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Update "No-Site-Visit" Reserve Study



United Laguna Woods Mutual Laguna Woods, CA

Report #: 36560-1
For Period Beginning: January 1, 2021
Expires: December 31, 2021

Date Prepared: November 12, 2020



Hello, and welcome to your Reserve Study!

This 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.

With 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 or call us at:

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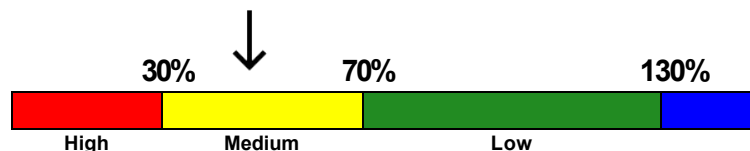
Executive Summary

Association:	United Laguna Woods Mutual	Assoc. #: 36560-1
Location:	Laguna Woods, CA	# of Units: 6,323
Report Period:	January 1, 2021 through December 31, 2021	

Findings/Recommendations as-of: January 1, 2021

Projected Starting Reserve Balance	\$18,169,517
Current Full Funding Reserve Balance	\$37,686,210
Average Reserve Deficit (Surplus) Per Unit	\$3,087
Percent Funded	48.2 %
Recommended 2021 "Annual Full Funding Contributions"	\$12,998,900
Alternate minimum contributions to keep Reserve above \$10,000,000	\$10,776,240
Most Recent Reserve Contribution Rate	\$11,535,000

Reserves % Funded: 48.2%



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 48.2 % 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 \$12,998,900.

*The Alternative Contribution rate, also called Threshold Funding will keep the Reserve Funds above \$10,000,000. This figure for the Mutual is \$10,776,240.

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

Executive Summary

36560-1

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Concrete Repairs and Replacement				
103	Concrete - Repair/Replace	1	0	\$150,000
Cul de Sac Asphalt Seal Coat				
202	Cul-de-sacs - Seal Coat	1	0	\$40,000
Cul de Sac Asphalt Resurface/Repairs and Replacements				
201	Asphalt - Resurface (2021)	25	0	\$346,000
201	Asphalt - Resurface (2022)	25	1	\$328,500
201	Asphalt - Resurface (2023)	25	2	\$361,500
201	Asphalt - Resurface (2024)	25	3	\$355,000
201	Asphalt - Resurface (2025)	25	4	\$338,000
201	Asphalt - Resurface (2026)	25	5	\$317,500
201	Asphalt - Resurface (2027)	25	6	\$317,500
201	Asphalt - Resurface (2028)	25	7	\$339,500
201	Asphalt - Resurface (2029)	25	8	\$300,000
201	Asphalt - Resurface (2030)	25	9	\$307,000
201	Asphalt - Resurface (2031)	25	10	\$332,000
201	Asphalt - Resurface (2032)	25	11	\$284,500
201	Asphalt - Resurface (2033)	25	12	\$358,000
201	Asphalt - Resurface (2034)	25	13	\$351,000
201	Asphalt - Resurface (2035)	25	14	\$303,500
201	Asphalt - Resurface (2036)	25	15	\$290,500
201	Asphalt - Resurface (2037)	25	16	\$293,000
201	Asphalt - Resurface (2038)	25	17	\$349,500
201	Asphalt - Resurface (2039)	25	18	\$251,000
201	Asphalt - Resurface (2040)	25	19	\$336,000
201	Asphalt - Resurface (2041)	25	20	\$297,500
201	Asphalt - Resurface (2042)	25	21	\$290,000
201	Asphalt - Resurface (2043)	25	22	\$365,000
201	Asphalt - Resurface (2044)	25	23	\$291,000
201	Asphalt - Resurface (2045)	25	24	\$300,000
201	Asphalt - Resurface (2046)	25	25	\$219,000
201	Asphalt - Resurface (2047)	25	26	\$269,500
201	Asphalt - Resurface (2048)	25	27	\$306,000
201	Asphalt - Resurface (2049)	25	28	\$316,000
201	Asphalt - Resurface (2050)	25	29	\$343,000
Roofs - Built-Up				
1302	Built-Up/PVC - Replace (2021)	1	0	\$830,000
1302	Built-Up/PVC - Replace (2022)	0	1	\$765,500
1302	Built-Up/PVC - Replace (2023)	0	2	\$714,000
1302	Built-Up/PVC - Replace (2024)	0	3	\$687,000
1302	Built-Up/PVC - Replace (2025)	25	4	\$697,500
1302	Built-Up/PVC - Replace (2026)	25	5	\$816,500
1302	Built-Up/PVC - Replace (2027)	25	6	\$661,000
1302	Built-Up/PVC - Replace (2028)	25	7	\$673,500
1302	PVC Cool Roof - Replace (2034)	25	13	\$968,000
1302	PVC Cool Roof - Replace (2035)	25	14	\$967,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1302 PVC Cool Roof - Replace (2036)	25	15	\$1,150,000
1302 PVC Cool Roof - Replace (2037)	25	16	\$1,601,000
1302 PVC Cool Roof - Replace (2038)	25	17	\$2,002,000
1302 PVC Cool Roof - Replace (2039)	25	18	\$1,787,000
1302 PVC Cool Roof - Replace (2040)	25	19	\$1,386,000
1302 PVC Cool Roof - Replace (2041)	25	20	\$970,000
1302 PVC Cool Roof - Replace (2042)	25	21	\$800,000
1302 PVC Cool Roof - Replace (2043)	25	22	\$508,000
1302 PVC Cool Roof - Replace (2044)	25	23	\$2,346,000
1302 PVC Cool Roof - Replace (2045)	25	24	\$823,500
1302 PVC Cool Roof - Replace (2046)	25	25	\$795,000
1302 PVC Cool Roof - Replace (2047)	25	26	\$534,000
1302 PVC Cool Roof - Replace (2048)	25	27	\$1,460,000
1302 PVC Cool Roof - Replace (2049)	25	28	\$1,480,000
1360 Emergency & Preventative Repairs	1	0	\$139,000
Roofs - Comp Shingle			
1308 Comp Shingle Roof - Replace (2023)	40	2	\$321,000
1308 Comp Shingle Roof - Replace (2041)	40	20	\$804,000
1308 Comp Shingle Roof - Replace (2042)	40	21	\$712,000
1308 Comp Shingle Roof - Replace (2043)	40	22	\$490,000
1308 Comp Shingle Roof - Replace (2044)	40	23	\$930,000
1308 Comp Shingle Roof - Replace (2045)	40	24	\$530,000
1308 Comp Shingle Roof - Replace (2046)	40	25	\$2,350,000
1308 Comp Shingle Roof - Replace (2047)	40	26	\$1,150,000
1308 Comp Shingle Roof - Replace (2048)	40	27	\$1,700,000
1308 Comp Shingle Roof - Replace (2049)	40	28	\$1,045,000
1308 Comp Shingle Roof - Replace (2050)	40	29	\$825,000
1308 Comp Shingle Roof - Replace (2051)	40	30	\$1,100,000
1308 Comp Shingle Roof - Replace (2052)	40	31	\$640,000
1308 Comp Shingle Roof - Replace (2053)	40	32	\$270,000
Roofs - Tile			
1311 Tile Roof - Replace (2044)	40	23	\$466,000
1311 Tile Roof - Replace (2046)	40	25	\$928,000
1311 Tile Roof - Replace (2047)	40	26	\$542,000
1311 Tile Roof - Replace (2048)	40	27	\$577,000
1311 Tile Roof - Replace (2049)	40	28	\$602,000
1311 Tile Roof - Replace (2050)	40	29	\$583,000
1311 Tile Roof - Replace (2051)	40	30	\$583,000
1311 Tile Roof - Replace (2052)	40	31	\$583,000
1311 Tile Roof - Replace (2053)	40	32	\$626,000
1311 Tile Roof - Replace (2054)	40	33	\$482,000
Infrastructure/Buildings			
151 Balcony Inspections	1	0	\$50,000
151 Damage Restoration	1	0	\$814,000
504 Metal Railings (bldg) - Par Replace	1	0	\$230,000
1330 Gutter/Downspouts - Partial Replace	1	0	\$98,300
1350 Skylights - Replace	1	0	\$104,000
1863 Fire Extinguisher Cabinets- Replace	30	9	\$180,000
2004 Smoke Alarms - Replace (2023)	10	2	\$72,300

