26,785             |
| 2901                                  | PTP Annual Lead Abatement           | \$6,500               | X | 0             | / | 1           | = | \$0                  |
| 2901                                  | PTP Annual Lead Abatement (2021)    | \$10,000              | X | 1             | / | 1           | = | \$10,000             |
| 2902                                  | PTP Annual Asbestos Abate (2021)    | \$51,800              | X | 1             | / | 1           | = | \$51,800             |
| 2902                                  | PTP Annual Asbestos Abatement       | \$35,300              | X | 0             | / | 1           | = | \$0                  |
| 2910                                  | (2021) PTP Repair Work              | \$632,000             | X | 1             | / | 1           | = | \$632,000            |
| 2910                                  | (2022-2050) PTP Repair Work         | \$626,000             | X | 0             | / | 1           | = | \$0                  |
| Elevators                             |                                     |                       |   |               |   |             |   |                      |
| 2800                                  | Miscellaneous Elevator Components   | \$15,400              | X | 1             | / | 1           | = | \$15,400             |
| 2801                                  | (2034) Cab Door Replacement         | \$63,000              | X | 17            | / | 30          | = | \$35,700             |
| 2801                                  | (2035) Cab Door Replacement         | \$150,000             | X | 16            | / | 30          | = | \$80,000             |
| 2801                                  | (2036) Cab Door Replacement         | \$150,000             | X | 15            | / | 30          | = | \$75,000             |
| 2801                                  | (2037) Cab Door Replacement         | \$150,000             | X | 14            | / | 30          | = | \$70,000             |
| 2801                                  | (2038) Cab Door Replacement         | \$150,000             | X | 13            | / | 30          | = | \$65,000             |
| 2801                                  | (2039) Cab Door Replacement         | \$150,000             | X | 12            | / | 30          | = | \$60,000             |
| 2801                                  | (2040) Cab Door Replacement         | \$150,000             | X | 11            | / | 30          | = | \$55,000             |
| 2801                                  | (2041) Cab Door Replacement         | \$63,000              | X | 10            | / | 30          | = | \$21,000             |
| 2802                                  | (2021) Cab Door Operators Replace   | \$49,500              | X | 30            | / | 30          | = | \$49,500             |
| 2802                                  | (2022) Cab Door Operators Replace   | \$49,500              | X | 29            | / | 30          | = | \$47,850             |
| 2802                                  | (2023) Cab Door Operators Replace   | \$49,500              | X | 28            | / | 30          | = | \$46,200             |
| 2802                                  | (2024) Cab Door Operators Replace   | \$49,500              | X | 27            | / | 30          | = | \$44,550             |
| 2802                                  | (2045) Cab Door Operators Replace   | \$101,000             | X | 6             | / | 30          | = | \$20,200             |
| 2802                                  | (2046) Cab Door Operators Replace   | \$120,000             | X | 5             | / | 30          | = | \$20,000             |
| 2802                                  | (2047) Cab Door Operators Replace   | \$120,000             | X | 4             | / | 30          | = | \$16,000             |

| #             | Component                         | Current Cost Estimate | X | Effective Age | / | Useful Life | = | Fully Funded Balance |
|---------------|-----------------------------------|-----------------------|---|---------------|---|-------------|---|----------------------|
| 2802          | (2048) Cab Door Operators Replace | \$120,000             | X | 3             | / | 30          | = | \$12,000             |
| 2802          | (2049) Cab Door Operators Replace | \$120,000             | X | 2             | / | 30          | = | \$8,000              |
| 2802          | (2050) Cab Door Operators Replace | \$40,000              | X | 1             | / | 30          | = | \$1,333              |
| 2804          | (2021) Cab Remodel & Flooring     | \$63,100              | X | 30            | / | 30          | = | \$63,100             |
| 2804          | (2022) Cab Remodel & Flooring     | \$63,100              | X | 29            | / | 30          | = | \$60,997             |
| 2804          | (2023) Cab Remodel & Flooring     | \$63,100              | X | 28            | / | 30          | = | \$58,893             |
| 2804          | (2024) Cab Remodel & Flooring     | \$63,100              | X | 27            | / | 30          | = | \$56,790             |
| 2806          | (2023) Controllers & Call Buttons | \$590,000             | X | 28            | / | 30          | = | \$550,667            |
| 2806          | (2024) Controllers & Call Buttons | \$590,000             | X | 27            | / | 30          | = | \$531,000            |
| 2806          | (2025) Controllers & Call Buttons | \$590,000             | X | 26            | / | 30          | = | \$511,333            |
| 2806          | (2026) Controllers & Call Buttons | \$590,000             | X | 25            | / | 30          | = | \$491,667            |
| 2806          | (2027) Controllers & Call Buttons | \$590,000             | X | 24            | / | 30          | = | \$472,000            |
| 2806          | (2028) Controllers & Call Buttons | \$590,000             | X | 23            | / | 30          | = | \$452,333            |
| 2806          | (2029) Controllers & Call Buttons | \$590,000             | X | 22            | / | 30          | = | \$432,667            |
| 2806          | (2030) Controllers & Call Buttons | \$708,000             | X | 21            | / | 30          | = | \$495,600            |
| 2808          | (2021) Hoistway Doors Replace     | \$38,000              | X | 30            | / | 30          | = | \$38,000             |
| 2808          | (2022) Hoistway Doors Replace     | \$59,100              | X | 29            | / | 30          | = | \$57,130             |
| 2808          | (2023) Hoistway Doors Replace     | \$44,600              | X | 28            | / | 30          | = | \$41,627             |
| 2808          | (2024) Hoistway Doors Replace     | \$44,600              | X | 27            | / | 30          | = | \$40,140             |
| 2850          | (2021) Machine Room Power Units   | \$71,500              | X | 30            | / | 30          | = | \$71,500             |
| 2850          | (2022) Machine Room Power Units   | \$71,500              | X | 29            | / | 30          | = | \$69,117             |
| 2850          | (2023) Machine Room Power Units   | \$71,500              | X | 28            | / | 30          | = | \$66,733             |
| 2850          | (2024) Machine Room Power Units   | \$71,500              | X | 27            | / | 30          | = | \$64,350             |
| 2850          | (2045) Machine Room Power Units   | \$143,000             | X | 6             | / | 30          | = | \$28,600             |
| 2850          | (2046) Machine Room Power Units   | \$172,000             | X | 5             | / | 30          | = | \$28,667             |
| 2850          | (2047) Machine Room Power Units   | \$172,000             | X | 4             | / | 30          | = | \$22,933             |
| 2850          | (2048) Machine Room Power Units   | \$172,000             | X | 3             | / | 30          | = | \$17,200             |
| 2850          | (2049) Machine Room Power Units   | \$172,000             | X | 2             | / | 30          | = | \$11,467             |
| 2850          | (2050) Machine Room Power Units   | \$57,200              | X | 1             | / | 30          | = | \$1,907              |
| 2852          | (2021) Solid State Soft Starters  | \$18,000              | X | 20            | / | 20          | = | \$18,000             |
| 2852          | (2022) Solid State Soft Starters  | \$18,000              | X | 19            | / | 20          | = | \$17,100             |
| 2852          | (2023) Solid State Soft Starters  | \$18,000              | X | 18            | / | 20          | = | \$16,200             |
| 2852          | (2024) Solid State Soft Starters  | \$18,000              | X | 17            | / | 20          | = | \$15,300             |
| 2852          | (2036) Solid State Soft Starters  | \$36,000              | X | 5             | / | 20          | = | \$9,000              |
| 2852          | (2037) Solid State Soft Starters  | \$36,000              | X | 4             | / | 20          | = | \$7,200              |
| 2852          | (2038) Solid State Soft Starters  | \$36,000              | X | 3             | / | 20          | = | \$5,400              |
| 2852          | (2039) Solid State Soft Starters  | \$36,000              | X | 2             | / | 20          | = | \$3,600              |
| 2852          | (2040) Solid State Soft Starters  | \$18,000              | X | 1             | / | 20          | = | \$900                |
| Garden Villas |                                   |                       |   |               |   |             |   |                      |
| 332           | (2021) GV Water Heaters           | \$6,300               | X | 10            | / | 10          | = | \$6,300              |
| 332           | (2023) GV Water Heaters           | \$1,150               | X | 8             | / | 10          | = | \$920                |
| 332           | (2024) GV Water Heaters           | \$1,150               | X | 7             | / | 10          | = | \$805                |
| 332           | (2026) GV Water Heaters           | \$1,700               | X | 5             | / | 10          | = | \$850                |
| 332           | (2027) GV Water Heaters           | \$1,700               | X | 4             | / | 10          | = | \$680                |
| 332           | (2028) GV Water Heaters           | \$8,900               | X | 3             | / | 10          | = | \$2,670              |
| 332           | (2029) GV Water Heaters           | \$5,000               | X | 2             | / | 10          | = | \$1,000              |
| 332           | (2030) GV Water Heaters           | \$6,000               | X | 1             | / | 10          | = | \$600                |
| 336           | GV Rec Room Heat Pump             | \$2,000               | X | 1             | / | 1           | = | \$2,000              |
| 912           | (2021) GV Lobby Renovations       | \$75,150              | X | 0             | / | 0           | = | \$75,150             |



| #                             | Component                          | Current Cost Estimate | X | Effective Age | / | Useful Life | = | Fully Funded Balance |
|-------------------------------|------------------------------------|-----------------------|---|---------------|---|-------------|---|----------------------|
| 912                           | (2022) GV Lobby Renovations        | \$88,000              | X | 0             | / | 0           | = | \$44,000             |
| 912                           | (2026) GV Lobby Renovations        | \$75,300              | X | 0             | / | 0           | = | \$12,550             |
| 912                           | (2027) GV Lobby Renovations        | \$100,400             | X | 0             | / | 0           | = | \$14,343             |
| 912                           | (2028) GV Lobby Renovations        | \$75,300              | X | 0             | / | 0           | = | \$9,413              |
| 912                           | (2029) GV Lobby Renovations        | \$37,700              | X | 0             | / | 0           | = | \$4,189              |
| 912                           | (2030) GV Lobby Renovations        | \$87,900              | X | 0             | / | 0           | = | \$8,790              |
| 912                           | (2031) GV Lobby Renovations        | \$87,900              | X | 0             | / | 0           | = | \$7,991              |
| 912                           | (2032) GV Lobby Renovations        | \$62,800              | X | 9             | / | 20          | = | \$28,260             |
| 912                           | (2033) GV Lobby Renovations        | \$87,900              | X | 8             | / | 20          | = | \$35,160             |
| 912                           | (2034) GV Lobby Renovations        | \$25,200              | X | 7             | / | 20          | = | \$8,820              |
| 912                           | (2035) GV Lobby Renovations        | \$25,200              | X | 6             | / | 20          | = | \$7,560              |
| 912                           | (2036) GV Lobby Renovations        | \$130,000             | X | 5             | / | 20          | = | \$32,500             |
| 912                           | (2037) GV Lobby Renovations        | \$130,000             | X | 4             | / | 20          | = | \$26,000             |
| 912                           | (2038) GV Lobby Renovations        | \$130,000             | X | 3             | / | 20          | = | \$19,500             |
| 912                           | (2039) GV Lobby Renovations        | \$130,000             | X | 2             | / | 20          | = | \$13,000             |
| 912                           | (2040) GV Lobby Renovations        | \$130,000             | X | 1             | / | 20          | = | \$6,500              |
| 915                           | (2021) Mail Room Renvoations       | \$500                 | X | 0             | / | 0           | = | \$500                |
| 915                           | (2026) Mail Room Renvoations       | \$80,000              | X | 5             | / | 10          | = | \$40,000             |
| 915                           | (2027) Mail Room Renvoations       | \$80,000              | X | 4             | / | 10          | = | \$32,000             |
| 915                           | (2028) Mail Room Renvoations       | \$80,000              | X | 3             | / | 10          | = | \$24,000             |
| 915                           | (2029) Mail Room Renvoations       | \$80,000              | X | 2             | / | 10          | = | \$16,000             |
| 915                           | (2030) Mail Room Renvoations       | \$80,000              | X | 1             | / | 10          | = | \$8,000              |
| 915                           | (2031) Mail Room Renvoations       | \$24,000              | X | 0             | / | 10          | = | \$0                  |
| 1950                          | (2022-2035) GV Concrete Filler     | \$212,500             | X | 0             | / | 1           | = | \$0                  |
| 1951                          | GV Recessed Area Carpet            | \$65,000              | X | 1             | / | 1           | = | \$65,000             |
| Lighting Replacement Projects |                                    |                       |   |               |   |             |   |                      |
| 360                           | Street Light Replacement           | \$29,000              | X | 1             | / | 1           | = | \$29,000             |
| 370                           | Exterior Lighting Replacement      | \$50,000              | X | 1             | / | 1           | = | \$50,000             |
| Walls, Fencing & Railings     |                                    |                       |   |               |   |             |   |                      |
| 501                           | Common Interior Walls- Repair      | \$25,000              | X | 1             | / | 1           | = | \$25,000             |
| 501                           | Perimeter Block Wall - Repair      | \$24,200              | X | 1             | / | 1           | = | \$24,200             |
| 504                           | Shepherds Crooks - Replace/Repair  | \$147,500             | X | 1             | / | 1           | = | \$147,500            |
| 516                           | Split Rail Fencing Replacement     | \$57,000              | X | 1             | / | 1           | = | \$57,000             |
| Laundry Facilities            |                                    |                       |   |               |   |             |   |                      |
| 603                           | (2021-2029) Epoxy Floors - Replace | \$51,500              | X | 1             | / | 1           | = | \$51,500             |
| 603                           | (2041) Epoxy Floors - Replace      | \$51,500              | X | 0             | / | 20          | = | \$0                  |
| 990                           | 2021-2023 Countertops - Replace    | \$15,000              | X | 1             | / | 1           | = | \$15,000             |
| 990                           | 2034-2043 Countertops - Replace    | \$15,500              | X | 0             | / | 1           | = | \$0                  |
| 992                           | Commercial Washers - Replace       | \$62,000              | X | 1             | / | 1           | = | \$62,000             |
| 993                           | Commercial Dryers - Replace        | \$39,000              | X | 0             | / | 1           | = | \$0                  |
| 994                           | (2021) Laundry Water Heaters       | \$33,000              | X | 10            | / | 10          | = | \$33,000             |
| 994                           | (2022) Laundry Water Heaters       | \$13,100              | X | 9             | / | 10          | = | \$11,790             |
| 994                           | (2023) Laundry Water Heaters       | \$13,100              | X | 8             | / | 10          | = | \$10,480             |
| 994                           | (2024) Laundry Water Heaters       | \$8,100               | X | 7             | / | 10          | = | \$5,670              |
| 994                           | (2025) Laundry Water Heaters       | \$16,200              | X | 6             | / | 10          | = | \$9,720              |
| 994                           | (2026) Laundry Water Heaters       | \$8,100               | X | 5             | / | 10          | = | \$4,050              |
| 994                           | (2027) Laundry Water Heaters       | \$6,100               | X | 4             | / | 10          | = | \$2,440              |
| 994                           | (2028) Laundry Water Heaters       | \$17,200              | X | 3             | / | 10          | = | \$5,160              |

| #                                | Component                           | Current Cost<br>Estimate | X | Effective<br>Age | / | Useful<br>Life | = | Fully Funded<br>Balance |
|----------------------------------|-------------------------------------|--------------------------|---|------------------|---|----------------|---|-------------------------|
| 994                              | (2029) Laundry Water Heaters        | \$6,100                  | X | 2                | / | 10             | = | \$1,220                 |
| 994                              | (2030) Laundry Water Heaters        | \$32,400                 | X | 1                | / | 10             | = | \$3,240                 |
| Sewer Lines, Water Lines & Elect |                                     |                          |   |                  |   |                |   |                         |
| 318                              | (2021-2040) Waste Line Liners       | \$100,000                | X | 1                | / | 1              | = | \$100,000               |
| 318                              | (2034-2047) GV Waste Line Liners    | \$82,000                 | X | 0                | / | 1              | = | \$0                     |
| 319                              | (2021) Copper Water Lines           | \$500,000                | X | 0                | / | 0              | = | \$500,000               |
| 319                              | (2022-2028) Copper Water Lines      | \$300,000                | X | 0                | / | 1              | = | \$0                     |
| 319                              | (2029) Copper Water Lines           | \$130,000                | X | 0                | / | 1              | = | \$0                     |
| 340                              | Elect System & Panel Replacement    | \$50,000                 | X | 1                | / | 1              | = | \$50,000                |
| 341                              | Heat Pumps/Wall Heaters, Replace    | \$9,500                  | X | 1                | / | 1              | = | \$9,500                 |
| 2810                             | (2020-2028) Energy Consultant       | \$10,100                 | X | 1                | / | 1              | = | \$10,100                |
| Grounds & Miscellaneous          |                                     |                          |   |                  |   |                |   |                         |
| 450                              | Pedestal Mailboxes - Replace        | \$27,000                 | X | 1                | / | 1              | = | \$27,000                |
| Landscape Projects               |                                     |                          |   |                  |   |                |   |                         |
| 1020                             | Trees - Trim & Maintenance          | \$1,450,000              | X | 1                | / | 1              | = | \$1,450,000             |
| 1022                             | Annual Modernization - Refurbish    | \$110,000                | X | 0                | / | 1              | = | \$0                     |
| 1022                             | Landscape Improvement & Restoration | \$200,000                | X | 1                | / | 1              | = | \$200,000               |
| 1024                             | Slope Renovations                   | \$600,000                | X | 1                | / | 1              | = | \$600,000               |
| 1026                             | (2021) Turf Reduction Program       | \$19,000                 | X | 0                | / | 0              | = | \$19,000                |
|                                  |                                     |                          |   |                  |   |                |   | \$30,248,308            |

# Component Significance

31071-1  
NSV

| #                 | Component                           | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|-------------------|-------------------------------------|-------------------|-----------------------|-----------------------|----------------------------|
| Paved Surfaces    |                                     |                   |                       |                       |                            |
| 103               | Parkway Concrete - Repair/Replace   | 1                 | \$155,000             | \$155,000             | 0.84 %                     |
| 109               | Creation of Golf Cart Parking       | 1                 | \$25,000              | \$25,000              | 0.14 %                     |
| 109               | Creation of Golf Cart Parking -2021 | 0                 | \$50,000              | \$0                   | 0.00 %                     |
| 201               | 2021 Asphalt Paving Replacement     | 25                | \$467,800             | \$18,712              | 0.10 %                     |
| 201               | 2022 Asphalt Paving Replacement     | 25                | \$401,400             | \$16,056              | 0.09 %                     |
| 201               | 2023 Asphalt Paving Replacement     | 25                | \$337,200             | \$13,488              | 0.07 %                     |
| 201               | 2024 Asphalt Paving Replacement     | 25                | \$281,400             | \$11,256              | 0.06 %                     |
| 201               | 2025 Asphalt Paving Replacement     | 25                | \$266,900             | \$10,676              | 0.06 %                     |
| 201               | 2026 Asphalt Paving Replacement     | 25                | \$345,300             | \$13,812              | 0.08 %                     |
| 201               | 2027 Asphalt Paving Replacement     | 25                | \$343,600             | \$13,744              | 0.07 %                     |
| 201               | 2028 Asphalt Paving Replacement     | 25                | \$341,200             | \$13,648              | 0.07 %                     |
| 201               | 2029 Asphalt Paving Replacement     | 25                | \$329,300             | \$13,172              | 0.07 %                     |
| 201               | 2030 Asphalt Paving Replacement     | 25                | \$327,500             | \$13,100              | 0.07 %                     |
| 201               | 2031 Asphalt Paving Replacement     | 25                | \$329,500             | \$13,180              | 0.07 %                     |
| 201               | 2032 Asphalt Paving Replacement     | 25                | \$322,400             | \$12,896              | 0.07 %                     |
| 201               | 2033 Asphalt Paving Replacement     | 25                | \$323,700             | \$12,948              | 0.07 %                     |
| 201               | 2034 Asphalt Paving Replacement     | 25                | \$285,200             | \$11,408              | 0.06 %                     |
| 201               | 2035 Asphalt Paving Replacement     | 25                | \$302,300             | \$12,092              | 0.07 %                     |
| 201               | 2036 Asphalt Paving Replacement     | 25                | \$285,600             | \$11,424              | 0.06 %                     |
| 201               | 2037 Asphalt Paving Replacement     | 25                | \$269,500             | \$10,780              | 0.06 %                     |
| 201               | 2038 Asphalt Paving Replacement     | 25                | \$270,600             | \$10,824              | 0.06 %                     |
| 201               | 2039 Asphalt Paving Replacement     | 25                | \$269,700             | \$10,788              | 0.06 %                     |
| 201               | 2040 Asphalt Paving Replacement     | 25                | \$245,000             | \$9,800               | 0.05 %                     |
| 201               | 2041 Asphalt Paving Replacement     | 25                | \$258,700             | \$10,348              | 0.06 %                     |
| 201               | 2042 Asphalt Paving Replacement     | 25                | \$261,000             | \$10,440              | 0.06 %                     |
| 201               | 2043 Asphalt Paving Replacement     | 25                | \$235,200             | \$9,408               | 0.05 %                     |
| 201               | 2044 Asphalt Paving Replacement     | 25                | \$272,300             | \$10,892              | 0.06 %                     |
| 201               | 2045 Asphalt Paving Replacement     | 25                | \$316,200             | \$12,648              | 0.07 %                     |
| 201               | 2046 Asphalt Paving Replacement     | 25                | \$316,200             | \$12,648              | 0.07 %                     |
| 201               | Asphalt Paving Annual Replace       | 1                 | \$130,000             | \$130,000             | 0.71 %                     |
| 202               | Paving Seal Coat - Annually         | 1                 | \$50,000              | \$50,000              | 0.27 %                     |
| 205               | (2021) Concrete & Paving Maint      | 10                | \$79,100              | \$7,910               | 0.04 %                     |
| 205               | (2022) Concrete & Paving Maint      | 10                | \$78,000              | \$7,800               | 0.04 %                     |
| 205               | (2023) Concrete & Paving Maint      | 10                | \$51,900              | \$5,190               | 0.03 %                     |
| 205               | (2024) Concrete & Paving Maint      | 10                | \$114,800             | \$11,480              | 0.06 %                     |
| 205               | (2025) Concrete & Paving Maint      | 10                | \$97,800              | \$9,780               | 0.05 %                     |
| 205               | (2026) Concrete & Paving Maint      | 10                | \$52,500              | \$5,250               | 0.03 %                     |
| 205               | (2027) Concrete & Paving Maint      | 10                | \$55,500              | \$5,550               | 0.03 %                     |
| 205               | (2028) Concrete & Paving Maint      | 10                | \$74,600              | \$7,460               | 0.04 %                     |
| 205               | (2029) Concrete & Paving Maint      | 10                | \$72,000              | \$7,200               | 0.04 %                     |
| 205               | (2030) Concrete & Paving Maint      | 10                | \$73,300              | \$7,330               | 0.04 %                     |
| Roofing & Gutters |                                     |                   |                       |                       |                            |
| 1308              | (2021-2029) LWT to Comp Shingle     | 1                 | \$110,000             | \$110,000             | 0.60 %                     |
| 1308              | LWT to Comp Shingle Roofs           | 1                 | \$415,000             | \$415,000             | 2.26 %                     |
| 1310              | (2039) Malibu/Capistrano Tile Roofs | 40                | \$750,000             | \$18,750              | 0.10 %                     |

| # Component                              | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|--|-------------------|-----------------------|-----------------------|----------------------------|
| 1310 (2040) Malibu/Capistrano Tile Roofs | 40                | \$1,040,000           | \$26,000              | 0.14 %                     |
| 1310 (2041) Malibu/Capistrano Tile Roofs | 40                | \$450,000             | \$11,250              | 0.06 %                     |
| 1310 (2042) Malibu/Capistrano Tile Roofs | 40                | \$285,000             | \$7,125               | 0.04 %                     |
| 1310 (2043) Malibu/Capistrano Tile Roofs | 40                | \$427,000             | \$10,675              | 0.06 %                     |
| 1310 (2044) Malibu/Capistrano Tile Roofs | 40                | \$1,135,000           | \$28,375              | 0.15 %                     |
| 1310 (2045) Malibu/Capistrano Tile Roofs | 40                | \$888,000             | \$22,200              | 0.12 %                     |
| 1310 (2046) Malibu/Capistrano Tile Roofs | 40                | \$1,192,000           | \$29,800              | 0.16 %                     |
| 1310 (2047) Malibu/Capistrano Tile Roofs | 40                | \$510,000             | \$12,750              | 0.07 %                     |
| 1310 (2048) Malibu/Capistrano Tile Roofs | 40                | \$584,000             | \$14,600              | 0.08 %                     |
| 1310 (2049) Malibu/Capistrano Tile Roofs | 40                | \$575,000             | \$14,375              | 0.08 %                     |
| 1310 (2050) Malibu/Capistrano Tile Roofs | 40                | \$998,000             | \$24,950              | 0.14 %                     |
| 1310 (2051) Malibu/Capistrano Tile Roofs | 40                | \$937,000             | \$23,425              | 0.13 %                     |
| 1310 (2052) Malibu/Capistrano Tile Roofs | 40                | \$822,000             | \$20,550              | 0.11 %                     |
| 1310 (2053) Malibu/Capistrano Tile Roofs | 40                | \$811,000             | \$20,275              | 0.11 %                     |
| 1310 (2054) Malibu/Capistrano Tile Roofs | 40                | \$807,000             | \$20,175              | 0.11 %                     |
| 1310 (2055) Malibu/Capistrano Tile Roofs | 40                | \$429,000             | \$10,725              | 0.06 %                     |
| 1311 Metal Tile Roof 2030-2049 - Replace | 1                 | \$218,000             | \$218,000             | 1.19 %                     |
| 1314 PVC Cool Roof System - Replace      | 1                 | \$1,200,000           | \$1,200,000           | 6.54 %                     |
| 1316 Roof Preventative Maintenance       | 1                 | \$69,500              | \$69,500              | 0.38 %                     |
| 1317 Emergency Roof Repairs              | 1                 | \$110,000             | \$110,000             | 0.60 %                     |
| 1330 (2040-2048) Gutter Repair/Replace   | 1                 | \$175,000             | \$175,000             | 0.95 %                     |
| 1331 (2020-2029) Gutter Repair/Replace   | 1                 | \$100,000             | \$100,000             | 0.54 %                     |
| 1331 (2030-2039) Gutter Repair/Replace   | 1                 | \$50,000              | \$50,000              | 0.27 %                     |
| <b>Building Structures</b>               |                   |                       |                       |                            |
| 151 Damage Restoration                   | 1                 | \$889,000             | \$889,000             | 4.84 %                     |
| 1860 (2022) Fire Alarm Consultant        | 0                 | \$30,000              | \$0                   | 0.00 %                     |
| 1860 (2023-2028) Fire Alarm System       | 20                | \$210,000             | \$10,500              | 0.06 %                     |
| 3210 (2021-2025) MO/Carpentry/CP Panels  | 1                 | \$610,000             | \$610,000             | 3.32 %                     |
| 3210 (2026-2039) MO/Carpentry/CP Panels  | 1                 | \$360,000             | \$360,000             | 1.96 %                     |
| 3210 (2040-2050) MO/Carpentry/CP Panels  | 1                 | \$290,000             | \$290,000             | 1.58 %                     |
| 3213 (2021-2022) Bldg Structure Dry Rot  | 1                 | \$1,025,000           | \$1,025,000           | 5.58 %                     |
| 3213 (2023-2027) Bldg Structure Dry Rot  | 1                 | \$513,000             | \$513,000             | 2.79 %                     |
| 3213 (2028-2037) Bldg Structure Dry Rot  | 1                 | \$256,000             | \$256,000             | 1.39 %                     |
| 3213 (2038-2050) Bldg Structure Dry Rot  | 1                 | \$128,000             | \$128,000             | 0.70 %                     |
| 3216 (2021) Bldg Struct Replacement      | 0                 | \$500,000             | \$0                   | 0.00 %                     |
| 3216 (2022) Bldg Struct Replacement      | 0                 | \$750,000             | \$0                   | 0.00 %                     |
| 3216 (2023-2027) Bldg Struct Replacement | 1                 | \$350,000             | \$350,000             | 1.91 %                     |
| 3216 (2028-2037) Bldg Struct Replacement | 1                 | \$175,000             | \$175,000             | 0.95 %                     |
| 3216 (2038-2050) Bldg Struct Replacement | 1                 | \$87,500              | \$87,500              | 0.48 %                     |
| 3219 (2021) Parapet Wall Removal         | 0                 | \$300,000             | \$0                   | 0.00 %                     |
| 3219 (2022-2024) Parapet Wall Removal    | 1                 | \$240,000             | \$240,000             | 1.31 %                     |
| 3220 Bldg Struct Foundation Repairs      | 1                 | \$75,000              | \$75,000              | 0.41 %                     |
| 3223 (2022-2027) Storage Cabinets        | 1                 | \$91,000              | \$91,000              | 0.50 %                     |
| 3225 (2021) Glulam/Beam - Repair         | 10                | \$1,283,000           | \$128,300             | 0.70 %                     |
| 3225 (2022) Glulam/Beam - Repair         | 10                | \$310,000             | \$31,000              | 0.17 %                     |
| 3225 (2024) Glulam/Beam - Repair         | 10                | \$150,000             | \$15,000              | 0.08 %                     |
| 3225 (2026) Glulam/Beam - Repair         | 10                | \$150,000             | \$15,000              | 0.08 %                     |
| 3225 (2027) Glulam/Beam - Repair         | 10                | \$410,000             | \$41,000              | 0.22 %                     |
| 3225 (2028) Glulam/Beam - Repair         | 10                | \$205,000             | \$20,500              | 0.11 %                     |
| 3225 (2029) Glulam/Beam - Repair         | 10                | \$150,000             | \$15,000              | 0.08 %                     |

| # Component                              | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|--|-------------------|-----------------------|-----------------------|----------------------------|
| 3225 (2030) Glulam/Beam - Repair         | 10                | \$51,000              | \$5,100               | 0.03 %                     |
| 3230 (2021-2024) Bldg Rehab Dry Rot/Lead | 1                 | \$280,000             | \$280,000             | 1.53 %                     |
| 3230 Annual Bldg Rehab Dry Rot/Lead      | 1                 | \$180,000             | \$180,000             | 0.98 %                     |
| Decking Projects                         |                   |                       |                       |                            |
| 150 (2020-2025) Decks - Resurface        | 1                 | \$293,000             | \$293,000             | 1.60 %                     |
| 150 (2026-2050) Decks - Resurface        | 1                 | \$190,000             | \$190,000             | 1.03 %                     |
| 151 Balcony Inspections                  | 1                 | \$50,000              | \$50,000              | 0.27 %                     |
| 152 Decks - Topcoat                      | 1                 | \$132,000             | \$132,000             | 0.72 %                     |
| Prior To Painting & Painting Projects    |                   |                       |                       |                            |
| 153 PTP Deck Resurface with Painting     | 1                 | \$61,300              | \$61,300              | 0.33 %                     |
| 1115 (2021) Full Cycle Exterior Painting | 1                 | \$1,224,000           | \$1,224,000           | 6.67 %                     |
| 1115 Annual Full Cycle Exterior Painting | 1                 | \$1,126,000           | \$1,126,000           | 6.13 %                     |
| 1116 Annual Paint Touch-Up               | 1                 | \$221,000             | \$221,000             | 1.20 %                     |
| 1400 Annual HIP Reflective Address Signs | 1                 | \$37,200              | \$37,200              | 0.20 %                     |
| 1401 (2021) Bldg # Signage Replacement   | 20                | \$81,000              | \$4,050               | 0.02 %                     |
| 1401 (2022) Bldg # Signage Replacement   | 20                | \$81,000              | \$4,050               | 0.02 %                     |
| 1401 (2023) Bldg # Signage Replacement   | 20                | \$81,000              | \$4,050               | 0.02 %                     |
| 1401 (2024) Bldg # Signage Replacement   | 20                | \$81,000              | \$4,050               | 0.02 %                     |
| 1401 (2025) Bldg # Signage Replacement   | 20                | \$81,000              | \$4,050               | 0.02 %                     |
| 1401 (2026) Bldg # Signage Replacement   | 20                | \$81,000              | \$4,050               | 0.02 %                     |
| 1401 (2027) Bldg # Signage Replacement   | 20                | \$81,000              | \$4,050               | 0.02 %                     |
| 1401 (2028) Bldg # Signage Replacement   | 20                | \$81,000              | \$4,050               | 0.02 %                     |
| 1401 (2029) Bldg # Signage Replacement   | 20                | \$81,000              | \$4,050               | 0.02 %                     |
| 1401 (2030) Bldg # Signage Replacement   | 20                | \$48,700              | \$2,435               | 0.01 %                     |
| 2901 PTP Annual Lead Abatement           | 1                 | \$6,500               | \$6,500               | 0.04 %                     |
| 2901 PTP Annual Lead Abatement (2021)    | 1                 | \$10,000              | \$10,000              | 0.05 %                     |
| 2902 PTP Annual Asbestos Abate (2021)    | 1                 | \$51,800              | \$51,800              | 0.28 %                     |
| 2902 PTP Annual Asbestos Abatement       | 1                 | \$35,300              | \$35,300              | 0.19 %                     |
| 2910 (2021) PTP Repair Work              | 1                 | \$632,000             | \$632,000             | 3.44 %                     |
| 2910 (2022-2050) PTP Repair Work         | 1                 | \$626,000             | \$626,000             | 3.41 %                     |
| Elevators                                |                   |                       |                       |                            |
| 2800 Miscellaneous Elevator Components   | 1                 | \$15,400              | \$15,400              | 0.08 %                     |
| 2801 (2034) Cab Door Replacement         | 30                | \$63,000              | \$2,100               | 0.01 %                     |
| 2801 (2035) Cab Door Replacement         | 30                | \$150,000             | \$5,000               | 0.03 %                     |
| 2801 (2036) Cab Door Replacement         | 30                | \$150,000             | \$5,000               | 0.03 %                     |
| 2801 (2037) Cab Door Replacement         | 30                | \$150,000             | \$5,000               | 0.03 %                     |
| 2801 (2038) Cab Door Replacement         | 30                | \$150,000             | \$5,000               | 0.03 %                     |
| 2801 (2039) Cab Door Replacement         | 30                | \$150,000             | \$5,000               | 0.03 %                     |
| 2801 (2040) Cab Door Replacement         | 30                | \$150,000             | \$5,000               | 0.03 %                     |
| 2801 (2041) Cab Door Replacement         | 30                | \$63,000              | \$2,100               | 0.01 %                     |
| 2802 (2021) Cab Door Operators Replace   | 30                | \$49,500              | \$1,650               | 0.01 %                     |
| 2802 (2022) Cab Door Operators Replace   | 30                | \$49,500              | \$1,650               | 0.01 %                     |
| 2802 (2023) Cab Door Operators Replace   | 30                | \$49,500              | \$1,650               | 0.01 %                     |
| 2802 (2024) Cab Door Operators Replace   | 30                | \$49,500              | \$1,650               | 0.01 %                     |
| 2802 (2045) Cab Door Operators Replace   | 30                | \$101,000             | \$3,367               | 0.02 %                     |
| 2802 (2046) Cab Door Operators Replace   | 30                | \$120,000             | \$4,000               | 0.02 %                     |
| 2802 (2047) Cab Door Operators Replace   | 30                | \$120,000             | \$4,000               | 0.02 %                     |
| 2802 (2048) Cab Door Operators Replace   | 30                | \$120,000             | \$4,000               | 0.02 %                     |
| 2802 (2049) Cab Door Operators Replace   | 30                | \$120,000             | \$4,000               | 0.02 %                     |

| # Component                            | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|--|-------------------|-----------------------|-----------------------|----------------------------|
| 2802 (2050) Cab Door Operators Replace | 30                | \$40,000              | \$1,333               | 0.01 %                     |
| 2804 (2021) Cab Remodel & Flooring     | 30                | \$63,100              | \$2,103               | 0.01 %                     |
| 2804 (2022) Cab Remodel & Flooring     | 30                | \$63,100              | \$2,103               | 0.01 %                     |
| 2804 (2023) Cab Remodel & Flooring     | 30                | \$63,100              | \$2,103               | 0.01 %                     |
| 2804 (2024) Cab Remodel & Flooring     | 30                | \$63,100              | \$2,103               | 0.01 %                     |
| 2806 (2023) Controllers & Call Buttons | 30                | \$590,000             | \$19,667              | 0.11 %                     |
| 2806 (2024) Controllers & Call Buttons | 30                | \$590,000             | \$19,667              | 0.11 %                     |
| 2806 (2025) Controllers & Call Buttons | 30                | \$590,000             | \$19,667              | 0.11 %                     |
| 2806 (2026) Controllers & Call Buttons | 30                | \$590,000             | \$19,667              | 0.11 %                     |
| 2806 (2027) Controllers & Call Buttons | 30                | \$590,000             | \$19,667              | 0.11 %                     |
| 2806 (2028) Controllers & Call Buttons | 30                | \$590,000             | \$19,667              | 0.11 %                     |
| 2806 (2029) Controllers & Call Buttons | 30                | \$590,000             | \$19,667              | 0.11 %                     |
| 2806 (2030) Controllers & Call Buttons | 30                | \$708,000             | \$23,600              | 0.13 %                     |
| 2808 (2021) Hoistway Doors Replace     | 30                | \$38,000              | \$1,267               | 0.01 %                     |
| 2808 (2022) Hoistway Doors Replace     | 30                | \$59,100              | \$1,970               | 0.01 %                     |
| 2808 (2023) Hoistway Doors Replace     | 30                | \$44,600              | \$1,487               | 0.01 %                     |
| 2808 (2024) Hoistway Doors Replace     | 30                | \$44,600              | \$1,487               | 0.01 %                     |
| 2850 (2021) Machine Room Power Units   | 30                | \$71,500              | \$2,383               | 0.01 %                     |
| 2850 (2022) Machine Room Power Units   | 30                | \$71,500              | \$2,383               | 0.01 %                     |
| 2850 (2023) Machine Room Power Units   | 30                | \$71,500              | \$2,383               | 0.01 %                     |
| 2850 (2024) Machine Room Power Units   | 30                | \$71,500              | \$2,383               | 0.01 %                     |
| 2850 (2045) Machine Room Power Units   | 30                | \$143,000             | \$4,767               | 0.03 %                     |
| 2850 (2046) Machine Room Power Units   | 30                | \$172,000             | \$5,733               | 0.03 %                     |
| 2850 (2047) Machine Room Power Units   | 30                | \$172,000             | \$5,733               | 0.03 %                     |
| 2850 (2048) Machine Room Power Units   | 30                | \$172,000             | \$5,733               | 0.03 %                     |
| 2850 (2049) Machine Room Power Units   | 30                | \$172,000             | \$5,733               | 0.03 %                     |
| 2850 (2050) Machine Room Power Units   | 30                | \$57,200              | \$1,907               | 0.01 %                     |
| 2852 (2021) Solid State Soft Starters  | 20                | \$18,000              | \$900                 | 0.00 %                     |
| 2852 (2022) Solid State Soft Starters  | 20                | \$18,000              | \$900                 | 0.00 %                     |
| 2852 (2023) Solid State Soft Starters  | 20                | \$18,000              | \$900                 | 0.00 %                     |
| 2852 (2024) Solid State Soft Starters  | 20                | \$18,000              | \$900                 | 0.00 %                     |
| 2852 (2036) Solid State Soft Starters  | 20                | \$36,000              | \$1,800               | 0.01 %                     |
| 2852 (2037) Solid State Soft Starters  | 20                | \$36,000              | \$1,800               | 0.01 %                     |
| 2852 (2038) Solid State Soft Starters  | 20                | \$36,000              | \$1,800               | 0.01 %                     |
| 2852 (2039) Solid State Soft Starters  | 20                | \$36,000              | \$1,800               | 0.01 %                     |
| 2852 (2040) Solid State Soft Starters  | 20                | \$18,000              | \$900                 | 0.00 %                     |
| Garden Villas                          |                   |                       |                       |                            |
| 332 (2021) GV Water Heaters            | 10                | \$6,300               | \$630                 | 0.00 %                     |
| 332 (2023) GV Water Heaters            | 10                | \$1,150               | \$115                 | 0.00 %                     |
| 332 (2024) GV Water Heaters            | 10                | \$1,150               | \$115                 | 0.00 %                     |
| 332 (2026) GV Water Heaters            | 10                | \$1,700               | \$170                 | 0.00 %                     |
| 332 (2027) GV Water Heaters            | 10                | \$1,700               | \$170                 | 0.00 %                     |
| 332 (2028) GV Water Heaters            | 10                | \$8,900               | \$890                 | 0.00 %                     |
| 332 (2029) GV Water Heaters            | 10                | \$5,000               | \$500                 | 0.00 %                     |
| 332 (2030) GV Water Heaters            | 10                | \$6,000               | \$600                 | 0.00 %                     |
| 336 GV Rec Room Heat Pump              | 1                 | \$2,000               | \$2,000               | 0.01 %                     |
| 912 (2021) GV Lobby Renovations        | 0                 | \$75,150              | \$0                   | 0.00 %                     |
| 912 (2022) GV Lobby Renovations        | 0                 | \$88,000              | \$0                   | 0.00 %                     |
| 912 (2026) GV Lobby Renovations        | 0                 | \$75,300              | \$0                   | 0.00 %                     |
| 912 (2027) GV Lobby Renovations        | 0                 | \$100,400             | \$0                   | 0.00 %                     |