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2004	Smoke Alarms - Replace (2024)	10	3	\$300,000
2004	Smoke Alarms - Replace (2025)	10	4	\$300,000
2006	Windows - Replace	1	0	\$90,000
2007	Sliding Screen Doors	1	0	\$29,600
2008	Vertical Lifts - R & R	20	1	\$1,508,000
Carport Siding Renovation				
1112	Carport Siding Renovations (2032)	35	11	\$101,000
1112	Carport Siding Renovations (2033)	35	12	\$138,000
1112	Carport Siding Renovations (2034)	35	13	\$132,000
1112	Carport Siding Renovations (2035)	35	14	\$153,000
1112	Carport Siding Renovations (2036)	35	15	\$162,000
1112	Carport Siding Renovations (2037)	35	16	\$139,000
1112	Carport Siding Renovations (2038)	35	17	\$158,000
1112	Carport Siding Renovations (2039)	35	18	\$162,000
1112	Carport Siding Renovations (2040)	35	19	\$103,000
1112	Carport Siding Renovations (2041)	35	20	\$54,000
1112	Carport Siding Renovations (2042)	35	21	\$112,000
Manor Components				
983	Heat Pumps - Replace	1	0	\$5,700
984	Wall Heater - Replace	1	0	\$3,800
3001	Cooktops - Replace	1	0	\$78,300
3002	Dishwashers - Replace	1	0	\$59,500
3003	Fixtures - Bath Basins	1	0	\$46,400
3004	Fixtures - Faucets	1	0	\$40,400
3005	Fixtures - Kitchen Sinks	1	0	\$55,200
3006	Fixtures - Toilets	1	0	\$21,200
3006	Fixtures - Toilets (2021)	1	0	\$7,000
3007	Garbage Disposals (2021-2030)	1	0	\$97,500
3008	Manor Hoods	1	0	\$39,500
3009	Bath Counters - Replace	1	9	\$226,000
3009	Kitchen Counters - Replace	1	0	\$432,000
3010	Bathroom Flooring - Wk Cntr #910	1	0	\$22,100
3010	Bathroom Flooring - Wk Cntr #917	1	0	\$55,300
3010	Kitchen Flooring - Wk Cntr #910	1	0	\$17,100
3010	Kitchen Flooring - Wk Cntr #917	1	0	\$34,600
3010	Kitchen/Bath Flooring - Abatement	1	0	\$328,000
3011	Bath Mirrors - Replace	1	0	\$33,000
3012	Bath Enclosure Doors - Replace	1	0	\$117,000
3013	Bathroom Tile - Replace& Abate	1	0	\$102,500
3014	Ovens - Replace	1	0	\$204,500
3015	Ranges - Replace	1	0	\$6,750
3016	Refrigerators - Replace	1	0	\$205,000
3017	Water Heaters - Replace	1	0	\$754,000
Lighting & Electrical				
340	Electrical Panels - Replace	1	0	\$25,000
340	Pushmatic Panels - Replace/Upgrade	1	0	\$425,000
340	Solar System Program Replacement	1	11	\$115,000
362	Walkway Lights - Additional New	1	0	\$52,000
362	Walkway Lights - Replace	1	0	\$52,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
364	Block Wall Lights - Replace	20	4	\$300,000
370	Building Wall Lights - Replace	20	4	\$750,000
375	Lighted Bldg Number Signs - Replace	20	0	\$50,000
378	Energy Consultant	1	0	\$75,000
Laundry Rooms				
332	Laundry Water Heaters 2021-2028	1	0	\$1,800
332	Laundry Water Heaters 2029-2049	1	8	\$8,400
800	Doors - Replace	1	0	\$4,000
908	Counter Tops - Replace	1	0	\$12,550
909	Laundry Sinks - Replace	25	2	\$72,200
951	Bathrooms - Refurbish	24	2	\$14,500
991	Washers - Replace	1	0	\$90,000
992	Dryers - Replace	1	0	\$30,000
1110	Interior Laundry - Repaint	10	2	\$110,000
Off Cycle Decking				
150	Off Cycle Deck Top Coat (2021)	1	0	\$68,200
150	Off Cycle Deck Top Coat (Annual)	1	1	\$105,000
152	Off Cycle Common Decks (2021)	1	0	\$54,700
152	Off Cycle Common Decks (Annual)	1	1	\$136,000
153	Off Cycle Balcony Resurface((2021)	1	0	\$8,100
153	Off Cycle Balcony Resurface(Annual)	1	1	\$136,000
Prior To Painting				
148	Lead Testing PTP (Annual)	1	0	\$5,000
149	Asbestos Testing PTP - 2021	1	0	\$49,000
149	Asbestos Testing PTP (Annual)	1	1	\$33,400
152	Full Cycle Decking Repairs - 2021	1	0	\$207,000
152	Full Cycle Decking Repairs (Annual)	1	1	\$136,500
153	Full Cycle Balcony Dry Rot - 2021	1	0	\$9,500
153	Full Cycle Balcony Dry Rot (Annual)	1	1	\$7,300
1119	Full Cycle Dry Rot Repairs - 2021	1	0	\$690,000
1119	Full Cycle Dry Rot Repairs (Annual)	1	1	\$451,000
Interior & Exterior Painting				
150	Deck Top Coat Reseal (Annual)	1	1	\$31,500
150	Deck Top Coat Reseal- 2021	1	0	\$49,700
1113	Metal Railings (building) - Repaint	1	0	\$130,000
1115	Full Cycle Exterior Paint - 2021	1	0	\$1,704,000
1115	Full Cycle Exterior Paint (Annual)	1	1	\$1,070,000
1116	Exterior Paint Touch-Up (Annual)	1	0	\$106,500
1119	Interior Paint Touch-Up (Annual)	1	0	\$90,400
1901	Lead Testing and Abatement	1	0	\$5,000
1903	Lexan Bldg. Signs (2021) - Repl	1	0	\$51,200
1903	Lexan Bldg. Signs (Annual) - Repl	1	1	\$500
Walls, Fencing, Railings & Gates				
501	Walls - Perimeter Top Rail - R&R	1	0	\$165,000
502	Walls - Perimeter Block - R&R	1	0	\$8,100
503	Walls - Common Area Block - R&R	1	0	\$22,600
504	Metal Hand Railings (Grounds) - Rep	1	0	\$10,100
Grounds & Miscellaneous				
1007	Weather Station - Replace	15	12	\$1,800