| # Component                            | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|--|-------------------|-----------------------|-----------------------|----------------------------|
| 912 (2028) GV Lobby Renovations        | 0                 | \$75,300              | \$0                   | 0.00 %                     |
| 912 (2029) GV Lobby Renovations        | 0                 | \$37,700              | \$0                   | 0.00 %                     |
| 912 (2030) GV Lobby Renovations        | 0                 | \$87,900              | \$0                   | 0.00 %                     |
| 912 (2031) GV Lobby Renovations        | 0                 | \$87,900              | \$0                   | 0.00 %                     |
| 912 (2032) GV Lobby Renovations        | 20                | \$62,800              | \$3,140               | 0.02 %                     |
| 912 (2033) GV Lobby Renovations        | 20                | \$87,900              | \$4,395               | 0.02 %                     |
| 912 (2034) GV Lobby Renovations        | 20                | \$25,200              | \$1,260               | 0.01 %                     |
| 912 (2035) GV Lobby Renovations        | 20                | \$25,200              | \$1,260               | 0.01 %                     |
| 912 (2036) GV Lobby Renovations        | 20                | \$130,000             | \$6,500               | 0.04 %                     |
| 912 (2037) GV Lobby Renovations        | 20                | \$130,000             | \$6,500               | 0.04 %                     |
| 912 (2038) GV Lobby Renovations        | 20                | \$130,000             | \$6,500               | 0.04 %                     |
| 912 (2039) GV Lobby Renovations        | 20                | \$130,000             | \$6,500               | 0.04 %                     |
| 912 (2040) GV Lobby Renovations        | 20                | \$130,000             | \$6,500               | 0.04 %                     |
| 915 (2021) Mail Room Renvoations       | 0                 | \$500                 | \$0                   | 0.00 %                     |
| 915 (2026) Mail Room Renvoations       | 10                | \$80,000              | \$8,000               | 0.04 %                     |
| 915 (2027) Mail Room Renvoations       | 10                | \$80,000              | \$8,000               | 0.04 %                     |
| 915 (2028) Mail Room Renvoations       | 10                | \$80,000              | \$8,000               | 0.04 %                     |
| 915 (2029) Mail Room Renvoations       | 10                | \$80,000              | \$8,000               | 0.04 %                     |
| 915 (2030) Mail Room Renvoations       | 10                | \$80,000              | \$8,000               | 0.04 %                     |
| 915 (2031) Mail Room Renvoations       | 10                | \$24,000              | \$2,400               | 0.01 %                     |
| 1950 (2022-2035) GV Concrete Filler    | 1                 | \$212,500             | \$212,500             | 1.16 %                     |
| 1951 GV Recessed Area Carpet           | 1                 | \$65,000              | \$65,000              | 0.35 %                     |
| Lighting Replacement Projects          |                   |                       |                       |                            |
| 360 Street Light Replacement           | 1                 | \$29,000              | \$29,000              | 0.16 %                     |
| 370 Exterior Lighting Replacement      | 1                 | \$50,000              | \$50,000              | 0.27 %                     |
| Walls, Fencing & Railings              |                   |                       |                       |                            |
| 501 Common Interior Walls- Repair      | 1                 | \$25,000              | \$25,000              | 0.14 %                     |
| 501 Perimeter Block Wall - Repair      | 1                 | \$24,200              | \$24,200              | 0.13 %                     |
| 504 Shepherds Crooks - Replace/Repair  | 1                 | \$147,500             | \$147,500             | 0.80 %                     |
| 516 Split Rail Fencing Replacement     | 1                 | \$57,000              | \$57,000              | 0.31 %                     |
| Laundry Facilities                     |                   |                       |                       |                            |
| 603 (2021-2029) Epoxy Floors - Replace | 1                 | \$51,500              | \$51,500              | 0.28 %                     |
| 603 (2041) Epoxy Floors - Replace      | 20                | \$51,500              | \$2,575               | 0.01 %                     |
| 990 2021-2023 Countertops - Replace    | 1                 | \$15,000              | \$15,000              | 0.08 %                     |
| 990 2034-2043 Countertops - Replace    | 1                 | \$15,500              | \$15,500              | 0.08 %                     |
| 992 Commercial Washers - Replace       | 1                 | \$62,000              | \$62,000              | 0.34 %                     |
| 993 Commercial Dryers - Replace        | 1                 | \$39,000              | \$39,000              | 0.21 %                     |
| 994 (2021) Laundry Water Heaters       | 10                | \$33,000              | \$3,300               | 0.02 %                     |
| 994 (2022) Laundry Water Heaters       | 10                | \$13,100              | \$1,310               | 0.01 %                     |
| 994 (2023) Laundry Water Heaters       | 10                | \$13,100              | \$1,310               | 0.01 %                     |
| 994 (2024) Laundry Water Heaters       | 10                | \$8,100               | \$810                 | 0.00 %                     |
| 994 (2025) Laundry Water Heaters       | 10                | \$16,200              | \$1,620               | 0.01 %                     |
| 994 (2026) Laundry Water Heaters       | 10                | \$8,100               | \$810                 | 0.00 %                     |
| 994 (2027) Laundry Water Heaters       | 10                | \$6,100               | \$610                 | 0.00 %                     |
| 994 (2028) Laundry Water Heaters       | 10                | \$17,200              | \$1,720               | 0.01 %                     |
| 994 (2029) Laundry Water Heaters       | 10                | \$6,100               | \$610                 | 0.00 %                     |
| 994 (2030) Laundry Water Heaters       | 10                | \$32,400              | \$3,240               | 0.02 %                     |
| Sewer Lines, Water Lines & Elect       |                   |                       |                       |                            |
| 318 (2021-2040) Waste Line Liners      | 1                 | \$100,000             | \$100,000             | 0.54 %                     |



| #                       | Component                           | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|-------------------------|-------------------------------------|-------------------|-----------------------|-----------------------|----------------------------|
| 318                     | (2034-2047) GV Waste Line Liners    | 1                 | \$82,000              | \$82,000              | 0.45 %                     |
| 319                     | (2021) Copper Water Lines           | 0                 | \$500,000             | \$0                   | 0.00 %                     |
| 319                     | (2022-2028) Copper Water Lines      | 1                 | \$300,000             | \$300,000             | 1.63 %                     |
| 319                     | (2029) Copper Water Lines           | 1                 | \$130,000             | \$130,000             | 0.71 %                     |
| 340                     | Elect System & Panel Replacement    | 1                 | \$50,000              | \$50,000              | 0.27 %                     |
| 341                     | Heat Pumps/Wall Heaters, Replace    | 1                 | \$9,500               | \$9,500               | 0.05 %                     |
| 2810                    | (2020-2028) Energy Consultant       | 1                 | \$10,100              | \$10,100              | 0.06 %                     |
| Grounds & Miscellaneous |                                     |                   |                       |                       |                            |
| 450                     | Pedestal Mailboxes - Replace        | 1                 | \$27,000              | \$27,000              | 0.15 %                     |
| Landscape Projects      |                                     |                   |                       |                       |                            |
| 1020                    | Trees - Trim & Maintenance          | 1                 | \$1,450,000           | \$1,450,000           | 7.90 %                     |
| 1022                    | Annual Modernization - Refurbish    | 1                 | \$110,000             | \$110,000             | 0.60 %                     |
| 1022                    | Landscape Improvement & Restoration | 1                 | \$200,000             | \$200,000             | 1.09 %                     |
| 1024                    | Slope Renovations                   | 1                 | \$600,000             | \$600,000             | 3.27 %                     |
| 1026                    | (2021) Turf Reduction Program       | 0                 | \$19,000              | \$0                   | 0.00 %                     |
| 246                     | Total Funded Components             |                   |                       | \$18,358,013          | 100.00 %                   |

| #                 | Component                           | UL | RUL | Current Cost Estimate | Fully Funded Balance | Proportional Reserve Contribs |
|-------------------|-------------------------------------|----|-----|-----------------------|----------------------|-------------------------------|
| Paved Surfaces    |                                     |    |     |                       |                      |                               |
| 103               | Parkway Concrete - Repair/Replace   | 1  | 0   | \$155,000             | \$155,000            | \$111,112.24                  |
| 109               | Creation of Golf Cart Parking       | 1  | 1   | \$25,000              | \$0                  | \$17,921.33                   |
| 109               | Creation of Golf Cart Parking -2021 | 0  | 0   | \$50,000              | \$50,000             | \$0.00                        |
| 201               | 2021 Asphalt Paving Replacement     | 25 | 0   | \$467,800             | \$467,800            | \$13,413.76                   |
| 201               | 2022 Asphalt Paving Replacement     | 25 | 1   | \$401,400             | \$385,344            | \$11,509.79                   |
| 201               | 2023 Asphalt Paving Replacement     | 25 | 2   | \$337,200             | \$310,224            | \$9,668.92                    |
| 201               | 2024 Asphalt Paving Replacement     | 25 | 3   | \$281,400             | \$247,632            | \$8,068.90                    |
| 201               | 2025 Asphalt Paving Replacement     | 25 | 4   | \$266,900             | \$224,196            | \$7,653.12                    |
| 201               | 2026 Asphalt Paving Replacement     | 25 | 5   | \$345,300             | \$276,240            | \$9,901.18                    |
| 201               | 2027 Asphalt Paving Replacement     | 25 | 6   | \$343,600             | \$261,136            | \$9,852.43                    |
| 201               | 2028 Asphalt Paving Replacement     | 25 | 7   | \$341,200             | \$245,664            | \$9,783.61                    |
| 201               | 2029 Asphalt Paving Replacement     | 25 | 8   | \$329,300             | \$223,924            | \$9,442.39                    |
| 201               | 2030 Asphalt Paving Replacement     | 25 | 9   | \$327,500             | \$209,600            | \$9,390.78                    |
| 201               | 2031 Asphalt Paving Replacement     | 25 | 10  | \$329,500             | \$197,700            | \$9,448.12                    |
| 201               | 2032 Asphalt Paving Replacement     | 25 | 11  | \$322,400             | \$180,544            | \$9,244.54                    |
| 201               | 2033 Asphalt Paving Replacement     | 25 | 12  | \$323,700             | \$168,324            | \$9,281.81                    |
| 201               | 2034 Asphalt Paving Replacement     | 25 | 13  | \$285,200             | \$136,896            | \$8,177.86                    |
| 201               | 2035 Asphalt Paving Replacement     | 25 | 14  | \$302,300             | \$133,012            | \$8,668.19                    |
| 201               | 2036 Asphalt Paving Replacement     | 25 | 15  | \$285,600             | \$114,240            | \$8,189.33                    |
| 201               | 2037 Asphalt Paving Replacement     | 25 | 16  | \$269,500             | \$97,020             | \$7,727.68                    |
| 201               | 2038 Asphalt Paving Replacement     | 25 | 17  | \$270,600             | \$86,592             | \$7,759.22                    |
| 201               | 2039 Asphalt Paving Replacement     | 25 | 18  | \$269,700             | \$75,516             | \$7,733.41                    |
| 201               | 2040 Asphalt Paving Replacement     | 25 | 19  | \$245,000             | \$58,800             | \$7,025.16                    |
| 201               | 2041 Asphalt Paving Replacement     | 25 | 20  | \$258,700             | \$51,740             | \$7,418.00                    |
| 201               | 2042 Asphalt Paving Replacement     | 25 | 21  | \$261,000             | \$41,760             | \$7,483.95                    |
| 201               | 2043 Asphalt Paving Replacement     | 25 | 22  | \$235,200             | \$28,224             | \$6,744.15                    |
| 201               | 2044 Asphalt Paving Replacement     | 25 | 23  | \$272,300             | \$21,784             | \$7,807.96                    |
| 201               | 2045 Asphalt Paving Replacement     | 25 | 24  | \$316,200             | \$12,648             | \$9,066.76                    |
| 201               | 2046 Asphalt Paving Replacement     | 25 | 24  | \$316,200             | \$12,648             | \$9,066.76                    |
| 201               | Asphalt Paving Annual Replace       | 1  | 1   | \$130,000             | \$0                  | \$93,190.91                   |
| 202               | Paving Seal Coat - Annually         | 1  | 0   | \$50,000              | \$50,000             | \$35,842.66                   |
| 205               | (2021) Concrete & Paving Maint      | 10 | 0   | \$79,100              | \$79,100             | \$5,670.31                    |
| 205               | (2022) Concrete & Paving Maint      | 10 | 1   | \$78,000              | \$70,200             | \$5,591.45                    |
| 205               | (2023) Concrete & Paving Maint      | 10 | 2   | \$51,900              | \$41,520             | \$3,720.47                    |
| 205               | (2024) Concrete & Paving Maint      | 10 | 3   | \$114,800             | \$80,360             | \$8,229.47                    |
| 205               | (2025) Concrete & Paving Maint      | 10 | 4   | \$97,800              | \$58,680             | \$7,010.82                    |
| 205               | (2026) Concrete & Paving Maint      | 10 | 5   | \$52,500              | \$26,250             | \$3,763.48                    |
| 205               | (2027) Concrete & Paving Maint      | 10 | 6   | \$55,500              | \$22,200             | \$3,978.54                    |
| 205               | (2028) Concrete & Paving Maint      | 10 | 7   | \$74,600              | \$22,380             | \$5,347.72                    |
| 205               | (2029) Concrete & Paving Maint      | 10 | 8   | \$72,000              | \$14,400             | \$5,161.34                    |
| 205               | (2030) Concrete & Paving Maint      | 10 | 9   | \$73,300              | \$7,330              | \$5,254.53                    |
| Roofing & Gutters |                                     |    |     |                       |                      |                               |
| 1308              | (2021-2029) LWT to Comp Shingle     | 1  | 0   | \$110,000             | \$110,000            | \$78,853.85                   |
| 1308              | LWT to Comp Shingle Roofs           | 1  | 9   | \$415,000             | \$0                  | \$297,494.07                  |

| # Component                              | UL | RUL | Current Cost Estimate | Fully Funded Balance | Proportional Reserve Contribs |
|--|----|-----|-----------------------|----------------------|-------------------------------|
| 1310 (2039) Malibu/Capistrano Tile Roofs | 40 | 18  | \$750,000             | \$412,500            | \$13,441.00                   |
| 1310 (2040) Malibu/Capistrano Tile Roofs | 40 | 19  | \$1,040,000           | \$546,000            | \$18,638.18                   |
| 1310 (2041) Malibu/Capistrano Tile Roofs | 40 | 20  | \$450,000             | \$225,000            | \$8,064.60                    |
| 1310 (2042) Malibu/Capistrano Tile Roofs | 40 | 21  | \$285,000             | \$135,375            | \$5,107.58                    |
| 1310 (2043) Malibu/Capistrano Tile Roofs | 40 | 22  | \$427,000             | \$192,150            | \$7,652.41                    |
| 1310 (2044) Malibu/Capistrano Tile Roofs | 40 | 23  | \$1,135,000           | \$482,375            | \$20,340.71                   |
| 1310 (2045) Malibu/Capistrano Tile Roofs | 40 | 24  | \$888,000             | \$355,200            | \$15,914.14                   |
| 1310 (2046) Malibu/Capistrano Tile Roofs | 40 | 25  | \$1,192,000           | \$447,000            | \$21,362.22                   |
| 1310 (2047) Malibu/Capistrano Tile Roofs | 40 | 26  | \$510,000             | \$178,500            | \$9,139.88                    |
| 1310 (2048) Malibu/Capistrano Tile Roofs | 40 | 27  | \$584,000             | \$189,800            | \$10,466.06                   |
| 1310 (2049) Malibu/Capistrano Tile Roofs | 40 | 28  | \$575,000             | \$172,500            | \$10,304.76                   |
| 1310 (2050) Malibu/Capistrano Tile Roofs | 40 | 29  | \$998,000             | \$274,450            | \$17,885.49                   |
| 1310 (2051) Malibu/Capistrano Tile Roofs | 40 | 30  | \$937,000             | \$234,250            | \$16,792.29                   |
| 1310 (2052) Malibu/Capistrano Tile Roofs | 40 | 31  | \$822,000             | \$184,950            | \$14,731.33                   |
| 1310 (2053) Malibu/Capistrano Tile Roofs | 40 | 32  | \$811,000             | \$162,200            | \$14,534.20                   |
| 1310 (2054) Malibu/Capistrano Tile Roofs | 40 | 33  | \$807,000             | \$141,225            | \$14,462.51                   |
| 1310 (2055) Malibu/Capistrano Tile Roofs | 40 | 34  | \$429,000             | \$64,350             | \$7,688.25                    |
| 1311 Metal Tile Roof 2030-2049 - Replace | 1  | 9   | \$218,000             | \$0                  | \$156,273.99                  |
| 1314 PVC Cool Roof System - Replace      | 1  | 0   | \$1,200,000           | \$1,200,000          | \$860,223.82                  |
| 1316 Roof Preventative Maintenance       | 1  | 0   | \$69,500              | \$69,500             | \$49,821.30                   |
| 1317 Emergency Roof Repairs              | 1  | 0   | \$110,000             | \$110,000            | \$78,853.85                   |
| 1330 (2040-2048) Gutter Repair/Replace   | 1  | 19  | \$175,000             | \$0                  | \$125,449.31                  |
| 1331 (2020-2029) Gutter Repair/Replace   | 1  | 0   | \$100,000             | \$100,000            | \$71,685.32                   |
| 1331 (2030-2039) Gutter Repair/Replace   | 1  | 9   | \$50,000              | \$0                  | \$35,842.66                   |

#### Building Structures

|  |    |    |             |             |              |
|--|----|----|-------------|-------------|--------------|
| 151 Damage Restoration                   | 1  | 0  | \$889,000   | \$889,000   | \$637,282.48 |
| 1860 (2022) Fire Alarm Consultant        | 0  | 1  | \$30,000    | \$15,000    | \$0.00       |
| 1860 (2023-2028) Fire Alarm System       | 20 | 2  | \$210,000   | \$189,000   | \$7,526.96   |
| 3210 (2021-2025) MO/Carpentry/CP Panels  | 1  | 0  | \$610,000   | \$610,000   | \$437,280.44 |
| 3210 (2026-2039) MO/Carpentry/CP Panels  | 1  | 5  | \$360,000   | \$0         | \$258,067.14 |
| 3210 (2040-2050) MO/Carpentry/CP Panels  | 1  | 19 | \$290,000   | \$0         | \$207,887.42 |
| 3213 (2021-2022) Bldg Structure Dry Rot  | 1  | 0  | \$1,025,000 | \$1,025,000 | \$734,774.51 |
| 3213 (2023-2027) Bldg Structure Dry Rot  | 1  | 2  | \$513,000   | \$0         | \$367,745.68 |
| 3213 (2028-2037) Bldg Structure Dry Rot  | 1  | 7  | \$256,000   | \$0         | \$183,514.41 |
| 3213 (2038-2050) Bldg Structure Dry Rot  | 1  | 17 | \$128,000   | \$0         | \$91,757.21  |
| 3216 (2021) Bldg Struct Replacement      | 0  | 0  | \$500,000   | \$500,000   | \$0.00       |
| 3216 (2022) Bldg Struct Replacement      | 0  | 1  | \$750,000   | \$375,000   | \$0.00       |
| 3216 (2023-2027) Bldg Struct Replacement | 1  | 2  | \$350,000   | \$0         | \$250,898.61 |
| 3216 (2028-2037) Bldg Struct Replacement | 1  | 7  | \$175,000   | \$0         | \$125,449.31 |
| 3216 (2038-2050) Bldg Struct Replacement | 1  | 17 | \$87,500    | \$0         | \$62,724.65  |
| 3219 (2021) Parapet Wall Removal         | 0  | 0  | \$300,000   | \$300,000   | \$0.00       |
| 3219 (2022-2024) Parapet Wall Removal    | 1  | 1  | \$240,000   | \$0         | \$172,044.76 |
| 3220 Bldg Struct Foundation Repairs      | 1  | 0  | \$75,000    | \$75,000    | \$53,763.99  |
| 3223 (2022-2027) Storage Cabinets        | 1  | 0  | \$91,000    | \$91,000    | \$65,233.64  |
| 3225 (2021) Glulam/Beam - Repair         | 10 | 0  | \$1,283,000 | \$1,283,000 | \$91,972.26  |
| 3225 (2022) Glulam/Beam - Repair         | 10 | 1  | \$310,000   | \$279,000   | \$22,222.45  |
| 3225 (2024) Glulam/Beam - Repair         | 10 | 3  | \$150,000   | \$105,000   | \$10,752.80  |
| 3225 (2026) Glulam/Beam - Repair         | 10 | 5  | \$150,000   | \$75,000    | \$10,752.80  |
| 3225 (2027) Glulam/Beam - Repair         | 10 | 6  | \$410,000   | \$164,000   | \$29,390.98  |

| # Component                                      | UL | RUL | Current Cost Estimate | Fully Funded Balance | Proportional Reserve Contribs |
|--|----|-----|-----------------------|----------------------|-------------------------------|
| 3225 (2028) Glulam/Beam - Repair                 | 10 | 7   | \$205,000             | \$61,500             | \$14,695.49                   |
| 3225 (2029) Glulam/Beam - Repair                 | 10 | 8   | \$150,000             | \$30,000             | \$10,752.80                   |
| 3225 (2030) Glulam/Beam - Repair                 | 10 | 9   | \$51,000              | \$5,100              | \$3,655.95                    |
| 3230 (2021-2024) Bldg Rehab Dry Rot/Lead         | 1  | 0   | \$280,000             | \$280,000            | \$200,718.89                  |
| 3230 Annual Bldg Rehab Dry Rot/Lead              | 1  | 4   | \$180,000             | \$0                  | \$129,033.57                  |
| <b>Decking Projects</b>                          |    |     |                       |                      |                               |
| 150 (2020-2025) Decks - Resurface                | 1  | 0   | \$293,000             | \$293,000            | \$210,037.98                  |
| 150 (2026-2050) Decks - Resurface                | 1  | 5   | \$190,000             | \$0                  | \$136,202.10                  |
| 151 Balcony Inspections                          | 1  | 0   | \$50,000              | \$50,000             | \$35,842.66                   |
| 152 Decks - Topcoat                              | 1  | 0   | \$132,000             | \$132,000            | \$94,624.62                   |
| <b>Prior To Painting &amp; Painting Projects</b> |    |     |                       |                      |                               |
| 153 PTP Deck Resurface with Painting             | 1  | 0   | \$61,300              | \$61,300             | \$43,943.10                   |
| 1115 (2021) Full Cycle Exterior Painting         | 1  | 0   | \$1,224,000           | \$1,224,000          | \$877,428.29                  |
| 1115 Annual Full Cycle Exterior Painting         | 1  | 1   | \$1,126,000           | \$0                  | \$807,176.68                  |
| 1116 Annual Paint Touch-Up                       | 1  | 0   | \$221,000             | \$221,000            | \$158,424.55                  |
| 1400 Annual HIP Reflective Address Signs         | 1  | 0   | \$37,200              | \$37,200             | \$26,666.94                   |
| 1401 (2021) Bldg # Signage Replacement           | 20 | 0   | \$81,000              | \$81,000             | \$2,903.26                    |
| 1401 (2022) Bldg # Signage Replacement           | 20 | 1   | \$81,000              | \$76,950             | \$2,903.26                    |
| 1401 (2023) Bldg # Signage Replacement           | 20 | 2   | \$81,000              | \$72,900             | \$2,903.26                    |
| 1401 (2024) Bldg # Signage Replacement           | 20 | 3   | \$81,000              | \$68,850             | \$2,903.26                    |
| 1401 (2025) Bldg # Signage Replacement           | 20 | 4   | \$81,000              | \$64,800             | \$2,903.26                    |
| 1401 (2026) Bldg # Signage Replacement           | 20 | 5   | \$81,000              | \$60,750             | \$2,903.26                    |
| 1401 (2027) Bldg # Signage Replacement           | 20 | 6   | \$81,000              | \$56,700             | \$2,903.26                    |
| 1401 (2028) Bldg # Signage Replacement           | 20 | 7   | \$81,000              | \$52,650             | \$2,903.26                    |
| 1401 (2029) Bldg # Signage Replacement           | 20 | 8   | \$81,000              | \$48,600             | \$2,903.26                    |
| 1401 (2030) Bldg # Signage Replacement           | 20 | 9   | \$48,700              | \$26,785             | \$1,745.54                    |
| 2901 PTP Annual Lead Abatement                   | 1  | 1   | \$6,500               | \$0                  | \$4,659.55                    |
| 2901 PTP Annual Lead Abatement (2021)            | 1  | 0   | \$10,000              | \$10,000             | \$7,168.53                    |
| 2902 PTP Annual Asbestos Abate (2021)            | 1  | 0   | \$51,800              | \$51,800             | \$37,132.99                   |
| 2902 PTP Annual Asbestos Abatement               | 1  | 1   | \$35,300              | \$0                  | \$25,304.92                   |
| 2910 (2021) PTP Repair Work                      | 1  | 0   | \$632,000             | \$632,000            | \$453,051.21                  |
| 2910 (2022-2050) PTP Repair Work                 | 1  | 1   | \$626,000             | \$0                  | \$448,750.09                  |
| <b>Elevators</b>                                 |    |     |                       |                      |                               |
| 2800 Miscellaneous Elevator Components           | 1  | 0   | \$15,400              | \$15,400             | \$11,039.54                   |
| 2801 (2034) Cab Door Replacement                 | 30 | 13  | \$63,000              | \$35,700             | \$1,505.39                    |
| 2801 (2035) Cab Door Replacement                 | 30 | 14  | \$150,000             | \$80,000             | \$3,584.27                    |
| 2801 (2036) Cab Door Replacement                 | 30 | 15  | \$150,000             | \$75,000             | \$3,584.27                    |
| 2801 (2037) Cab Door Replacement                 | 30 | 16  | \$150,000             | \$70,000             | \$3,584.27                    |
| 2801 (2038) Cab Door Replacement                 | 30 | 17  | \$150,000             | \$65,000             | \$3,584.27                    |
| 2801 (2039) Cab Door Replacement                 | 30 | 18  | \$150,000             | \$60,000             | \$3,584.27                    |
| 2801 (2040) Cab Door Replacement                 | 30 | 19  | \$150,000             | \$55,000             | \$3,584.27                    |
| 2801 (2041) Cab Door Replacement                 | 30 | 20  | \$63,000              | \$21,000             | \$1,505.39                    |
| 2802 (2021) Cab Door Operators Replace           | 30 | 0   | \$49,500              | \$49,500             | \$1,182.81                    |
| 2802 (2022) Cab Door Operators Replace           | 30 | 1   | \$49,500              | \$47,850             | \$1,182.81                    |
| 2802 (2023) Cab Door Operators Replace           | 30 | 2   | \$49,500              | \$46,200             | \$1,182.81                    |
| 2802 (2024) Cab Door Operators Replace           | 30 | 3   | \$49,500              | \$44,550             | \$1,182.81                    |
| 2802 (2045) Cab Door Operators Replace           | 30 | 24  | \$101,000             | \$20,200             | \$2,413.41                    |
| 2802 (2046) Cab Door Operators Replace           | 30 | 25  | \$120,000             | \$20,000             | \$2,867.41                    |

| # Component                            | UL | RUL | Current Cost Estimate | Fully Funded Balance | Proportional Reserve Contribs |
|--|----|-----|-----------------------|----------------------|-------------------------------|
| 2802 (2047) Cab Door Operators Replace | 30 | 26  | \$120,000             | \$16,000             | \$2,867.41                    |
| 2802 (2048) Cab Door Operators Replace | 30 | 27  | \$120,000             | \$12,000             | \$2,867.41                    |
| 2802 (2049) Cab Door Operators Replace | 30 | 28  | \$120,000             | \$8,000              | \$2,867.41                    |
| 2802 (2050) Cab Door Operators Replace | 30 | 29  | \$40,000              | \$1,333              | \$955.80                      |
| 2804 (2021) Cab Remodel & Flooring     | 30 | 0   | \$63,100              | \$63,100             | \$1,507.78                    |
| 2804 (2022) Cab Remodel & Flooring     | 30 | 1   | \$63,100              | \$60,997             | \$1,507.78                    |
| 2804 (2023) Cab Remodel & Flooring     | 30 | 2   | \$63,100              | \$58,893             | \$1,507.78                    |
| 2804 (2024) Cab Remodel & Flooring     | 30 | 3   | \$63,100              | \$56,790             | \$1,507.78                    |
| 2806 (2023) Controllers & Call Buttons | 30 | 2   | \$590,000             | \$550,667            | \$14,098.11                   |
| 2806 (2024) Controllers & Call Buttons | 30 | 3   | \$590,000             | \$531,000            | \$14,098.11                   |
| 2806 (2025) Controllers & Call Buttons | 30 | 4   | \$590,000             | \$511,333            | \$14,098.11                   |
| 2806 (2026) Controllers & Call Buttons | 30 | 5   | \$590,000             | \$491,667            | \$14,098.11                   |
| 2806 (2027) Controllers & Call Buttons | 30 | 6   | \$590,000             | \$472,000            | \$14,098.11                   |
| 2806 (2028) Controllers & Call Buttons | 30 | 7   | \$590,000             | \$452,333            | \$14,098.11                   |
| 2806 (2029) Controllers & Call Buttons | 30 | 8   | \$590,000             | \$432,667            | \$14,098.11                   |
| 2806 (2030) Controllers & Call Buttons | 30 | 9   | \$708,000             | \$495,600            | \$16,917.74                   |
| 2808 (2021) Hoistway Doors Replace     | 30 | 0   | \$38,000              | \$38,000             | \$908.01                      |
| 2808 (2022) Hoistway Doors Replace     | 30 | 1   | \$59,100              | \$57,130             | \$1,412.20                    |
| 2808 (2023) Hoistway Doors Replace     | 30 | 2   | \$44,600              | \$41,627             | \$1,065.72                    |
| 2808 (2024) Hoistway Doors Replace     | 30 | 3   | \$44,600              | \$40,140             | \$1,065.72                    |
| 2850 (2021) Machine Room Power Units   | 30 | 0   | \$71,500              | \$71,500             | \$1,708.50                    |
| 2850 (2022) Machine Room Power Units   | 30 | 1   | \$71,500              | \$69,117             | \$1,708.50                    |
| 2850 (2023) Machine Room Power Units   | 30 | 2   | \$71,500              | \$66,733             | \$1,708.50                    |
| 2850 (2024) Machine Room Power Units   | 30 | 3   | \$71,500              | \$64,350             | \$1,708.50                    |
| 2850 (2045) Machine Room Power Units   | 30 | 24  | \$143,000             | \$28,600             | \$3,417.00                    |
| 2850 (2046) Machine Room Power Units   | 30 | 25  | \$172,000             | \$28,667             | \$4,109.96                    |
| 2850 (2047) Machine Room Power Units   | 30 | 26  | \$172,000             | \$22,933             | \$4,109.96                    |
| 2850 (2048) Machine Room Power Units   | 30 | 27  | \$172,000             | \$17,200             | \$4,109.96                    |
| 2850 (2049) Machine Room Power Units   | 30 | 28  | \$172,000             | \$11,467             | \$4,109.96                    |
| 2850 (2050) Machine Room Power Units   | 30 | 29  | \$57,200              | \$1,907              | \$1,366.80                    |
| 2852 (2021) Solid State Soft Starters  | 20 | 0   | \$18,000              | \$18,000             | \$645.17                      |
| 2852 (2022) Solid State Soft Starters  | 20 | 1   | \$18,000              | \$17,100             | \$645.17                      |
| 2852 (2023) Solid State Soft Starters  | 20 | 2   | \$18,000              | \$16,200             | \$645.17                      |
| 2852 (2024) Solid State Soft Starters  | 20 | 3   | \$18,000              | \$15,300             | \$645.17                      |
| 2852 (2036) Solid State Soft Starters  | 20 | 15  | \$36,000              | \$9,000              | \$1,290.34                    |
| 2852 (2037) Solid State Soft Starters  | 20 | 16  | \$36,000              | \$7,200              | \$1,290.34                    |
| 2852 (2038) Solid State Soft Starters  | 20 | 17  | \$36,000              | \$5,400              | \$1,290.34                    |
| 2852 (2039) Solid State Soft Starters  | 20 | 18  | \$36,000              | \$3,600              | \$1,290.34                    |
| 2852 (2040) Solid State Soft Starters  | 20 | 19  | \$18,000              | \$900                | \$645.17                      |
| Garden Villas                          |    |     |                       |                      |                               |
| 332 (2021) GV Water Heaters            | 10 | 0   | \$6,300               | \$6,300              | \$451.62                      |
| 332 (2023) GV Water Heaters            | 10 | 2   | \$1,150               | \$920                | \$82.44                       |
| 332 (2024) GV Water Heaters            | 10 | 3   | \$1,150               | \$805                | \$82.44                       |
| 332 (2026) GV Water Heaters            | 10 | 5   | \$1,700               | \$850                | \$121.87                      |
| 332 (2027) GV Water Heaters            | 10 | 6   | \$1,700               | \$680                | \$121.87                      |
| 332 (2028) GV Water Heaters            | 10 | 7   | \$8,900               | \$2,670              | \$638.00                      |
| 332 (2029) GV Water Heaters            | 10 | 8   | \$5,000               | \$1,000              | \$358.43                      |
| 332 (2030) GV Water Heaters            | 10 | 9   | \$6,000               | \$600                | \$430.11                      |
| 336 GV Rec Room Heat Pump              | 1  | 0   | \$2,000               | \$2,000              | \$1,433.71                    |

| # Component                            | UL | RUL | Current Cost Estimate | Fully Funded Balance | Proportional Reserve Contribs |
|--|----|-----|-----------------------|----------------------|-------------------------------|
| 912 (2021) GV Lobby Renovations        | 0  | 0   | \$75,150              | \$75,150             | \$0.00                        |
| 912 (2022) GV Lobby Renovations        | 0  | 1   | \$88,000              | \$44,000             | \$0.00                        |
| 912 (2026) GV Lobby Renovations        | 0  | 5   | \$75,300              | \$12,550             | \$0.00                        |
| 912 (2027) GV Lobby Renovations        | 0  | 6   | \$100,400             | \$14,343             | \$0.00                        |
| 912 (2028) GV Lobby Renovations        | 0  | 7   | \$75,300              | \$9,413              | \$0.00                        |
| 912 (2029) GV Lobby Renovations        | 0  | 8   | \$37,700              | \$4,189              | \$0.00                        |
| 912 (2030) GV Lobby Renovations        | 0  | 9   | \$87,900              | \$8,790              | \$0.00                        |
| 912 (2031) GV Lobby Renovations        | 0  | 10  | \$87,900              | \$7,991              | \$0.00                        |
| 912 (2032) GV Lobby Renovations        | 20 | 11  | \$62,800              | \$28,260             | \$2,250.92                    |
| 912 (2033) GV Lobby Renovations        | 20 | 12  | \$87,900              | \$35,160             | \$3,150.57                    |
| 912 (2034) GV Lobby Renovations        | 20 | 13  | \$25,200              | \$8,820              | \$903.24                      |
| 912 (2035) GV Lobby Renovations        | 20 | 14  | \$25,200              | \$7,560              | \$903.24                      |
| 912 (2036) GV Lobby Renovations        | 20 | 15  | \$130,000             | \$32,500             | \$4,659.55                    |
| 912 (2037) GV Lobby Renovations        | 20 | 16  | \$130,000             | \$26,000             | \$4,659.55                    |
| 912 (2038) GV Lobby Renovations        | 20 | 17  | \$130,000             | \$19,500             | \$4,659.55                    |
| 912 (2039) GV Lobby Renovations        | 20 | 18  | \$130,000             | \$13,000             | \$4,659.55                    |
| 912 (2040) GV Lobby Renovations        | 20 | 19  | \$130,000             | \$6,500              | \$4,659.55                    |
| 915 (2021) Mail Room Renvoations       | 0  | 0   | \$500                 | \$500                | \$0.00                        |
| 915 (2026) Mail Room Renvoations       | 10 | 5   | \$80,000              | \$40,000             | \$5,734.83                    |
| 915 (2027) Mail Room Renvoations       | 10 | 6   | \$80,000              | \$32,000             | \$5,734.83                    |
| 915 (2028) Mail Room Renvoations       | 10 | 7   | \$80,000              | \$24,000             | \$5,734.83                    |
| 915 (2029) Mail Room Renvoations       | 10 | 8   | \$80,000              | \$16,000             | \$5,734.83                    |
| 915 (2030) Mail Room Renvoations       | 10 | 9   | \$80,000              | \$8,000              | \$5,734.83                    |
| 915 (2031) Mail Room Renvoations       | 10 | 10  | \$24,000              | \$0                  | \$1,720.45                    |
| 1950 (2022-2035) GV Concrete Filler    | 1  | 1   | \$212,500             | \$0                  | \$152,331.30                  |
| 1951 GV Recessed Area Carpet           | 1  | 0   | \$65,000              | \$65,000             | \$46,595.46                   |
| Lighting Replacement Projects          |    |     |                       |                      |                               |
| 360 Street Light Replacement           | 1  | 0   | \$29,000              | \$29,000             | \$20,788.74                   |
| 370 Exterior Lighting Replacement      | 1  | 0   | \$50,000              | \$50,000             | \$35,842.66                   |
| Walls, Fencing & Railings              |    |     |                       |                      |                               |
| 501 Common Interior Walls- Repair      | 1  | 0   | \$25,000              | \$25,000             | \$17,921.33                   |
| 501 Perimeter Block Wall - Repair      | 1  | 0   | \$24,200              | \$24,200             | \$17,347.85                   |
| 504 Shepherds Crooks - Replace/Repair  | 1  | 0   | \$147,500             | \$147,500            | \$105,735.84                  |
| 516 Split Rail Fencing Replacement     | 1  | 0   | \$57,000              | \$57,000             | \$40,860.63                   |
| Laundry Facilities                     |    |     |                       |                      |                               |
| 603 (2021-2029) Epoxy Floors - Replace | 1  | 0   | \$51,500              | \$51,500             | \$36,917.94                   |
| 603 (2041) Epoxy Floors - Replace      | 20 | 20  | \$51,500              | \$0                  | \$1,845.90                    |
| 990 2021-2023 Countertops - Replace    | 1  | 0   | \$15,000              | \$15,000             | \$10,752.80                   |
| 990 2034-2043 Countertops - Replace    | 1  | 13  | \$15,500              | \$0                  | \$11,111.22                   |
| 992 Commercial Washers - Replace       | 1  | 0   | \$62,000              | \$62,000             | \$44,444.90                   |
| 993 Commercial Dryers - Replace        | 1  | 6   | \$39,000              | \$0                  | \$27,957.27                   |
| 994 (2021) Laundry Water Heaters       | 10 | 0   | \$33,000              | \$33,000             | \$2,365.62                    |
| 994 (2022) Laundry Water Heaters       | 10 | 1   | \$13,100              | \$11,790             | \$939.08                      |
| 994 (2023) Laundry Water Heaters       | 10 | 2   | \$13,100              | \$10,480             | \$939.08                      |
| 994 (2024) Laundry Water Heaters       | 10 | 3   | \$8,100               | \$5,670              | \$580.65                      |
| 994 (2025) Laundry Water Heaters       | 10 | 4   | \$16,200              | \$9,720              | \$1,161.30                    |
| 994 (2026) Laundry Water Heaters       | 10 | 5   | \$8,100               | \$4,050              | \$580.65                      |
| 994 (2027) Laundry Water Heaters       | 10 | 6   | \$6,100               | \$2,440              | \$437.28                      |

| # Component                              | UL | RUL | Current Cost Estimate | Fully Funded Balance | Proportional Reserve Contribs |
|--|----|-----|-----------------------|----------------------|-------------------------------|
| 994 (2028) Laundry Water Heaters         | 10 | 7   | \$17,200              | \$5,160              | \$1,232.99                    |
| 994 (2029) Laundry Water Heaters         | 10 | 8   | \$6,100               | \$1,220              | \$437.28                      |
| 994 (2030) Laundry Water Heaters         | 10 | 9   | \$32,400              | \$3,240              | \$2,322.60                    |
| Sewer Lines, Water Lines & Elect         |    |     |                       |                      |                               |
| 318 (2021-2040) Waste Line Liners        | 1  | 0   | \$100,000             | \$100,000            | \$71,685.32                   |
| 318 (2034-2047) GV Waste Line Liners     | 1  | 13  | \$82,000              | \$0                  | \$58,781.96                   |
| 319 (2021) Copper Water Lines            | 0  | 0   | \$500,000             | \$500,000            | \$0.00                        |
| 319 (2022-2028) Copper Water Lines       | 1  | 1   | \$300,000             | \$0                  | \$215,055.95                  |
| 319 (2029) Copper Water Lines            | 1  | 8   | \$130,000             | \$0                  | \$93,190.91                   |
| 340 Elect System & Panel Replacement     | 1  | 0   | \$50,000              | \$50,000             | \$35,842.66                   |
| 341 Heat Pumps/Wall Heaters, Replace     | 1  | 0   | \$9,500               | \$9,500              | \$6,810.11                    |
| 2810 (2020-2028) Energy Consultant       | 1  | 0   | \$10,100              | \$10,100             | \$7,240.22                    |
| Grounds & Miscellaneous                  |    |     |                       |                      |                               |
| 450 Pedestal Mailboxes - Replace         | 1  | 0   | \$27,000              | \$27,000             | \$19,355.04                   |
| Landscape Projects                       |    |     |                       |                      |                               |
| 1020 Trees - Trim & Maintenance          | 1  | 0   | \$1,450,000           | \$1,450,000          | \$1,039,437.11                |
| 1022 Annual Modernization - Refurbish    | 1  | 1   | \$110,000             | \$0                  | \$78,853.85                   |
| 1022 Landscape Improvement & Restoration | 1  | 0   | \$200,000             | \$200,000            | \$143,370.64                  |
| 1024 Slope Renovations                   | 1  | 0   | \$600,000             | \$600,000            | \$430,111.91                  |
| 1026 (2021) Turf Reduction Program       | 0  | 0   | \$19,000              | \$19,000             | \$0.00                        |
| <b>246 Total Funded Components</b>       |    |     |                       | <b>\$30,248,308</b>  | <b>\$13,160,000</b>           |