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1009 V-Ditch (Swales) - Repair	1	0	\$51,500
1020 Tree Maintenance (2021)	5	0	\$900,000
1020 Tree Maintenance (2022)	5	1	\$825,000
1020 Tree Maintenance (2023)	5	2	\$530,000
1020 Tree Maintenance (2024)	5	3	\$720,000
1020 Tree Maintenance (2025)	5	4	\$920,000
1022 Landscape Restoration - Annual	1	11	\$62,500
1022 Landscape Restoration (2021-2030)	5	3	\$250,000
1024 Slope - Renovations	1	0	\$100,000
1026 Turf Reduction & Irrigation	1	0	\$85,000
Building Structures			
1901 Lead Testing and Abatement	1	0	\$5,000
2001 Building Structures - Projects	1	0	\$135,000
2001 Building Structures Dry Rot Repairs	1	0	\$5,000
2002 Building Structures Maint Ops	1	0	\$300,000
2003 Building Structures Carpentry	1	0	\$195,000
2006 Building Foundations - Repair	1	0	\$43,800
Plumbing			
328 Plumbing (Annual) - Repair/Replace	1	0	\$636,600
328 Waste Lines - Repair	1	5	\$50,000
328 Waste Lines Epoxy Re-Line (2020-24)	1	0	\$2,300,000
328 Waste Lines Epoxy Re-Line (2025)	1	4	\$1,200,000
329 Copper Water Lines Re-Pipe	1	0	\$252,000
198 Total Funded Components			

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

Introduction



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

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



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

Methodology



For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



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

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

What is our Recommended Funding Goal?

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



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

Projected Expenses

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

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

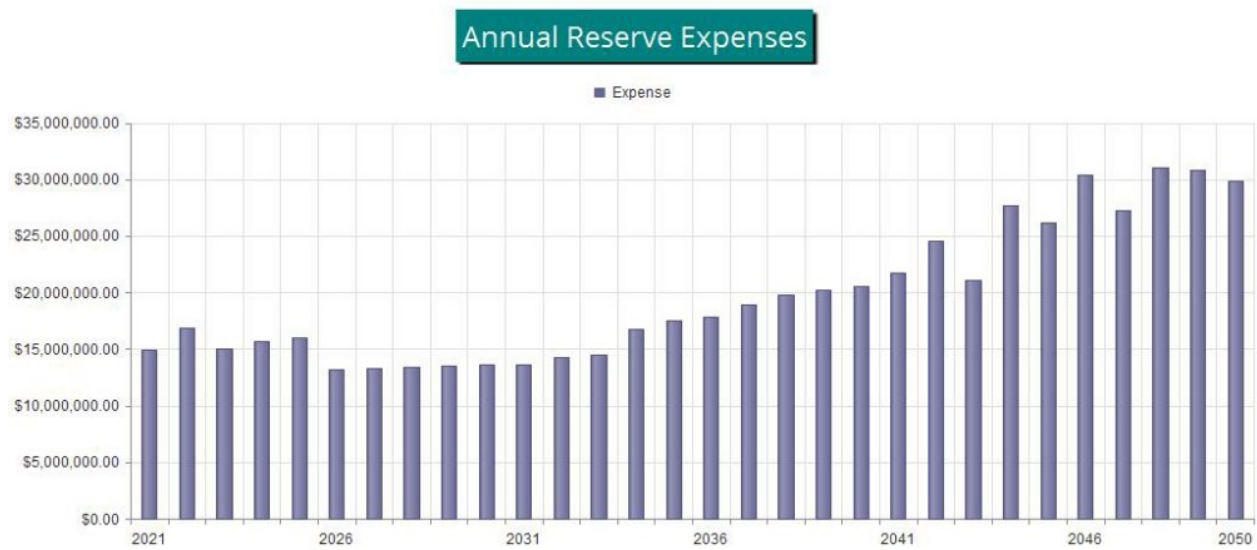


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$18,169,517 as-of the start of your Fiscal Year on 1/1/2021. This is based on your actual balance on 12/31/2020 of \$18,169,517 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year as provided by the association. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$37,686,210. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 48.2 % 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 \$12,998,900 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.

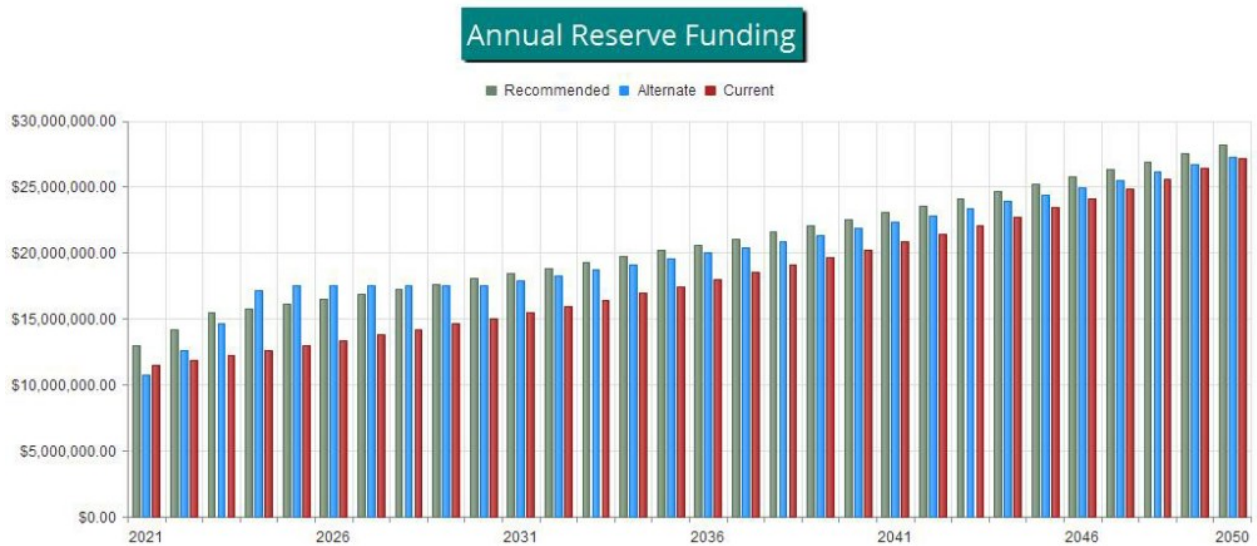


Figure 2

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.

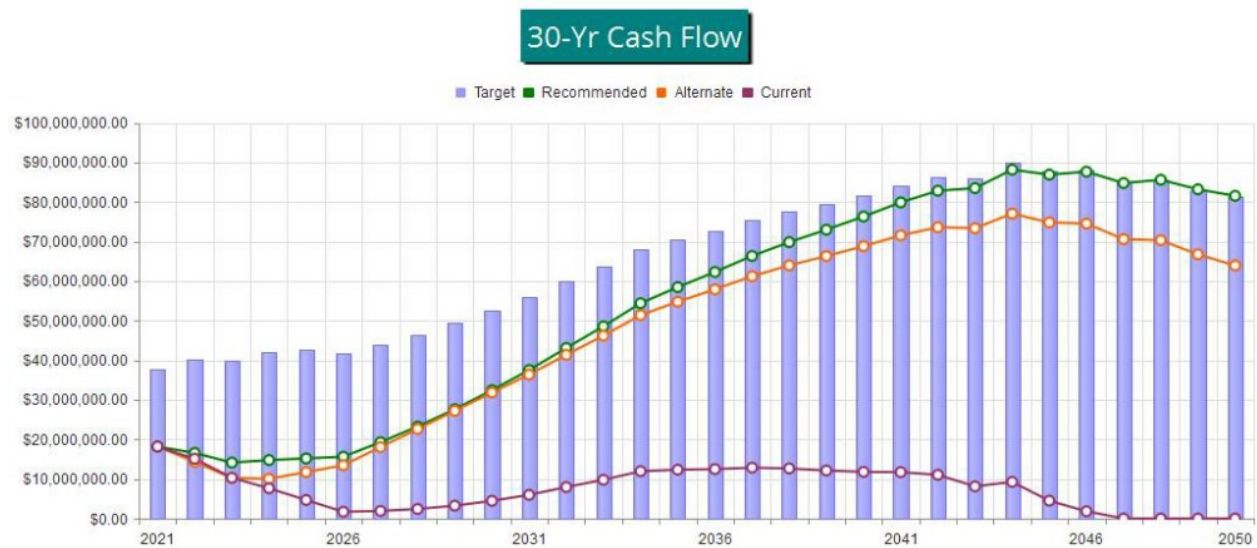


Figure 3

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.