# 30-Year Reserve Plan Summary

31071-1  
NSV

Fiscal Year Start: 2021

Interest:

2.00 %

Inflation:

3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)

Projected Reserve Balance Changes

| Year | Starting Reserve Balance | Fully Funded Balance | Percent Funded | Special Assmt Risk | Reserve Contribs. | Loan or Special Assmts | Interest Income | Reserve Expenses |
|------|--------------------------|----------------------|----------------|--------------------|-------------------|------------------------|-----------------|------------------|
| 2021 | \$16,266,773             | \$30,248,308         | 53.8 %         | Medium             | \$13,160,000      | \$0                    | \$318,828       | \$14,101,950     |
| 2022 | \$15,643,651             | \$32,231,703         | 48.5 %         | Medium             | \$13,260,000      | \$0                    | \$290,630       | \$15,749,730     |
| 2023 | \$13,444,551             | \$30,381,952         | 44.3 %         | Medium             | \$14,506,440      | \$0                    | \$281,479       | \$13,504,780     |
| 2024 | \$14,727,690             | \$31,181,030         | 47.2 %         | Medium             | \$14,796,569      | \$0                    | \$307,021       | \$13,830,263     |
| 2025 | \$16,001,017             | \$31,713,714         | 50.5 %         | Medium             | \$15,092,500      | \$0                    | \$340,169       | \$13,388,377     |
| 2026 | \$18,045,308             | \$32,767,581         | 55.1 %         | Medium             | \$15,394,350      | \$0                    | \$380,670       | \$13,765,684     |
| 2027 | \$20,054,644             | \$33,934,528         | 59.1 %         | Medium             | \$15,702,237      | \$0                    | \$416,269       | \$14,564,811     |
| 2028 | \$21,608,339             | \$34,014,866         | 63.5 %         | Medium             | \$16,016,282      | \$0                    | \$455,302       | \$14,118,583     |
| 2029 | \$23,961,340             | \$34,785,427         | 68.9 %         | Medium             | \$16,336,608      | \$0                    | \$505,618       | \$14,159,323     |
| 2030 | \$26,644,243             | \$36,539,064         | 72.9 %         | Low                | \$16,663,340      | \$0                    | \$552,392       | \$15,217,178     |
| 2031 | \$28,642,796             | \$37,392,475         | 76.6 %         | Low                | \$16,996,607      | \$0                    | \$588,734       | \$15,946,509     |
| 2032 | \$30,281,628             | \$37,922,369         | 79.9 %         | Low                | \$17,336,539      | \$0                    | \$635,175       | \$14,962,461     |
| 2033 | \$33,290,881             | \$39,956,719         | 83.3 %         | Low                | \$17,683,269      | \$0                    | \$699,323       | \$14,971,416     |
| 2034 | \$36,702,058             | \$42,675,299         | 86.0 %         | Low                | \$18,036,935      | \$0                    | \$763,252       | \$15,812,951     |
| 2035 | \$39,689,294             | \$45,116,868         | 88.0 %         | Low                | \$18,397,673      | \$0                    | \$823,255       | \$16,202,710     |
| 2036 | \$42,707,513             | \$47,367,628         | 90.2 %         | Low                | \$18,765,627      | \$0                    | \$882,125       | \$16,773,856     |
| 2037 | \$45,581,408             | \$49,625,211         | 91.9 %         | Low                | \$19,140,940      | \$0                    | \$934,876       | \$17,670,064     |
| 2038 | \$47,987,159             | \$51,214,647         | 93.7 %         | Low                | \$19,523,758      | \$0                    | \$988,320       | \$17,568,779     |
| 2039 | \$50,930,459             | \$53,254,008         | 95.6 %         | Low                | \$19,914,233      | \$0                    | \$1,037,261     | \$18,996,429     |
| 2040 | \$52,885,524             | \$54,117,633         | 97.7 %         | Low                | \$20,312,518      | \$0                    | \$1,075,134     | \$19,552,119     |
| 2041 | \$54,721,058             | \$54,819,166         | 99.8 %         | Low                | \$20,718,768      | \$0                    | \$1,102,673     | \$20,900,680     |
| 2042 | \$55,641,820             | \$54,729,226         | 101.7 %        | Low                | \$21,133,144      | \$0                    | \$1,143,547     | \$19,106,527     |
| 2043 | \$58,811,983             | \$57,078,362         | 103.0 %        | Low                | \$21,555,807      | \$0                    | \$1,210,246     | \$19,260,576     |
| 2044 | \$62,317,460             | \$59,950,911         | 103.9 %        | Low                | \$21,986,923      | \$0                    | \$1,260,539     | \$21,719,221     |
| 2045 | \$63,845,702             | \$61,007,190         | 104.7 %        | Low                | \$22,426,661      | \$0                    | \$1,285,575     | \$22,734,769     |
| 2046 | \$64,823,169             | \$61,697,999         | 105.1 %        | Low                | \$22,875,195      | \$0                    | \$1,295,220     | \$24,182,507     |
| 2047 | \$64,811,077             | \$61,586,685         | 105.2 %        | Low                | \$23,332,698      | \$0                    | \$1,302,880     | \$23,856,860     |
| 2048 | \$65,589,795             | \$62,313,674         | 105.3 %        | Low                | \$23,799,352      | \$0                    | \$1,321,460     | \$24,039,900     |
| 2049 | \$66,670,708             | \$63,177,112         | 105.5 %        | Low                | \$24,275,339      | \$0                    | \$1,348,016     | \$24,046,349     |
| 2050 | \$68,247,715             | \$64,772,465         | 105.4 %        | Low                | \$24,760,846      | \$0                    | \$1,374,827     | \$25,029,318     |

# 30-Year Reserve Plan Summary (Alternate Funding Plan)

31071-1  
NSV

Fiscal Year Start: 2021

Interest:

2.00 %

Inflation:

3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)

Projected Reserve Balance Changes

| Year | Starting Reserve Balance | Fully Funded Balance | Percent Funded |  | Special Assmt Risk | Reserve Contribs. | Loan or Special Assmts | Interest Income | Reserve Expenses |
|------|--------------------------|----------------------|----------------|--|--------------------|-------------------|------------------------|-----------------|------------------|
| 2021 | \$16,266,773             | \$30,248,308         | 53.8 %         |  | Medium             | \$11,130,048      | \$0                    | \$298,341       | \$14,101,950     |
| 2022 | \$13,593,212             | \$32,231,703         | 42.2 %         |  | Medium             | \$12,176,273      | \$0                    | \$238,306       | \$15,749,730     |
| 2023 | \$10,258,061             | \$30,381,952         | 33.8 %         |  | Medium             | \$13,320,842      | \$0                    | \$205,196       | \$13,504,780     |
| 2024 | \$10,279,320             | \$31,181,030         | 33.0 %         |  | Medium             | \$13,587,259      | \$0                    | \$205,029       | \$13,830,263     |
| 2025 | \$10,241,344             | \$31,713,714         | 32.3 %         |  | Medium             | \$13,859,004      | \$0                    | \$211,465       | \$13,388,377     |
| 2026 | \$10,923,436             | \$32,767,581         | 33.3 %         |  | Medium             | \$14,136,184      | \$0                    | \$224,222       | \$13,765,684     |
| 2027 | \$11,518,158             | \$33,934,528         | 33.9 %         |  | Medium             | \$14,418,908      | \$0                    | \$231,014       | \$14,564,811     |
| 2028 | \$11,603,268             | \$34,014,866         | 34.1 %         |  | Medium             | \$14,707,286      | \$0                    | \$240,146       | \$14,118,583     |
| 2029 | \$12,432,117             | \$34,785,427         | 35.7 %         |  | Medium             | \$15,001,432      | \$0                    | \$259,433       | \$14,159,323     |
| 2030 | \$13,533,660             | \$36,539,064         | 37.0 %         |  | Medium             | \$15,301,460      | \$0                    | \$274,019       | \$15,217,178     |
| 2031 | \$13,891,961             | \$37,392,475         | 37.2 %         |  | Medium             | \$15,607,490      | \$0                    | \$276,979       | \$15,946,509     |
| 2032 | \$13,829,920             | \$37,922,369         | 36.5 %         |  | Medium             | \$15,919,639      | \$0                    | \$288,808       | \$14,962,461     |
| 2033 | \$15,075,907             | \$39,956,719         | 37.7 %         |  | Medium             | \$16,238,032      | \$0                    | \$317,080       | \$14,971,416     |
| 2034 | \$16,659,604             | \$42,675,299         | 39.0 %         |  | Medium             | \$16,562,793      | \$0                    | \$343,831       | \$15,812,951     |
| 2035 | \$17,753,277             | \$45,116,868         | 39.3 %         |  | Medium             | \$16,894,049      | \$0                    | \$365,316       | \$16,202,710     |
| 2036 | \$18,809,931             | \$47,367,628         | 39.7 %         |  | Medium             | \$17,231,930      | \$0                    | \$384,289       | \$16,773,856     |
| 2037 | \$19,652,294             | \$49,625,211         | 39.6 %         |  | Medium             | \$17,576,568      | \$0                    | \$395,725       | \$17,670,064     |
| 2038 | \$19,954,523             | \$51,214,647         | 39.0 %         |  | Medium             | \$17,928,100      | \$0                    | \$406,396       | \$17,568,779     |
| 2039 | \$20,720,240             | \$53,254,008         | 38.9 %         |  | Medium             | \$18,286,662      | \$0                    | \$411,062       | \$18,996,429     |
| 2040 | \$20,421,534             | \$54,117,633         | 37.7 %         |  | Medium             | \$18,652,395      | \$0                    | \$403,115       | \$19,552,119     |
| 2041 | \$19,924,926             | \$54,819,166         | 36.3 %         |  | Medium             | \$19,025,443      | \$0                    | \$383,247       | \$20,900,680     |
| 2042 | \$18,432,934             | \$54,729,226         | 33.7 %         |  | Medium             | \$19,405,952      | \$0                    | \$375,079       | \$19,106,527     |
| 2043 | \$19,107,437             | \$57,078,362         | 33.5 %         |  | Medium             | \$19,794,071      | \$0                    | \$391,055       | \$19,260,576     |
| 2044 | \$20,031,988             | \$59,950,911         | 33.4 %         |  | Medium             | \$20,189,952      | \$0                    | \$388,899       | \$21,719,221     |
| 2045 | \$18,891,618             | \$61,007,190         | 31.0 %         |  | Medium             | \$20,593,751      | \$0                    | \$359,708       | \$22,734,769     |
| 2046 | \$17,110,308             | \$61,697,999         | 27.7 %         |  | High               | \$21,005,626      | \$0                    | \$313,299       | \$24,182,507     |
| 2047 | \$14,246,726             | \$61,586,685         | 23.1 %         |  | High               | \$21,425,739      | \$0                    | \$263,026       | \$23,856,860     |
| 2048 | \$12,078,630             | \$62,313,674         | 19.4 %         |  | High               | \$21,854,253      | \$0                    | \$221,741       | \$24,039,900     |
| 2049 | \$10,114,725             | \$63,177,112         | 16.0 %         |  | High               | \$22,291,339      | \$0                    | \$186,447       | \$24,046,349     |
| 2050 | \$8,546,162              | \$64,772,465         | 13.2 %         |  | High               | \$22,737,165      | \$0                    | \$149,366       | \$25,029,318     |

# 30-Year Income/Expense Detail

31071-1  
NSV

| Fiscal Year                              | 2021         | 2022         | 2023         | 2024         | 2025         |
|--|--------------|--------------|--------------|--------------|--------------|
| Starting Reserve Balance                 | \$16,266,773 | \$15,643,651 | \$13,444,551 | \$14,727,690 | \$16,001,017 |
| Annual Reserve Contribution              | \$13,160,000 | \$13,260,000 | \$14,506,440 | \$14,796,569 | \$15,092,500 |
| Recommended Special Assessments          | \$0          | \$0          | \$0          | \$0          | \$0          |
| Interest Earnings                        | \$318,828    | \$290,630    | \$281,479    | \$307,021    | \$340,169    |
| Total Income                             | \$29,745,601 | \$29,194,281 | \$28,232,470 | \$29,831,280 | \$31,433,686 |
| # Component                              |              |              |              |              |              |
| <b>Paved Surfaces</b>                    |              |              |              |              |              |
| 103 Parkway Concrete - Repair/Replace    | \$155,000    | \$159,650    | \$164,440    | \$169,373    | \$174,454    |
| 109 Creation of Golf Cart Parking        | \$0          | \$25,750     | \$26,523     | \$27,318     | \$28,138     |
| 109 Creation of Golf Cart Parking -2021  | \$50,000     | \$0          | \$0          | \$0          | \$0          |
| 201 2021 Asphalt Paving Replacement      | \$467,800    | \$0          | \$0          | \$0          | \$0          |
| 201 2022 Asphalt Paving Replacement      | \$0          | \$413,442    | \$0          | \$0          | \$0          |
| 201 2023 Asphalt Paving Replacement      | \$0          | \$0          | \$357,735    | \$0          | \$0          |
| 201 2024 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$307,493    | \$0          |
| 201 2025 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$300,398    |
| 201 2026 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2027 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2028 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2029 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2030 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2031 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2032 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2033 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2034 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2035 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2036 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2037 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2038 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2039 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2040 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2041 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2042 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2043 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2044 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2045 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 2046 Asphalt Paving Replacement      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201 Asphalt Paving Annual Replace        | \$0          | \$133,900    | \$137,917    | \$142,055    | \$146,316    |
| 202 Paving Seal Coat - Annually          | \$50,000     | \$51,500     | \$53,045     | \$54,636     | \$56,275     |
| 205 (2021) Concrete & Paving Maint       | \$79,100     | \$0          | \$0          | \$0          | \$0          |
| 205 (2022) Concrete & Paving Maint       | \$0          | \$80,340     | \$0          | \$0          | \$0          |
| 205 (2023) Concrete & Paving Maint       | \$0          | \$0          | \$55,061     | \$0          | \$0          |
| 205 (2024) Concrete & Paving Maint       | \$0          | \$0          | \$0          | \$125,445    | \$0          |
| 205 (2025) Concrete & Paving Maint       | \$0          | \$0          | \$0          | \$0          | \$110,075    |
| 205 (2026) Concrete & Paving Maint       | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205 (2027) Concrete & Paving Maint       | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205 (2028) Concrete & Paving Maint       | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205 (2029) Concrete & Paving Maint       | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205 (2030) Concrete & Paving Maint       | \$0          | \$0          | \$0          | \$0          | \$0          |
| <b>Roofing &amp; Gutters</b>             |              |              |              |              |              |
| 1308 (2021-2029) LWT to Comp Shingle     | \$110,000    | \$113,300    | \$116,699    | \$120,200    | \$123,806    |
| 1308 LWT to Comp Shingle Roofs           | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310 (2039) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310 (2040) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310 (2041) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310 (2042) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310 (2043) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310 (2044) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310 (2045) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310 (2046) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310 (2047) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310 (2048) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310 (2049) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310 (2050) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310 (2051) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |

| Fiscal Year                                      |                                     | 2021        | 2022        | 2023        | 2024        | 2025        |
|--|-------------------------------------|-------------|-------------|-------------|-------------|-------------|
| 1310   | (2052) Malibu/Capistrano Tile Roofs | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1310   | (2053) Malibu/Capistrano Tile Roofs | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1310   | (2054) Malibu/Capistrano Tile Roofs | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1310   | (2055) Malibu/Capistrano Tile Roofs | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1311   | Metal Tile Roof 2030-2049 - Replace | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1314   | PVC Cool Roof System - Replace      | \$1,200,000 | \$1,236,000 | \$1,273,080 | \$1,311,272 | \$1,350,611 |
| 1316   | Roof Preventative Maintenance       | \$69,500    | \$71,585    | \$73,733    | \$75,945    | \$78,223    |
| 1317   | Emergency Roof Repairs              | \$110,000   | \$113,300   | \$116,699   | \$120,200   | \$123,806   |
| 1330   | (2040-2048) Gutter Repair/Replace   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1331   | (2020-2029) Gutter Repair/Replace   | \$100,000   | \$103,000   | \$106,090   | \$109,273   | \$112,551   |
| 1331   | (2030-2039) Gutter Repair/Replace   | \$0         | \$0         | \$0         | \$0         | \$0         |
| <b>Building Structures</b>                       |                                     |             |             |             |             |             |
| 151  | Damage Restoration                  | \$889,000   | \$915,670   | \$943,140   | \$971,434   | \$1,000,577 |
| 1860   | (2022) Fire Alarm Consultant        | \$0         | \$30,900    | \$0         | \$0         | \$0         |
| 1860   | (2023-2028) Fire Alarm System       | \$0         | \$0         | \$222,789   | \$0         | \$0         |
| 3210   | (2021-2025) MO/Carpentry/CP Panels  | \$610,000   | \$628,300   | \$647,149   | \$666,563   | \$686,560   |
| 3210   | (2026-2039) MO/Carpentry/CP Panels  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3210   | (2040-2050) MO/Carpentry/CP Panels  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3213   | (2021-2022) Bldg Structure Dry Rot  | \$1,025,000 | \$1,055,750 | \$0         | \$0         | \$0         |
| 3213   | (2023-2027) Bldg Structure Dry Rot  | \$0         | \$0         | \$544,242   | \$560,569   | \$577,386   |
| 3213   | (2028-2037) Bldg Structure Dry Rot  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3213   | (2038-2050) Bldg Structure Dry Rot  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2021) Bldg Struct Replacement      | \$500,000   | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2022) Bldg Struct Replacement      | \$0         | \$772,500   | \$0         | \$0         | \$0         |
| 3216   | (2023-2027) Bldg Struct Replacement | \$0         | \$0         | \$371,315   | \$382,454   | \$393,928   |
| 3216   | (2028-2037) Bldg Struct Replacement | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2038-2050) Bldg Struct Replacement | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3219   | (2021) Parapet Wall Removal         | \$300,000   | \$0         | \$0         | \$0         | \$0         |
| 3219   | (2022-2024) Parapet Wall Removal    | \$0         | \$247,200   | \$254,616   | \$262,254   | \$0         |
| 3220   | Bldg Struct Foundation Repairs      | \$75,000    | \$77,250    | \$79,568    | \$81,955    | \$84,413    |
| 3223   | (2022-2027) Storage Cabinets        | \$91,000    | \$93,730    | \$96,542    | \$99,438    | \$102,421   |
| 3225   | (2021) Glulam/Beam - Repair         | \$1,283,000 | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2022) Glulam/Beam - Repair         | \$0         | \$319,300   | \$0         | \$0         | \$0         |
| 3225   | (2024) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$163,909   | \$0         |
| 3225   | (2026) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2027) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2028) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2029) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2030) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3230   | (2021-2024) Bldg Rehab Dry Rot/Lead | \$280,000   | \$288,400   | \$297,052   | \$305,964   | \$0         |
| 3230   | Annual Bldg Rehab Dry Rot/Lead      | \$0         | \$0         | \$0         | \$0         | \$202,592   |
| <b>Decking Projects</b>                          |                                     |             |             |             |             |             |
| 150  | (2020-2025) Decks - Resurface       | \$293,000   | \$301,790   | \$310,844   | \$320,169   | \$329,774   |
| 150  | (2026-2050) Decks - Resurface       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 151  | Balcony Inspections                 | \$50,000    | \$51,500    | \$53,045    | \$54,636    | \$56,275    |
| 152  | Decks - Topcoat                     | \$132,000   | \$135,960   | \$140,039   | \$144,240   | \$148,567   |
| <b>Prior To Painting &amp; Painting Projects</b> |                                     |             |             |             |             |             |
| 153  | PTP Deck Resurface with Painting    | \$61,300    | \$63,139    | \$65,033    | \$66,984    | \$68,994    |
| 1115   | (2021) Full Cycle Exterior Painting | \$1,224,000 | \$1,260,720 | \$0         | \$0         | \$0         |
| 1115   | Annual Full Cycle Exterior Painting | \$0         | \$1,159,780 | \$1,194,573 | \$1,230,411 | \$1,267,323 |
| 1116   | Annual Paint Touch-Up               | \$221,000   | \$227,630   | \$234,459   | \$241,493   | \$248,737   |
| 1400   | Annual HIP Reflective Address Signs | \$37,200    | \$38,316    | \$39,465    | \$40,649    | \$41,869    |
| 1401   | (2021) Bldg # Signage Replacement   | \$81,000    | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2022) Bldg # Signage Replacement   | \$0         | \$83,430    | \$0         | \$0         | \$0         |
| 1401   | (2023) Bldg # Signage Replacement   | \$0         | \$0         | \$85,933    | \$0         | \$0         |
| 1401   | (2024) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$88,511    | \$0         |
| 1401   | (2025) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$91,166    |
| 1401   | (2026) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2027) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2028) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2029) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2030) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2901   | PTP Annual Lead Abatement           | \$0         | \$6,695     | \$6,896     | \$7,103     | \$7,316     |
| 2901   | PTP Annual Lead Abatement (2021)    | \$10,000    | \$10,300    | \$0         | \$0         | \$0         |
| 2902   | PTP Annual Asbestos Abate (2021)    | \$51,800    | \$53,354    | \$0         | \$0         | \$0         |
| 2902   | PTP Annual Asbestos Abatement       | \$0         | \$36,359    | \$37,450    | \$38,573    | \$39,730    |
| 2910   | (2021) PTP Repair Work              | \$632,000   | \$650,960   | \$0         | \$0         | \$0         |
| 2910   | (2022-2050) PTP Repair Work         | \$0         | \$644,780   | \$664,123   | \$684,047   | \$704,569   |

| Fiscal Year          |                                   | 2021     | 2022     | 2023      | 2024      | 2025      |
|----------------------|-----------------------------------|----------|----------|-----------|-----------|-----------|
| <b>Elevators</b>     |                                   |          |          |           |           |           |
| 2800                 | Miscellaneous Elevator Components | \$15,400 | \$15,862 | \$16,338  | \$16,828  | \$17,333  |
| 2801                 | (2034) Cab Door Replacement       | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2801                 | (2035) Cab Door Replacement       | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2801                 | (2036) Cab Door Replacement       | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2801                 | (2037) Cab Door Replacement       | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2801                 | (2038) Cab Door Replacement       | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2801                 | (2039) Cab Door Replacement       | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2801                 | (2040) Cab Door Replacement       | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2801                 | (2041) Cab Door Replacement       | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2802                 | (2021) Cab Door Operators Replace | \$49,500 | \$0      | \$0       | \$0       | \$0       |
| 2802                 | (2022) Cab Door Operators Replace | \$0      | \$50,985 | \$0       | \$0       | \$0       |
| 2802                 | (2023) Cab Door Operators Replace | \$0      | \$0      | \$52,515  | \$0       | \$0       |
| 2802                 | (2024) Cab Door Operators Replace | \$0      | \$0      | \$0       | \$54,090  | \$0       |
| 2802                 | (2045) Cab Door Operators Replace | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2802                 | (2046) Cab Door Operators Replace | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2802                 | (2047) Cab Door Operators Replace | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2802                 | (2048) Cab Door Operators Replace | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2802                 | (2049) Cab Door Operators Replace | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2802                 | (2050) Cab Door Operators Replace | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2804                 | (2021) Cab Remodel & Flooring     | \$63,100 | \$0      | \$0       | \$0       | \$0       |
| 2804                 | (2022) Cab Remodel & Flooring     | \$0      | \$64,993 | \$0       | \$0       | \$0       |
| 2804                 | (2023) Cab Remodel & Flooring     | \$0      | \$0      | \$66,943  | \$0       | \$0       |
| 2804                 | (2024) Cab Remodel & Flooring     | \$0      | \$0      | \$0       | \$68,951  | \$0       |
| 2806                 | (2023) Controllers & Call Buttons | \$0      | \$0      | \$625,931 | \$0       | \$0       |
| 2806                 | (2024) Controllers & Call Buttons | \$0      | \$0      | \$0       | \$644,709 | \$0       |
| 2806                 | (2025) Controllers & Call Buttons | \$0      | \$0      | \$0       | \$0       | \$664,050 |
| 2806                 | (2026) Controllers & Call Buttons | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2806                 | (2027) Controllers & Call Buttons | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2806                 | (2028) Controllers & Call Buttons | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2806                 | (2029) Controllers & Call Buttons | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2806                 | (2030) Controllers & Call Buttons | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2808                 | (2021) Hoistway Doors Replace     | \$38,000 | \$0      | \$0       | \$0       | \$0       |
| 2808                 | (2022) Hoistway Doors Replace     | \$0      | \$60,873 | \$0       | \$0       | \$0       |
| 2808                 | (2023) Hoistway Doors Replace     | \$0      | \$0      | \$47,316  | \$0       | \$0       |
| 2808                 | (2024) Hoistway Doors Replace     | \$0      | \$0      | \$0       | \$48,736  | \$0       |
| 2850                 | (2021) Machine Room Power Units   | \$71,500 | \$0      | \$0       | \$0       | \$0       |
| 2850                 | (2022) Machine Room Power Units   | \$0      | \$73,645 | \$0       | \$0       | \$0       |
| 2850                 | (2023) Machine Room Power Units   | \$0      | \$0      | \$75,854  | \$0       | \$0       |
| 2850                 | (2024) Machine Room Power Units   | \$0      | \$0      | \$0       | \$78,130  | \$0       |
| 2850                 | (2045) Machine Room Power Units   | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2850                 | (2046) Machine Room Power Units   | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2850                 | (2047) Machine Room Power Units   | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2850                 | (2048) Machine Room Power Units   | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2850                 | (2049) Machine Room Power Units   | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2850                 | (2050) Machine Room Power Units   | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2852                 | (2021) Solid State Soft Starters  | \$18,000 | \$0      | \$0       | \$0       | \$0       |
| 2852                 | (2022) Solid State Soft Starters  | \$0      | \$18,540 | \$0       | \$0       | \$0       |
| 2852                 | (2023) Solid State Soft Starters  | \$0      | \$0      | \$19,096  | \$0       | \$0       |
| 2852                 | (2024) Solid State Soft Starters  | \$0      | \$0      | \$0       | \$19,669  | \$0       |
| 2852                 | (2036) Solid State Soft Starters  | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2852                 | (2037) Solid State Soft Starters  | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2852                 | (2038) Solid State Soft Starters  | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2852                 | (2039) Solid State Soft Starters  | \$0      | \$0      | \$0       | \$0       | \$0       |
| 2852                 | (2040) Solid State Soft Starters  | \$0      | \$0      | \$0       | \$0       | \$0       |
| <b>Garden Villas</b> |                                   |          |          |           |           |           |
| 332                  | (2021) GV Water Heaters           | \$6,300  | \$0      | \$0       | \$0       | \$0       |
| 332                  | (2023) GV Water Heaters           | \$0      | \$0      | \$1,220   | \$0       | \$0       |
| 332                  | (2024) GV Water Heaters           | \$0      | \$0      | \$0       | \$1,257   | \$0       |
| 332                  | (2026) GV Water Heaters           | \$0      | \$0      | \$0       | \$0       | \$0       |
| 332                  | (2027) GV Water Heaters           | \$0      | \$0      | \$0       | \$0       | \$0       |
| 332                  | (2028) GV Water Heaters           | \$0      | \$0      | \$0       | \$0       | \$0       |
| 332                  | (2029) GV Water Heaters           | \$0      | \$0      | \$0       | \$0       | \$0       |
| 332                  | (2030) GV Water Heaters           | \$0      | \$0      | \$0       | \$0       | \$0       |
| 336                  | GV Rec Room Heat Pump             | \$2,000  | \$2,060  | \$2,122   | \$2,185   | \$2,251   |
| 912                  | (2021) GV Lobby Renovations       | \$75,150 | \$0      | \$0       | \$0       | \$0       |
| 912                  | (2022) GV Lobby Renovations       | \$0      | \$90,640 | \$0       | \$0       | \$0       |
| 912                  | (2026) GV Lobby Renovations       | \$0      | \$0      | \$0       | \$0       | \$0       |
| 912                  | (2027) GV Lobby Renovations       | \$0      | \$0      | \$0       | \$0       | \$0       |

| Fiscal Year                                 | 2021         | 2022         | 2023         | 2024         | 2025         |
|---|--------------|--------------|--------------|--------------|--------------|
| 912 (2028) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2029) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2030) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2031) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2032) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2033) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2034) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2035) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2036) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2037) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2038) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2039) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2040) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2021) Mail Room Renvoations            | \$500        | \$0          | \$0          | \$0          | \$0          |
| 915 (2026) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2027) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2028) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2029) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2030) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2031) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1950 (2022-2035) GV Concrete Filler         | \$0          | \$218,875    | \$225,441    | \$232,204    | \$239,171    |
| 1951 GV Recessed Area Carpet                | \$65,000     | \$66,950     | \$68,959     | \$71,027     | \$73,158     |
| <b>Lighting Replacement Projects</b>        |              |              |              |              |              |
| 360 Street Light Replacement                | \$29,000     | \$29,870     | \$30,766     | \$31,689     | \$32,640     |
| 370 Exterior Lighting Replacement           | \$50,000     | \$51,500     | \$53,045     | \$54,636     | \$56,275     |
| <b>Walls, Fencing &amp; Railings</b>        |              |              |              |              |              |
| 501 Common Interior Walls- Repair           | \$25,000     | \$25,750     | \$26,523     | \$27,318     | \$28,138     |
| 501 Perimeter Block Wall - Repair           | \$24,200     | \$24,926     | \$25,674     | \$26,444     | \$27,237     |
| 504 Shepherds Crooks - Replace/Repair       | \$147,500    | \$151,925    | \$156,483    | \$161,177    | \$166,013    |
| 516 Split Rail Fencing Replacement          | \$57,000     | \$58,710     | \$60,471     | \$62,285     | \$64,154     |
| <b>Laundry Facilities</b>                   |              |              |              |              |              |
| 603 (2021-2029) Epoxy Floors - Replace      | \$51,500     | \$53,045     | \$54,636     | \$56,275     | \$57,964     |
| 603 (2041) Epoxy Floors - Replace           | \$0          | \$0          | \$0          | \$0          | \$0          |
| 990 2021-2023 Countertops - Replace         | \$15,000     | \$15,450     | \$15,914     | \$0          | \$0          |
| 990 2034-2043 Countertops - Replace         | \$0          | \$0          | \$0          | \$0          | \$0          |
| 992 Commercial Washers - Replace            | \$62,000     | \$63,860     | \$65,776     | \$67,749     | \$69,782     |
| 993 Commercial Dryers - Replace             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2021) Laundry Water Heaters            | \$33,000     | \$0          | \$0          | \$0          | \$0          |
| 994 (2022) Laundry Water Heaters            | \$0          | \$13,493     | \$0          | \$0          | \$0          |
| 994 (2023) Laundry Water Heaters            | \$0          | \$0          | \$13,898     | \$0          | \$0          |
| 994 (2024) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$8,851      | \$0          |
| 994 (2025) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$18,233     |
| 994 (2026) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2027) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2028) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2029) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2030) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| <b>Sewer Lines, Water Lines &amp; Elect</b> |              |              |              |              |              |
| 318 (2021-2040) Waste Line Liners           | \$100,000    | \$103,000    | \$106,090    | \$109,273    | \$112,551    |
| 318 (2034-2047) GV Waste Line Liners        | \$0          | \$0          | \$0          | \$0          | \$0          |
| 319 (2021) Copper Water Lines               | \$500,000    | \$0          | \$0          | \$0          | \$0          |
| 319 (2022-2028) Copper Water Lines          | \$0          | \$309,000    | \$318,270    | \$327,818    | \$337,653    |
| 319 (2029) Copper Water Lines               | \$0          | \$0          | \$0          | \$0          | \$0          |
| 340 Elect System & Panel Replacement        | \$50,000     | \$51,500     | \$53,045     | \$54,636     | \$56,275     |
| 341 Heat Pumps/Wall Heaters, Replace        | \$9,500      | \$9,785      | \$10,079     | \$10,381     | \$10,692     |
| 2810 (2020-2028) Energy Consultant          | \$10,100     | \$10,403     | \$10,715     | \$11,037     | \$11,368     |
| <b>Grounds &amp; Miscellaneous</b>          |              |              |              |              |              |
| 450 Pedestal Mailboxes - Replace            | \$27,000     | \$27,810     | \$28,644     | \$29,504     | \$30,389     |
| <b>Landscape Projects</b>                   |              |              |              |              |              |
| 1020 Trees - Trim & Maintenance             | \$1,450,000  | \$1,493,500  | \$1,538,305  | \$1,584,454  | \$1,631,988  |
| 1022 Annual Modernization - Refurbish       | \$0          | \$113,300    | \$116,699    | \$120,200    | \$123,806    |
| 1022 Landscape Improvement & Restoration    | \$200,000    | \$206,000    | \$212,180    | \$218,545    | \$225,102    |
| 1024 Slope Renovations                      | \$600,000    | \$618,000    | \$636,540    | \$655,636    | \$675,305    |
| 1026 (2021) Turf Reduction Program          | \$19,000     | \$0          | \$0          | \$0          | \$0          |
| Total Expenses                              | \$14,101,950 | \$15,749,730 | \$13,504,780 | \$13,830,263 | \$13,388,377 |
| Ending Reserve Balance                      | \$15,643,651 | \$13,444,551 | \$14,727,690 | \$16,001,017 | \$18,045,308 |