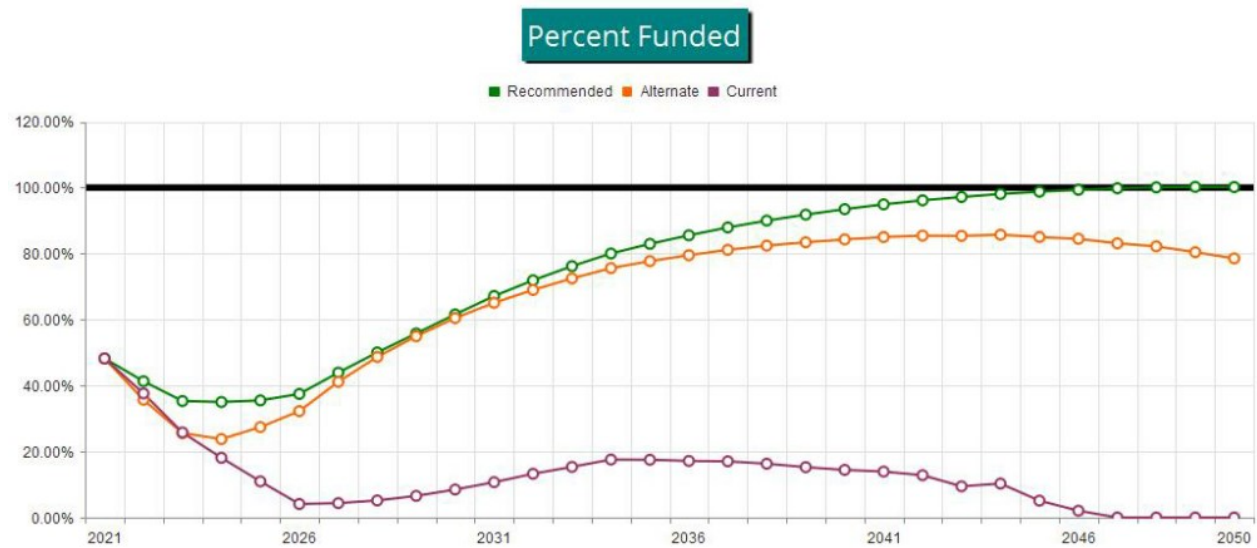


Figure 4

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

36560-1
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					
Concrete Repairs and Replacement	1	1	0	0	\$150,000	\$150,000	\$150,000	\$0	\$96,266
Cul de Sac Asphalt Seal Coat	1	1	0	0	\$40,000	\$40,000	\$40,000	\$0	\$25,671
Cul de Sac Asphalt Resurface/Repairs and Replacements	25	25	0	29	\$9,456,500	\$346,000	\$4,246,600	\$8,795,140	\$242,758
Roofs - Built-Up	0	25	0	28	\$25,561,500	\$969,000	\$7,991,580	\$23,971,750	\$1,197,577
Roofs - Comp Shingle	40	40	2	32	\$12,867,000	\$0	\$4,722,525	\$12,867,000	\$206,443
Roofs - Tile	40	40	23	33	\$5,972,000	\$0	\$1,750,675	\$5,972,000	\$95,817
Infrastructure/Buildings	1	30	0	9	\$3,776,200	\$1,415,900	\$3,422,340	\$927,700	\$1,004,076
Carport Siding Renovation	35	35	11	21	\$1,414,000	\$0	\$777,714	\$1,414,000	\$25,928
Manor Components	1	1	0	9	\$2,992,350	\$2,766,350	\$2,766,350	\$226,000	\$1,920,414
Lighting & Electrical	1	20	0	11	\$1,844,000	\$679,000	\$1,519,000	\$1,165,000	\$512,778
Laundry Rooms	1	25	0	8	\$343,450	\$138,350	\$306,066	\$205,100	\$103,481
Off Cycle Decking	1	1	0	1	\$508,000	\$131,000	\$131,000	\$377,000	\$326,022
Prior To Painting	1	1	0	1	\$1,588,700	\$960,500	\$960,500	\$628,200	\$1,019,587
Interior & Exterior Painting	1	1	0	1	\$3,238,800	\$2,136,800	\$2,136,800	\$1,102,000	\$2,078,580
Walls, Fencing, Railings & Gates	1	1	0	0	\$205,800	\$205,800	\$205,800	\$0	\$132,077
Grounds & Miscellaneous	1	15	0	12	\$4,445,800	\$1,136,500	\$2,686,860	\$2,456,093	\$723,999
Building Structures	1	1	0	0	\$683,800	\$683,800	\$683,800	\$0	\$438,846
Plumbing	1	1	0	5	\$4,438,600	\$3,188,600	\$3,188,600	\$1,250,000	\$2,848,581
					\$79,526,500	\$14,947,600	\$37,686,210	\$61,356,983	\$12,998,900

Percent Funded: 48.2%

Reserve Component List Detail

36560-1
NSV

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Concrete Repairs and Replacement						
103	Concrete - Repair/Replace	Extensive GSF	1	0	\$140,000	\$160,000
Cul de Sac Asphalt Seal Coat						
202	Cul-de-sacs - Seal Coat	Approx 2,554,559 GSF	1	0	\$35,000	\$45,000
Cul de Sac Asphalt Resurface/Repairs and Replacements						
201	Asphalt - Resurface (2021)	Approx 105,286 GSF	25	0	\$316,000	\$376,000
201	Asphalt - Resurface (2022)	Approx 107,853GSF	25	1	\$299,000	\$358,000
201	Asphalt - Resurface (2023)	Approx 163,814 GSF	25	2	\$331,000	\$392,000
201	Asphalt - Resurface (2024)	Approx 175,716 GSF	25	3	\$325,000	\$385,000
201	Asphalt - Resurface (2025)	Approx 134,323 GSF	25	4	\$308,000	\$368,000
201	Asphalt - Resurface (2026)	Approx 118,630 GSF	25	5	\$287,000	\$348,000
201	Asphalt - Resurface (2027)	Approx 169,446 GSF	25	6	\$287,000	\$348,000
201	Asphalt - Resurface (2028)	Approx 152,256 GSF	25	7	\$309,000	\$370,000
201	Asphalt - Resurface (2029)	Approx 47,739 GSF	25	8	\$270,000	\$330,000
201	Asphalt - Resurface (2030)	(1) Provision	25	9	\$277,000	\$337,000
201	Asphalt - Resurface (2031)	(1) Provision	25	10	\$302,000	\$362,000
201	Asphalt - Resurface (2032)	(1) Provision	25	11	\$255,000	\$314,000
201	Asphalt - Resurface (2033)	Approx 80,550 GSF	25	12	\$328,000	\$388,000
201	Asphalt - Resurface (2034)	(1) Provision	25	13	\$321,000	\$381,000
201	Asphalt - Resurface (2035)	(1) Provision	25	14	\$273,000	\$334,000
201	Asphalt - Resurface (2036)	Approx 13,122 GSF	25	15	\$260,000	\$321,000
201	Asphalt - Resurface (2037)	Approx 95,981 GSF	25	16	\$263,000	\$323,000
201	Asphalt - Resurface (2038)	Approx 131,618 GSF	25	17	\$319,000	\$380,000
201	Asphalt - Resurface (2039)	Approx 65,288 GSF	25	18	\$221,000	\$281,000
201	Asphalt - Resurface (2040)	Approx 48,628 GSF	25	19	\$311,000	\$361,000
201	Asphalt - Resurface (2041)	Approx 39,353 GSF	25	20	\$267,000	\$328,000
201	Asphalt - Resurface (2042)	Approx 26,287 GSF	25	21	\$260,000	\$320,000
201	Asphalt - Resurface (2043)	Approx 25,511 GSF	25	22	\$385,000	\$345,000
201	Asphalt - Resurface (2044)	Approx 90,312 GSF	25	23	\$261,000	\$321,000
201	Asphalt - Resurface (2045)	Approx 67,536 GSF	25	24	\$270,000	\$330,000
201	Asphalt - Resurface (2046)	Extensive GSF	25	25	\$189,000	\$249,000
201	Asphalt - Resurface (2047)	Extensive GSF	25	26	\$240,000	\$299,000
201	Asphalt - Resurface (2048)	Extensive GSF	25	27	\$276,000	\$336,000
201	Asphalt - Resurface (2049)	Extensive GSF	25	28	\$286,000	\$346,000
201	Asphalt - Resurface (2050)	Extensive GSF	25	29	\$308,000	\$378,000
Roofs - Built-Up						
1302	Built-Up/PVC - Replace (2021)	Approx 90,145 GSF	1	0	\$790,000	\$870,000
1302	Built-Up/PVC - Replace (2022)	Approx 95,370 GSF	0	1	\$725,000	\$806,000
1302	Built-Up/PVC - Replace (2023)	Approx 88,227 GSF	0	2	\$674,000	\$754,000
1302	Built-Up/PVC - Replace (2024)	Approx 94,935 GSF	0	3	\$647,000	\$727,000
1302	Built-Up/PVC - Replace (2025)	Approx 96,336 GSF	25	4	\$657,000	\$738,000
1302	Built-Up/PVC - Replace (2026)	Approx 91,254 GSF	25	5	\$776,000	\$857,000
1302	Built-Up/PVC - Replace (2027)	Approx 91,285 GSF	25	6	\$621,000	\$701,000
1302	Built-Up/PVC - Replace (2028)	Approx 93,033 GSF	25	7	\$633,000	\$714,000
1302	PVC Cool Roof - Replace (2034)	Approx 133,755 GSF	25	13	\$928,000	\$1,008,000

Association Reserves, 36560-11611/12/2020

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
1302	PVC Cool Roof - Replace (2035)	Approx 133,174 GSF	25	14	\$927,000	\$1,007,000
1302	PVC Cool Roof - Replace (2036)	Approx 159,335 GSF	25	15	\$1,110,000	\$1,190,000
1302	PVC Cool Roof - Replace (2037)	Approx 221,125 GSF	25	16	\$1,561,000	\$1,641,000
1302	PVC Cool Roof - Replace (2038)	Approx 276,458 GSF	25	17	\$1,952,000	\$2,052,000
1302	PVC Cool Roof - Replace (2039)	Approx 246,776 GSF	25	18	\$1,747,000	\$1,827,000
1302	PVC Cool Roof - Replace (2040)	Approx 191,455 GSF	25	19	\$1,346,000	\$1,426,000
1302	PVC Cool Roof - Replace (2041)	Approx 133,901 GSF	25	20	\$930,000	\$1,010,000
1302	PVC Cool Roof - Replace (2042)	Approx 110,496 GSF	25	21	\$760,000	\$840,000
1302	PVC Cool Roof - Replace (2043)	Approx 70,140 GSF	25	22	\$468,000	\$548,000
1302	PVC Cool Roof - Replace (2044)	Approx 323,976 GSF	25	23	\$2,306,000	\$2,386,000
1302	PVC Cool Roof - Replace (2045)	Approx 113,737 GSF	25	24	\$783,000	\$864,000
1302	PVC Cool Roof - Replace (2046)	Approx 109,834 GSF	25	25	\$755,000	\$835,000
1302	PVC Cool Roof - Replace (2047)	Approx 73,784 GSF	25	26	\$494,000	\$574,000
1302	PVC Cool Roof - Replace (2048)	Approx 201,547 GSF	25	27	\$1,420,000	\$1,500,000
1302	PVC Cool Roof - Replace (2049)	Approx 204,460 GSF	25	28	\$1,440,000	\$1,520,000
1360	Emergency & Preventative Repairs	(1) Provision	1	0	\$110,000	\$168,000
Roofs - Comp Shingle						
1308	Comp Shingle Roof - Replace (2023)	Approx 89,157 GSF	40	2	\$291,000	\$351,000
1308	Comp Shingle Roof - Replace (2041)	Approx 223,392 GSF	40	20	\$774,000	\$834,000
1308	Comp Shingle Roof - Replace (2042)	Approx 197,732 GSF	40	21	\$682,000	\$742,000
1308	Comp Shingle Roof - Replace (2043)	Approx 131,759 GSF	40	22	\$470,000	\$510,000
1308	Comp Shingle Roof - Replace (2044)	Approx 251,325 GSF	40	23	\$910,000	\$950,000
1308	Comp Shingle Roof - Replace (2045)	Approx 141,822 GSF	40	24	\$510,000	\$550,000
1308	Comp Shingle Roof - Replace (2046)	Approx 627,769 GSF	40	25	\$2,300,000	\$2,400,000
1308	Comp Shingle Roof - Replace (2047)	Approx 314,859 GSF	40	26	\$1,100,000	\$1,200,000
1308	Comp Shingle Roof - Replace (2048)	Approx 459,704 GSF	40	27	\$1,700,000	\$1,700,000
1308	Comp Shingle Roof - Replace (2049)	Approx 275,569 GSF	40	28	\$990,000	\$1,100,000
1308	Comp Shingle Roof - Replace (2050)	Approx 222,407 GSF	40	29	\$800,000	\$850,000
1308	Comp Shingle Roof - Replace (2051)	Approx 295,877 GSF	40	30	\$1,100,000	\$1,100,000
1308	Comp Shingle Roof - Replace (2052)	Approx 171,814 GSF	40	31	\$620,000	\$660,000
1308	Comp Shingle Roof - Replace (2053)	Approx 73,476 GSF	40	32	\$250,000	\$290,000
Roofs - Tile						
1311	Tile Roof - Replace (2044)	Approx 59,760 GSF	40	23	\$436,000	\$496,000
1311	Tile Roof - Replace (2046)	Approx 119,104 GSF	40	25	\$888,000	\$968,000
1311	Tile Roof - Replace (2047)	Approx 69,540 GSF	40	26	\$512,000	\$572,000
1311	Tile Roof - Replace (2048)	Approx 74,736 GSF	40	27	\$552,000	\$602,000
1311	Tile Roof - Replace (2049)	Approx 77,264 GSF	40	28	\$572,000	\$632,000
1311	Tile Roof - Replace (2050)	Approx 74,820 GSF	40	29	\$553,000	\$613,000
1311	Tile Roof - Replace (2051)	Approx 74,820 GSF	40	30	\$553,000	\$613,000
1311	Tile Roof - Replace (2052)	Approx 74,820 GSF	40	31	\$553,000	\$613,000
1311	Tile Roof - Replace (2053)	Approx 80,320 GSF	40	32	\$596,000	\$656,000
1311	Tile Roof - Replace (2054)	Approx 61,920 GSF	40	33	\$452,000	\$512,000
Infrastructure/Buildings						
151	Balcony Inspections	Extensive GSF	1	0	\$45,000	\$55,000
151	Damage Restoration	Extensive GSF	1	0	\$814,000	\$814,000
504	Metal Railings (bldg) - Par Replace	Approx 90,000 LF	1	0	\$200,000	\$260,000
1330	Gutter/Downspouts - Partial Replace	Approx 136,000 LF	1	0	\$88,300	\$108,300