| Fiscal Year                     |                                     | 2026         | 2027         | 2028         | 2029         | 2030         |
|---------------------------------|-------------------------------------|--------------|--------------|--------------|--------------|--------------|
| Starting Reserve Balance        |                                     | \$18,045,308 | \$20,054,644 | \$21,608,339 | \$23,961,340 | \$26,644,243 |
| Annual Reserve Contribution     |                                     | \$15,394,350 | \$15,702,237 | \$16,016,282 | \$16,336,608 | \$16,663,340 |
| Recommended Special Assessments |                                     | \$0          | \$0          | \$0          | \$0          | \$0          |
| Interest Earnings               |                                     | \$380,670    | \$416,269    | \$455,302    | \$505,618    | \$552,392    |
| Total Income                    |                                     | \$33,820,328 | \$36,173,150 | \$38,079,923 | \$40,803,566 | \$43,859,975 |
| # Component                     |                                     |              |              |              |              |              |
| <b>Paved Surfaces</b>           |                                     |              |              |              |              |              |
| 103                             | Parkway Concrete - Repair/Replace   | \$179,687    | \$185,078    | \$190,630    | \$196,349    | \$202,240    |
| 109                             | Creation of Golf Cart Parking       | \$28,982     | \$29,851     | \$30,747     | \$31,669     | \$32,619     |
| 109                             | Creation of Golf Cart Parking -2021 | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2021 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2022 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2023 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2024 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2025 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2026 Asphalt Paving Replacement     | \$400,297    | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2027 Asphalt Paving Replacement     | \$0          | \$410,276    | \$0          | \$0          | \$0          |
| 201                             | 2028 Asphalt Paving Replacement     | \$0          | \$0          | \$419,633    | \$0          | \$0          |
| 201                             | 2029 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$417,147    | \$0          |
| 201                             | 2030 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$427,313    |
| 201                             | 2031 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2032 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2033 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2034 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2035 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2036 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2037 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2038 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2039 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2040 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2041 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2042 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2043 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2044 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2045 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2046 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | Asphalt Paving Annual Replace       | \$150,706    | \$155,227    | \$159,884    | \$164,680    | \$169,621    |
| 202                             | Paving Seal Coat - Annually         | \$57,964     | \$59,703     | \$61,494     | \$63,339     | \$65,239     |
| 205                             | (2021) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2022) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2023) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2024) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2025) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2026) Concrete & Paving Maint      | \$60,862     | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2027) Concrete & Paving Maint      | \$0          | \$66,270     | \$0          | \$0          | \$0          |
| 205                             | (2028) Concrete & Paving Maint      | \$0          | \$0          | \$91,749     | \$0          | \$0          |
| 205                             | (2029) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$91,207     | \$0          |
| 205                             | (2030) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$95,640     |
| <b>Roofing &amp; Gutters</b>    |                                     |              |              |              |              |              |
| 1308                            | (2021-2029) LWT to Comp Shingle     | \$127,520    | \$131,346    | \$135,286    | \$139,345    | \$0          |
| 1308                            | LWT to Comp Shingle Roofs           | \$0          | \$0          | \$0          | \$0          | \$541,481    |
| 1310                            | (2039) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2040) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2041) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2042) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2043) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2044) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2045) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2046) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2047) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2048) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2049) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2050) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2051) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2052) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2053) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2054) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2055) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |

| Fiscal Year                                      |                                     | 2026        | 2027        | 2028        | 2029        | 2030        |
|--|-------------------------------------|-------------|-------------|-------------|-------------|-------------|
| 1311   | Metal Tile Roof 2030-2049 - Replace | \$0         | \$0         | \$0         | \$0         | \$284,441   |
| 1314   | PVC Cool Roof System - Replace      | \$1,391,129 | \$1,432,863 | \$1,475,849 | \$1,520,124 | \$1,565,728 |
| 1316   | Roof Preventative Maintenance       | \$80,570    | \$82,987    | \$85,476    | \$88,041    | \$90,682    |
| 1317   | Emergency Roof Repairs              | \$127,520   | \$131,346   | \$135,286   | \$139,345   | \$143,525   |
| 1330   | (2040-2048) Gutter Repair/Replace   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1331   | (2020-2029) Gutter Repair/Replace   | \$115,927   | \$119,405   | \$122,987   | \$126,677   | \$0         |
| 1331   | (2030-2039) Gutter Repair/Replace   | \$0         | \$0         | \$0         | \$0         | \$65,239    |
| <b>Building Structures</b>                       |                                     |             |             |             |             |             |
| 151  | Damage Restoration                  | \$1,030,595 | \$1,061,512 | \$1,093,358 | \$1,126,159 | \$1,159,943 |
| 1860   | (2022) Fire Alarm Consultant        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1860   | (2023-2028) Fire Alarm System       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3210   | (2021-2025) MO/Carpentry/CP Panels  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3210   | (2026-2039) MO/Carpentry/CP Panels  | \$417,339   | \$429,859   | \$442,755   | \$456,037   | \$469,718   |
| 3210   | (2040-2050) MO/Carpentry/CP Panels  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3213   | (2021-2022) Bldg Structure Dry Rot  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3213   | (2023-2027) Bldg Structure Dry Rot  | \$594,708   | \$612,549   | \$0         | \$0         | \$0         |
| 3213   | (2028-2037) Bldg Structure Dry Rot  | \$0         | \$0         | \$314,848   | \$324,293   | \$334,022   |
| 3213   | (2038-2050) Bldg Structure Dry Rot  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2021) Bldg Struct Replacement      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2022) Bldg Struct Replacement      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2023-2027) Bldg Struct Replacement | \$405,746   | \$417,918   | \$0         | \$0         | \$0         |
| 3216   | (2028-2037) Bldg Struct Replacement | \$0         | \$0         | \$215,228   | \$221,685   | \$228,335   |
| 3216   | (2038-2050) Bldg Struct Replacement | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3219   | (2021) Parapet Wall Removal         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3219   | (2022-2024) Parapet Wall Removal    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3220   | Bldg Struct Foundation Repairs      | \$86,946    | \$89,554    | \$92,241    | \$95,008    | \$97,858    |
| 3223   | (2022-2027) Storage Cabinets        | \$105,494   | \$108,659   | \$0         | \$0         | \$0         |
| 3225   | (2021) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2022) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2024) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2026) Glulam/Beam - Repair         | \$173,891   | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2027) Glulam/Beam - Repair         | \$0         | \$489,561   | \$0         | \$0         | \$0         |
| 3225   | (2028) Glulam/Beam - Repair         | \$0         | \$0         | \$252,124   | \$0         | \$0         |
| 3225   | (2029) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$190,016   | \$0         |
| 3225   | (2030) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$66,543    |
| 3230   | (2021-2024) Bldg Rehab Dry Rot/Lead | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3230   | Annual Bldg Rehab Dry Rot/Lead      | \$208,669   | \$214,929   | \$221,377   | \$228,019   | \$234,859   |
| <b>Decking Projects</b>                          |                                     |             |             |             |             |             |
| 150  | (2020-2025) Decks - Resurface       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 150  | (2026-2050) Decks - Resurface       | \$220,262   | \$226,870   | \$233,676   | \$240,686   | \$247,907   |
| 151  | Balcony Inspections                 | \$57,964    | \$59,703    | \$61,494    | \$63,339    | \$65,239    |
| 152  | Decks - Topcoat                     | \$153,024   | \$157,615   | \$162,343   | \$167,214   | \$172,230   |
| <b>Prior To Painting &amp; Painting Projects</b> |                                     |             |             |             |             |             |
| 153  | PTP Deck Resurface with Painting    | \$71,064    | \$73,195    | \$75,391    | \$77,653    | \$79,983    |
| 1115   | (2021) Full Cycle Exterior Painting | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1115   | Annual Full Cycle Exterior Painting | \$1,305,343 | \$1,344,503 | \$1,384,838 | \$1,426,383 | \$1,469,175 |
| 1116   | Annual Paint Touch-Up               | \$256,200   | \$263,886   | \$271,802   | \$279,956   | \$288,355   |
| 1400   | Annual HIP Reflective Address Signs | \$43,125    | \$44,419    | \$45,751    | \$47,124    | \$48,538    |
| 1401   | (2021) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2022) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2023) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2024) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2025) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2026) Bldg # Signage Replacement   | \$93,901    | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2027) Bldg # Signage Replacement   | \$0         | \$96,718    | \$0         | \$0         | \$0         |
| 1401   | (2028) Bldg # Signage Replacement   | \$0         | \$0         | \$99,620    | \$0         | \$0         |
| 1401   | (2029) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$102,608   | \$0         |
| 1401   | (2030) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$63,542    |
| 2901   | PTP Annual Lead Abatement           | \$7,535     | \$7,761     | \$7,994     | \$8,234     | \$8,481     |
| 2901   | PTP Annual Lead Abatement (2021)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2902   | PTP Annual Asbestos Abate (2021)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2902   | PTP Annual Asbestos Abatement       | \$40,922    | \$42,150    | \$43,415    | \$44,717    | \$46,058    |
| 2910   | (2021) PTP Repair Work              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2910   | (2022-2050) PTP Repair Work         | \$725,706   | \$747,477   | \$769,901   | \$792,998   | \$816,788   |
| <b>Elevators</b>                                 |                                     |             |             |             |             |             |
| 2800   | Miscellaneous Elevator Components   | \$17,853    | \$18,388    | \$18,940    | \$19,508    | \$20,094    |
| 2801   | (2034) Cab Door Replacement         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2801   | (2035) Cab Door Replacement         | \$0         | \$0         | \$0         | \$0         | \$0         |

| Fiscal Year                            | 2026      | 2027      | 2028      | 2029      | 2030      |
|--|-----------|-----------|-----------|-----------|-----------|
| 2801 (2036) Cab Door Replacement       | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2801 (2037) Cab Door Replacement       | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2801 (2038) Cab Door Replacement       | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2801 (2039) Cab Door Replacement       | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2801 (2040) Cab Door Replacement       | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2801 (2041) Cab Door Replacement       | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2021) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2022) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2023) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2024) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2045) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2046) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2047) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2048) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2049) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2050) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2804 (2021) Cab Remodel & Flooring     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2804 (2022) Cab Remodel & Flooring     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2804 (2023) Cab Remodel & Flooring     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2804 (2024) Cab Remodel & Flooring     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2023) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2024) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2025) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2026) Controllers & Call Buttons | \$683,972 | \$0       | \$0       | \$0       | \$0       |
| 2806 (2027) Controllers & Call Buttons | \$0       | \$704,491 | \$0       | \$0       | \$0       |
| 2806 (2028) Controllers & Call Buttons | \$0       | \$0       | \$725,626 | \$0       | \$0       |
| 2806 (2029) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$747,394 | \$0       |
| 2806 (2030) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$923,779 |
| 2808 (2021) Hoistway Doors Replace     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2808 (2022) Hoistway Doors Replace     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2808 (2023) Hoistway Doors Replace     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2808 (2024) Hoistway Doors Replace     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2021) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2022) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2023) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2024) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2045) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2046) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2047) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2048) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2049) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2050) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2021) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2022) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2023) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2024) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2036) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2037) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2038) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2039) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2040) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| <b>Garden Villas</b>                   |           |           |           |           |           |
| 332 (2021) GV Water Heaters            | \$0       | \$0       | \$0       | \$0       | \$0       |
| 332 (2023) GV Water Heaters            | \$0       | \$0       | \$0       | \$0       | \$0       |
| 332 (2024) GV Water Heaters            | \$0       | \$0       | \$0       | \$0       | \$0       |
| 332 (2026) GV Water Heaters            | \$1,971   | \$0       | \$0       | \$0       | \$0       |
| 332 (2027) GV Water Heaters            | \$0       | \$2,030   | \$0       | \$0       | \$0       |
| 332 (2028) GV Water Heaters            | \$0       | \$0       | \$10,946  | \$0       | \$0       |
| 332 (2029) GV Water Heaters            | \$0       | \$0       | \$0       | \$6,334   | \$0       |
| 332 (2030) GV Water Heaters            | \$0       | \$0       | \$0       | \$0       | \$7,829   |
| 336 GV Rec Room Heat Pump              | \$2,319   | \$2,388   | \$2,460   | \$2,534   | \$2,610   |
| 912 (2021) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$0       |
| 912 (2022) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$0       |
| 912 (2026) GV Lobby Renovations        | \$87,293  | \$0       | \$0       | \$0       | \$0       |
| 912 (2027) GV Lobby Renovations        | \$0       | \$119,883 | \$0       | \$0       | \$0       |
| 912 (2028) GV Lobby Renovations        | \$0       | \$0       | \$92,610  | \$0       | \$0       |
| 912 (2029) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$47,757  | \$0       |
| 912 (2030) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$114,690 |
| 912 (2031) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$0       |

| Fiscal Year                                 | 2026         | 2027         | 2028         | 2029         | 2030         |
|---|--------------|--------------|--------------|--------------|--------------|
| 912 (2032) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2033) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2034) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2035) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2036) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2037) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2038) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2039) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2040) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2021) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2026) Mail Room Renvoations            | \$92,742     | \$0          | \$0          | \$0          | \$0          |
| 915 (2027) Mail Room Renvoations            | \$0          | \$95,524     | \$0          | \$0          | \$0          |
| 915 (2028) Mail Room Renvoations            | \$0          | \$0          | \$98,390     | \$0          | \$0          |
| 915 (2029) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$101,342    | \$0          |
| 915 (2030) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$104,382    |
| 915 (2031) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1950 (2022-2035) GV Concrete Filler         | \$246,346    | \$253,736    | \$261,348    | \$269,189    | \$277,264    |
| 1951 GV Recessed Area Carpet                | \$75,353     | \$77,613     | \$79,942     | \$82,340     | \$84,810     |
| <b>Lighting Replacement Projects</b>        |              |              |              |              |              |
| 360 Street Light Replacement                | \$33,619     | \$34,628     | \$35,666     | \$36,736     | \$37,838     |
| 370 Exterior Lighting Replacement           | \$57,964     | \$59,703     | \$61,494     | \$63,339     | \$65,239     |
| <b>Walls, Fencing &amp; Railings</b>        |              |              |              |              |              |
| 501 Common Interior Walls- Repair           | \$28,982     | \$29,851     | \$30,747     | \$31,669     | \$32,619     |
| 501 Perimeter Block Wall - Repair           | \$28,054     | \$28,896     | \$29,763     | \$30,656     | \$31,576     |
| 504 Shepherds Crooks - Replace/Repair       | \$170,993    | \$176,123    | \$181,406    | \$186,849    | \$192,454    |
| 516 Split Rail Fencing Replacement          | \$66,079     | \$68,061     | \$70,103     | \$72,206     | \$74,372     |
| <b>Laundry Facilities</b>                   |              |              |              |              |              |
| 603 (2021-2029) Epoxy Floors - Replace      | \$59,703     | \$61,494     | \$63,339     | \$65,239     | \$0          |
| 603 (2041) Epoxy Floors - Replace           | \$0          | \$0          | \$0          | \$0          | \$0          |
| 990 2021-2023 Countertops - Replace         | \$0          | \$0          | \$0          | \$0          | \$0          |
| 990 2034-2043 Countertops - Replace         | \$0          | \$0          | \$0          | \$0          | \$0          |
| 992 Commercial Washers - Replace            | \$71,875     | \$74,031     | \$76,252     | \$78,540     | \$80,896     |
| 993 Commercial Dryers - Replace             | \$0          | \$46,568     | \$47,965     | \$49,404     | \$50,886     |
| 994 (2021) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2022) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2023) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2024) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2025) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2026) Laundry Water Heaters            | \$9,390      | \$0          | \$0          | \$0          | \$0          |
| 994 (2027) Laundry Water Heaters            | \$0          | \$7,284      | \$0          | \$0          | \$0          |
| 994 (2028) Laundry Water Heaters            | \$0          | \$0          | \$21,154     | \$0          | \$0          |
| 994 (2029) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$7,727      | \$0          |
| 994 (2030) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$42,275     |
| <b>Sewer Lines, Water Lines &amp; Elect</b> |              |              |              |              |              |
| 318 (2021-2040) Waste Line Liners           | \$115,927    | \$119,405    | \$122,987    | \$126,677    | \$130,477    |
| 318 (2034-2047) GV Waste Line Liners        | \$0          | \$0          | \$0          | \$0          | \$0          |
| 319 (2021) Copper Water Lines               | \$0          | \$0          | \$0          | \$0          | \$0          |
| 319 (2022-2028) Copper Water Lines          | \$347,782    | \$358,216    | \$368,962    | \$0          | \$0          |
| 319 (2029) Copper Water Lines               | \$0          | \$0          | \$0          | \$164,680    | \$169,621    |
| 340 Elect System & Panel Replacement        | \$57,964     | \$59,703     | \$61,494     | \$63,339     | \$65,239     |
| 341 Heat Pumps/Wall Heaters, Replace        | \$11,013     | \$11,343     | \$11,684     | \$12,034     | \$12,395     |
| 2810 (2020-2028) Energy Consultant          | \$11,709     | \$12,060     | \$12,422     | \$0          | \$0          |
| <b>Grounds &amp; Miscellaneous</b>          |              |              |              |              |              |
| 450 Pedestal Mailboxes - Replace            | \$31,300     | \$32,239     | \$33,207     | \$34,203     | \$35,229     |
| <b>Landscape Projects</b>                   |              |              |              |              |              |
| 1020 Trees - Trim & Maintenance             | \$1,680,947  | \$1,731,376  | \$1,783,317  | \$1,836,817  | \$1,891,921  |
| 1022 Annual Modernization - Refurbish       | \$127,520    | \$131,346    | \$135,286    | \$139,345    | \$143,525    |
| 1022 Landscape Improvement & Restoration    | \$231,855    | \$238,810    | \$245,975    | \$253,354    | \$260,955    |
| 1024 Slope Renovations                      | \$695,564    | \$716,431    | \$737,924    | \$760,062    | \$782,864    |
| 1026 (2021) Turf Reduction Program          | \$0          | \$0          | \$0          | \$0          | \$0          |
| Total Expenses                              | \$13,765,684 | \$14,564,811 | \$14,118,583 | \$14,159,323 | \$15,217,178 |
| Ending Reserve Balance                      | \$20,054,644 | \$21,608,339 | \$23,961,340 | \$26,644,243 | \$28,642,796 |

| Fiscal Year                     |                                     | 2031         | 2032         | 2033         | 2034         | 2035         |
|---------------------------------|-------------------------------------|--------------|--------------|--------------|--------------|--------------|
| Starting Reserve Balance        |                                     | \$28,642,796 | \$30,281,628 | \$33,290,881 | \$36,702,058 | \$39,689,294 |
| Annual Reserve Contribution     |                                     | \$16,996,607 | \$17,336,539 | \$17,683,269 | \$18,036,935 | \$18,397,673 |
| Recommended Special Assessments |                                     | \$0          | \$0          | \$0          | \$0          | \$0          |
| Interest Earnings               |                                     | \$588,734    | \$635,175    | \$699,323    | \$763,252    | \$823,255    |
| Total Income                    |                                     | \$46,228,137 | \$48,253,342 | \$51,673,474 | \$55,502,245 | \$58,910,223 |
| # Component                     |                                     |              |              |              |              |              |
| <b>Paved Surfaces</b>           |                                     |              |              |              |              |              |
| 103                             | Parkway Concrete - Repair/Replace   | \$208,307    | \$214,556    | \$220,993    | \$227,623    | \$234,451    |
| 109                             | Creation of Golf Cart Parking       | \$0          | \$0          | \$0          | \$0          | \$0          |
| 109                             | Creation of Golf Cart Parking -2021 | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2021 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2022 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2023 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2024 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2025 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2026 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2027 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2028 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2029 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2030 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2031 Asphalt Paving Replacement     | \$442,820    | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2032 Asphalt Paving Replacement     | \$0          | \$446,277    | \$0          | \$0          | \$0          |
| 201                             | 2033 Asphalt Paving Replacement     | \$0          | \$0          | \$461,519    | \$0          | \$0          |
| 201                             | 2034 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$418,826    | \$0          |
| 201                             | 2035 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$457,256    |
| 201                             | 2036 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2037 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2038 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2039 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2040 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2041 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2042 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2043 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2044 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2045 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2046 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | Asphalt Paving Annual Replace       | \$174,709    | \$179,950    | \$185,349    | \$190,909    | \$196,637    |
| 202                             | Paving Seal Coat - Annually         | \$67,196     | \$69,212     | \$71,288     | \$73,427     | \$75,629     |
| 205                             | (2021) Concrete & Paving Maint      | \$106,304    | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2022) Concrete & Paving Maint      | \$0          | \$107,970    | \$0          | \$0          | \$0          |
| 205                             | (2023) Concrete & Paving Maint      | \$0          | \$0          | \$73,997     | \$0          | \$0          |
| 205                             | (2024) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$168,588    | \$0          |
| 205                             | (2025) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$147,931    |
| 205                             | (2026) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2027) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2028) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2029) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2030) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| <b>Roofing &amp; Gutters</b>    |                                     |              |              |              |              |              |
| 1308                            | (2021-2029) LWT to Comp Shingle     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1308                            | LWT to Comp Shingle Roofs           | \$557,725    | \$574,457    | \$591,691    | \$609,441    | \$627,725    |
| 1310                            | (2039) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2040) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2041) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2042) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2043) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2044) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2045) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2046) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2047) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2048) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2049) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2050) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2051) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2052) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2053) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2054) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2055) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |



| Fiscal Year                                      |                                     | 2031        | 2032        | 2033        | 2034        | 2035        |
|--|-------------------------------------|-------------|-------------|-------------|-------------|-------------|
| 1311   | Metal Tile Roof 2030-2049 - Replace | \$292,974   | \$301,763   | \$310,816   | \$320,140   | \$329,745   |
| 1314   | PVC Cool Roof System - Replace      | \$1,612,700 | \$1,661,081 | \$1,710,913 | \$1,762,240 | \$1,815,108 |
| 1316   | Roof Preventative Maintenance       | \$93,402    | \$96,204    | \$99,090    | \$102,063   | \$105,125   |
| 1317   | Emergency Roof Repairs              | \$147,831   | \$152,266   | \$156,834   | \$161,539   | \$166,385   |
| 1330   | (2040-2048) Gutter Repair/Replace   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1331   | (2020-2029) Gutter Repair/Replace   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1331   | (2030-2039) Gutter Repair/Replace   | \$67,196    | \$69,212    | \$71,288    | \$73,427    | \$75,629    |
| <b>Building Structures</b>                       |                                     |             |             |             |             |             |
| 151  | Damage Restoration                  | \$1,194,742 | \$1,230,584 | \$1,267,501 | \$1,305,526 | \$1,344,692 |
| 1860   | (2022) Fire Alarm Consultant        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1860   | (2023-2028) Fire Alarm System       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3210   | (2021-2025) MO/Carpentry/CP Panels  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3210   | (2026-2039) MO/Carpentry/CP Panels  | \$483,810   | \$498,324   | \$513,274   | \$528,672   | \$544,532   |
| 3210   | (2040-2050) MO/Carpentry/CP Panels  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3213   | (2021-2022) Bldg Structure Dry Rot  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3213   | (2023-2027) Bldg Structure Dry Rot  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3213   | (2028-2037) Bldg Structure Dry Rot  | \$344,043   | \$354,364   | \$364,995   | \$375,945   | \$387,223   |
| 3213   | (2038-2050) Bldg Structure Dry Rot  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2021) Bldg Struct Replacement      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2022) Bldg Struct Replacement      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2023-2027) Bldg Struct Replacement | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2028-2037) Bldg Struct Replacement | \$235,185   | \$242,241   | \$249,508   | \$256,993   | \$264,703   |
| 3216   | (2038-2050) Bldg Struct Replacement | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3219   | (2021) Parapet Wall Removal         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3219   | (2022-2024) Parapet Wall Removal    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3220   | Bldg Struct Foundation Repairs      | \$100,794   | \$103,818   | \$106,932   | \$110,140   | \$113,444   |
| 3223   | (2022-2027) Storage Cabinets        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2021) Glulam/Beam - Repair         | \$1,724,245 | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2022) Glulam/Beam - Repair         | \$0         | \$429,112   | \$0         | \$0         | \$0         |
| 3225   | (2024) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$220,280   | \$0         |
| 3225   | (2026) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2027) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2028) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2029) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2030) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3230   | (2021-2024) Bldg Rehab Dry Rot/Lead | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3230   | Annual Bldg Rehab Dry Rot/Lead      | \$241,905   | \$249,162   | \$256,637   | \$264,336   | \$272,266   |
| <b>Decking Projects</b>                          |                                     |             |             |             |             |             |
| 150  | (2020-2025) Decks - Resurface       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 150  | (2026-2050) Decks - Resurface       | \$255,344   | \$263,004   | \$270,895   | \$279,021   | \$287,392   |
| 151  | Balcony Inspections                 | \$67,196    | \$69,212    | \$71,288    | \$73,427    | \$75,629    |
| 152  | Decks - Topcoat                     | \$177,397   | \$182,719   | \$188,200   | \$193,846   | \$199,662   |
| <b>Prior To Painting &amp; Painting Projects</b> |                                     |             |             |             |             |             |
| 153  | PTP Deck Resurface with Painting    | \$82,382    | \$84,854    | \$87,399    | \$90,021    | \$92,722    |
| 1115   | (2021) Full Cycle Exterior Painting | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1115   | Annual Full Cycle Exterior Painting | \$1,513,250 | \$1,558,647 | \$1,605,407 | \$1,653,569 | \$1,703,176 |
| 1116   | Annual Paint Touch-Up               | \$297,006   | \$305,916   | \$315,093   | \$324,546   | \$334,282   |
| 1400   | Annual HIP Reflective Address Signs | \$49,994    | \$51,493    | \$53,038    | \$54,629    | \$56,268    |
| 1401   | (2021) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2022) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2023) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2024) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2025) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2026) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2027) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2028) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2029) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2030) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2901   | PTP Annual Lead Abatement           | \$8,735     | \$8,998     | \$9,267     | \$9,545     | \$9,832     |
| 2901   | PTP Annual Lead Abatement (2021)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2902   | PTP Annual Asbestos Abate (2021)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2902   | PTP Annual Asbestos Abatement       | \$47,440    | \$48,863    | \$50,329    | \$51,839    | \$53,394    |
| 2910   | (2021) PTP Repair Work              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2910   | (2022-2050) PTP Repair Work         | \$841,292   | \$866,530   | \$892,526   | \$919,302   | \$946,881   |
| <b>Elevators</b>                                 |                                     |             |             |             |             |             |
| 2800   | Miscellaneous Elevator Components   | \$20,696    | \$21,317    | \$21,957    | \$22,615    | \$23,294    |
| 2801   | (2034) Cab Door Replacement         | \$0         | \$0         | \$0         | \$92,518    | \$0         |
| 2801   | (2035) Cab Door Replacement         | \$0         | \$0         | \$0         | \$0         | \$226,888   |

| Fiscal Year                            | 2031      | 2032    | 2033    | 2034    | 2035    |
|--|-----------|---------|---------|---------|---------|
| 2801 (2036) Cab Door Replacement       | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2801 (2037) Cab Door Replacement       | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2801 (2038) Cab Door Replacement       | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2801 (2039) Cab Door Replacement       | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2801 (2040) Cab Door Replacement       | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2801 (2041) Cab Door Replacement       | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2802 (2021) Cab Door Operators Replace | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2802 (2022) Cab Door Operators Replace | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2802 (2023) Cab Door Operators Replace | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2802 (2024) Cab Door Operators Replace | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2802 (2045) Cab Door Operators Replace | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2802 (2046) Cab Door Operators Replace | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2802 (2047) Cab Door Operators Replace | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2802 (2048) Cab Door Operators Replace | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2802 (2049) Cab Door Operators Replace | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2802 (2050) Cab Door Operators Replace | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2804 (2021) Cab Remodel & Flooring     | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2804 (2022) Cab Remodel & Flooring     | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2804 (2023) Cab Remodel & Flooring     | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2804 (2024) Cab Remodel & Flooring     | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2806 (2023) Controllers & Call Buttons | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2806 (2024) Controllers & Call Buttons | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2806 (2025) Controllers & Call Buttons | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2806 (2026) Controllers & Call Buttons | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2806 (2027) Controllers & Call Buttons | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2806 (2028) Controllers & Call Buttons | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2806 (2029) Controllers & Call Buttons | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2806 (2030) Controllers & Call Buttons | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2808 (2021) Hoistway Doors Replace     | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2808 (2022) Hoistway Doors Replace     | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2808 (2023) Hoistway Doors Replace     | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2808 (2024) Hoistway Doors Replace     | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2850 (2021) Machine Room Power Units   | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2850 (2022) Machine Room Power Units   | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2850 (2023) Machine Room Power Units   | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2850 (2024) Machine Room Power Units   | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2850 (2045) Machine Room Power Units   | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2850 (2046) Machine Room Power Units   | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2850 (2047) Machine Room Power Units   | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2850 (2048) Machine Room Power Units   | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2850 (2049) Machine Room Power Units   | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2850 (2050) Machine Room Power Units   | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2852 (2021) Solid State Soft Starters  | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2852 (2022) Solid State Soft Starters  | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2852 (2023) Solid State Soft Starters  | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2852 (2024) Solid State Soft Starters  | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2852 (2036) Solid State Soft Starters  | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2852 (2037) Solid State Soft Starters  | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2852 (2038) Solid State Soft Starters  | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2852 (2039) Solid State Soft Starters  | \$0       | \$0     | \$0     | \$0     | \$0     |
| 2852 (2040) Solid State Soft Starters  | \$0       | \$0     | \$0     | \$0     | \$0     |
| <b>Garden Villas</b>                   |           |         |         |         |         |
| 332 (2021) GV Water Heaters            | \$8,467   | \$0     | \$0     | \$0     | \$0     |
| 332 (2023) GV Water Heaters            | \$0       | \$0     | \$1,640 | \$0     | \$0     |
| 332 (2024) GV Water Heaters            | \$0       | \$0     | \$0     | \$1,689 | \$0     |
| 332 (2026) GV Water Heaters            | \$0       | \$0     | \$0     | \$0     | \$0     |
| 332 (2027) GV Water Heaters            | \$0       | \$0     | \$0     | \$0     | \$0     |
| 332 (2028) GV Water Heaters            | \$0       | \$0     | \$0     | \$0     | \$0     |
| 332 (2029) GV Water Heaters            | \$0       | \$0     | \$0     | \$0     | \$0     |
| 332 (2030) GV Water Heaters            | \$0       | \$0     | \$0     | \$0     | \$0     |
| 336 GV Rec Room Heat Pump              | \$2,688   | \$2,768 | \$2,852 | \$2,937 | \$3,025 |
| 912 (2021) GV Lobby Renovations        | \$0       | \$0     | \$0     | \$0     | \$0     |
| 912 (2022) GV Lobby Renovations        | \$0       | \$0     | \$0     | \$0     | \$0     |
| 912 (2026) GV Lobby Renovations        | \$0       | \$0     | \$0     | \$0     | \$0     |
| 912 (2027) GV Lobby Renovations        | \$0       | \$0     | \$0     | \$0     | \$0     |
| 912 (2028) GV Lobby Renovations        | \$0       | \$0     | \$0     | \$0     | \$0     |
| 912 (2029) GV Lobby Renovations        | \$0       | \$0     | \$0     | \$0     | \$0     |
| 912 (2030) GV Lobby Renovations        | \$0       | \$0     | \$0     | \$0     | \$0     |
| 912 (2031) GV Lobby Renovations        | \$118,130 | \$0     | \$0     | \$0     | \$0     |



| Fiscal Year                                 | 2031         | 2032         | 2033         | 2034         | 2035         |
|---|--------------|--------------|--------------|--------------|--------------|
| 912 (2032) GV Lobby Renovations             | \$0          | \$86,930     | \$0          | \$0          | \$0          |
| 912 (2033) GV Lobby Renovations             | \$0          | \$0          | \$125,324    | \$0          | \$0          |
| 912 (2034) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$37,007     | \$0          |
| 912 (2035) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$38,117     |
| 912 (2036) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2037) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2038) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2039) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2040) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2021) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2026) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2027) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2028) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2029) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2030) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2031) Mail Room Renovations            | \$32,254     | \$0          | \$0          | \$0          | \$0          |
| 1950 (2022-2035) GV Concrete Filler         | \$285,582    | \$294,150    | \$302,974    | \$312,063    | \$321,425    |
| 1951 GV Recessed Area Carpet                | \$87,355     | \$89,975     | \$92,674     | \$95,455     | \$98,318     |
| <b>Lighting Replacement Projects</b>        |              |              |              |              |              |
| 360 Street Light Replacement                | \$38,974     | \$40,143     | \$41,347     | \$42,587     | \$43,865     |
| 370 Exterior Lighting Replacement           | \$67,196     | \$69,212     | \$71,288     | \$73,427     | \$75,629     |
| <b>Walls, Fencing &amp; Railings</b>        |              |              |              |              |              |
| 501 Common Interior Walls- Repair           | \$33,598     | \$34,606     | \$35,644     | \$36,713     | \$37,815     |
| 501 Perimeter Block Wall - Repair           | \$32,523     | \$33,498     | \$34,503     | \$35,539     | \$36,605     |
| 504 Shepherds Crooks - Replace/Repair       | \$198,228    | \$204,174    | \$210,300    | \$216,609    | \$223,107    |
| 516 Split Rail Fencing Replacement          | \$76,603     | \$78,901     | \$81,268     | \$83,706     | \$86,218     |
| <b>Laundry Facilities</b>                   |              |              |              |              |              |
| 603 (2021-2029) Epoxy Floors - Replace      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 603 (2041) Epoxy Floors - Replace           | \$0          | \$0          | \$0          | \$0          | \$0          |
| 990 2021-2023 Countertops - Replace         | \$0          | \$0          | \$0          | \$0          | \$0          |
| 990 2034-2043 Countertops - Replace         | \$0          | \$0          | \$0          | \$22,762     | \$23,445     |
| 992 Commercial Washers - Replace            | \$83,323     | \$85,822     | \$88,397     | \$91,049     | \$93,781     |
| 993 Commercial Dryers - Replace             | \$52,413     | \$53,985     | \$55,605     | \$57,273     | \$58,991     |
| 994 (2021) Laundry Water Heaters            | \$44,349     | \$0          | \$0          | \$0          | \$0          |
| 994 (2022) Laundry Water Heaters            | \$0          | \$18,133     | \$0          | \$0          | \$0          |
| 994 (2023) Laundry Water Heaters            | \$0          | \$0          | \$18,677     | \$0          | \$0          |
| 994 (2024) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$11,895     | \$0          |
| 994 (2025) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$24,504     |
| 994 (2026) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2027) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2028) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2029) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2030) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| <b>Sewer Lines, Water Lines &amp; Elect</b> |              |              |              |              |              |
| 318 (2021-2040) Waste Line Liners           | \$134,392    | \$138,423    | \$142,576    | \$146,853    | \$151,259    |
| 318 (2034-2047) GV Waste Line Liners        | \$0          | \$0          | \$0          | \$120,420    | \$124,032    |
| 319 (2021) Copper Water Lines               | \$0          | \$0          | \$0          | \$0          | \$0          |
| 319 (2022-2028) Copper Water Lines          | \$0          | \$0          | \$0          | \$0          | \$0          |
| 319 (2029) Copper Water Lines               | \$174,709    | \$179,950    | \$185,349    | \$190,909    | \$196,637    |
| 340 Elect System & Panel Replacement        | \$67,196     | \$69,212     | \$71,288     | \$73,427     | \$75,629     |
| 341 Heat Pumps/Wall Heaters, Replace        | \$12,767     | \$13,150     | \$13,545     | \$13,951     | \$14,370     |
| 2810 (2020-2028) Energy Consultant          | \$0          | \$0          | \$0          | \$0          | \$0          |
| <b>Grounds &amp; Miscellaneous</b>          |              |              |              |              |              |
| 450 Pedestal Mailboxes - Replace            | \$36,286     | \$37,374     | \$38,496     | \$39,650     | \$40,840     |
| <b>Landscape Projects</b>                   |              |              |              |              |              |
| 1020 Trees - Trim & Maintenance             | \$1,948,679  | \$2,007,139  | \$2,067,353  | \$2,129,374  | \$2,193,255  |
| 1022 Annual Modernization - Refurbish       | \$147,831    | \$152,266    | \$156,834    | \$161,539    | \$166,385    |
| 1022 Landscape Improvement & Restoration    | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1024 Slope Renovations                      | \$806,350    | \$830,540    | \$855,457    | \$881,120    | \$907,554    |
| 1026 (2021) Turf Reduction Program          | \$0          | \$0          | \$0          | \$0          | \$0          |
| Total Expenses                              | \$15,946,509 | \$14,962,461 | \$14,971,416 | \$15,812,951 | \$16,202,710 |
| Ending Reserve Balance                      | \$30,281,628 | \$33,290,881 | \$36,702,058 | \$39,689,294 | \$42,707,513 |

| Fiscal Year                     |                                     | 2036         | 2037         | 2038         | 2039         | 2040         |
|---------------------------------|-------------------------------------|--------------|--------------|--------------|--------------|--------------|
| Starting Reserve Balance        |                                     | \$42,707,513 | \$45,581,408 | \$47,987,159 | \$50,930,459 | \$52,885,524 |
| Annual Reserve Contribution     |                                     | \$18,765,627 | \$19,140,940 | \$19,523,758 | \$19,914,233 | \$20,312,518 |
| Recommended Special Assessments |                                     | \$0          | \$0          | \$0          | \$0          | \$0          |
| Interest Earnings               |                                     | \$882,125    | \$934,876    | \$988,320    | \$1,037,261  | \$1,075,134  |
| Total Income                    |                                     | \$62,355,265 | \$65,657,224 | \$68,499,237 | \$71,881,953 | \$74,273,177 |
| # Component                     |                                     |              |              |              |              |              |
| <b>Paved Surfaces</b>           |                                     |              |              |              |              |              |
| 103                             | Parkway Concrete - Repair/Replace   | \$241,485    | \$248,729    | \$256,191    | \$263,877    | \$271,793    |
| 109                             | Creation of Golf Cart Parking       | \$0          | \$0          | \$0          | \$0          | \$0          |
| 109                             | Creation of Golf Cart Parking -2021 | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2021 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2022 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2023 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2024 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2025 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2026 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2027 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2028 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2029 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2030 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2031 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2032 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2033 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2034 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2035 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2036 Asphalt Paving Replacement     | \$444,955    | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2037 Asphalt Paving Replacement     | \$0          | \$432,468    | \$0          | \$0          | \$0          |
| 201                             | 2038 Asphalt Paving Replacement     | \$0          | \$0          | \$447,261    | \$0          | \$0          |
| 201                             | 2039 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$459,146    | \$0          |
| 201                             | 2040 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$429,609    |
| 201                             | 2041 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2042 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2043 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2044 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2045 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2046 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | Asphalt Paving Annual Replace       | \$202,536    | \$208,612    | \$214,870    | \$221,316    | \$227,956    |
| 202                             | Paving Seal Coat - Annually         | \$77,898     | \$80,235     | \$82,642     | \$85,122     | \$87,675     |
| 205                             | (2021) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2022) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2023) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2024) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2025) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2026) Concrete & Paving Maint      | \$81,793     | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2027) Concrete & Paving Maint      | \$0          | \$89,061     | \$0          | \$0          | \$0          |
| 205                             | (2028) Concrete & Paving Maint      | \$0          | \$0          | \$123,302    | \$0          | \$0          |
| 205                             | (2029) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$122,575    | \$0          |
| 205                             | (2030) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$128,532    |
| <b>Roofing &amp; Gutters</b>    |                                     |              |              |              |              |              |
| 1308                            | (2021-2029) LWT to Comp Shingle     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1308                            | LWT to Comp Shingle Roofs           | \$646,556    | \$665,953    | \$685,932    | \$706,510    | \$727,705    |
| 1310                            | (2039) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$1,276,825  | \$0          |
| 1310                            | (2040) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$1,823,646  |
| 1310                            | (2041) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2042) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2043) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2044) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2045) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2046) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2047) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2048) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2049) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2050) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2051) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2052) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2053) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2054) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2055) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |