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
1350	Skylights - Replace	Numerous Components	1	0	\$88,000	\$120,000
1863	Fire Extinguisher Cabinets- Replace	Approx (761) Cabinets	30	9	\$160,000	\$200,000
2004	Smoke Alarms - Replace (2023)	Approx 2,066 Units	10	2	\$62,300	\$82,300
2004	Smoke Alarms - Replace (2024)	Approx 2,066 Units	10	3	\$260,000	\$340,000
2004	Smoke Alarms - Replace (2025)	Approx 8,589 Units	10	4	\$260,000	\$340,000
2006	Windows - Replace	Numerous Windows	1	0	\$70,000	\$110,000
2007	Sliding Screen Doors	Approx (52) Annually	1	0	\$24,600	\$34,600
2008	Vertical Lifts - R & R	Approx (27) Units	20	1	\$1,458,000	\$1,558,000
Carport Siding Renovation						
1112	Carport Siding Renovations (2032)	(388) Carports	35	11	\$81,000	\$121,000
1112	Carport Siding Renovations (2033)	(531) Carports	35	12	\$118,000	\$158,000
1112	Carport Siding Renovations (2034)	(506) Carports	35	13	\$112,000	\$152,000
1112	Carport Siding Renovations (2035)	(588) Carports	35	14	\$133,000	\$173,000
1112	Carport Siding Renovations (2036)	(623) Carports	35	15	\$142,000	\$182,000
1112	Carport Siding Renovations (2037)	(534) Carports	35	16	\$119,000	\$159,000
1112	Carport Siding Renovations (2038)	(606) Carports	35	17	\$138,000	\$178,000
1112	Carport Siding Renovations (2039)	(624) Carports	35	18	\$142,000	\$182,000
1112	Carport Siding Renovations (2040)	(396) Carports	35	19	\$83,000	\$123,000
1112	Carport Siding Renovations (2041)	(207) Carports	35	20	\$44,000	\$64,000
1112	Carport Siding Renovations (2042)	(429) Carports	35	21	\$92,000	\$132,000
Manor Components						
983	Heat Pumps - Replace	(3) Pumps Annually	1	0	\$4,700	\$6,700
984	Wall Heater - Replace	(3) Wall Heaters Annually	1	0	\$2,800	\$4,800
3001	Cooktops - Replace	Approx (122) Annually	1	0	\$68,300	\$88,300
3002	Dishwashers - Replace	Approx (234) Annually	1	0	\$49,500	\$69,500
3003	Fixtures - Bath Basins	Approx (120) Annually	1	0	\$36,400	\$56,400
3004	Fixtures - Faucets	Approx (447) Annually	1	0	\$30,400	\$50,400
3005	Fixtures - Kitchen Sinks	Approx (158) Annually	1	0	\$50,200	\$60,200
3006	Fixtures - Toilets	Approx (89) Annually	1	0	\$17,200	\$25,200
3006	Fixtures - Toilets (2021)	(1) Provision	1	0	\$6,000	\$8,000
3007	Garbage Disposals (2021-2030)	Approx (410) Annually	1	0	\$80,000	\$115,000
3008	Manor Hoods	Approx (109) Annually	1	0	\$29,500	\$49,500
3009	Bath Counters - Replace	Approx (288) Units	1	9	\$196,000	\$256,000
3009	Kitchen Counters - Replace	Approx (189) Units	1	0	\$402,000	\$462,000
3010	Bathroom Flooring - Wk Cntr #910	Approx (33) Annually	1	0	\$18,100	\$26,100
3010	Bathroom Flooring - Wk Cntr #917	Approx (85) Annually	1	0	\$50,300	\$60,300
3010	Kitchen Flooring - Wk Cntr #910	Approx (25) Annually	1	0	\$14,100	\$20,100
3010	Kitchen Flooring - Wk Cntr #917	Approx (50) Annually	1	0	\$29,600	\$39,600
3010	Kitchen/Bath Flooring - Abatement	(1) Provision	1	0	\$298,000	\$358,000
3011	Bath Mirrors - Replace	Approx (154) Annually	1	0	\$23,000	\$43,000
3012	Bath Enclosure Doors - Replace	Approx (237) Annually	1	0	\$97,000	\$137,000
3013	Bathroom Tile - Replace& Abate	Approx (95) Annually	1	0	\$82,000	\$123,000
3014	Ovens - Replace	Approx (162) Annually	1	0	\$184,000	\$225,000
3015	Ranges - Replace	Approx (66) Annually	1	0	\$5,700	\$7,800
3016	Refrigerators - Replace	Approx (253) Annually	1	0	\$185,000	\$225,000
3017	Water Heaters - Replace	Approx (632) Annually	1	0	\$724,000	\$784,000
Lighting & Electrical						
340	Electrical Panels - Replace	Approx (17) Annually	1	0	\$20,000	\$30,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
340	Pushmatic Panels - Replace/Upgrade	10% annually through 2025	1	0	\$400,000	\$450,000
340	Solar System Program Replacement	Panels & Inverters	1	11	\$95,000	\$135,000
362	Walkway Lights - Additional New	(1) Annual Allowance	1	0	\$42,000	\$62,000
362	Walkway Lights - Replace	(89) Lights	1	0	\$42,000	\$62,000
364	Block Wall Lights - Replace	Approx 1,300 Fixtures	20	4	\$270,000	\$330,000
370	Building Wall Lights - Replace	Approx 3,900 Fixtures	20	4	\$730,000	\$770,000
375	Lighted Bldg Number Signs - Replace	Numerous	20	0	\$50,000	\$50,000
378	Energy Consultant	(1) Provision	1	0	\$50,000	\$100,000
Laundry Rooms						
332	Laundry Water Heaters 2021-2028	Approx 2-3 annually	1	0	\$1,400	\$2,200