| Fiscal Year                                      |                                     | 2036        | 2037        | 2038        | 2039        | 2040        |
|--|-------------------------------------|-------------|-------------|-------------|-------------|-------------|
| 1311   | Metal Tile Roof 2030-2049 - Replace | \$339,637   | \$349,826   | \$360,321   | \$371,130   | \$382,264   |
| 1314   | PVC Cool Roof System - Replace      | \$1,869,561 | \$1,925,648 | \$1,983,417 | \$2,042,920 | \$2,104,207 |
| 1316   | Roof Preventative Maintenance       | \$108,279   | \$111,527   | \$114,873   | \$118,319   | \$121,869   |
| 1317   | Emergency Roof Repairs              | \$171,376   | \$176,518   | \$181,813   | \$187,268   | \$192,886   |
| 1330   | (2040-2048) Gutter Repair/Replace   | \$0         | \$0         | \$0         | \$0         | \$306,864   |
| 1331   | (2020-2029) Gutter Repair/Replace   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1331   | (2030-2039) Gutter Repair/Replace   | \$77,898    | \$80,235    | \$82,642    | \$85,122    | \$87,675    |
| <b>Building Structures</b>                       |                                     |             |             |             |             |             |
| 151  | Damage Restoration                  | \$1,385,033 | \$1,426,584 | \$1,469,382 | \$1,513,463 | \$1,558,867 |
| 1860   | (2022) Fire Alarm Consultant        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1860   | (2023-2028) Fire Alarm System       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3210   | (2021-2025) MO/Carpentry/CP Panels  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3210   | (2026-2039) MO/Carpentry/CP Panels  | \$560,868   | \$577,694   | \$595,025   | \$612,876   | \$0         |
| 3210   | (2040-2050) MO/Carpentry/CP Panels  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3213   | (2021-2022) Bldg Structure Dry Rot  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3213   | (2023-2027) Bldg Structure Dry Rot  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3213   | (2028-2037) Bldg Structure Dry Rot  | \$398,840   | \$410,805   | \$0         | \$0         | \$0         |
| 3213   | (2038-2050) Bldg Structure Dry Rot  | \$0         | \$0         | \$211,564   | \$217,911   | \$224,449   |
| 3216   | (2021) Bldg Struct Replacement      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2022) Bldg Struct Replacement      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2023-2027) Bldg Struct Replacement | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2028-2037) Bldg Struct Replacement | \$272,644   | \$280,824   | \$0         | \$0         | \$0         |
| 3216   | (2038-2050) Bldg Struct Replacement | \$0         | \$0         | \$144,624   | \$148,963   | \$153,432   |
| 3219   | (2021) Parapet Wall Removal         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3219   | (2022-2024) Parapet Wall Removal    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3220   | Bldg Struct Foundation Repairs      | \$116,848   | \$120,353   | \$123,964   | \$127,682   | \$131,513   |
| 3223   | (2022-2027) Storage Cabinets        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2021) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2022) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2024) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2026) Glulam/Beam - Repair         | \$233,695   | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2027) Glulam/Beam - Repair         | \$0         | \$657,930   | \$0         | \$0         | \$0         |
| 3225   | (2028) Glulam/Beam - Repair         | \$0         | \$0         | \$338,834   | \$0         | \$0         |
| 3225   | (2029) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$255,365   | \$0         |
| 3225   | (2030) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$89,429    |
| 3230   | (2021-2024) Bldg Rehab Dry Rot/Lead | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3230   | Annual Bldg Rehab Dry Rot/Lead      | \$280,434   | \$288,847   | \$297,513   | \$306,438   | \$315,631   |
| <b>Decking Projects</b>                          |                                     |             |             |             |             |             |
| 150  | (2020-2025) Decks - Resurface       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 150  | (2026-2050) Decks - Resurface       | \$296,014   | \$304,894   | \$314,041   | \$323,462   | \$333,166   |
| 151  | Balcony Inspections                 | \$77,898    | \$80,235    | \$82,642    | \$85,122    | \$87,675    |
| 152  | Decks - Topcoat                     | \$205,652   | \$211,821   | \$218,176   | \$224,721   | \$231,463   |
| <b>Prior To Painting &amp; Painting Projects</b> |                                     |             |             |             |             |             |
| 153  | PTP Deck Resurface with Painting    | \$95,503    | \$98,369    | \$101,320   | \$104,359   | \$107,490   |
| 1115   | (2021) Full Cycle Exterior Painting | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1115   | Annual Full Cycle Exterior Painting | \$1,754,271 | \$1,806,899 | \$1,861,106 | \$1,916,940 | \$1,974,448 |
| 1116   | Annual Paint Touch-Up               | \$344,311   | \$354,640   | \$365,279   | \$376,238   | \$387,525   |
| 1400   | Annual HIP Reflective Address Signs | \$57,956    | \$59,695    | \$61,486    | \$63,331    | \$65,230    |
| 1401   | (2021) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2022) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2023) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2024) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2025) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2026) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2027) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2028) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2029) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2030) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2901   | PTP Annual Lead Abatement           | \$10,127    | \$10,431    | \$10,744    | \$11,066    | \$11,398    |
| 2901   | PTP Annual Lead Abatement (2021)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2902   | PTP Annual Asbestos Abate (2021)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2902   | PTP Annual Asbestos Abatement       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2910   | (2021) PTP Repair Work              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2910   | (2022-2050) PTP Repair Work         | \$975,288   | \$1,004,546 | \$1,034,683 | \$1,065,723 | \$1,097,695 |
| <b>Elevators</b>                                 |                                     |             |             |             |             |             |
| 2800   | Miscellaneous Elevator Components   | \$23,993    | \$24,712    | \$25,454    | \$26,217    | \$27,004    |
| 2801   | (2034) Cab Door Replacement         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2801   | (2035) Cab Door Replacement         | \$0         | \$0         | \$0         | \$0         | \$0         |

| Fiscal Year                            | 2036      | 2037      | 2038      | 2039      | 2040      |
|--|-----------|-----------|-----------|-----------|-----------|
| 2801 (2036) Cab Door Replacement       | \$233,695 | \$0       | \$0       | \$0       | \$0       |
| 2801 (2037) Cab Door Replacement       | \$0       | \$240,706 | \$0       | \$0       | \$0       |
| 2801 (2038) Cab Door Replacement       | \$0       | \$0       | \$247,927 | \$0       | \$0       |
| 2801 (2039) Cab Door Replacement       | \$0       | \$0       | \$0       | \$255,365 | \$0       |
| 2801 (2040) Cab Door Replacement       | \$0       | \$0       | \$0       | \$0       | \$263,026 |
| 2801 (2041) Cab Door Replacement       | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2021) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2022) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2023) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2024) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2045) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2046) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2047) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2048) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2049) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2050) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2804 (2021) Cab Remodel & Flooring     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2804 (2022) Cab Remodel & Flooring     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2804 (2023) Cab Remodel & Flooring     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2804 (2024) Cab Remodel & Flooring     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2023) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2024) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2025) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2026) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2027) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2028) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2029) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2030) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2808 (2021) Hoistway Doors Replace     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2808 (2022) Hoistway Doors Replace     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2808 (2023) Hoistway Doors Replace     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2808 (2024) Hoistway Doors Replace     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2021) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2022) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2023) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2024) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2045) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2046) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2047) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2048) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2049) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2050) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2021) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2022) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2023) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2024) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2036) Solid State Soft Starters  | \$56,087  | \$0       | \$0       | \$0       | \$0       |
| 2852 (2037) Solid State Soft Starters  | \$0       | \$57,769  | \$0       | \$0       | \$0       |
| 2852 (2038) Solid State Soft Starters  | \$0       | \$0       | \$59,503  | \$0       | \$0       |
| 2852 (2039) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$61,288  | \$0       |
| 2852 (2040) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$31,563  |
| <b>Garden Villas</b>                   |           |           |           |           |           |
| 332 (2021) GV Water Heaters            | \$0       | \$0       | \$0       | \$0       | \$0       |
| 332 (2023) GV Water Heaters            | \$0       | \$0       | \$0       | \$0       | \$0       |
| 332 (2024) GV Water Heaters            | \$0       | \$0       | \$0       | \$0       | \$0       |
| 332 (2026) GV Water Heaters            | \$2,649   | \$0       | \$0       | \$0       | \$0       |
| 332 (2027) GV Water Heaters            | \$0       | \$2,728   | \$0       | \$0       | \$0       |
| 332 (2028) GV Water Heaters            | \$0       | \$0       | \$14,710  | \$0       | \$0       |
| 332 (2029) GV Water Heaters            | \$0       | \$0       | \$0       | \$8,512   | \$0       |
| 332 (2030) GV Water Heaters            | \$0       | \$0       | \$0       | \$0       | \$10,521  |
| 336 GV Rec Room Heat Pump              | \$3,116   | \$3,209   | \$3,306   | \$3,405   | \$3,507   |
| 912 (2021) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$0       |
| 912 (2022) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$0       |
| 912 (2026) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$0       |
| 912 (2027) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$0       |
| 912 (2028) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$0       |
| 912 (2029) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$0       |
| 912 (2030) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$0       |
| 912 (2031) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$0       |

| Fiscal Year                                 | 2036         | 2037         | 2038         | 2039         | 2040         |
|---|--------------|--------------|--------------|--------------|--------------|
| 912 (2032) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2033) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2034) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2035) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2036) GV Lobby Renovations             | \$202,536    | \$0          | \$0          | \$0          | \$0          |
| 912 (2037) GV Lobby Renovations             | \$0          | \$208,612    | \$0          | \$0          | \$0          |
| 912 (2038) GV Lobby Renovations             | \$0          | \$0          | \$214,870    | \$0          | \$0          |
| 912 (2039) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$221,316    | \$0          |
| 912 (2040) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$227,956    |
| 915 (2021) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2026) Mail Room Renvoations            | \$124,637    | \$0          | \$0          | \$0          | \$0          |
| 915 (2027) Mail Room Renvoations            | \$0          | \$128,377    | \$0          | \$0          | \$0          |
| 915 (2028) Mail Room Renvoations            | \$0          | \$0          | \$132,228    | \$0          | \$0          |
| 915 (2029) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$136,195    | \$0          |
| 915 (2030) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$140,280    |
| 915 (2031) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1950 (2022-2035) GV Concrete Filler         | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1951 GV Recessed Area Carpet                | \$101,268    | \$104,306    | \$107,435    | \$110,658    | \$113,978    |
| <b>Lighting Replacement Projects</b>        |              |              |              |              |              |
| 360 Street Light Replacement                | \$45,181     | \$46,536     | \$47,933     | \$49,371     | \$50,852     |
| 370 Exterior Lighting Replacement           | \$77,898     | \$80,235     | \$82,642     | \$85,122     | \$87,675     |
| <b>Walls, Fencing &amp; Railings</b>        |              |              |              |              |              |
| 501 Common Interior Walls- Repair           | \$38,949     | \$40,118     | \$41,321     | \$42,561     | \$43,838     |
| 501 Perimeter Block Wall - Repair           | \$37,703     | \$38,834     | \$39,999     | \$41,199     | \$42,435     |
| 504 Shepherds Crooks - Replace/Repair       | \$229,800    | \$236,694    | \$243,795    | \$0          | \$0          |
| 516 Split Rail Fencing Replacement          | \$88,804     | \$91,468     | \$94,212     | \$97,039     | \$99,950     |
| <b>Laundry Facilities</b>                   |              |              |              |              |              |
| 603 (2021-2029) Epoxy Floors - Replace      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 603 (2041) Epoxy Floors - Replace           | \$0          | \$0          | \$0          | \$0          | \$0          |
| 990 2021-2023 Countertops - Replace         | \$0          | \$0          | \$0          | \$0          | \$0          |
| 990 2034-2043 Countertops - Replace         | \$24,148     | \$24,873     | \$25,619     | \$26,388     | \$27,179     |
| 992 Commercial Washers - Replace            | \$96,594     | \$99,492     | \$102,477    | \$105,551    | \$108,717    |
| 993 Commercial Dryers - Replace             | \$60,761     | \$62,584     | \$64,461     | \$66,395     | \$68,387     |
| 994 (2021) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2022) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2023) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2024) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2025) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2026) Laundry Water Heaters            | \$12,620     | \$0          | \$0          | \$0          | \$0          |
| 994 (2027) Laundry Water Heaters            | \$0          | \$9,789      | \$0          | \$0          | \$0          |
| 994 (2028) Laundry Water Heaters            | \$0          | \$0          | \$28,429     | \$0          | \$0          |
| 994 (2029) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$10,385     | \$0          |
| 994 (2030) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$56,814     |
| <b>Sewer Lines, Water Lines &amp; Elect</b> |              |              |              |              |              |
| 318 (2021-2040) Waste Line Liners           | \$155,797    | \$160,471    | \$165,285    | \$170,243    | \$175,351    |
| 318 (2034-2047) GV Waste Line Liners        | \$127,753    | \$131,586    | \$135,534    | \$139,600    | \$143,787    |
| 319 (2021) Copper Water Lines               | \$0          | \$0          | \$0          | \$0          | \$0          |
| 319 (2022-2028) Copper Water Lines          | \$0          | \$0          | \$0          | \$0          | \$0          |
| 319 (2029) Copper Water Lines               | \$202,536    | \$208,612    | \$214,870    | \$221,316    | \$227,956    |
| 340 Elect System & Panel Replacement        | \$77,898     | \$80,235     | \$82,642     | \$85,122     | \$87,675     |
| 341 Heat Pumps/Wall Heaters, Replace        | \$14,801     | \$15,245     | \$15,702     | \$16,173     | \$16,658     |
| 2810 (2020-2028) Energy Consultant          | \$0          | \$0          | \$0          | \$0          | \$0          |
| <b>Grounds &amp; Miscellaneous</b>          |              |              |              |              |              |
| 450 Pedestal Mailboxes - Replace            | \$42,065     | \$43,327     | \$44,627     | \$45,966     | \$47,345     |
| <b>Landscape Projects</b>                   |              |              |              |              |              |
| 1020 Trees - Trim & Maintenance             | \$2,259,053  | \$2,326,824  | \$2,396,629  | \$2,468,528  | \$2,542,584  |
| 1022 Annual Modernization - Refurbish       | \$171,376    | \$176,518    | \$181,813    | \$187,268    | \$192,886    |
| 1022 Landscape Improvement & Restoration    | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1024 Slope Renovations                      | \$934,780    | \$962,824    | \$991,709    | \$1,021,460  | \$1,052,104  |
| 1026 (2021) Turf Reduction Program          | \$0          | \$0          | \$0          | \$0          | \$0          |
| Total Expenses                              | \$16,773,856 | \$17,670,064 | \$17,568,779 | \$18,996,429 | \$19,552,119 |
| Ending Reserve Balance                      | \$45,581,408 | \$47,987,159 | \$50,930,459 | \$52,885,524 | \$54,721,058 |



| Fiscal Year                     | 2041         | 2042         | 2043         | 2044         | 2045         |
|---------------------------------|--------------|--------------|--------------|--------------|--------------|
| Starting Reserve Balance        | \$54,721,058 | \$55,641,820 | \$58,811,983 | \$62,317,460 | \$63,845,702 |
| Annual Reserve Contribution     | \$20,718,768 | \$21,133,144 | \$21,555,807 | \$21,986,923 | \$22,426,661 |
| Recommended Special Assessments | \$0          | \$0          | \$0          | \$0          | \$0          |
| Interest Earnings               | \$1,102,673  | \$1,143,547  | \$1,210,246  | \$1,260,539  | \$1,285,575  |
| Total Income                    | \$76,542,500 | \$77,918,511 | \$81,578,036 | \$85,564,923 | \$87,557,938 |

# Component

| Paved Surfaces |
|----------------|
|----------------|

|   |           |           |           |           |           |
|---|-----------|-----------|-----------|-----------|-----------|
| 103 Parkway Concrete - Repair/Replace   | \$279,947 | \$288,346 | \$296,996 | \$305,906 | \$315,083 |
| 109 Creation of Golf Cart Parking       | \$0       | \$0       | \$0       | \$0       | \$0       |
| 109 Creation of Golf Cart Parking -2021 | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2021 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2022 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2023 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2024 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2025 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2026 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2027 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2028 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2029 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2030 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2031 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2032 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2033 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2034 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2035 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2036 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2037 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2038 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2039 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2040 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 201 2041 Asphalt Paving Replacement     | \$467,241 | \$0       | \$0       | \$0       | \$0       |
| 201 2042 Asphalt Paving Replacement     | \$0       | \$485,537 | \$0       | \$0       | \$0       |
| 201 2043 Asphalt Paving Replacement     | \$0       | \$0       | \$450,668 | \$0       | \$0       |
| 201 2044 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$537,408 | \$0       |
| 201 2045 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$642,769 |
| 201 2046 Asphalt Paving Replacement     | \$0       | \$0       | \$0       | \$0       | \$642,769 |
| 201 Asphalt Paving Annual Replace       | \$234,794 | \$241,838 | \$249,093 | \$256,566 | \$264,263 |
| 202 Paving Seal Coat - Annually         | \$90,306  | \$93,015  | \$95,805  | \$98,679  | \$101,640 |
| 205 (2021) Concrete & Paving Maint      | \$142,863 | \$0       | \$0       | \$0       | \$0       |
| 205 (2022) Concrete & Paving Maint      | \$0       | \$145,103 | \$0       | \$0       | \$0       |
| 205 (2023) Concrete & Paving Maint      | \$0       | \$0       | \$99,446  | \$0       | \$0       |
| 205 (2024) Concrete & Paving Maint      | \$0       | \$0       | \$0       | \$226,568 | \$0       |
| 205 (2025) Concrete & Paving Maint      | \$0       | \$0       | \$0       | \$0       | \$198,807 |
| 205 (2026) Concrete & Paving Maint      | \$0       | \$0       | \$0       | \$0       | \$0       |
| 205 (2027) Concrete & Paving Maint      | \$0       | \$0       | \$0       | \$0       | \$0       |
| 205 (2028) Concrete & Paving Maint      | \$0       | \$0       | \$0       | \$0       | \$0       |
| 205 (2029) Concrete & Paving Maint      | \$0       | \$0       | \$0       | \$0       | \$0       |
| 205 (2030) Concrete & Paving Maint      | \$0       | \$0       | \$0       | \$0       | \$0       |

| Roofing & Gutters |
|-------------------|
|-------------------|

|  |           |           |           |             |             |
|--|-----------|-----------|-----------|-------------|-------------|
| 1308 (2021-2029) LWT to Comp Shingle     | \$0       | \$0       | \$0       | \$0         | \$0         |
| 1308 LWT to Comp Shingle Roofs           | \$749,536 | \$772,022 | \$795,183 | \$819,038   | \$843,610   |
| 1310 (2039) Malibu/Capistrano Tile Roofs | \$0       | \$0       | \$0       | \$0         | \$0         |
| 1310 (2040) Malibu/Capistrano Tile Roofs | \$0       | \$0       | \$0       | \$0         | \$0         |
| 1310 (2041) Malibu/Capistrano Tile Roofs | \$812,750 | \$0       | \$0       | \$0         | \$0         |
| 1310 (2042) Malibu/Capistrano Tile Roofs | \$0       | \$530,184 | \$0       | \$0         | \$0         |
| 1310 (2043) Malibu/Capistrano Tile Roofs | \$0       | \$0       | \$818,176 | \$0         | \$0         |
| 1310 (2044) Malibu/Capistrano Tile Roofs | \$0       | \$0       | \$0       | \$2,240,021 | \$0         |
| 1310 (2045) Malibu/Capistrano Tile Roofs | \$0       | \$0       | \$0       | \$0         | \$1,805,121 |
| 1310 (2046) Malibu/Capistrano Tile Roofs | \$0       | \$0       | \$0       | \$0         | \$0         |
| 1310 (2047) Malibu/Capistrano Tile Roofs | \$0       | \$0       | \$0       | \$0         | \$0         |
| 1310 (2048) Malibu/Capistrano Tile Roofs | \$0       | \$0       | \$0       | \$0         | \$0         |
| 1310 (2049) Malibu/Capistrano Tile Roofs | \$0       | \$0       | \$0       | \$0         | \$0         |
| 1310 (2050) Malibu/Capistrano Tile Roofs | \$0       | \$0       | \$0       | \$0         | \$0         |
| 1310 (2051) Malibu/Capistrano Tile Roofs | \$0       | \$0       | \$0       | \$0         | \$0         |
| 1310 (2052) Malibu/Capistrano Tile Roofs | \$0       | \$0       | \$0       | \$0         | \$0         |
| 1310 (2053) Malibu/Capistrano Tile Roofs | \$0       | \$0       | \$0       | \$0         | \$0         |
| 1310 (2054) Malibu/Capistrano Tile Roofs | \$0       | \$0       | \$0       | \$0         | \$0         |
| 1310 (2055) Malibu/Capistrano Tile Roofs | \$0       | \$0       | \$0       | \$0         | \$0         |

| Fiscal Year                                      |                                     | 2041        | 2042        | 2043        | 2044        | 2045        |
|--|-------------------------------------|-------------|-------------|-------------|-------------|-------------|
| 1311   | Metal Tile Roof 2030-2049 - Replace | \$393,732   | \$405,544   | \$417,711   | \$430,242   | \$443,149   |
| 1314   | PVC Cool Roof System - Replace      | \$2,167,333 | \$2,232,353 | \$2,299,324 | \$2,368,304 | \$2,439,353 |
| 1316   | Roof Preventative Maintenance       | \$125,525   | \$129,290   | \$133,169   | \$137,164   | \$141,279   |
| 1317   | Emergency Roof Repairs              | \$198,672   | \$204,632   | \$210,771   | \$217,095   | \$223,607   |
| 1330   | (2040-2048) Gutter Repair/Replace   | \$316,069   | \$325,552   | \$335,318   | \$345,378   | \$355,739   |
| 1331   | (2020-2029) Gutter Repair/Replace   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1331   | (2030-2039) Gutter Repair/Replace   | \$90,306    | \$93,015    | \$95,805    | \$98,679    | \$101,640   |
| <b>Building Structures</b>                       |                                     |             |             |             |             |             |
| 151  | Damage Restoration                  | \$1,605,633 | \$1,653,802 | \$1,703,416 | \$1,754,518 | \$1,807,154 |
| 1860   | (2022) Fire Alarm Consultant        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1860   | (2023-2028) Fire Alarm System       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3210   | (2021-2025) MO/Carpentry/CP Panels  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3210   | (2026-2039) MO/Carpentry/CP Panels  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3210   | (2040-2050) MO/Carpentry/CP Panels  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3213   | (2021-2022) Bldg Structure Dry Rot  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3213   | (2023-2027) Bldg Structure Dry Rot  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3213   | (2028-2037) Bldg Structure Dry Rot  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3213   | (2038-2050) Bldg Structure Dry Rot  | \$231,182   | \$238,118   | \$245,261   | \$252,619   | \$260,198   |
| 3216   | (2021) Bldg Struct Replacement      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2022) Bldg Struct Replacement      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2023-2027) Bldg Struct Replacement | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2028-2037) Bldg Struct Replacement | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2038-2050) Bldg Struct Replacement | \$158,035   | \$162,776   | \$167,659   | \$172,689   | \$177,869   |
| 3219   | (2021) Parapet Wall Removal         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3219   | (2022-2024) Parapet Wall Removal    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3220   | Bldg Struct Foundation Repairs      | \$135,458   | \$139,522   | \$143,708   | \$148,019   | \$152,460   |
| 3223   | (2022-2027) Storage Cabinets        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2021) Glulam/Beam - Repair         | \$2,317,241 | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2022) Glulam/Beam - Repair         | \$0         | \$576,691   | \$0         | \$0         | \$0         |
| 3225   | (2024) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$296,038   | \$0         |
| 3225   | (2026) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2027) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2028) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2029) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2030) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3230   | (2021-2024) Bldg Rehab Dry Rot/Lead | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3230   | Annual Bldg Rehab Dry Rot/Lead      | \$325,100   | \$334,853   | \$344,899   | \$355,246   | \$365,903   |
| <b>Decking Projects</b>                          |                                     |             |             |             |             |             |
| 150  | (2020-2025) Decks - Resurface       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 150  | (2026-2050) Decks - Resurface       | \$343,161   | \$353,456   | \$364,060   | \$374,981   | \$386,231   |
| 151  | Balcony Inspections                 | \$90,306    | \$93,015    | \$95,805    | \$98,679    | \$101,640   |
| 152  | Decks - Topcoat                     | \$238,407   | \$245,559   | \$252,926   | \$260,513   | \$268,329   |
| <b>Prior To Painting &amp; Painting Projects</b> |                                     |             |             |             |             |             |
| 153  | PTP Deck Resurface with Painting    | \$110,715   | \$114,036   | \$117,457   | \$120,981   | \$124,610   |
| 1115   | (2021) Full Cycle Exterior Painting | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1115   | Annual Full Cycle Exterior Painting | \$2,033,681 | \$2,094,692 | \$2,157,532 | \$2,222,258 | \$2,288,926 |
| 1116   | Annual Paint Touch-Up               | \$399,151   | \$411,125   | \$423,459   | \$436,163   | \$449,247   |
| 1400   | Annual HIP Reflective Address Signs | \$67,187    | \$69,203    | \$71,279    | \$73,417    | \$75,620    |
| 1401   | (2021) Bldg # Signage Replacement   | \$146,295   | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2022) Bldg # Signage Replacement   | \$0         | \$150,684   | \$0         | \$0         | \$0         |
| 1401   | (2023) Bldg # Signage Replacement   | \$0         | \$0         | \$155,204   | \$0         | \$0         |
| 1401   | (2024) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$159,861   | \$0         |
| 1401   | (2025) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$164,656   |
| 1401   | (2026) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2027) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2028) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2029) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2030) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2901   | PTP Annual Lead Abatement           | \$11,740    | \$12,092    | \$12,455    | \$12,828    | \$13,213    |
| 2901   | PTP Annual Lead Abatement (2021)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2902   | PTP Annual Asbestos Abate (2021)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2902   | PTP Annual Asbestos Abatement       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2910   | (2021) PTP Repair Work              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2910   | (2022-2050) PTP Repair Work         | \$1,130,626 | \$1,164,544 | \$1,199,481 | \$1,235,465 | \$1,272,529 |
| <b>Elevators</b>                                 |                                     |             |             |             |             |             |
| 2800   | Miscellaneous Elevator Components   | \$27,814    | \$28,649    | \$29,508    | \$30,393    | \$31,305    |
| 2801   | (2034) Cab Door Replacement         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2801   | (2035) Cab Door Replacement         | \$0         | \$0         | \$0         | \$0         | \$0         |



| Fiscal Year                            | 2041      | 2042     | 2043     | 2044     | 2045      |
|--|-----------|----------|----------|----------|-----------|
| 2801 (2036) Cab Door Replacement       | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2801 (2037) Cab Door Replacement       | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2801 (2038) Cab Door Replacement       | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2801 (2039) Cab Door Replacement       | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2801 (2040) Cab Door Replacement       | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2801 (2041) Cab Door Replacement       | \$113,785 | \$0      | \$0      | \$0      | \$0       |
| 2802 (2021) Cab Door Operators Replace | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2802 (2022) Cab Door Operators Replace | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2802 (2023) Cab Door Operators Replace | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2802 (2024) Cab Door Operators Replace | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2802 (2045) Cab Door Operators Replace | \$0       | \$0      | \$0      | \$0      | \$205,312 |
| 2802 (2046) Cab Door Operators Replace | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2802 (2047) Cab Door Operators Replace | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2802 (2048) Cab Door Operators Replace | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2802 (2049) Cab Door Operators Replace | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2802 (2050) Cab Door Operators Replace | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2804 (2021) Cab Remodel & Flooring     | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2804 (2022) Cab Remodel & Flooring     | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2804 (2023) Cab Remodel & Flooring     | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2804 (2024) Cab Remodel & Flooring     | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2806 (2023) Controllers & Call Buttons | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2806 (2024) Controllers & Call Buttons | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2806 (2025) Controllers & Call Buttons | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2806 (2026) Controllers & Call Buttons | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2806 (2027) Controllers & Call Buttons | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2806 (2028) Controllers & Call Buttons | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2806 (2029) Controllers & Call Buttons | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2806 (2030) Controllers & Call Buttons | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2808 (2021) Hoistway Doors Replace     | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2808 (2022) Hoistway Doors Replace     | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2808 (2023) Hoistway Doors Replace     | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2808 (2024) Hoistway Doors Replace     | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2850 (2021) Machine Room Power Units   | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2850 (2022) Machine Room Power Units   | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2850 (2023) Machine Room Power Units   | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2850 (2024) Machine Room Power Units   | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2850 (2045) Machine Room Power Units   | \$0       | \$0      | \$0      | \$0      | \$290,690 |
| 2850 (2046) Machine Room Power Units   | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2850 (2047) Machine Room Power Units   | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2850 (2048) Machine Room Power Units   | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2850 (2049) Machine Room Power Units   | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2850 (2050) Machine Room Power Units   | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2852 (2021) Solid State Soft Starters  | \$32,510  | \$0      | \$0      | \$0      | \$0       |
| 2852 (2022) Solid State Soft Starters  | \$0       | \$33,485 | \$0      | \$0      | \$0       |
| 2852 (2023) Solid State Soft Starters  | \$0       | \$0      | \$34,490 | \$0      | \$0       |
| 2852 (2024) Solid State Soft Starters  | \$0       | \$0      | \$0      | \$35,525 | \$0       |
| 2852 (2036) Solid State Soft Starters  | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2852 (2037) Solid State Soft Starters  | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2852 (2038) Solid State Soft Starters  | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2852 (2039) Solid State Soft Starters  | \$0       | \$0      | \$0      | \$0      | \$0       |
| 2852 (2040) Solid State Soft Starters  | \$0       | \$0      | \$0      | \$0      | \$0       |
| <b>Garden Villas</b>                   |           |          |          |          |           |
| 332 (2021) GV Water Heaters            | \$11,379  | \$0      | \$0      | \$0      | \$0       |
| 332 (2023) GV Water Heaters            | \$0       | \$0      | \$2,204  | \$0      | \$0       |
| 332 (2024) GV Water Heaters            | \$0       | \$0      | \$0      | \$2,270  | \$0       |
| 332 (2026) GV Water Heaters            | \$0       | \$0      | \$0      | \$0      | \$0       |
| 332 (2027) GV Water Heaters            | \$0       | \$0      | \$0      | \$0      | \$0       |
| 332 (2028) GV Water Heaters            | \$0       | \$0      | \$0      | \$0      | \$0       |
| 332 (2029) GV Water Heaters            | \$0       | \$0      | \$0      | \$0      | \$0       |
| 332 (2030) GV Water Heaters            | \$0       | \$0      | \$0      | \$0      | \$0       |
| 336 GV Rec Room Heat Pump              | \$3,612   | \$3,721  | \$3,832  | \$3,947  | \$4,066   |
| 912 (2021) GV Lobby Renovations        | \$0       | \$0      | \$0      | \$0      | \$0       |
| 912 (2022) GV Lobby Renovations        | \$0       | \$0      | \$0      | \$0      | \$0       |
| 912 (2026) GV Lobby Renovations        | \$0       | \$0      | \$0      | \$0      | \$0       |
| 912 (2027) GV Lobby Renovations        | \$0       | \$0      | \$0      | \$0      | \$0       |
| 912 (2028) GV Lobby Renovations        | \$0       | \$0      | \$0      | \$0      | \$0       |
| 912 (2029) GV Lobby Renovations        | \$0       | \$0      | \$0      | \$0      | \$0       |
| 912 (2030) GV Lobby Renovations        | \$0       | \$0      | \$0      | \$0      | \$0       |
| 912 (2031) GV Lobby Renovations        | \$0       | \$0      | \$0      | \$0      | \$0       |

| Fiscal Year                                 | 2041         | 2042         | 2043         | 2044         | 2045         |
|---|--------------|--------------|--------------|--------------|--------------|
| 912 (2032) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2033) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2034) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2035) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2036) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2037) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2038) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2039) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2040) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2021) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2026) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2027) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2028) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2029) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2030) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2031) Mail Room Renovations            | \$43,347     | \$0          | \$0          | \$0          | \$0          |
| 1950 (2022-2035) GV Concrete Filler         | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1951 GV Recessed Area Carpet                | \$117,397    | \$120,919    | \$124,547    | \$128,283    | \$132,132    |
| <b>Lighting Replacement Projects</b>        |              |              |              |              |              |
| 360 Street Light Replacement                | \$52,377     | \$53,949     | \$55,567     | \$57,234     | \$58,951     |
| 370 Exterior Lighting Replacement           | \$90,306     | \$93,015     | \$95,805     | \$98,679     | \$101,640    |
| <b>Walls, Fencing &amp; Railings</b>        |              |              |              |              |              |
| 501 Common Interior Walls- Repair           | \$45,153     | \$46,507     | \$47,903     | \$49,340     | \$50,820     |
| 501 Perimeter Block Wall - Repair           | \$43,708     | \$45,019     | \$46,370     | \$47,761     | \$49,194     |
| 504 Shepherds Crooks - Replace/Repair       | \$0          | \$0          | \$0          | \$0          | \$0          |
| 516 Split Rail Fencing Replacement          | \$102,948    | \$106,037    | \$109,218    | \$112,494    | \$115,869    |
| <b>Laundry Facilities</b>                   |              |              |              |              |              |
| 603 (2021-2029) Epoxy Floors - Replace      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 603 (2041) Epoxy Floors - Replace           | \$93,015     | \$0          | \$0          | \$0          | \$0          |
| 990 2021-2023 Countertops - Replace         | \$0          | \$0          | \$0          | \$0          | \$0          |
| 990 2034-2043 Countertops - Replace         | \$27,995     | \$28,835     | \$29,700     | \$30,591     | \$31,508     |
| 992 Commercial Washers - Replace            | \$111,979    | \$115,338    | \$118,798    | \$122,362    | \$126,033    |
| 993 Commercial Dryers - Replace             | \$70,438     | \$72,551     | \$74,728     | \$76,970     | \$79,279     |
| 994 (2021) Laundry Water Heaters            | \$59,602     | \$0          | \$0          | \$0          | \$0          |
| 994 (2022) Laundry Water Heaters            | \$0          | \$24,370     | \$0          | \$0          | \$0          |
| 994 (2023) Laundry Water Heaters            | \$0          | \$0          | \$25,101     | \$0          | \$0          |
| 994 (2024) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$15,986     | \$0          |
| 994 (2025) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$32,931     |
| 994 (2026) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2027) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2028) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2029) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2030) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| <b>Sewer Lines, Water Lines &amp; Elect</b> |              |              |              |              |              |
| 318 (2021-2040) Waste Line Liners           | \$0          | \$0          | \$0          | \$0          | \$0          |
| 318 (2034-2047) GV Waste Line Liners        | \$148,101    | \$152,544    | \$157,120    | \$161,834    | \$166,689    |
| 319 (2021) Copper Water Lines               | \$0          | \$0          | \$0          | \$0          | \$0          |
| 319 (2022-2028) Copper Water Lines          | \$0          | \$0          | \$0          | \$0          | \$0          |
| 319 (2029) Copper Water Lines               | \$234,794    | \$241,838    | \$249,093    | \$256,566    | \$264,263    |
| 340 Elect System & Panel Replacement        | \$90,306     | \$93,015     | \$95,805     | \$98,679     | \$101,640    |
| 341 Heat Pumps/Wall Heaters, Replace        | \$17,158     | \$17,673     | \$18,203     | \$18,749     | \$19,312     |
| 2810 (2020-2028) Energy Consultant          | \$0          | \$0          | \$0          | \$0          | \$0          |
| <b>Grounds &amp; Miscellaneous</b>          |              |              |              |              |              |
| 450 Pedestal Mailboxes - Replace            | \$48,765     | \$50,228     | \$51,735     | \$53,287     | \$54,885     |
| <b>Landscape Projects</b>                   |              |              |              |              |              |
| 1020 Trees - Trim & Maintenance             | \$2,618,861  | \$2,697,427  | \$2,778,350  | \$2,861,700  | \$2,947,551  |
| 1022 Annual Modernization - Refurbish       | \$198,672    | \$204,632    | \$210,771    | \$217,095    | \$223,607    |
| 1022 Landscape Improvement & Restoration    | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1024 Slope Renovations                      | \$1,083,667  | \$1,116,177  | \$1,149,662  | \$1,184,152  | \$1,219,676  |
| 1026 (2021) Turf Reduction Program          | \$0          | \$0          | \$0          | \$0          | \$0          |
| Total Expenses                              | \$20,900,680 | \$19,106,527 | \$19,260,576 | \$21,719,221 | \$22,734,769 |
| Ending Reserve Balance                      | \$55,641,820 | \$58,811,983 | \$62,317,460 | \$63,845,702 | \$64,823,169 |

| Fiscal Year                     |                                     | 2046         | 2047         | 2048         | 2049         | 2050         |
|---------------------------------|-------------------------------------|--------------|--------------|--------------|--------------|--------------|
| Starting Reserve Balance        |                                     | \$64,823,169 | \$64,811,077 | \$65,589,795 | \$66,670,708 | \$68,247,715 |
| Annual Reserve Contribution     |                                     | \$22,875,195 | \$23,332,698 | \$23,799,352 | \$24,275,339 | \$24,760,846 |
| Recommended Special Assessments |                                     | \$0          | \$0          | \$0          | \$0          | \$0          |
| Interest Earnings               |                                     | \$1,295,220  | \$1,302,880  | \$1,321,460  | \$1,348,016  | \$1,374,827  |
| Total Income                    |                                     | \$88,993,583 | \$89,446,655 | \$90,710,608 | \$92,294,063 | \$94,383,388 |
| # Component                     |                                     |              |              |              |              |              |
| <b>Paved Surfaces</b>           |                                     |              |              |              |              |              |
| 103                             | Parkway Concrete - Repair/Replace   | \$324,536    | \$334,272    | \$344,300    | \$354,629    | \$365,268    |
| 109                             | Creation of Golf Cart Parking       | \$0          | \$0          | \$0          | \$0          | \$0          |
| 109                             | Creation of Golf Cart Parking -2021 | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2021 Asphalt Paving Replacement     | \$979,469    | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2022 Asphalt Paving Replacement     | \$0          | \$865,656    | \$0          | \$0          | \$0          |
| 201                             | 2023 Asphalt Paving Replacement     | \$0          | \$0          | \$749,019    | \$0          | \$0          |
| 201                             | 2024 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$643,823    | \$0          |
| 201                             | 2025 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$628,967    |
| 201                             | 2026 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2027 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2028 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2029 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2030 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2031 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2032 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2033 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2034 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2035 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2036 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2037 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2038 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2039 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2040 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2041 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2042 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2043 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2044 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2045 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | 2046 Asphalt Paving Replacement     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 201                             | Asphalt Paving Annual Replace       | \$272,191    | \$280,357    | \$288,768    | \$297,431    | \$306,354    |
| 202                             | Paving Seal Coat - Annually         | \$104,689    | \$107,830    | \$111,064    | \$114,396    | \$117,828    |
| 205                             | (2021) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2022) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2023) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2024) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2025) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2026) Concrete & Paving Maint      | \$109,923    | \$0          | \$0          | \$0          | \$0          |
| 205                             | (2027) Concrete & Paving Maint      | \$0          | \$119,691    | \$0          | \$0          | \$0          |
| 205                             | (2028) Concrete & Paving Maint      | \$0          | \$0          | \$165,708    | \$0          | \$0          |
| 205                             | (2029) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$164,731    | \$0          |
| 205                             | (2030) Concrete & Paving Maint      | \$0          | \$0          | \$0          | \$0          | \$172,736    |
| <b>Roofing &amp; Gutters</b>    |                                     |              |              |              |              |              |
| 1308                            | (2021-2029) LWT to Comp Shingle     | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1308                            | LWT to Comp Shingle Roofs           | \$868,918    | \$894,985    | \$921,835    | \$949,490    | \$977,975    |
| 1310                            | (2039) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2040) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2041) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2042) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2043) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2044) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2045) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2046) Malibu/Capistrano Tile Roofs | \$2,495,783  | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2047) Malibu/Capistrano Tile Roofs | \$0          | \$1,099,862  | \$0          | \$0          | \$0          |
| 1310                            | (2048) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$1,297,233  | \$0          | \$0          |
| 1310                            | (2049) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$1,315,558  | \$0          |
| 1310                            | (2050) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$2,351,852  |
| 1310                            | (2051) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2052) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2053) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2054) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1310                            | (2055) Malibu/Capistrano Tile Roofs | \$0          | \$0          | \$0          | \$0          | \$0          |

| Fiscal Year                                      |                                     | 2046        | 2047        | 2048        | 2049        | 2050        |
|--|-------------------------------------|-------------|-------------|-------------|-------------|-------------|
| 1311   | Metal Tile Roof 2030-2049 - Replace | \$456,444   | \$470,137   | \$484,241   | \$498,768   | \$513,731   |
| 1314   | PVC Cool Roof System - Replace      | \$2,512,534 | \$2,587,910 | \$2,665,547 | \$2,745,513 | \$2,827,879 |
| 1316   | Roof Preventative Maintenance       | \$145,518   | \$149,883   | \$154,380   | \$159,011   | \$163,781   |
| 1317   | Emergency Roof Repairs              | \$230,316   | \$237,225   | \$244,342   | \$251,672   | \$259,222   |
| 1330   | (2040-2048) Gutter Repair/Replace   | \$366,411   | \$377,403   | \$388,726   | \$0         | \$0         |
| 1331   | (2020-2029) Gutter Repair/Replace   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1331   | (2030-2039) Gutter Repair/Replace   | \$104,689   | \$107,830   | \$111,064   | \$114,396   | \$117,828   |
| <b>Building Structures</b>                       |                                     |             |             |             |             |             |
| 151  | Damage Restoration                  | \$1,861,369 | \$1,917,210 | \$1,974,726 | \$2,033,968 | \$2,094,987 |
| 1860   | (2022) Fire Alarm Consultant        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1860   | (2023-2028) Fire Alarm System       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3210   | (2021-2025) MO/Carpentry/CP Panels  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3210   | (2026-2039) MO/Carpentry/CP Panels  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3210   | (2040-2050) MO/Carpentry/CP Panels  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3213   | (2021-2022) Bldg Structure Dry Rot  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3213   | (2023-2027) Bldg Structure Dry Rot  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3213   | (2028-2037) Bldg Structure Dry Rot  | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3213   | (2038-2050) Bldg Structure Dry Rot  | \$268,004   | \$276,044   | \$284,325   | \$292,855   | \$301,640   |
| 3216   | (2021) Bldg Struct Replacement      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2022) Bldg Struct Replacement      | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2023-2027) Bldg Struct Replacement | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2028-2037) Bldg Struct Replacement | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3216   | (2038-2050) Bldg Struct Replacement | \$183,206   | \$188,702   | \$194,363   | \$200,194   | \$206,199   |
| 3219   | (2021) Parapet Wall Removal         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3219   | (2022-2024) Parapet Wall Removal    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3220   | Bldg Struct Foundation Repairs      | \$157,033   | \$161,744   | \$166,597   | \$171,595   | \$176,742   |
| 3223   | (2022-2027) Storage Cabinets        | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2021) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2022) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2024) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2026) Glulam/Beam - Repair         | \$314,067   | \$0         | \$0         | \$0         | \$0         |
| 3225   | (2027) Glulam/Beam - Repair         | \$0         | \$884,202   | \$0         | \$0         | \$0         |
| 3225   | (2028) Glulam/Beam - Repair         | \$0         | \$0         | \$455,364   | \$0         | \$0         |
| 3225   | (2029) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$343,189   | \$0         |
| 3225   | (2030) Glulam/Beam - Repair         | \$0         | \$0         | \$0         | \$0         | \$120,185   |
| 3230   | (2021-2024) Bldg Rehab Dry Rot/Lead | \$0         | \$0         | \$0         | \$0         | \$0         |
| 3230   | Annual Bldg Rehab Dry Rot/Lead      | \$376,880   | \$388,186   | \$399,832   | \$411,827   | \$424,182   |
| <b>Decking Projects</b>                          |                                     |             |             |             |             |             |
| 150  | (2020-2025) Decks - Resurface       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 150  | (2026-2050) Decks - Resurface       | \$397,818   | \$409,752   | \$422,045   | \$434,706   | \$447,747   |
| 151  | Balcony Inspections                 | \$104,689   | \$107,830   | \$111,064   | \$114,396   | \$117,828   |
| 152  | Decks - Topcoat                     | \$276,379   | \$284,670   | \$293,210   | \$302,006   | \$311,067   |
| <b>Prior To Painting &amp; Painting Projects</b> |                                     |             |             |             |             |             |
| 153  | PTP Deck Resurface with Painting    | \$128,349   | \$132,199   | \$136,165   | \$140,250   | \$144,457   |
| 1115   | (2021) Full Cycle Exterior Painting | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1115   | Annual Full Cycle Exterior Painting | \$2,357,594 | \$2,428,322 | \$2,501,171 | \$2,576,207 | \$2,653,493 |
| 1116   | Annual Paint Touch-Up               | \$462,725   | \$476,607   | \$490,905   | \$505,632   | \$520,801   |
| 1400   | Annual HIP Reflective Address Signs | \$77,889    | \$80,225    | \$82,632    | \$85,111    | \$87,664    |
| 1401   | (2021) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2022) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2023) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2024) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2025) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2026) Bldg # Signage Replacement   | \$169,596   | \$0         | \$0         | \$0         | \$0         |
| 1401   | (2027) Bldg # Signage Replacement   | \$0         | \$174,684   | \$0         | \$0         | \$0         |
| 1401   | (2028) Bldg # Signage Replacement   | \$0         | \$0         | \$179,924   | \$0         | \$0         |
| 1401   | (2029) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$185,322   | \$0         |
| 1401   | (2030) Bldg # Signage Replacement   | \$0         | \$0         | \$0         | \$0         | \$114,765   |
| 2901   | PTP Annual Lead Abatement           | \$13,610    | \$14,018    | \$14,438    | \$14,872    | \$15,318    |
| 2901   | PTP Annual Lead Abatement (2021)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2902   | PTP Annual Asbestos Abate (2021)    | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2902   | PTP Annual Asbestos Abatement       | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2910   | (2021) PTP Repair Work              | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2910   | (2022-2050) PTP Repair Work         | \$1,310,705 | \$1,350,026 | \$1,390,527 | \$1,432,243 | \$1,475,210 |
| <b>Elevators</b>                                 |                                     |             |             |             |             |             |
| 2800   | Miscellaneous Elevator Components   | \$32,244    | \$33,212    | \$34,208    | \$35,234    | \$36,291    |
| 2801   | (2034) Cab Door Replacement         | \$0         | \$0         | \$0         | \$0         | \$0         |
| 2801   | (2035) Cab Door Replacement         | \$0         | \$0         | \$0         | \$0         | \$0         |

| Fiscal Year                            | 2046      | 2047      | 2048      | 2049      | 2050      |
|--|-----------|-----------|-----------|-----------|-----------|
| 2801 (2036) Cab Door Replacement       | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2801 (2037) Cab Door Replacement       | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2801 (2038) Cab Door Replacement       | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2801 (2039) Cab Door Replacement       | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2801 (2040) Cab Door Replacement       | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2801 (2041) Cab Door Replacement       | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2021) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2022) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2023) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2024) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2045) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2802 (2046) Cab Door Operators Replace | \$251,253 | \$0       | \$0       | \$0       | \$0       |
| 2802 (2047) Cab Door Operators Replace | \$0       | \$258,791 | \$0       | \$0       | \$0       |
| 2802 (2048) Cab Door Operators Replace | \$0       | \$0       | \$266,555 | \$0       | \$0       |
| 2802 (2049) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$274,551 | \$0       |
| 2802 (2050) Cab Door Operators Replace | \$0       | \$0       | \$0       | \$0       | \$94,263  |
| 2804 (2021) Cab Remodel & Flooring     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2804 (2022) Cab Remodel & Flooring     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2804 (2023) Cab Remodel & Flooring     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2804 (2024) Cab Remodel & Flooring     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2023) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2024) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2025) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2026) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2027) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2028) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2029) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2806 (2030) Controllers & Call Buttons | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2808 (2021) Hoistway Doors Replace     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2808 (2022) Hoistway Doors Replace     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2808 (2023) Hoistway Doors Replace     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2808 (2024) Hoistway Doors Replace     | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2021) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2022) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2023) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2024) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2045) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2850 (2046) Machine Room Power Units   | \$360,130 | \$0       | \$0       | \$0       | \$0       |
| 2850 (2047) Machine Room Power Units   | \$0       | \$370,934 | \$0       | \$0       | \$0       |
| 2850 (2048) Machine Room Power Units   | \$0       | \$0       | \$382,062 | \$0       | \$0       |
| 2850 (2049) Machine Room Power Units   | \$0       | \$0       | \$0       | \$393,524 | \$0       |
| 2850 (2050) Machine Room Power Units   | \$0       | \$0       | \$0       | \$0       | \$134,796 |
| 2852 (2021) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2022) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2023) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2024) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2036) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2037) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2038) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2039) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| 2852 (2040) Solid State Soft Starters  | \$0       | \$0       | \$0       | \$0       | \$0       |
| <b>Garden Villas</b>                   |           |           |           |           |           |
| 332 (2021) GV Water Heaters            | \$0       | \$0       | \$0       | \$0       | \$0       |
| 332 (2023) GV Water Heaters            | \$0       | \$0       | \$0       | \$0       | \$0       |
| 332 (2024) GV Water Heaters            | \$0       | \$0       | \$0       | \$0       | \$0       |
| 332 (2026) GV Water Heaters            | \$3,559   | \$0       | \$0       | \$0       | \$0       |
| 332 (2027) GV Water Heaters            | \$0       | \$3,666   | \$0       | \$0       | \$0       |
| 332 (2028) GV Water Heaters            | \$0       | \$0       | \$19,769  | \$0       | \$0       |
| 332 (2029) GV Water Heaters            | \$0       | \$0       | \$0       | \$11,440  | \$0       |
| 332 (2030) GV Water Heaters            | \$0       | \$0       | \$0       | \$0       | \$14,139  |
| 336 GV Rec Room Heat Pump              | \$4,188   | \$4,313   | \$4,443   | \$4,576   | \$4,713   |
| 912 (2021) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$0       |
| 912 (2022) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$0       |
| 912 (2026) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$0       |
| 912 (2027) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$0       |
| 912 (2028) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$0       |
| 912 (2029) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$0       |
| 912 (2030) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$0       |
| 912 (2031) GV Lobby Renovations        | \$0       | \$0       | \$0       | \$0       | \$0       |



| Fiscal Year                                 | 2046         | 2047         | 2048         | 2049         | 2050         |
|---|--------------|--------------|--------------|--------------|--------------|
| 912 (2032) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2033) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2034) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2035) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2036) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2037) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2038) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2039) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 912 (2040) GV Lobby Renovations             | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2021) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 915 (2026) Mail Room Renvoations            | \$167,502    | \$0          | \$0          | \$0          | \$0          |
| 915 (2027) Mail Room Renvoations            | \$0          | \$172,527    | \$0          | \$0          | \$0          |
| 915 (2028) Mail Room Renvoations            | \$0          | \$0          | \$177,703    | \$0          | \$0          |
| 915 (2029) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$183,034    | \$0          |
| 915 (2030) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$188,525    |
| 915 (2031) Mail Room Renvoations            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1950 (2022-2035) GV Concrete Filler         | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1951 GV Recessed Area Carpet                | \$136,096    | \$140,178    | \$144,384    | \$148,715    | \$153,177    |
| <b>Lighting Replacement Projects</b>        |              |              |              |              |              |
| 360 Street Light Replacement                | \$60,720     | \$62,541     | \$64,417     | \$66,350     | \$68,340     |
| 370 Exterior Lighting Replacement           | \$104,689    | \$107,830    | \$111,064    | \$114,396    | \$117,828    |
| <b>Walls, Fencing &amp; Railings</b>        |              |              |              |              |              |
| 501 Common Interior Walls- Repair           | \$52,344     | \$53,915     | \$55,532     | \$57,198     | \$58,914     |
| 501 Perimeter Block Wall - Repair           | \$50,669     | \$52,190     | \$53,755     | \$55,368     | \$57,029     |
| 504 Shepherds Crooks - Replace/Repair       | \$0          | \$0          | \$0          | \$0          | \$0          |
| 516 Split Rail Fencing Replacement          | \$119,345    | \$122,926    | \$126,613    | \$130,412    | \$134,324    |
| <b>Laundry Facilities</b>                   |              |              |              |              |              |
| 603 (2021-2029) Epoxy Floors - Replace      | \$0          | \$0          | \$0          | \$0          | \$0          |
| 603 (2041) Epoxy Floors - Replace           | \$0          | \$0          | \$0          | \$0          | \$0          |
| 990 2021-2023 Countertops - Replace         | \$0          | \$0          | \$0          | \$0          | \$0          |
| 990 2034-2043 Countertops - Replace         | \$32,454     | \$33,427     | \$34,430     | \$35,463     | \$36,527     |
| 992 Commercial Washers - Replace            | \$129,814    | \$133,709    | \$137,720    | \$141,852    | \$146,107    |
| 993 Commercial Dryers - Replace             | \$81,657     | \$84,107     | \$86,630     | \$89,229     | \$91,906     |
| 994 (2021) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2022) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2023) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2024) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2025) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$0          |
| 994 (2026) Laundry Water Heaters            | \$16,960     | \$0          | \$0          | \$0          | \$0          |
| 994 (2027) Laundry Water Heaters            | \$0          | \$13,155     | \$0          | \$0          | \$0          |
| 994 (2028) Laundry Water Heaters            | \$0          | \$0          | \$38,206     | \$0          | \$0          |
| 994 (2029) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$13,956     | \$0          |
| 994 (2030) Laundry Water Heaters            | \$0          | \$0          | \$0          | \$0          | \$76,353     |
| <b>Sewer Lines, Water Lines &amp; Elect</b> |              |              |              |              |              |
| 318 (2021-2040) Waste Line Liners           | \$0          | \$0          | \$0          | \$0          | \$0          |
| 318 (2034-2047) GV Waste Line Liners        | \$171,690    | \$176,840    | \$0          | \$0          | \$0          |
| 319 (2021) Copper Water Lines               | \$0          | \$0          | \$0          | \$0          | \$0          |
| 319 (2022-2028) Copper Water Lines          | \$0          | \$0          | \$0          | \$0          | \$0          |
| 319 (2029) Copper Water Lines               | \$272,191    | \$280,357    | \$288,768    | \$297,431    | \$306,354    |
| 340 Elect System & Panel Replacement        | \$104,689    | \$107,830    | \$111,064    | \$114,396    | \$117,828    |
| 341 Heat Pumps/Wall Heaters, Replace        | \$19,891     | \$20,488     | \$21,102     | \$21,735     | \$22,387     |
| 2810 (2020-2028) Energy Consultant          | \$0          | \$0          | \$0          | \$0          | \$0          |
| <b>Grounds &amp; Miscellaneous</b>          |              |              |              |              |              |
| 450 Pedestal Mailboxes - Replace            | \$56,532     | \$58,228     | \$59,975     | \$61,774     | \$63,627     |
| <b>Landscape Projects</b>                   |              |              |              |              |              |
| 1020 Trees - Trim & Maintenance             | \$3,035,978  | \$3,127,057  | \$3,220,869  | \$3,317,495  | \$3,417,020  |
| 1022 Annual Modernization - Refurbish       | \$230,316    | \$237,225    | \$244,342    | \$251,672    | \$259,222    |
| 1022 Landscape Improvement & Restoration    | \$0          | \$0          | \$0          | \$0          | \$0          |
| 1024 Slope Renovations                      | \$1,256,267  | \$1,293,955  | \$1,332,773  | \$1,372,757  | \$1,413,939  |
| 1026 (2021) Turf Reduction Program          | \$0          | \$0          | \$0          | \$0          | \$0          |
| Total Expenses                              | \$24,182,507 | \$23,856,860 | \$24,039,900 | \$24,046,349 | \$25,029,318 |
| Ending Reserve Balance                      | \$64,811,077 | \$65,589,795 | \$66,670,708 | \$68,247,715 | \$69,354,070 |

## 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.



## Terms and Definitions

|                                    |  |
|------------------------------------|--|
| <b>BTU</b>                         | British Thermal Unit (a standard unit of energy)   |
| <b>DIA</b>                         | Diameter   |
| <b>GSF</b>                         | Gross Square Feet (area). Equivalent to Square Feet  |
| <b>GSY</b>                         | Gross Square Yards (area). Equivalent to Square Yards  |
| <b>HP</b>                          | Horsepower   |
| <b>LF</b>                          | Linear Feet (length)   |
| <b>Effective Age</b>               | The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.  |
| <b>Fully Funded Balance (FFB)</b>  | 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.   |
| <b>Inflation</b>                   | 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.   |
| <b>Interest</b>                    | 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. |
| <b>Percent Funded</b>              | 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.  |
| <b>Remaining Useful Life (RUL)</b> | The estimated time, in years, that a common area component can be expected to continue to serve its intended function.   |
| <b>Useful Life (UL)</b>            | The estimated time, in years, that a common area component can be expected to serve its intended function.   |

## Component Details

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

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

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

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

## Paved Surfaces

### Comp #: 103 Parkway Concrete - Repair/Replace

**Quantity: (1) Annual Allowance**

Location: Concrete parkways adjacent to paving area projects

Funded?: Yes.

History: Annual repair projects

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. This funding is to use outside vendors to eliminate the long waiting periods to address concrete repairs.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 125,000

Worst Case: \$185,000

Allowance for major repair

Higher allowance

Cost Source: Allowance provided by client

### Comp #: 109 Creation of Golf Cart Parking

**Quantity: (10) Locations**

Location: Common areas

Funded?: Yes.

History: Planned project 2020-2029

Comments: The association is creating additional golf cart parking spaces in the landscaped areas where possible throughout the mutual. This is a one-time project until the conversion of the areas are completed, approximately 2029. Funding is an annual allowance for 2020-2029.

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 20,000

Worst Case: \$30,000

Annual allowance

Higher allowance

Cost Source: Estimate Provided by Client

### Comp #: 109 Creation of Golf Cart Parking -2021

**Quantity: (10) Locations**

Location: Common areas

Funded?: Yes.

History: Planned project 2021

Comments: The association is creating additional golf cart parking spaces in the landscaped areas where possible throughout the mutual. This is a one-time project until the conversion of the areas are completed, approximately 2029. Funding is an annual allowance for 2020-2029.

Useful Life: 0 years

Remaining Life: 0 years

Best Case: \$ 40,000

Worst Case: \$60,000

Annual allowance

Higher allowance

Cost Source: Estimate Provided by Client

### Comp #: 201 2021 Asphalt Paving Replacement

**Quantity: Approx 158,400 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated 2021 project

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 447,800

Worst Case: \$487,800

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

### Comp #: 201 2022 Asphalt Paving Replacement

**Quantity: Approx 154,400 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2022

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 1 years

Best Case: \$ 381,400

Worst Case: \$421,400

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

**Comp #: 201 2023 Asphalt Paving Replacement****Quantity: Approx 129,700 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2023

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 2 years

Best Case: \$ 317,200

Worst Case: \$357,200

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 2024 Asphalt Paving Replacement****Quantity: Approx 108,200 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2024

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 3 years

Best Case: \$ 261,400

Worst Case: \$301,400

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 2025 Asphalt Paving Replacement****Quantity: Approx 102,700 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2025

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 246,900

Worst Case: \$286,900

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 2026 Asphalt Paving Replacement****Quantity: Approx 132,800 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2026

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 5 years

Best Case: \$ 325,300

Worst Case: \$365,300

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 2027 Asphalt Paving Replacement****Quantity: Approx 132,100 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2027

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 6 years

Best Case: \$ 323,600

Worst Case: \$363,600

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

**Comp #: 201 2028 Asphalt Paving Replacement****Quantity: Approx 131,200 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2028

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 321,200

Worst Case: \$361,200

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 2029 Asphalt Paving Replacement****Quantity: Approx 126,600 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2029

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 309,300

Worst Case: \$349,300

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 2030 Asphalt Paving Replacement****Quantity: Approx 126,000 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2030

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 307,500

Worst Case: \$347,500

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 2031 Asphalt Paving Replacement****Quantity: Approx 126,700 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2031

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 10 years

Best Case: \$ 309,500

Worst Case: \$349,500

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 2032 Asphalt Paving Replacement****Quantity: Approx 124,000 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2032

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 11 years

Best Case: \$ 302,400

Worst Case: \$342,400

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

**Comp #: 201 2033 Asphalt Paving Replacement****Quantity: Approx 124,500 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2033

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 12 years

Best Case: \$ 303,700

Worst Case: \$343,700

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 2034 Asphalt Paving Replacement****Quantity: Approx 109,700 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2034

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 13 years

Best Case: \$ 265,200

Worst Case: \$305,200

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 2035 Asphalt Paving Replacement****Quantity: Approx 116,300 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2035

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 14 years

Best Case: \$ 282,300

Worst Case: \$322,300

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 2036 Asphalt Paving Replacement****Quantity: Approx 109,900 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2036

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 15 years

Best Case: \$ 265,600

Worst Case: \$305,600

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 2037 Asphalt Paving Replacement****Quantity: Approx 103,600 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2037

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 16 years

Best Case: \$ 249,500

Worst Case: \$289,500

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

**Comp #: 201 2038 Asphalt Paving Replacement****Quantity: Approx 104,100 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2038

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 17 years

Best Case: \$ 250,600

Worst Case: \$290,600

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 2039 Asphalt Paving Replacement****Quantity: Approx 103,700 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2039

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 18 years

Best Case: \$ 249,700

Worst Case: \$289,700

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 2040 Asphalt Paving Replacement****Quantity: Approx 94,200 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2040

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 19 years

Best Case: \$ 225,000

Worst Case: \$265,000

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 2041 Asphalt Paving Replacement****Quantity: Approx 99,500 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2041

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 20 years

Best Case: \$ 238,700

Worst Case: \$278,700

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 2042 Asphalt Paving Replacement****Quantity: Approx 100,400 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2042

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 21 years

Best Case: \$ 241,000

Worst Case: \$281,000

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database



**Comp #: 201 2043 Asphalt Paving Replacement****Quantity: Approx 90,500 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2043

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 22 years

Best Case: \$ 215,200

Worst Case: \$255,200

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 2044 Asphalt Paving Replacement****Quantity: Approx 104,700 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated in 2044

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 23 years

Best Case: \$ 252,300

Worst Case: \$292,300

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 2045 Asphalt Paving Replacement****Quantity: Approx 121,600 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated 2045

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 24 years

Best Case: \$ 296,200

Worst Case: \$336,200

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 2046 Asphalt Paving Replacement****Quantity: Approx 66,100 gsf**

Location: Streets and parking

Funded?: Yes.

History: Anticipated 2045

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The 2020 & 2021 projects are one-time projects. The mutual will then move to an annual funding of approx 50,168 gsf annually.

Useful Life: 25 years

Remaining Life: 24 years

Best Case: \$ 296,200

Worst Case: \$336,200

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 201 Asphalt Paving Annual Replace****Quantity: Avg. 50,168 gsf Annually**

Location: Streets and parking

Funded?: Yes.

History: Anticipated annual projects beginning 2022

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. The mutual plans a fairly level funding after 2021 at about 50,000 gsf.

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 110,000

Worst Case: \$150,000

Allowance to resurface

Higher allowance

Cost Source: ARI Cost Database

**Comp #: 202 Paving Seal Coat - Annually****Quantity: Approx 1/5 of community**

Location: Street surfaces

Funded?: Yes.

History: Annual project

Comments: Keep surface well sealed on a 5 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-stripping cost.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 40,000

Worst Case: \$60,000

Allowance to repair, seal and restripe

Higher allowance

Cost Source: Client Cost History

---

**Comp #: 205 (2021) Concrete & Paving Maint****Quantity: (1) Provision**

Location: Streets and cul-de-sacs

Funded?: Yes.

History: Anticipated project for 2021

Comments: The mutual has a planned program for asphalt patching; street sweeping; crack filling; cleaning catch basins; pressure washing concrete stains; excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines; and other general maintenance. This finding can be adjusted with cost history.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 69,100

Worst Case: \$89,100

Allowance for major repair

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 205 (2022) Concrete & Paving Maint****Quantity: (1) Provision**

Location: Streets and cul-de-sacs

Funded?: Yes.

History: Anticipated project for 2022

Comments: The mutual has a planned program for asphalt patching; street sweeping; crack filling; cleaning catch basins; pressure washing concrete stains; excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines; and other general maintenance. This finding can be adjusted with cost history.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 68,000

Worst Case: \$88,000

Allowance for major repair

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 205 (2023) Concrete & Paving Maint****Quantity: (1) Provision**

Location: Streets and cul-de-sacs

Funded?: Yes.

History: Anticipated project for 2020

Comments: The mutual has a planned program for asphalt patching; street sweeping; crack filling; cleaning catch basins; pressure washing concrete stains; excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines; and other general maintenance. This finding can be adjusted with cost history.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 41,900

Worst Case: \$61,900

Allowance for major repair

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 205 (2024) Concrete & Paving Maint****Quantity: (1) Provision**

Location: Streets and cul-de-sacs

Funded?: Yes.

History: Anticipated project for 2024

Comments: The mutual has a planned program for asphalt patching; street sweeping; crack filling; cleaning catch basins; pressure washing concrete stains; excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines; and other general maintenance. This finding can be adjusted with cost history.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 104,800

Worst Case: \$124,800

Allowance for major repair

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 205 (2025) Concrete & Paving Maint****Quantity: (1) Provision**

Location: Streets and cul-de-sacs

Funded?: Yes.

History: Anticipated project for 2025

Comments: The mutual has a planned program for asphalt patching; street sweeping; crack filling; cleaning catch basins; pressure washing concrete stains; excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines; and other general maintenance. This finding can be adjusted with cost history.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 87,800

Worst Case: \$107,800

Allowance for major repair

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 205 (2026) Concrete & Paving Maint****Quantity: (1) Provision**

Location: Streets and cul-de-sacs

Funded?: Yes.

History: Anticipated project for 2026

Comments: The mutual has a planned program for asphalt patching; street sweeping; crack filling; cleaning catch basins; pressure washing concrete stains; excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines; and other general maintenance. This finding can be adjusted with cost history.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 42,000

Worst Case: \$63,000

Allowance for major repair

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 205 (2027) Concrete & Paving Maint****Quantity: (1) Provision**

Location: Streets and cul-de-sacs

Funded?: Yes.

History: Anticipated project for 2027

Comments: The mutual has a planned program for asphalt patching; street sweeping; crack filling; cleaning catch basins; pressure washing concrete stains; excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines; and other general maintenance. This finding can be adjusted with cost history.

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 45,000

Worst Case: \$66,000

Allowance for major repair

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 205 (2028) Concrete & Paving Maint****Quantity: (1) Provision**

Location: Streets and cul-de-sacs

Funded?: Yes.

History: Anticipated project for 2028

Comments: The mutual has a planned program for asphalt patching; street sweeping; crack filling; cleaning catch basins; pressure washing concrete stains; excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines; and other general maintenance. This finding can be adjusted with cost history.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 64,600

Worst Case: \$84,600

Allowance for major repair

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 205 (2029) Concrete & Paving Maint****Quantity: (1) Provision**

Location: Streets and cul-de-sacs

Funded?: Yes.

History: Anticipated project for 2029

Comments: The mutual has a planned program for asphalt patching; street sweeping; crack filling; cleaning catch basins; pressure washing concrete stains; excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines; and other general maintenance. This finding can be adjusted with cost history.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 62,000

Worst Case: \$82,000

Allowance for major repair

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 205 (2030) Concrete & Paving Maint**

**Quantity: (1) Provision**

Location: Streets and cul-de-sacs

Funded?: Yes.

History: Anticipated project for 2020

Comments: The mutual has a planned program for asphalt patching; street sweeping; crack filling; cleaning catch basins; pressure washing concrete stains; excavation and/or concrete removal and replacement that are required to support other departments performing repairs to sewer and water lines; and other general maintenance. This finding can be adjusted with cost history.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 63,300

Worst Case: \$83,300

Allowance for major repair

Higher allowance

Cost Source: Estimate Provided by Client

---

## Roofing & Gutters

---

**Comp #: 1308 (2021-2029) LWT to Comp Shingle****Quantity: Avg 14,560 GSF**

Location: Approx

Funded?: Yes.

History: Anticipated projects between 2020-2029

Comments: The mutual is converting all of the Lightweight Tile roof systems to a 40 year comp shingle roof system. Consult with a qualified roofing contractor to provide accurate evaluation of roof conditions, repair or maintenance needs.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 100,000

Worst Case: \$120,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 1308 LWT to Comp Shingle Roofs****Quantity: Avg 55,500 GSF Annually**

Location:

Funded?: Yes.

History: Anticipated annual funding starting in 2030

Comments: The mutual is converting all of the Lightweight Tile roof systems to a 40 year comp shingle roof system. This funding is anticipated after the 2020-2029 projects. Consult with a qualified roofing contractor to provide accurate evaluation of roof conditions, repair or maintenance needs.

Useful Life: 1 years

Remaining Life: 9 years

Best Case: \$ 375,000

Worst Case: \$455,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 1310 (2039) Malibu/Capistrano Tile Roofs****Quantity: Approx 128,300 GSF**

Location: Locations on file with client

Funded?: Yes.

History: Completed 1999

Comments: This funding is to convert the Malibu Tile with Capistrano Tile. The project is planned over 12 years beginning in 2039. 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: 18 years

Best Case: \$ 650,000

Worst Case: \$850,000

Allowance for major repair

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 1310 (2040) Malibu/Capistrano Tile Roofs****Quantity: Approx 192,000 GSF**

Location: Locations on file with client

Funded?: Yes.

History: Completed 2000

Comments: This funding is to convert the Malibu Tile with Capistrano Tile. The project is planned over 12 years beginning in 2039. 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: 19 years

Best Case: \$ 990,000

Worst Case: \$1,090,000

Allowance for major repair

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 1310 (2041) Malibu/Capistrano Tile Roofs****Quantity: Approx 82,800 GSF**

Location: Locations on file with client

Funded?: Yes.

History: Completed 2001

Comments: This funding is to convert the Malibu Tile with Capistrano Tile. The project is planned over 12 years beginning in 2039. 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: \$ 420,000

Worst Case: \$480,000

Allowance for major repair

Higher allowance

Cost Source: ARI Cost Database

**Comp #: 1310 (2042) Malibu/Capistrano Tile Roofs****Quantity: Approx 52,600 GSF**

Location: Locations on file with client

Funded?: Yes.

History: Completed 2002

Comments: This funding is to convert the Malibu Tile with Capistrano Tile. The project is planned over 12 years beginning in 2039. 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: \$ 255,000

Worst Case: \$315,000

Allowance for major repair

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 1310 (2043) Malibu/Capistrano Tile Roofs****Quantity: Approx 78,800 GSF**

Location: Locations on file with client

Funded?: Yes.

History: Completed 2003

Comments: This funding is to convert the Malibu Tile with Capistrano Tile. The project is planned over 12 years beginning in 2039. 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: \$ 397,000

Worst Case: \$457,000

Allowance for major repair

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 1310 (2044) Malibu/Capistrano Tile Roofs****Quantity: Approx 209,500 GSF**

Location: Locations on file with client

Funded?: Yes.

History: Completed 2004

Comments: This funding is to convert the Malibu Tile with Capistrano Tile. The project is planned over 12 years beginning in 2039. 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: \$ 1,085,000

Worst Case: \$1,185,000

Allowance for major repair

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 1310 (2045) Malibu/Capistrano Tile Roofs****Quantity: Approx 163,800 GSF**

Location: Locations on file with client

Funded?: Yes.

History: Completed 2005

Comments: This funding is to convert the Malibu Tile with Capistrano Tile. The project is planned over 12 years beginning in 2039. 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: \$ 838,000

Worst Case: \$938,000

Allowance for major repair

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 1310 (2046) Malibu/Capistrano Tile Roofs****Quantity: Approx 219,800 GSF**

Location: Locations on file with client

Funded?: Yes.

History: Completed 2006

Comments: This funding is to convert the Malibu Tile with Capistrano Tile. The project is planned over 12 years beginning in 2039. 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: \$ 1,142,000

Worst Case: \$1,242,000

Allowance for major repair

Higher allowance

Cost Source: ARI Cost Database

**Comp #: 1310 (2047) Malibu/Capistrano Tile Roofs****Quantity: Approx 94,000 GSF**

Location: Locations on file with client

Funded?: Yes.

History: Completed 2007

Comments: This funding is to convert the Malibu Tile with Capistrano Tile. The project is planned over 12 years beginning in 2039. 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: \$ 470,000

Worst Case: \$550,000

Allowance for major repair

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 1310 (2048) Malibu/Capistrano Tile Roofs****Quantity: Approx 107,700 GSF**

Location: Locations on file with client

Funded?: Yes.

History: Completed 2008

Comments: This funding is to convert the Malibu Tile with Capistrano Tile. The project is planned over 12 years beginning in 2039. 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: \$ 544,000

Worst Case: \$624,000

Allowance for major repair

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 1310 (2049) Malibu/Capistrano Tile Roofs****Quantity: Approx 106,000 GSF**

Location: Locations on file with client

Funded?: Yes.

History: Completed 2009

Comments: CThis funding is to convert the Malibu Tile with Capistrano Tile. The project is planned over 12 years beginning in 2039. 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: \$ 535,000

Worst Case: \$615,000

Allowance for major repair

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 1310 (2050) Malibu/Capistrano Tile Roofs****Quantity: Approx 184,200 GSF**

Location: Locations on file with client

Funded?: Yes.

History: Completed 2010

Comments: This funding is to convert the Malibu Tile with Capistrano Tile. The project is planned over 12 years beginning in 2039. 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: \$ 948,000

Worst Case: \$1,048,000

Allowance for major repair

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 1310 (2051) Malibu/Capistrano Tile Roofs****Quantity: Approx 172,900 GSF**

Location: Locations on file with client

Funded?: Yes.

History: Completed 2011

Comments: This funding is to convert the Malibu Tile with Capistrano Tile. The project is planned over 12 years beginning in 2039. 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: \$ 897,000

Worst Case: \$977,000

Allowance for major repair

Higher allowance

Cost Source: ARI Cost Database



**Comp #: 1310 (2052) Malibu/Capistrano Tile Roofs****Quantity: Approx 151,600 GSF**

Location: Locations on file with client

Funded?: Yes.

History: Completed 2012

Comments: This funding is to convert the Malibu Tile with Capistrano Tile. The project is planned over 12 years beginning in 2039. 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

Best Case: \$ 782,000

Allowance for major repair

Cost Source: ARI Cost Database

Remaining Life: 31 years

Worst Case: \$862,000

Higher allowance

---

**Comp #: 1310 (2053) Malibu/Capistrano Tile Roofs****Quantity: Approx 149,600 GSF**

Location: Locations on file with client

Funded?: Yes.

History: Completed 2013

Comments: This funding is to convert the Malibu Tile with Capistrano Tile. The project is planned over 12 years beginning in 2039. 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

Best Case: \$ 771,000

Allowance for major repair

Cost Source: ARI Cost Database

Remaining Life: 32 years

Worst Case: \$851,000

Higher allowance

---

**Comp #: 1310 (2054) Malibu/Capistrano Tile Roofs****Quantity: Approx 148,900 GSF**

Location: Locations on file with client

Funded?: Yes.

History: Completed 2014

Comments: This funding is to convert the Malibu Tile with Capistrano Tile. The project is planned over 12 years beginning in 2039. 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

Best Case: \$ 767,000

Allowance for major repair

Cost Source: ARI Cost Database

Remaining Life: 33 years

Worst Case: \$847,000

Higher allowance

---

**Comp #: 1310 (2055) Malibu/Capistrano Tile Roofs****Quantity: Approx 79,100 GSF**

Location: Locations on file with client

Funded?: Yes.

History: Completed 2015

Comments: This funding is to convert the Malibu Tile with Capistrano Tile. The project is planned over 12 years beginning in 2039. 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

Best Case: \$ 399,000

Allowance for major repair

Cost Source: ARI Cost Database

Remaining Life: 34 years

Worst Case: \$459,000

Higher allowance

---

**Comp #: 1311 Metal Tile Roof 2030-2049 - Replace****Quantity: Avg. 25,500 GSF  
Annually**

Location: (111) Buildings, 505,426 GSF

Funded?: Yes.

History: Anticipated project starting 2030

Comments: The mutual replaced wood shake roofs with metal tile beginning in 1990 with 40 year tile. This annual replacement will begin in 2030. Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 1 years

Best Case: \$ 188,000

Allowance for major repair

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$248,000

Higher allowance

**Comp #: 1314 PVC Cool Roof System - Replace****Quantity: Avg Approx 150,000 GSF**

Location: Roof of buildings

Funded?: Yes.

History: Annual project

Comments: Starting 2009 roofs were transitioned to PVC Cool Roof system with a 25 year average life. Consult with a qualified roofing contractor to provide accurate evaluation of all buildings roof systems and their repair or replacement needs.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 1,100,000

Worst Case: \$1,300,000

Allowance to install

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 1316 Roof Preventative Maintenance****Quantity: (1) Provision**

Location: Built up roofs

Funded?: Yes.

History: Annual maintenance starting 2021

Comments: The mutual uses this program to extend the servicable life of the built up roof systems by 3-5 years. This program emphasizes aggressive repair and maintenance to roofs 10 years old. The roofing contractor provides for a 5-year preventative maintenance of each roof system at no cost.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 57,000

Worst Case: \$82,000

Annual allowance for preventative maint.

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 1317 Emergency Roof Repairs****Quantity: (1) Provision**

Location: Building roofs

Funded?: Yes.

History: Anticipated annual projects

Comments: Repair requests generated through service calls. This includes water tests; damaged roof tiles/shingles and flashings; skylight leaks; standing water reports; repairs prior to paint program and resident requests.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 90,000

Worst Case: \$130,000

Annual allowance

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 1330 (2040-2048) Gutter Repair/Replace****Quantity: (1) Provision**

Location: Perimeter of buildings - Locations on file with association

Funded?: Yes.

History: Annual replacement between 2040-2047

Comments: The association replaced the original gutters on the 3-story buildings with seamless gutter system between 2010 and 2018. The future replacement is scheduled with a future building painting program, not the roofing replacement.

Useful Life: 1 years

Remaining Life: 19 years

Best Case: \$ 150,000

Worst Case: \$200,000

Allowance to repair or replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 1331 (2020-2029) Gutter Repair/Replace****Quantity: (1) Provision**

Location: Gutter systems throughout 1 &amp; 2-Story buildings

Funded?: Yes.

History: Anticipated annual projects 2020-2029

Comments: The association anticipates a larger allowance for repair and sectional replacement for about 10 years beginning 2020-2029, then it will drop off as many of the gutters will have been repaired or replaced. This will include funding to improve building drainage and reduce possible damage to building foundations.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 90,000

Worst Case: \$110,000

Allowance to repair/replace

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 1331 (2030-2039) Gutter Repair/Replace**

**Quantity: (1) Provision**

Location: Gutter systems throughout 1 & 2-Story buildings

Funded?: Yes.

History: Anticipated annual projects after 2029

Comments: The association anticipates a larger allowance for repair and sectional replacement for about 10 years beginning 2020-2029, then it will drop off as many of the gutters will have been repaired or replaced. This will include funding to improve building drainage and reduce possible damage to building foundations.

Useful Life: 1 years

Remaining Life: 9 years

Best Case: \$ 40,000

Worst Case: \$60,000

Allowance to repair/replace

Higher allowance

Cost Source: Estimate Provided by Client

---

## Building Structures

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

Location: Interiors of units

Funded?: Yes.

History: Contingency budget based on prior years experience.

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.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 889,000

Worst Case: \$889,000

Allowance for inspections

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 1860 (2022) Fire Alarm Consultant**
**Quantity: (1) Provision**

Location: Residential buildings

Funded?: Yes.

History: Anticipated for 2022 one-time project

Comments: Alarm systems are necessary in the event of fire to minimize injury, loss of life and property damage. These vary in age but most are original to construction. This is a one time funding to retain a consultant to propose on the installation of a modern alarm system.

Useful Life: 0 years

Remaining Life: 1 years

Best Case: \$ 20,000

Worst Case: \$40,000

Allowance to replace, installed

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 1860 (2023-2028) Fire Alarm System**
**Quantity: (14) Buildings**

Location: To be determined at time of project

Funded?: Yes.

History: Anticipated replacements 2023 - 2028

Comments: Alarm systems are necessary in the event of fire to minimize injury, loss of life and property damage. These vary in age but most are original to construction. The funding is an allowance to replace the (81) building alarms over a (6) year period beginning 2022 with more current technology. The funding should be adjusted when actual replacement cost information becomes available. Follow all repair or replacement recommendations of the vendor.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 190,000

Worst Case: \$230,000

Allowance to replace, installed

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 3210 (2021-2025) MO/Carpentry/CP Panels**
**Quantity: 1,405 Buildings**

Location: Residential buildings (Maint Ops, Carpentry &amp; Carport Panel Replacement )

Funded?: Yes.

History: Anticipated projects between 2021-2025

Comments: This is to address building structural exhibiting deterioration and to eradicate dry rot through a systematic and proactive approach. This includes outside services, staff labor hours and material costs. This includes balcony replacements, wood railings, ramps, walkways, trellis structures, beams, windows, garage doors, carport panels, GV kitchen and restroom flooring, asbestos &amp; lead abatement, testing, permits and fees.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 570,000

Worst Case: \$650,000

Annual allowance

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 3210 (2026-2039) MO/Carpentry/CP Panels**
**Quantity: 1,405 Buildings**

Location: Residential buildings (Maint Ops, Carpentry &amp; Carport Panel Replacement )

Funded?: Yes.

History: Anticipated projects between 2026-2039

Comments: This is to address building structural exhibiting deterioration and to eradicate dry rot through a systematic and proactive approach. This includes outside services, staff labor hours and material costs. This includes balcony replacements, wood railings, ramps, walkways, trellis structures, beams, windows, garage doors, carport panels, GV kitchen and restroom flooring, asbestos &amp; lead abatement, testing, permits and fees.

Useful Life: 1 years

Remaining Life: 5 years

Best Case: \$ 330,000

Worst Case: \$390,000

Annual allowance

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 3210 (2040-2050) MO/Carpentry/CP Panels****Quantity: 1,405 Buildings**

Location: Residential buildings (Maint Ops, Carpentry &amp; Carport Panel Replacement )

Funded?: Yes.

History:

Comments: This is to address building structural exhibiting deterioration and to eradicate dry rot through a systematic and proactive approach. This includes outside services, staff labor hours and material costs. This includes balcony replacements, wood railings, ramps, walkways, trellis structures, beams, windows, garage doors, carport panels, GV kitchen and restroom flooring, asbestos & lead abatement, testing, permits and fees.

Useful Life: 1 years

Remaining Life: 19 years

Best Case: \$ 260,000

Worst Case: \$320,000

Annual allowance

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 3213 (2021-2022) Bldg Structure Dry Rot****Quantity: 1,405 Buildings**

Location: Building Structures

Funded?: Yes.

History: Anticipated projects 2021-2022

Comments: This is to address building structural exhibiting deterioration and to eradicate dry rot through a systematic and proactive approach. This includes outside services, staff labor hours and material costs. This includes balcony replacements, wood railings, ramps, walkways, trellis structures, beams, windows, garage doors, carport panels, GV kitchen and restroom flooring, asbestos & lead abatement, testing, permits and fees.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 975,000

Worst Case: \$1,075,000

Annual Allowance

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 3213 (2023-2027) Bldg Structure Dry Rot****Quantity: 1,405 Buildings**

Location: Building Structures

Funded?: Yes.

History: Anticipated projects 2023-2027

Comments: This is to address building structural exhibiting deterioration and to eradicate dry rot through a systematic and proactive approach. This includes outside services, staff labor hours and material costs. This includes balcony replacements, wood railings, ramps, walkways, trellis structures, beams, windows, garage doors, carport panels, GV kitchen and restroom flooring, asbestos & lead abatement, testing, permits and fees.

Useful Life: 1 years

Remaining Life: 2 years

Best Case: \$ 473,000

Worst Case: \$553,000

Annual Allowance

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 3213 (2028-2037) Bldg Structure Dry Rot****Quantity: 1,405 Buildings**

Location: Building Structures

Funded?: Yes.

History: Anticipated projects 2028-2037

Comments: This is to address building structural exhibiting deterioration and to eradicate dry rot through a systematic and proactive approach. This includes outside services, staff labor hours and material costs. This includes balcony replacements, wood railings, ramps, walkways, trellis structures, beams, windows, garage doors, carport panels, GV kitchen and restroom flooring, asbestos & lead abatement, testing, permits and fees.

Useful Life: 1 years

Remaining Life: 7 years

Best Case: \$ 226,000

Worst Case: \$286,000

Annual Allowance

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 3213 (2038-2050) Bldg Structure Dry Rot****Quantity: 1,405 Buildings**

Location: Building Structures

Funded?: Yes.

History: Anticipated projects 2038-2050

Comments: This is to address building structural exhibiting deterioration and to eradicate dry rot through a systematic and proactive approach. This includes outside services, staff labor hours and material costs. This includes balcony replacements, wood railings, ramps, walkways, trellis structures, beams, windows, garage doors, carport panels, GV kitchen and restroom flooring, asbestos & lead abatement, testing, permits and fees.

Useful Life: 1 years

Remaining Life: 17 years

Best Case: \$ 108,000

Worst Case: \$148,000

Annual Allowance

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 3216 (2021) Bldg Struct Replacement****Quantity: (1) Provision**

Location: Residential Buildings

Funded?: Yes.

History: Anticipated project for 2021

Comments: This reserve component is designed to address structures that exhibit deterioration and will be utilized on a contingency basis. It is assumed full replacement would never be required. The contingency estimate is for a typical building structure repair.

Useful Life: 0 years

Remaining Life: 0 years

Best Case: \$ 460,000

Worst Case: \$540,000

Contingency Allowance

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 3216 (2022) Bldg Struct Replacement****Quantity: (1) Provision**

Location: Residential Buildings

Funded?: Yes.

History: Anticipated project for 2022

Comments: This reserve component is designed to address structures that exhibit deterioration and will be utilized on a contingency basis. It is assumed full replacement would never be required. The contingency estimate is for a typical building structure repair.

Useful Life: 0 years

Remaining Life: 1 years

Best Case: \$ 700,000

Worst Case: \$800,000

Contingency Allowance

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 3216 (2023-2027) Bldg Struct Replacement****Quantity: Approx (14) Buildings**

Location: Residential Buildings

Funded?: Yes.

History: Anticipated projects 2023-2027

Comments: This reserve component is designed to address structures that exhibit deterioration and will be utilized on a contingency basis. It is assumed full replacement would never be required. The contingency estimate is for a typical building structure repair.

Useful Life: 1 years

Remaining Life: 2 years

Best Case: \$ 320,000

Worst Case: \$380,000

Contingency Allowance

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 3216 (2028-2037) Bldg Struct Replacement****Quantity: Approx (7) Buildings**

Location: Residential Buildings

Funded?: Yes.

History: Anticipated projects 2028-2037

Comments: This reserve component is designed to address structures that exhibit deterioration and will be utilized on a contingency basis. It is assumed full replacement would never be required. The contingency estimate is for a typical building structure repair.

Useful Life: 1 years

Remaining Life: 7 years

Best Case: \$ 150,000

Worst Case: \$200,000

Contingency Allowance

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 3216 (2038-2050) Bldg Struct Replacement****Quantity: Approx (3.5) Buildings**

Location: Residential Buildings

Funded?: Yes.

History: Anticipated projects 2038-2050

Comments: This reserve component is designed to address structures that exhibit deterioration and will be utilized on a contingency basis. It is assumed full replacement would never be required. The contingency estimate is for a typical building structure repair.

Useful Life: 1 years

Remaining Life: 17 years

Best Case: \$ 67,500

Worst Case: \$107,500

Contingency Allowance

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 3219 (2021) Parapet Wall Removal****Quantity: Approx (5-6) Buildings**

Location: Villa Paraisa &amp; Casa Grande buildings

Funded?: Yes.

History: Anticipated project 2021

Comments: This is to address moisture intrusion problems on the Villa Paraisa & Casa Grande style buildings by removing and replacing the parapet wall design with a sloped roof. There are (21) remaining at the start of 2020 which will be removed at the rate of (5) per year. This is a one-time project.

Useful Life: 0 years

Remaining Life: 0 years

Best Case: \$ 270,000

Worst Case: \$330,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 3219 (2022-2024) Parapet Wall Removal****Quantity: Approx (5-6) Buildings**

Location: Villa Paraisa &amp; Casa Grande buildings

Funded?: Yes.

History: Anticipated project 2022

Comments: This is to address moisture intrusion problems on the Villa Paraisa & Casa Grande style buildings by removing and replacing the parapet wall design with a sloped roof. There are (21) remaining at the start of 2020 which will be removed at the rate of (5) per year. This is a one-time project.

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 210,000

Worst Case: \$270,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 3220 Bldg Struct Foundation Repairs****Quantity: Approx 7-8 Buildings**

Location: Residential Buildings

Funded?: Yes.

History: Anticipated annual projects

Comments: This funding is dedicated to foundation repairs most often due to soil erosion and settlement. This is a contingency estimate for typical foundation repairs.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 65,000

Worst Case: \$85,000

Allowance for repairs

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 3223 (2022-2027) Storage Cabinets****Quantity: Approx (182) Stalls**

Location: Garden Villas

Funded?: Yes.

History: Anticipated projects 2021-2027

Comments: This is a one-time project to rehab the storage cabinets at the Garden Villas. This is a (7) year project to complete starting in 2021 and completed 2027.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 81,000

Worst Case: \$101,000

Allowance to rehab

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 3225 (2021) Glulam/Beam - Repair****Quantity: (25) Structures**

Location: Garden Villa

Funded?: Yes.

History: Anticipated project 2021

Comments: This funding is to address large structural beams that exhibit deterioration in the main breezeway at the majority of the Garden Villa Buildings. During recent painting program an increased amount of dryrot has been found affecting the beams. This assumes similar failures in the future. This assumes 13.2% of Glulam beams and 5.8% of the 6x12 beams per building.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 1,183,000

Worst Case: \$1,383,000

Allowance to repair

Higher allowance

Cost Source: Estimate Provided by Client



**Comp #: 3225 (2022) Glulam/Beam - Repair****Quantity: (6) Structures**

Location: Garden Villa

Funded?: Yes.

History: Anticipated project 2022

Comments: This funding is to address large structural beams that exhibit deterioration in the main breezeway at the majority of the Garden Villa Buildings. During recent painting program an increased amount of dryrot has been found affecting the beams. This assumes similar failures in the future. This assumes 13.2% of Glulam beams and 5.8% of the 6x12 beams per building.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 280,000

Worst Case: \$340,000

Allowance to repair

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 3225 (2024) Glulam/Beam - Repair****Quantity: (3) Structures**

Location: Garden Villa

Funded?: Yes.

History: Anticipated project 2024

Comments: This funding is to address large structural beams that exhibit deterioration in the main breezeway at the majority of the Garden Villa Buildings. During recent painting program an increased amount of dryrot has been found affecting the beams. This assumes similar failures in the future. This assumes 13.2% of Glulam beams and 5.8% of the 6x12 beams per building.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 120,000

Worst Case: \$180,000

Allowance to repair

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 3225 (2026) Glulam/Beam - Repair****Quantity: (3) Structures**

Location: Garden Villa

Funded?: Yes.

History: Anticipated project 2026

Comments: This funding is to address large structural beams that exhibit deterioration in the main breezeway at the majority of the Garden Villa Buildings. During recent painting program an increased amount of dryrot has been found affecting the beams. This assumes similar failures in the future. This assumes 13.2% of Glulam beams and 5.8% of the 6x12 beams per building.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 120,000

Worst Case: \$180,000

Allowance to repair

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 3225 (2027) Glulam/Beam - Repair****Quantity: (8) Structures**

Location: Garden Villa

Funded?: Yes.

History: Anticipated project 2027

Comments: This funding is to address large structural beams that exhibit deterioration in the main breezeway at the majority of the Garden Villa Buildings. During recent painting program an increased amount of dryrot has been found affecting the beams. This assumes similar failures in the future. This assumes 13.2% of Glulam beams and 5.8% of the 6x12 beams per building.

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 360,000

Worst Case: \$460,000

Allowance to repair

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 3225 (2028) Glulam/Beam - Repair****Quantity: (4) Structures**

Location: Garden Villa

Funded?: Yes.

History: Anticipated project 2028

Comments: This funding is to address large structural beams that exhibit deterioration in the main breezeway at the majority of the Garden Villa Buildings. During recent painting program an increased amount of dryrot has been found affecting the beams. This assumes similar failures in the future. This assumes 13.2% of Glulam beams and 5.8% of the 6x12 beams per building.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 170,000

Worst Case: \$240,000

Allowance to repair

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 3225 (2029) Glulam/Beam - Repair****Quantity: (3) Structures**

Location: Garden Villa

Funded?: Yes.

History: Anticipated project 2029

Comments: This funding is to address large structural beams that exhibit deterioration in the main breezeway at the majority of the Garden Villa Buildings. During recent painting program an increased amount of dryrot has been found affecting the beams. This assumes similar failures in the future. This assumes 13.2% of Glulam beams and 5.8% of the 6x12 beams per building.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 120,000

Worst Case: \$180,000

Allowance to repair

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 3225 (2030) Glulam/Beam - Repair****Quantity: (1) Structure**

Location: Garden Villa

Funded?: Yes.

History: Anticipated project 2020

Comments: This funding is to address large structural beams that exhibit deterioration in the main breezeway at the majority of the Garden Villa Buildings. During recent painting program an increased amount of dryrot has been found affecting the beams. This assumes similar failures in the future. This assumes 13.2% of Glulam beams and 5.8% of the 6x12 beams per building.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 46,000

Worst Case: \$56,000

Allowance to repair

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 3230 (2021-2024) Bldg Rehab Dry Rot/Lead****Quantity: Numerous Buildings**

Location: Client has list on file

Funded?: Yes.

History: Anticipated project for 2021-2024

Comments: This funding is to eradicate dry rot to include lead abatement and minor replacement of wood members, fascia boards, shear panel repair, wood stud replacement, stucco repair, T-111/Hardi siding replacement, rafter tail replacement, exterior crown molding, and redwood siding/trim replacement.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 240,000

Worst Case: \$320,000

Allowance to repair

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 3230 Annual Bldg Rehab Dry Rot/Lead****Quantity: Numerous Buildings**

Location: Client has list on file

Funded?: Yes.

History: Anticipated projects for 2025 and beyond

Comments: This funding is to eradicate dry rot to include lead abatement and minor replacement of wood members, fascia boards, shear panel repair, wood stud replacement, stucco repair, T-111/Hardi siding replacement, rafter tail replacement, exterior crown molding, and redwood siding/trim replacement.

Useful Life: 1 years

Remaining Life: 4 years

Best Case: \$ 140,000

Worst Case: \$220,000

Allowance to repair

Higher allowance

Cost Source: Estimate Provided by Client

## Decking Projects

**Comp #: 150 (2020-2025) Decks - Resurface****Quantity: Extensive GSF**

Location: Common decks, GV Breezeways, and Balconies

Funded?: Yes. Funding Reason

History: Projects between 2020-2025

Comments: This funding is specifically for years 2020-2025 and is eliminated thereafter to an annual allowance for decks. Based on 5-year top coating for all deck surfaces at buildings painted five years prior to the planned budget year, decking concerns reported and the 3-story building inspections. The GV Breezeway project is conducted on 10 buildings each year.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 293,000

Worst Case: \$293,000

Allowance to resurface

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 150 (2026-2050) Decks - Resurface****Quantity: Extensive GSF**

Location: Common decks, GV Breezeways, and Balconies

Funded?: Yes. Funding Reason

History: Projects after 2025

Comments: This funding is specifically for years following the 2020-2025 projects. Based on 5-year top coating for all deck surfaces at buildings painted five years prior to the planned budget year, decking concerns reported and the 3-story building inspections. The GV Breezeway project is conducted on 10 buildings each year.

Useful Life: 1 years

Remaining Life: 5 years

Best Case: \$ 190,000

Worst Case: \$190,000

Allowance to resurface

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 151 Balcony Inspections****Quantity: Extensive GSF**

Location: Balconies

Funded?: Yes. Every 9 years an inspection and estimation of total contribution to repair or replace balconies, stairways and other exterior elements is required per Civil Code Section 5550.

History:

Comments: SB 326 states that the EEE inspections are to be done onvce 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: 1 years

Remaining Life: 0 years

Best Case: \$ 45,000

Worst Case: \$55,000

Allowance for inspections

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 152 Decks - Topcoat****Quantity: Extensive GSF**

Location: Common decks, GV Breezeways, and Balconies

Funded?: Yes. Funding Reason

History: Anticipated annual projects

Comments: Based on 5-year top coating for all deck surfaces at buildings painted five years prior to the planned budget year, decking concerns reported and the 3-story building inspections. The GV Breezeway project is conducted on 10 buildings each year.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 132,000

Worst Case: \$132,000

Allowance to resurface

Higher allowance

Cost Source: Estimate Provided by Client

## Prior To Painting & Painting Projects

### Comp #: 153 PTP Deck Resurface with Painting

**Quantity: (1) Annual Allowance**

Location: Deck surfaces of buildings being painted each year

Funded?: Yes. Funding Reason

History: Anticipated annual project

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 61,300

Worst Case: \$61,300

Allowance to resurface

Higher allowance

Cost Source: Estimate Provided by Client

### Comp #: 1115 (2021) Full Cycle Exterior Painting

**Quantity: Approx 1,782,000 GSF**

Location: Exterior of buildings, and ceilings of recreation rooms, kitchen and game rooms of the 3-story buildings.

Funded?: Yes.

History: Planned project for 2021

Comments: This includes the stucco, siding, trim, beams, overhangs, doors, closed soffits, and ornamental metal surfaces. Keep surfaces on the routine paint cycle. The association has established a 15 year cycle for exterior painting. The industry standard for stucco is 8-10 year cycle and wood is 5 year paint cycle. The association plans touch up between cycles.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 1,224,000

Worst Case: \$1,224,000

Allowance to repaint

Higher allowance

Cost Source: Estimate Provided by Client

### Comp #: 1115 Annual Full Cycle Exterior Painting

**Quantity: Approx 16,563,000 GSF**

Location: Exterior of buildings, and ceilings of recreation rooms, kitchen and game rooms of the 3-story buildings.

Funded?: Yes.

History: Planned project for 2022

Comments: This includes the stucco, siding, trim, beams, overhangs, doors, closed soffits, and ornamental metal surfaces. Keep surfaces on the routine paint cycle. The association has established a 15 year cycle for exterior painting. The industry standard for stucco is 8-10 year cycle and wood is 5 year paint cycle. The association plans touch up between cycles.

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 1,126,000

Worst Case: \$1,126,000

Allowance to repaint

Higher allowance

Cost Source: Estimate Provided by Client

### Comp #: 1116 Annual Paint Touch-Up

**Quantity: (1) Provision**

Location: Exterior building locations

Funded?: Yes.

History: Anticipated annual project

Comments: The touch-up painting has been moved from Operating to Reserves in 2018. This is designed to address interior and exterior paint touch-up at various buildings, laundry rooms, and carports. This usually relates to walls, ceilings repairs, exterior doors, gates, railings, stucco, dry rot and gutter repairs. The the extended paint cycle of 15 years this funding may need to increase to maintain appearance and proper wood protection.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 191,000

Worst Case: \$251,000

Allowance for paint touch-up

Higher allowance

Cost Source: ARI Cost Database

### Comp #: 1400 Annual HIP Reflective Address Signs

**Quantity: Numerous Signs**

Location: Throughout common areas

Funded?: Yes.

History: Anticipated projects 2020-2029

Comments: This is an annual allowance to remove the building HIP reflective address signage prior to painting. This funding can be adjusted for replacement with different materials or design to maintain appearance.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 37,200

Worst Case: \$37,200

Allowance for signage

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 1401 (2021) Bldg # Signage Replacement****Quantity: Approx (281) Signs**

Location: Throughout common areas

Funded?: Yes.

History: Planned project for 2021

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. 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. This should be cycled with exterior paint projects.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 71,000

Worst Case: \$91,000

Allowance for signage

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 1401 (2022) Bldg # Signage Replacement****Quantity: Approx (281) Signs**

Location: Throughout common areas

Funded?: Yes.

History: Planned project for 2022

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. 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. This should be cycled with exterior paint projects.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 71,000

Worst Case: \$91,000

Allowance for signage

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 1401 (2023) Bldg # Signage Replacement****Quantity: Approx (281) Signs**

Location: Throughout common areas

Funded?: Yes.

History: Planned project for 2023

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. 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. This should be cycled with exterior paint projects.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 71,000

Worst Case: \$91,000

Allowance for signage

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 1401 (2024) Bldg # Signage Replacement****Quantity: Approx (281) Signs**

Location: Throughout common areas

Funded?: Yes.

History: Planned project for 2024

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. 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. This should be cycled with exterior paint projects.

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 71,000

Worst Case: \$91,000

Allowance for signage

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 1401 (2025) Bldg # Signage Replacement****Quantity: Approx (281) Signs**

Location: Throughout common areas

Funded?: Yes.

History: Planned project for 2025

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. 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. This should be cycled with exterior paint projects.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 71,000

Worst Case: \$91,000

Allowance for signage

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 1401 (2026) Bldg # Signage Replacement****Quantity: Approx (281) Signs**

Location: Throughout common areas

Funded?: Yes.

History: Planned project for 2026

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. 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. This should be cycled with exterior paint projects.

Useful Life: 20 years

Remaining Life: 5 years

Best Case: \$ 71,000

Worst Case: \$91,000

Allowance for signage

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 1401 (2027) Bldg # Signage Replacement****Quantity: Approx (281) Signs**

Location: Throughout common areas

Funded?: Yes.

History: Planned project for 2027

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. 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. This should be cycled with exterior paint projects.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 71,000

Worst Case: \$91,000

Allowance for signage

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 1401 (2028) Bldg # Signage Replacement****Quantity: Approx (281) Signs**

Location: Throughout common areas

Funded?: Yes.

History: Planned project for 2028

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. 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. This should be cycled with exterior paint projects.

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 71,000

Worst Case: \$91,000

Allowance for signage

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 1401 (2029) Bldg # Signage Replacement****Quantity: Approx (281) Signs**

Location: Throughout common areas

Funded?: Yes.

History: Planned project for 2029

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. 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. This should be cycled with exterior paint projects.

Useful Life: 20 years

Remaining Life: 8 years

Best Case: \$ 71,000

Worst Case: \$91,000

Allowance for signage

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 1401 (2030) Bldg # Signage Replacement****Quantity: Approx (174) Signs**

Location: Throughout common areas

Funded?: Yes.

History: Planned project for 2030

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. 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. This should be cycled with exterior paint projects.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 38,700

Worst Case: \$58,700

Allowance for signage

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2901 PTP Annual Lead Abatement****Quantity: (1) Provision**

Location:

Funded?: Yes.

History: Anticipated annual project

Comments: The XRF Lead testing of the Mutual's exterior components is 100% complete. The funding is a contingency for the removal of lead paint and clearance testing should it be necessary in relation to the exterior painting program. This can be eliminated or added to the estimated cost of the exterior painting projects if separate funding is not desired.

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 6,500

Worst Case: \$6,500

Annual allowance for lead abatement

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2901 PTP Annual Lead Abatement (2021)****Quantity: (1) Provision**

Location:

Funded?: Yes.

History: Anticipated annual project

Comments: The XRF Lead testing of the Mutual's exterior components is 100% complete. The funding is a contingency for the removal of lead paint and clearance testing should it be necessary in relation to the exterior painting program. This can be eliminated or added to the estimated cost of the exterior painting projects if separate funding is not desired.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 10,000

Worst Case: \$10,000

Annual allowance for lead abatement

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2902 PTP Annual Asbestos Abate (2021)****Quantity: (1) Provision**

Location:

Funded?: Yes.

History: Anticipated project thru 2029.

Comments: The XRF Lead testing of the Mutual's exterior components is 100% complete. The funding is a contingency for the removal of lead paint and clearance testing should it be necessary in relation to the exterior painting program. This can be eliminated or added to the estimated cost of the exterior painting projects if separate funding is not desired.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 51,800

Worst Case: \$51,800

Annual allowance for lead abatement

Higher allowance

Cost Source: Estimate Provided by Client



**Comp #: 2902 PTP Annual Asbestos Abatement****Quantity: (1) Provision**

Location:

Funded?: Yes.

History: Anticipated project thru 2029.

Comments: The XRF Lead testing of the Mutual's exterior components is 100% complete. The funding is a contingency for the removal of lead paint and clearance testing should it be necessary in relation to the exterior painting program. This can be eliminated or added to the estimated cost of the exterior painting projects if separate funding is not desired.

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 35,300

Worst Case: \$35,300

Annual allowance for lead abatement

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2910 (2021) PTP Repair Work****Quantity: Extensive GSF**

Location: Locations on file with client

Funded?: Yes.

History: Anticipated annual projects

Comments: The mutual has a 10 year full cycle exterior paint program. Prior to painting (PTP) the in-house staff includes repairs for structural and non-structural dry rot, decking, and welding to prepare surfaces for painting project. This funding includes the decking and balcony railings. Painting is a separate component.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 632,000

Worst Case: \$632,000

Allowance for major repairs

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2910 (2022-2050) PTP Repair Work****Quantity: Approx 16,563,000 GSF**

Location: Locations on file with client

Funded?: Yes.

History: Anticipated annual projects

Comments: The mutual has a 10 year full cycle exterior paint program. Prior to painting (PTP) the in-house staff includes repairs for structural and non-structural dry rot, decking, and welding to prepare surfaces for painting project. This funding includes the decking and balcony railings. Painting is a separate component.

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 626,000

Worst Case: \$626,000

Allowance for major repairs

Higher allowance

Cost Source: Estimate Provided by Client

## Elevators

### Comp #: 2800 Miscellaneous Elevator Components

Quantity: (1) Annual Allowance

Location: Passenger elevators

Funded?: Yes.

History: Anticipated annual expenses

Comments: The funding includes all major replacement of components not specifically funded. The elevators require fuses, protective door devices, etc. This funding will allow for major component repair or replacement.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 10,400

Worst Case: \$20,400

Annual Allowance

Higher allowance

Cost Source: Estimate Provided by Client

### Comp #: 2801 (2034) Cab Door Replacement

Quantity: (5) Elevators

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History:

Comments: The association has established a funding based on projected replacements for this component. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 13 years

Best Case: \$ 58,000

Worst Case: \$68,000

Allowance to replace

Higher allowance

Cost Source: Client cost history

### Comp #: 2801 (2035) Cab Door Replacement

Quantity: (12) Elevators

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History:

Comments: The association has established a funding based on projected replacements for this component. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 140,000

Worst Case: \$160,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

### Comp #: 2801 (2036) Cab Door Replacement

Quantity: (12) Elevators

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History:

Comments: The association has established a funding based on projected replacements for this component. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 15 years

Best Case: \$ 140,000

Worst Case: \$160,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

### Comp #: 2801 (2037) Cab Door Replacement

Quantity: (12) Elevators

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History:

Comments: The association has established a funding based on projected replacements for this component. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 16 years

Best Case: \$ 140,000

Worst Case: \$160,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

**Comp #: 2801 (2038) Cab Door Replacement****Quantity: (12) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History:

Comments: The association has established a funding based on projected replacements for this component. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 17 years

Best Case: \$ 140,000

Worst Case: \$160,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

---

**Comp #: 2801 (2039) Cab Door Replacement****Quantity: (12) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History:

Comments: The association has established a funding based on projected replacements for this component. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 18 years

Best Case: \$ 140,000

Worst Case: \$160,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

---

**Comp #: 2801 (2040) Cab Door Replacement****Quantity: (12) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History:

Comments: The association has established a funding based on projected replacements for this component. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 19 years

Best Case: \$ 140,000

Worst Case: \$160,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

---

**Comp #: 2801 (2041) Cab Door Replacement****Quantity: (5) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History:

Comments: The association has established a funding based on projected replacements for this component. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 20 years

Best Case: \$ 58,000

Worst Case: \$68,000

Allowance to replace

Higher allowance

Cost Source: Client cost history

---

**Comp #: 2802 (2021) Cab Door Operators Replace****Quantity: (4) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Anticipated 2021 project

Comments: The association has established a funding based on projected replacements for this component. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 44,500

Worst Case: \$54,500

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 2802 (2022) Cab Door Operators Replace****Quantity: (10) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Anticipated 2022 project

Comments: The association has established a funding based on projected replacements for this component. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 1 years

Best Case: \$ 44,500

Worst Case: \$54,500

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2802 (2023) Cab Door Operators Replace****Quantity: (5) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Anticipated 2023 project

Comments: The association has established a funding based on projected replacements for this component. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 44,500

Worst Case: \$54,500

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2802 (2024) Cab Door Operators Replace****Quantity: (5) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Anticipated 2023 project

Comments: The association has established a funding based on projected replacements for this component. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 44,500

Worst Case: \$54,500

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2802 (2045) Cab Door Operators Replace****Quantity: (10) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Replaced 2015

Comments: The association has established a funding based on projected replacements for this component. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 24 years

Best Case: \$ 92,000

Worst Case: \$110,000

Allowance to replace

Higher allowance

Cost Source: Client cost history

---

**Comp #: 2802 (2046) Cab Door Operators Replace****Quantity: (12) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Replaced 2016

Comments: The association has established a funding based on projected replacements for this component. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 25 years

Best Case: \$ 110,000

Worst Case: \$130,000

Allowance to replace

Higher allowance

Cost Source: Client cost history

**Comp #: 2802 (2047) Cab Door Operators Replace****Quantity: (12) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Replaced 2017

Comments: The association has established a funding based on projected replacements for this component. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 26 years

Best Case: \$ 110,000

Worst Case: \$130,000

Allowance to replace

Higher allowance

Cost Source: Client cost history

---

**Comp #: 2802 (2048) Cab Door Operators Replace****Quantity: (12) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Replaced 2018

Comments: The association has established a funding based on projected replacements for this component. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 27 years

Best Case: \$ 110,000

Worst Case: \$130,000

Allowance to replace

Higher allowance

Cost Source: Client cost history

---

**Comp #: 2802 (2049) Cab Door Operators Replace****Quantity: (12) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Replaced 2019

Comments: The association has established a funding based on projected replacements for this component. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 28 years

Best Case: \$ 110,000

Worst Case: \$130,000

Allowance to replace

Higher allowance

Cost Source: Client cost history

---

**Comp #: 2802 (2050) Cab Door Operators Replace****Quantity: (5) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Anticipated 2020 project

Comments: The association has established a funding based on projected replacements for this component. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 29 years

Best Case: \$ 30,000

Worst Case: \$50,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2804 (2021) Cab Remodel & Flooring****Quantity: (4) Elevator Cabs**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Planned project 2021

Comments: The association has established a funding for cab remodel. This should be performed in conjunction with the door replacement. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 53,100

Worst Case: \$73,100

Allowance to replace

Higher allowance

Cost Source: Client cost history

**Comp #: 2804 (2022) Cab Remodel & Flooring****Quantity: (10) Elevator Cabs**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Planned project 2022

Comments: The association has established a funding for cab remodel. This should be performed in conjunction with the door replacement. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 1 years

Best Case: \$ 53,100

Worst Case: \$73,100

Allowance to replace

Higher allowance

Cost Source: Client cost history

---

**Comp #: 2804 (2023) Cab Remodel & Flooring****Quantity: (5) Elevator Cabs**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Planned project 2023

Comments: The association has established a funding for cab remodel. This should be performed in conjunction with the door replacement. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 53,100

Worst Case: \$73,100

Allowance to replace

Higher allowance

Cost Source: Client cost history

---

**Comp #: 2804 (2024) Cab Remodel & Flooring****Quantity: (5) Elevator Cabs**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Planned project 2023

Comments: The association has established a funding for cab remodel. This should be performed in conjunction with the door replacement. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 53,100

Worst Case: \$73,100

Allowance to replace

Higher allowance

Cost Source: Client cost history

---

**Comp #: 2806 (2023) Controllers & Call Buttons****Quantity: (10) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Planned for 2023

Comments: The association has established a funding based on projected replacements for replacement of the controllers and call buttons. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 550,000

Worst Case: \$630,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2806 (2024) Controllers & Call Buttons****Quantity: (10) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Planned for 2024

Comments: The association has established a funding based on projected replacements for replacement of the controllers and call buttons. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 550,000

Worst Case: \$630,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 2806 (2025) Controllers & Call Buttons****Quantity: (10) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History:

Comments: The association has established a funding based on projected replacements for replacement of the controllers and call buttons. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 550,000

Worst Case: \$630,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2806 (2026) Controllers & Call Buttons****Quantity: (10) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History:

Comments: The association has established a funding based on projected replacements for replacement of the controllers and call buttons. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 5 years

Best Case: \$ 550,000

Worst Case: \$630,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2806 (2027) Controllers & Call Buttons****Quantity: (10) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History:

Comments: The association has established a funding based on projected replacements for replacement of the controllers and call buttons. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 6 years

Best Case: \$ 550,000

Worst Case: \$630,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2806 (2028) Controllers & Call Buttons****Quantity: (10) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History:

Comments: The association has established a funding based on projected replacements for replacement of the controllers and call buttons. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 7 years

Best Case: \$ 550,000

Worst Case: \$630,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2806 (2029) Controllers & Call Buttons****Quantity: (10) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History:

Comments: The association has established a funding based on projected replacements for replacement of the controllers and call buttons. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 8 years

Best Case: \$ 550,000

Worst Case: \$630,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client



**Comp #: 2806 (2030) Controllers & Call Buttons****Quantity: (12) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History:

Comments: The association has established a funding based on projected replacements for replacement of the controllers and call buttons. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 668,000

Worst Case: \$748,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2808 (2021) Hoistway Doors Replace****Quantity: (7-8) Doors**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Planned for 2021

Comments: The association has established a funding based on projected replacements for hoistway doors as set forth in the funding analysis. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 28,000

Worst Case: \$48,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2808 (2022) Hoistway Doors Replace****Quantity: (7-8) Doors**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Planned for 2022

Comments: The association has established a funding based on projected replacements for hoistway doors as set forth in the funding analysis. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 1 years

Best Case: \$ 49,100

Worst Case: \$69,100

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2808 (2023) Hoistway Doors Replace****Quantity: (5) 4-Stop**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Planned for 2023

Comments: The association has established a funding based on projected replacements for hoistway doors as set forth in the funding analysis. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 34,600

Worst Case: \$54,600

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2808 (2024) Hoistway Doors Replace****Quantity: (5) 4-Stop**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Replaced 2015

Comments: The association has established a funding based on projected replacements for hoistway doors as set forth in the funding analysis. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 34,600

Worst Case: \$54,600

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 2850 (2021) Machine Room Power Units****Quantity: (5) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Anticipated project 2021

Comments: The association has established a funding based on projected replacements for the machine room power units. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 61,500

Worst Case: \$81,500

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2850 (2022) Machine Room Power Units****Quantity: (10) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Anticipated project 2022

Comments: The association has established a funding based on projected replacements for the machine room power units. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 1 years

Best Case: \$ 61,500

Worst Case: \$81,500

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2850 (2023) Machine Room Power Units****Quantity: (5) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Anticipated project 2023

Comments: The association has established a funding based on projected replacements for the machine room power units. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 61,500

Worst Case: \$81,500

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2850 (2024) Machine Room Power Units****Quantity: (5) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Anticipated project 2023

Comments: The association has established a funding based on projected replacements for the machine room power units. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 3 years

Best Case: \$ 61,500

Worst Case: \$81,500

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2850 (2045) Machine Room Power Units****Quantity: (10) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Replaced 2015

Comments: The association has established a funding based on projected replacements for the machine room power units. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 24 years

Best Case: \$ 123,000

Worst Case: \$163,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 2850 (2046) Machine Room Power Units****Quantity: (12) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Replaced 2016

Comments: The association has established a funding based on projected replacements for the machine room power units. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 25 years

Best Case: \$ 152,000

Worst Case: \$192,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2850 (2047) Machine Room Power Units****Quantity: (12) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Replaced 2017

Comments: The association has established a funding based on projected replacements for the machine room power units. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 26 years

Best Case: \$ 152,000

Worst Case: \$192,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2850 (2048) Machine Room Power Units****Quantity: (12) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Replaced 2018

Comments: The association has established a funding based on projected replacements for the machine room power units. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 27 years

Best Case: \$ 152,000

Worst Case: \$192,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2850 (2049) Machine Room Power Units****Quantity: (12) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Replaced 2019

Comments: The association has established a funding based on projected replacements for the machine room power units. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 28 years

Best Case: \$ 152,000

Worst Case: \$192,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2850 (2050) Machine Room Power Units****Quantity: (5) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Anticipated project 2020

Comments: The association has established a funding based on projected replacements for the machine room power units. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 30 years

Remaining Life: 29 years

Best Case: \$ 47,200

Worst Case: \$67,200

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 2852 (2021) Solid State Soft Starters****Quantity: (5) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Planned replacement 2021

Comments: The association has established a funding based on projected replacements for the solid state soft starters. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 13,000

Worst Case: \$23,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2852 (2022) Solid State Soft Starters****Quantity: (10) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Planned replacement 2022

Comments: The association has established a funding based on projected replacements for the solid state soft starters. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 13,000

Worst Case: \$23,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2852 (2023) Solid State Soft Starters****Quantity: (5) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Planned replacement 2023

Comments: The association has established a funding based on projected replacements for the solid state soft starters. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 13,000

Worst Case: \$23,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2852 (2024) Solid State Soft Starters****Quantity: (12) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Replaced 2015

Comments: The association has established a funding based on projected replacements for the solid state soft starters. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 13,000

Worst Case: \$23,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2852 (2026) Solid State Soft Starters****Quantity: (10) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Replaced 2016

Comments: The association has established a funding based on projected replacements for the solid state soft starters. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 31,000

Worst Case: \$41,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 2852 (2037) Solid State Soft Starters****Quantity: (10) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Replaced 2017

Comments: The association has established a funding based on projected replacements for the solid state soft starters. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 20 years

Remaining Life: 16 years

Best Case: \$ 31,000

Worst Case: \$41,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2852 (2038) Solid State Soft Starters****Quantity: (10) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Replaced 2018

Comments: The association has established a funding based on projected replacements for the solid state soft starters. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 20 years

Remaining Life: 17 years

Best Case: \$ 31,000

Worst Case: \$41,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2852 (2039) Solid State Soft Starters****Quantity: (10) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Replaced 2019

Comments: The association has established a funding based on projected replacements for the solid state soft starters. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 20 years

Remaining Life: 18 years

Best Case: \$ 31,000

Worst Case: \$41,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2852 (2040) Solid State Soft Starters****Quantity: (5) Elevators**

Location: Passenger elevators in community, list on file with association

Funded?: Yes.

History: Planned replacement 2020

Comments: The association has established a funding based on projected replacements for the solid state soft starters. Funding should be adjusted if a professional maintenance contractor provides updated information. Elevators should be maintained by a qualified contractor. Follow all recommendations for maintenance.

Useful Life: 20 years

Remaining Life: 19 years

Best Case: \$ 13,000

Worst Case: \$23,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

## Garden Villas

**Comp #: 332 (2021) GV Water Heaters****Quantity: 11 of (53) Units**

Location: Garden Villa Recreation Rooms - List on file with association

Funded?: Yes.

History: Anticipated replacement 2021

Comments: Regular inspections and maintenance are recommended. Flush tanks and inspect pressure relief valve each year. It is the plan to replace every water heater when it reaches 10 years old, even if there are no issues of concern at the time.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 5,300

Worst Case: \$7,300

Allowance to replace, installed

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 332 (2023) GV Water Heaters****Quantity: 2-3 of (53) Units**

Location: Garden Villa Recreation Rooms - List on file with association

Funded?: Yes.

History: Anticipated replacement 2024

Comments: Regular inspections and maintenance are recommended. Flush tanks and inspect pressure relief valve each year. It is the plan to replace every water heater when it reaches 10 years old, even if there are no issues of concern at the time. Individual replacement in 2023 and 2024 is (2) and (2025) is only (1). These have been combined because individually the cost is below the reserve threshold.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 900

Worst Case: \$1,400

Allowance to replace, installed

Higher allowance

Cost Source: Client Cost History

**Comp #: 332 (2024) GV Water Heaters****Quantity: 2-3 of (53) Units**

Location: Garden Villa Recreation Rooms - List on file with association

Funded?: Yes.

History: Anticipated replacement 2024

Comments: Regular inspections and maintenance are recommended. Flush tanks and inspect pressure relief valve each year. It is the plan to replace every water heater when it reaches 10 years old, even if there are no issues of concern at the time. Individual replacement in 2023 and 2024 is (2) and (2025) is only (1). These have been combined because individually the cost is below the reserve threshold.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 900

Worst Case: \$1,400

Allowance to replace, installed

Higher allowance

Cost Source: Client Cost History

**Comp #: 332 (2026) GV Water Heaters****Quantity: 5 of (53) Units**

Location: Garden Villa Recreation Rooms - List on file with association

Funded?: Yes.

History: Anticipated replacement 2026

Comments: Regular inspections and maintenance are recommended. Flush tanks and inspect pressure relief valve each year. It is the plan to replace every water heater when it reaches 10 years old, even if there are no issues of concern at the time. Individual replacement in 2026 is (2) and (2027) is only (3). These have been combined because individually the cost is below the reserve threshold.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 1,200

Worst Case: \$2,200

Allowance to replace, installed

Higher allowance

Cost Source: Client Cost History

**Comp #: 332 (2027) GV Water Heaters****Quantity: 3 of (53) Units**

Location: Garden Villa Recreation Rooms - List on file with association

Funded?: Yes.

History: Anticipated replacement 2028

Comments: Regular inspections and maintenance are recommended. Flush tanks and inspect pressure relief valve each year. It is the plan to replace every water heater when it reaches 10 years old, even if there are no issues of concern at the time.

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 1,200

Worst Case: \$2,200

Allowance to replace, installed

Higher allowance

Cost Source: Client Cost History

**Comp #: 332 (2028) GV Water Heaters****Quantity: 16 of (53) Units**

Location: Garden Villa Recreation Rooms - List on file with association

Funded?: Yes.

History: Anticipated replacement 2028

Comments: Regular inspections and maintenance are recommended. Flush tanks and inspect pressure relief valve each year. It is the plan to replace every water heater when it reaches 10 years old, even if there are no issues of concern at the time.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 7,900

Worst Case: \$9,900

Allowance to replace, installed

Higher allowance

Cost Source: Client Cost History

---

**Comp #: 332 (2029) GV Water Heaters****Quantity: 9 of (53) Units**

Location: Garden Villa Recreation Rooms - List on file with association

Funded?: Yes.

History: Anticipated replacement 2029

Comments: Regular inspections and maintenance are recommended. Flush tanks and inspect pressure relief valve each year. It is the plan to replace every water heater when it reaches 10 years old, even if there are no issues of concern at the time.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 4,000

Worst Case: \$6,000

Allowance to replace, installed

Higher allowance

Cost Source: Client Cost History

---

**Comp #: 332 (2030) GV Water Heaters****Quantity: 11 of (53) Units**

Location: Garden Villa Recreation Rooms - List on file with association

Funded?: Yes.

History: Anticipated replacement 2020

Comments: Regular inspections and maintenance are recommended. Flush tanks and inspect pressure relief valve each year. It is the plan to replace every water heater when it reaches 10 years old, even if there are no issues of concern at the time.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 5,000

Worst Case: \$7,000

Allowance to replace, installed

Higher allowance

Cost Source: Client Cost History

---

**Comp #: 336 GV Rec Room Heat Pump****Quantity: (2-3) Annually**

Location: Garden Villa Rec Rooms

Funded?: Yes.

History: Anticipated annual replacements

Comments: The mutual's current policy for replacement is by an annual assessment of each with consideration to the unit's expected lifecycle, maintenance and repair history, age and it's overall condition, and upon failure. The mutual anticipates 2-3 annually.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 1,600

Worst Case: \$2,400

Allowance to re-pipe

Higher allowance

Cost Source: Client Cost History

---

**Comp #: 912 (2021) GV Lobby Renovations****Quantity: (9) Buildings**

Location: Garden Villa lobby locations

Funded?: Yes.

History: Anticipated renovations 2021

Comments: In 2017 the association directed staff to renovate 10 lobbies annually beginning 2018. There are (53) lobbies. The association funding plan is to complete the lobbies by 2022 and then do (10) per year starting in 2036. Renovations would include removal of asbestos, popcorn ceilings, wallpaper, etc. all surfaces updated and restored to improve appearance.

Useful Life: 0 years

Remaining Life: 0 years

Best Case: \$ 8,300

Worst Case: \$142,000

Allowance to remodel

Higher allowance

Cost Source: Estimate Provided by Client



**Comp #: 912 (2022) GV Lobby Renovations****Quantity: (7) Buildings**

Location: Garden Villa lobby locations

Funded?: Yes.

History: Anticipated renovations 2022

Comments: In 2017 the association directed staff to renovate 10 lobbies annually beginning 2018. There are (53) lobbies. The association funding plan is to complete the lobbies by 2022 and then do (10) per year starting in 2036. Renovations would include removal of asbestos, popcorn ceilings, wallpaper, etc. all surfaces updated and restored to improve appearance.

Useful Life: 0 years

Remaining Life: 1 years

Best Case: \$ 78,000

Worst Case: \$98,000

Allowance to remodel

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 912 (2026) GV Lobby Renovations****Quantity: (6) Buildings**

Location: Garden Villa lobby locations

Funded?: Yes.

History: Anticipated renovations 2022

Comments: In 2017 the association directed staff to renovate 10 lobbies annually beginning 2018. There are (53) lobbies. The association funding plan is to complete the lobbies by 2022 and then do (10) per year starting in 2036. Renovations would include removal of asbestos, popcorn ceilings, wallpaper, etc. all surfaces updated and restored to improve appearance.

Useful Life: 0 years

Remaining Life: 5 years

Best Case: \$ 65,300

Worst Case: \$85,300

Allowance to remodel

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 912 (2027) GV Lobby Renovations****Quantity: (8) Buildings**

Location: Garden Villa lobby locations

Funded?: Yes.

History: Anticipated renovations 2022

Comments: In 2017 the association directed staff to renovate 10 lobbies annually beginning 2018. There are (53) lobbies. The association funding plan is to complete the lobbies by 2022 and then do (10) per year starting in 2036. Renovations would include removal of asbestos, popcorn ceilings, wallpaper, etc. all surfaces updated and restored to improve appearance.

Useful Life: 0 years

Remaining Life: 6 years

Best Case: \$ 90,400

Worst Case: \$110,400

Allowance to remodel

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 912 (2028) GV Lobby Renovations****Quantity: (6) Buildings**

Location: Garden Villa lobby locations

Funded?: Yes.

History: Anticipated renovations 2022

Comments: In 2017 the association directed staff to renovate 10 lobbies annually beginning 2018. There are (53) lobbies. The association funding plan is to complete the lobbies by 2022 and then do (10) per year starting in 2036. Renovations would include removal of asbestos, popcorn ceilings, wallpaper, etc. all surfaces updated and restored to improve appearance.

Useful Life: 0 years

Remaining Life: 7 years

Best Case: \$ 65,300

Worst Case: \$85,300

Allowance to remodel

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 912 (2029) GV Lobby Renovations****Quantity: (3) Buildings**

Location: Garden Villa lobby locations

Funded?: Yes.

History: Anticipated renovations 2022

Comments: In 2017 the association directed staff to renovate 10 lobbies annually beginning 2018. There are (53) lobbies. The association funding plan is to complete the lobbies by 2022 and then do (10) per year starting in 2036. Renovations would include removal of asbestos, popcorn ceilings, wallpaper, etc. all surfaces updated and restored to improve appearance.

Useful Life: 0 years

Remaining Life: 8 years

Best Case: \$ 27,700

Worst Case: \$47,700

Allowance to remodel

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 912 (2030) GV Lobby Renovations****Quantity: (7) Buildings**

Location: Garden Villa lobby locations

Funded?: Yes.

History: Anticipated renovations 2022

Comments: In 2017 the association directed staff to renovate 10 lobbies annually beginning 2018. There are (53) lobbies. The association funding plan is to complete the lobbies by 2022 and then do (10) per year starting in 2036. Renovations would include removal of asbestos, popcorn ceilings, wallpaper, etc. all surfaces updated and restored to improve appearance.

Useful Life: 0 years

Remaining Life: 9 years

Best Case: \$ 77,900

Worst Case: \$97,900

Allowance to remodel

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 912 (2031) GV Lobby Renovations****Quantity: (7) Buildings**

Location: Garden Villa lobby locations

Funded?: Yes.

History: Anticipated renovations 2022

Comments: In 2017 the association directed staff to renovate 10 lobbies annually beginning 2018. There are (53) lobbies. The association funding plan is to complete the lobbies by 2022 and then do (10) per year starting in 2036. Renovations would include removal of asbestos, popcorn ceilings, wallpaper, etc. all surfaces updated and restored to improve appearance.

Useful Life: 0 years

Remaining Life: 10 years

Best Case: \$ 77,900

Worst Case: \$97,900

Allowance to remodel

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 912 (2032) GV Lobby Renovations****Quantity: (5) Lobbies**

Location: Garden Villa lobby locations - list on file with association

Funded?: Yes.

History: Renovated 2016

Comments: In 2017 the association directed staff to renovate 10 lobbies annually beginning 2018. There are (53) lobbies. The association funding plan is to complete (10) per year starting in 2036. Renovations would include all surfaces to improve appearance.

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 52,800

Worst Case: \$72,800

Allowance to remodel

Higher allowance

Cost Source: Client Cost History

---

**Comp #: 912 (2033) GV Lobby Renovations****Quantity: (7) Lobbies**

Location: Garden Villa lobby locations - list on file with association

Funded?: Yes.

History: Renovated 2016

Comments: In 2017 the association directed staff to renovate 10 lobbies annually beginning 2018. There are (53) lobbies. The association funding plan is to complete (10) per year starting in 2036. Renovations would include all surfaces to improve appearance.

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 77,900

Worst Case: \$97,900

Allowance to remodel

Higher allowance

Cost Source: Client Cost History

---

**Comp #: 912 (2034) GV Lobby Renovations****Quantity: (2) Lobbies**

Location: Garden Villa lobby locations - list on file with association

Funded?: Yes.

History: Renovated 2016

Comments: In 2017 the association directed staff to renovate 10 lobbies annually beginning 2018. There are (53) lobbies. The association funding plan is to complete (10) per year starting in 2036. Renovations would include all surfaces to improve appearance.

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 20,200

Worst Case: \$30,200

Allowance to remodel

Higher allowance

Cost Source: Client Cost History

**Comp #: 912 (2035) GV Lobby Renovations****Quantity: (2) Lobbies**

Location: Garden Villa lobby locations - list on file with association

Funded?: Yes.

History: Renovated 2016

Comments: In 2017 the association directed staff to renovate 10 lobbies annually beginning 2018. There are (53) lobbies. The association funding plan is to complete (10) per year starting in 2036. Renovations would include all surfaces to improve appearance.

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 20,200

Worst Case: \$30,200

Allowance to remodel

Higher allowance

Cost Source: Client Cost History

---

**Comp #: 912 (2036) GV Lobby Renovations****Quantity: (10) Lobbies**

Location: Garden Villa lobby locations - list on file with association

Funded?: Yes.

History: Renovated 2016

Comments: In 2017 the association directed staff to renovate 10 lobbies annually beginning 2018. There are (53) lobbies. The association funding plan is to complete (10) per year starting in 2036. Renovations would include all surfaces to improve appearance.

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 110,000

Worst Case: \$150,000

Allowance to remodel

Higher allowance

Cost Source: Client Cost History

---

**Comp #: 912 (2037) GV Lobby Renovations****Quantity: (10) Lobbies**

Location: Garden Villa lobby locations - list on file with association

Funded?: Yes.

History: Renovated 2017

Comments: In 2017 the association directed staff to renovate 10 lobbies annually beginning 2018. There are (53) lobbies. The association funding plan is to complete (10) per year starting in 2036. Renovations would include all surfaces to improve appearance.

Useful Life: 20 years

Remaining Life: 16 years

Best Case: \$ 110,000

Worst Case: \$150,000

Allowance to remodel

Higher allowance

Cost Source: Client Cost History

---

**Comp #: 912 (2038) GV Lobby Renovations****Quantity: (10) Lobbies**

Location: Garden Villa lobby locations - list on file with association

Funded?: Yes.

History: Renovated 2018

Comments: In 2017 the association directed staff to renovate 10 lobbies annually beginning 2018. There are (53) lobbies. The association funding plan is to complete (10) per year starting in 2036. Renovations would include all surfaces to improve appearance.

Useful Life: 20 years

Remaining Life: 17 years

Best Case: \$ 110,000

Worst Case: \$150,000

Allowance to remodel

Higher allowance

Cost Source: Client Cost History

---

**Comp #: 912 (2039) GV Lobby Renovations****Quantity: (10) Lobbies**

Location: Garden Villa lobby locations - list on file with association

Funded?: Yes.

History: Renovated 2018

Comments: In 2017 the association directed staff to renovate 10 lobbies annually beginning 2018. There are (53) lobbies. The association funding plan is to complete (10) per year starting in 2036. Renovations would include all surfaces to improve appearance.

Useful Life: 20 years

Remaining Life: 18 years

Best Case: \$ 110,000

Worst Case: \$150,000

Allowance to remodel

Higher allowance

Cost Source: Client Cost History

**Comp #: 912 (2040) GV Lobby Renovations****Quantity: (10) Lobbies**

Location: Garden Villa lobby locations - list on file with association

Funded?: Yes.

History:

Comments: In 2017 the association directed staff to renovate 10 lobbies annually beginning 2018. There are (53) lobbies. The association funding plan is to complete (10) per year starting in 2036. Renovations would include all surfaces to improve appearance.

Useful Life: 20 years

Remaining Life: 19 years

Best Case: \$ 110,000

Worst Case: \$150,000

Allowance to remodel

Higher allowance

Cost Source: Client Cost History

---

**Comp #: 915 (2021) Mail Room Renvoations****Quantity: (4) Buildings**

Location: Garden Villa mail rooms - list on file with association

Funded?: Yes.

History: Planned project for 2021

Comments: This funding is to complete the (4) remaining lobbies. The future funding is established starting 2026. This will not fund in the future.

Useful Life: 0 years

Remaining Life: 0 years

Best Case: \$ 500

Worst Case: \$500

Allowance to refurbish

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 915 (2026) Mail Room Renvoations****Quantity: (10) Buildings**

Location: Garden Villa mail rooms - list on file with association

Funded?: Yes.

History: Planned project for 2026

Comments: This funding is to complete 10 mail room renovations every 10 years which will include removal and replacement of wall paneling with drywall, molding, diffuser panels, and painting all surfaces to refresh appearances.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 70,000

Worst Case: \$90,000

Allowance to refurbish

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 915 (2027) Mail Room Renvoations****Quantity: (10) Buildings**

Location: Garden Villa mail rooms - list on file with association

Funded?: Yes.

History: Planned project for 2027

Comments: This funding is to complete 10 mail room renovations every 10 years which will include removal and replacement of wall paneling with drywall, molding, diffuser panels, and painting all surfaces to refresh appearances.

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 70,000

Worst Case: \$90,000

Allowance to refurbish

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 915 (2028) Mail Room Renvoations****Quantity: (10) Buildings**

Location: Garden Villa mail rooms - list on file with association

Funded?: Yes.

History: Planned project for 2028

Comments: This funding is to complete 10 mail room renovations every 10 years which will include removal and replacement of wall paneling with drywall, molding, diffuser panels, and painting all surfaces to refresh appearances.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 70,000

Worst Case: \$90,000

Allowance to refurbish

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 915 (2029) Mail Room Renvoations****Quantity: (10) Buildings**

Location: Garden Villa mail rooms - list on file with association

Funded?: Yes.

History: Planned project for 2029

Comments: This funding is to complete 10 mail room renovations every 10 years which will include removal and replacement of wall paneling with drywall, molding, diffuser panels, and painting all surfaces to refresh appearances.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 70,000

Worst Case: \$90,000

Allowance to refurbish

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 915 (2030) Mail Room Renvoations****Quantity: (10) Buildings**

Location: Garden Villa mail rooms - list on file with association

Funded?: Yes.

History: Planned project for 2030

Comments: This funding is to complete 10 mail room renovations every 10 years which will include removal and replacement of wall paneling with drywall, molding, diffuser panels, and painting all surfaces to refresh appearances.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 70,000

Worst Case: \$90,000

Allowance to refurbish

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 915 (2031) Mail Room Renvoations****Quantity: (3) Buildings**

Location: Garden Villa mail rooms - list on file with association

Funded?: Yes.

History: Planned project for 2031

Comments: This funding is to complete 10 mail room renovations every 10 years which will include removal and replacement of wall paneling with drywall, molding, diffuser panels, and painting all surfaces to refresh appearances.

Useful Life: 10 years

Remaining Life: 10 years

Best Case: \$ 19,000

Worst Case: \$29,000

Allowance to refurbish

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 1950 (2022-2035) GV Concrete Filler****Quantity: (10) Buildings Annually**

Location: Recessed areas

Funded?: Yes.

History: Anticipated project from 2021-2035

Comments: This funding is for approximately (10) buildings per year between 2021 and 2035 in accordance with the pilot program developed in 2018 to replace the outdoor carpet and install matching walkway concrete surface with a different color. The size of the walkway will be increased. This is a one time project spread over 15 years beginning in 2021.

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 175,000

Worst Case: \$250,000

Allowance to concrete recessed area

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 1951 GV Recessed Area Carpet****Quantity: (10) of (53) Buildings**

Location: Exterior buildings

Funded?: Yes.

History: Anticipated annual replacement

Comments: This is an annual allowance to replace the outdoor carpet. This includes water testing, removal of the carpet in recessed areas, crack repairs to the concrete slab, application of waterproofing sealant where necessary, application of waterproof barrier and liner at the planter boxes where necessary and installation of new carpet.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 55,000

Worst Case: \$75,000

Annual Allowance for carpet replacement

Higher allowance

Cost Source: Estimate Provided by Client

## Lighting Replacement Projects

**Comp #: 360 Street Light Replacement****Quantity: (788) Fixtures**

Location: Curbside

Funded?: Yes.

History: Annual anticipated replacement

Comments: The asphalt is inspected annually and rated for wear. When the pavement rating justifies replacement, the work is budgeted for the upcoming year. For the purpose of the reserve planning, an estimated life of 25 years is used.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 24,000

Worst Case: \$34,000

Allowance to replace, installed

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 370 Exterior Lighting Replacement****Quantity: Numerous & Varried**

Location: Common area exterior lights, excludes street lights

Funded?: Yes. Funding Reason

History: Annual replacement after 2020 and beyond

Comments: Funding is for lighting upgrades and major lighting projects to maintain appearance and improve cost savings.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 40,000

Worst Case: \$60,000

Allowance to replace with similar size, installed

Higher allowance

Cost Source: Estimate Provided by Client

---

## Walls, Fencing & Railings

---

**Comp #: 501 Common Interior Walls- Repair****Quantity: Extensive LF**

Location:

Funded?: Yes.

History:

Comments: This is a contingency funding to maintain, repair or sectionally replace the interior common area walls. The perimeter walls are separately funded.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$30,000

Allowance for major repair

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 501 Perimeter Block Wall - Repair****Quantity: Extensive LF**

Location:

Funded?: Yes.

History:

Comments: The mutual utilizes perimeter walls to provide physical security. The age funding allows for replacement of sections of the wall due to damage or deterioration. The block walls are over 35 years old. Monitor for stability, cracking and shifting.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 19,200

Worst Case: \$29,200

Allowance for major repair

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 504 Shepherds Crooks - Replace/Repair****Quantity: Approx 1,440' LF**

Location: Barbed wire replacement project, sections on file with client.

Funded?: Yes. Funding Reason

History: Project planned 2021-2038

Comments: The association is replacing the barbed wire top railing with iron shepherds crook style. This is a 21 year plan for completion.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 135,000

Worst Case: \$160,000

Allowance to replace

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 516 Split Rail Fencing Replacement****Quantity: Approx 70,000' LF**

Location: Perimeter and throughout common areas

Funded?: Yes.

History: Anticipated annual replacement

Comments: There is approximately 13 miles of decorative wooden split rail fencing. this funding is to to replace sections as needed.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 47,000

Worst Case: \$67,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History



## Laundry Facilities

### Comp #: 603 (2021-2029) Epoxy Floors - Replace

**Quantity: Approx (18) Annually**

Location: (81) 3-Story Buildings with (3) each.

Funded?: Yes.

History: Anticipated annual projects

Comments: The laundry flooring is sheet vinyl at this time. The vinyl flooring will be removed professionally and staff will then apply an epoxy floor coating. Once the epoxy flooring is applied this will be maintained by staff. This should be a one-time project for each laundry facility.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 46,000

Worst Case: \$57,000

Allowance to remove and replace

Higher allowance

Cost Source: Estimate Provided by Client

### Comp #: 603 (2041) Epoxy Floors - Replace

**Quantity: Approx (18) Annually**

Location: (81) 3-Story Buildings with (3) each.

Funded?: Yes.

History:

Comments: The laundry flooring is sheet vinyl at this time. The vinyl flooring will be removed professionally and staff will then apply an epoxy floor coating. Once the epoxy flooring is applied the floors will have a re-coat in 20 years.

Useful Life: 20 years

Remaining Life: 20 years

Best Case: \$ 46,000

Worst Case: \$57,000

Allowance to remove and replace

Higher allowance

Cost Source: Estimate Provided by Client

### Comp #: 990 2021-2023 Countertops - Replace

**Quantity: (287) Facilities**

Location: (243) in 3-story buildings and (44) free standing facilities

Funded?: Yes.

History: Anticipated projects 2020-2023

Comments: These are replaced on a reactive basis when failure occurs. The (243) laundry rooms in the 3-story buildings have folding tables which will be replaced with wall mounted countertops. The client anticipates approx \$14,500 per year from 2020-2023 and then again annually between 2034-2043. Then anticipating a 20 year life for each.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 12,000

Worst Case: \$18,000

Allowance to remodel

Higher allowance

Cost Source: Estimate Provided by Client

### Comp #: 990 2034-2043 Countertops - Replace

**Quantity: (287) Facilities**

Location: (243) in 3-story buildings and (44) free standing facilities

Funded?: Yes.

History: Anticipated projects after 2034

Comments: These are replaced on a reactive basis when failure occurs. The (243) laundry rooms in the 3-story buildings have folding tables which will be replaced with wall mounted countertops. The client anticipates approx \$14,500 per year from 2020-2023 and then again annually between 2034-2043. Then anticipating a 20 year life for each.

Useful Life: 1 years

Remaining Life: 13 years

Best Case: \$ 12,000

Worst Case: \$19,000

Allowance to remodel

Higher allowance

Cost Source: Estimate Provided by Client

### Comp #: 992 Commercial Washers - Replace

**Quantity: Approx 30 of 455 Annually**

Location: Laundry facilities

Funded?: Yes.

History: Estimated annual replacement

Comments: Laundry machines should be inspected, serviced and repaired as needed by staff to ensure full useful life and achieve optimal performance. The current replacement policy is a reactive program. The client advised some of the lower utilized facilities will have the number of washers reduced to (3). The annual funding estimates (30) replacements annually.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 52,000

Worst Case: \$72,000

Allowance to replace

Higher allowance

Cost Source: ARI Cost Database

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

Location: Laundry facilities

Funded?: Yes.

History: Estimated annual replacement

Comments: Laundry machines should be inspected, serviced and repaired as needed by staff to ensure full useful life and achieve optimal performance. The client advised some of the lower utilized facilities will have the number of dryers reduced to (2). The annual funding estimates (37) replacements annually starting in 2027.

Useful Life: 1 years

Remaining Life: 6 years

Best Case: \$ 29,000

Worst Case: \$49,000

Allowance to replace

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 994 (2021) Laundry Water Heaters****Quantity: (6) Units**

Location: Laundry facilities

Funded?: Yes.

History: Anticipated replacement 2021

Comments: The mutual has (125) water heaters. The current policy is proactive replacement of each unit when it is 10 years old. This funding includes the permits necessary for replacement.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 28,000

Worst Case: \$38,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 994 (2022) Laundry Water Heaters****Quantity: (13) Units**

Location: Laundry facilities

Funded?: Yes.

History: Anticipated replacement 2022

Comments: The mutual has (125) water heaters. The current policy is proactive replacement of each unit when it is 10 years old. This funding includes the permits necessary for replacement.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 10,100

Worst Case: \$16,100

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 994 (2023) Laundry Water Heaters****Quantity: (13) Units**

Location: Laundry facilities

Funded?: Yes.

History: Anticipated replacement 2023

Comments: The mutual has (125) water heaters. The current policy is proactive replacement of each unit when it is 10 years old. This funding includes the permits necessary for replacement.

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 10,100

Worst Case: \$16,100

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 994 (2024) Laundry Water Heaters****Quantity: (16) Units**

Location: Laundry facilities

Funded?: Yes.

History: Anticipated replacement 2024

Comments: The mutual has (125) water heaters. The current policy is proactive replacement of each unit when it is 10 years old. This funding includes the permits necessary for replacement.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 7,100

Worst Case: \$9,100

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 994 (2025) Laundry Water Heaters****Quantity: (16) Units**

Location: Laundry facilities

Funded?: Yes.

History: Anticipated replacement 2025

Comments: The mutual has (125) water heaters. The current policy is proactive replacement of each unit when it is 10 years old. This funding includes the permits necessary for replacement.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 13,200

Worst Case: \$19,200

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 994 (2026) Laundry Water Heaters****Quantity: (39) Units**

Location: Laundry facilities

Funded?: Yes.

History: Anticipated replacement 2026

Comments: The mutual has (125) water heaters. The current policy is proactive replacement of each unit when it is 10 years old.

This funding includes the permits necessary for replacement.

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 7,100

Worst Case: \$9,100

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 994 (2027) Laundry Water Heaters****Quantity: (4) Units**

Location: Laundry facilities

Funded?: Yes.

History: Anticipated replacement 2027

Comments: The mutual has (125) water heaters. The current policy is proactive replacement of each unit when it is 10 years old.

This funding includes the permits necessary for replacement.

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 5,100

Worst Case: \$7,100

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 994 (2028) Laundry Water Heaters****Quantity: (6) Units**

Location: Laundry facilities

Funded?: Yes.

History: Anticipated replacement 2028

Comments: The mutual has (125) water heaters. The current policy is proactive replacement of each unit when it is 10 years old.

This funding includes the permits necessary for replacement.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 14,200

Worst Case: \$20,200

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 994 (2029) Laundry Water Heaters****Quantity: (7) Units**

Location: Laundry facilities

Funded?: Yes.

History: Anticipated replacement 2029

Comments: The mutual has (125) water heaters. The current policy is proactive replacement of each unit when it is 10 years old.

This funding includes the permits necessary for replacement.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 5,100

Worst Case: \$7,100

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 994 (2030) Laundry Water Heaters****Quantity: (5) Units**

Location: Laundry facilities

Funded?: Yes.

History: Anticipated replacement 2020

Comments: The mutual has (125) water heaters. The current policy is proactive replacement of each unit when it is 10 years old.

This funding includes the permits necessary for replacement.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 27,400

Worst Case: \$37,400

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

## Sewer Lines, Water Lines & Elect

---

**Comp #: 318 (2021-2040) Waste Line Liners****Quantity: (1) Provision**

Location:

Funded?: Yes. Funding Reason

History: Planned projects for 2021-2040

Comments: This is not a typical reserve component. The client has experienced significant sewer repair issues and prudently determined a funding for epoxy lining project is necessary for ongoing maintenance. The 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: \$ 90,000

Worst Case: \$110,000

Allowance to repair or replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 318 (2034-2047) GV Waste Line Liners****Quantity: (4) Buildings Annually**

Location: List on file with client

Funded?: Yes. Funding Reason

History: Planned projects 2034-2047

Comments: The waste line under the buildings garages areas were renovated with the project completed in 2011. The mutual anticipates starting the program again in 2034-2047.

Useful Life: 1 years

Remaining Life: 13 years

Best Case: \$ 72,000

Worst Case: \$92,000

Allowance to repair or replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 319 (2021) Copper Water Lines****Quantity: (1) Provision**

Location: Residential buildings

Funded?: Yes.

History: Anticipated projects 2020-2021

Comments: The client has experienced significant copper water line repair issues and prudently determined a funding for epoxy lining project 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: 0 years

Remaining Life: 0 years

Best Case: \$ 470,000

Worst Case: \$530,000

Allowance to repair

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 319 (2022-2028) Copper Water Lines****Quantity: (1) Provision**

Location: Residential buildings

Funded?: Yes.

History: Anticipated projects 2022-2028

Comments: The client has experienced significant copper water line repair issues and prudently determined a funding for epoxy lining project 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: 1 years

Best Case: \$ 280,000

Worst Case: \$320,000

Allowance to repair

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 319 (2029) Copper Water Lines****Quantity: (1) Provision**

Location: Residential buildings

Funded?: Yes.

History: Anticipated projects 2029 and beyond

Comments: By 2029 all of the pipes should be lined. This funding is a contingency for future repairs as may be required. This funding can be adjusted by the association as needed.

Useful Life: 1 years

Remaining Life: 8 years

Best Case: \$ 100,000

Worst Case: \$160,000

Allowance to repair

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 340 Elect System & Panel Replacement****Quantity: (1) Annual Allowance**

Location: All residential buildings

Funded?: Yes.

History: Anticipated annual replacement

Comments: The Garden Villa (GV) panels were not up to code. The association has replaced all but 10 buildings through 2019 and will complete the remaining 10 in 2020. The association has determined a contingency funding is necessary for future unanticipated expenses for electrical maintenance, grounding failures and panel replacement.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 40,000

Worst Case: \$60,000

Allowance to replace, installed

Higher allowance

Cost Source: ARI Cost Database

---

**Comp #: 341 Heat Pumps/Wall Heaters, Replace****Quantity: Approx (3) Annually**

Location:

Funded?: Yes.

History: Anticipated annual replacements

Comments: The mutual is responsible to replace the heat pumps and wall heaters of the manors. They are replaced as needed. This annual allowance is an estimate based on history.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 8,500

Worst Case: \$10,500

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

---

**Comp #: 2810 (2020-2028) Energy Consultant****Quantity: (1) Provision**

Location:

Funded?: Yes.

History: Anticipated consultant between 2020-2028

Comments: The association is budgeting \$10,000 annually from 2020 to 2028 to hire an energy consultant to advance the energy improvements. This funding can be adjusted or removed by the association.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 7,200

Worst Case: \$13,000

Annual allowance

Higher allowance

Cost Source: Estimate Provided by Client

## Grounds & Miscellaneous

**Comp #: 450 Pedestal Mailboxes - Replace****Quantity: Approx (17) Annually**

Location: Curbside

Funded?: Yes.

History: Anticipated annual replacements

Comments: There are 4,271 individual mailboxes. The mutual is converting to pedestal cluster type units. As routine maintenance, inspect regularly, clean by wiping down for appearance and repair as needed from operating budget. This funding can be adjusted as project progresses.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 22,000

Worst Case: \$32,000

Allowance to replace with similar style

Higher allowance

Cost Source: ARI Cost Database

---

## Landscape Projects

**Comp #: 1020 Trees - Trim & Maintenance**

**Quantity: Numerous Trees**

Location: Grounds

Funded?: Yes. Funding Reason

History: Anticipated annual projects

Comments: The funding assumes a 5-year species specific trim cycle by in-house staff. The staff will trim approx 700 trees annually starting 2021 and outside source trims another 3,250 annually. This will allow for the major trimming both outsourced and in-house to continually maintain the appearance and health of the trees.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 1,300,000

Worst Case: \$1,600,000

Allowance for trimming

Higher allowance

Cost Source: ARI Cost Database

**Comp #: 1022 Annual Modernization - Refurbish**

**Quantity: (1) Provision**

Location:

Funded?: Yes. Funding Reason

History: Anticipated projects after 2030

Comments: Refurbishing program after 2030 is \$150K for one year and \$50K for four years. This funding should be adjusted by the client as actual refurbishing projects are defined.

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 70,000

Worst Case: \$150,000

Allowance for refurbishing

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 1022 Landscape Improvement & Restoration**

**Quantity: (1) Provision**

Location:

Funded?: Yes. Funding Reason

History:

Comments: This is a new funding to begin renovating portions of the turf, shrub beds and slopes under 5,000 gsf. Areas will be prioritized based on poor turf to be converted to ground cover or shrub beds and slopes that have outdated and failing plants. The irrigation system will also be upgraded. Any large areas or ideal hardscape areas will be part of the Landscape Modernization plan.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 100,000

Worst Case: \$300,000

Allowance for refurbishing

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 1024 Slope Renovations**

**Quantity: (1) Provision**

Location: Throughout slopes within the community

Funded?: Yes. Funding Reason

History: Anticipated annual projects

Comments: Due to the large and steep slopes the mutual will have the maintenance outsourced to professional services. This funding is for annual slope renovation projects. The funding should be adjusted as needed to keep the slopes stable.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 550,000

Worst Case: \$650,000

Allowance to refurbish

Higher allowance

Cost Source: Estimate Provided by Client

**Comp #: 1026 (2021) Turf Reduction Program**

**Quantity: (1) Provision**

Location: Throughout the turf areas

Funded?: Yes.

History: Anticipated project for 2021

Comments: The association reduced the turf areas to alternative ground cover for just 2021. Future funding is now under component #1023 Improvement & Restoration program funding. This funding can be adjusted by the client as needed to complete the project.

Useful Life: 0 years

Remaining Life: 0 years

Best Case: \$ 14,000

Worst Case: \$24,000

Annual allowance for reduction & replant

Higher allowance

Cost Source: Estimate Provided by Client