332	Laundry Water Heaters 2029-2049	Approx 11 annually	1	8	\$7,900	\$8,900
800	Doors - Replace	(175) Laundry Rooms	1	0	\$3,100	\$4,900
908	Counter Tops - Replace	(175) Laundry Rooms	1	0	\$10,500	\$14,600
909	Laundry Sinks - Replace	(175) Sinks	25	2	\$62,200	\$82,200
951	Bathrooms - Refurbish	(7) Bathrooms	24	2	\$11,000	\$18,000
991	Washers - Replace	(700) Washers	1	0	\$80,000	\$100,000
992	Dryers - Replace	(526) Dryers	1	0	\$25,000	\$35,000
1110	Interior Laundry - Repaint	(175) Laundry Rooms	10	2	\$100,000	\$120,000
Off Cycle Decking						
150	Off Cycle Deck Top Coat (2021)	Extensive GSF	1	0	\$68,200	\$68,200
150	Off Cycle Deck Top Coat (Annual)	Approx 15.7M GSF Annually	1	1	\$105,000	\$105,000
152	Off Cycle Common Decks (2021)	(1) Provision	1	0	\$54,700	\$54,700
152	Off Cycle Common Decks (Annual)	Approx 15.7M GSF	1	1	\$136,000	\$136,000
153	Off Cycle Balcony Resurface((2021)	(1) Provision	1	0	\$8,100	\$8,100
153	Off Cycle Balcony Resurface(Annual)	Approx 15.7M GSF	1	1	\$136,000	\$136,000
Prior To Painting						
148	Lead Testing PTP (Annual)	(1) Annual Allowance	1	0	\$5,000	\$5,000
149	Asbestos Testing PTP - 2021	(1) Annual Allowance	1	0	\$49,000	\$49,000
149	Asbestos Testing PTP (Annual)	(1) Annual Allowance	1	1	\$33,400	\$33,400
152	Full Cycle Decking Repairs - 2021	Extensive GSF	1	0	\$207,000	\$207,000
152	Full Cycle Decking Repairs (Annual)	Extensive GSF	1	1	\$136,000	\$137,000
153	Full Cycle Balcony Dry Rot - 2021	Extensive GSF	1	0	\$9,500	\$9,500
153	Full Cycle Balcony Dry Rot (Annual)	Extensive GSF	1	1	\$7,300	\$7,300
1119	Full Cycle Dry Rot Repairs - 2021	Extensive GSF	1	0	\$690,000	\$690,000
1119	Full Cycle Dry Rot Repairs (Annual)	Extensive GSF	1	1	\$451,000	\$451,000
Interior & Exterior Painting						
150	Deck Top Coat Reseal (Annual)	Extensive GSF	1	1	\$31,500	\$31,500
150	Deck Top Coat Reseal- 2021	Extensive GSF	1	0	\$49,700	\$49,700
1113	Metal Railings (building) - Repaint	Approx 90,000 LF	1	0	\$110,000	\$150,000
1115	Full Cycle Exterior Paint - 2021	Approx 1,049,000 GSF	1	0	\$1,704,000	\$1,704,000
1115	Full Cycle Exterior Paint (Annual)	Approx 1,049,000 GSF	1	1	\$1,070,000	\$1,070,000
1116	Exterior Paint Touch-Up (Annual)	(1) Provision	1	0	\$76,000	\$137,000
1119	Interior Paint Touch-Up (Annual)	(1) Provision	1	0	\$80,400	\$100,400
1901	Lead Testing and Abatement	Annual Allowance	1	0	\$5,000	\$5,000
1903	Lexan Bldg. Signs (2021) - Repl	Numerous Signs	1	0	\$51,200	\$51,200
1903	Lexan Bldg. Signs (Annual) - Repl	Numerous Signs	1	1	\$500	\$500
Walls, Fencing, Railings & Gates						
501	Walls - Perimeter Top Rail - R&R	Approx 20,690' LF	1	0	\$155,000	\$175,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
502	Walls - Perimeter Block - R&R	Approx 28,264' LF	1	0	\$7,200	\$9,000
503	Walls - Common Area Block - R&R	Approx 22,365' LF	1	0	\$18,600	\$26,600
504	Metal Hand Railings (Grounds) - Rep	Extensive LF	1	0	\$8,200	\$12,000
Grounds & Miscellaneous						
1007	Weather Station - Replace	(1) RainBird USPRO-2	15	12	\$1,500	\$2,100
1009	V-Ditch (Swales) - Repair	Extensive LF	1	0	\$41,000	\$62,000
1020	Tree Maintenance (2021)	Approx 4,737 Trees	5	0	\$850,000	\$950,000
1020	Tree Maintenance (2022)	Approx 2,780 Trees	5	1	\$775,000	\$875,000
1020	Tree Maintenance (2023)	Approx 3,937 Trees	5	2	\$480,000	\$580,000
1020	Tree Maintenance (2024)	Approx 4,300 Trees	5	3	\$670,000	\$770,000
1020	Tree Maintenance (2025)	Approx 6,155 Trees	5	4	\$870,000	\$970,000
1022	Landscape Restoration - Annual	Extensive GSF	1	11	\$50,000	\$75,000
1022	Landscape Restoration (2021-2030)	Extensive GSF	5	3	\$200,000	\$300,000
1024	Slope - Renovations	(1) Provision	1	0	\$70,000	\$130,000
1026	Turf Reduction & Irrigation	(1) Provision	1	0	\$75,000	\$95,000
Building Structures						
1901	Lead Testing and Abatement	Annual Allowance	1	0	\$4,000	\$6,000
2001	Building Structures - Projects	1,200 Buildings	1	0	\$115,000	\$155,000
2001	Building Structures Dry Rot Repairs	1,200 Buildings	1	0	\$5,000	\$5,000
2002	Building Structures Maint Ops	1,200 Buildings	1	0	\$270,000	\$330,000
2003	Building Structures Carpentry	70% of 1,200 Buildings	1	0	\$165,000	\$225,000
2006	Building Foundations - Repair	Approx (6) Annually	1	0	\$33,800	\$53,800
Plumbing						
328	Plumbing (Annual) - Repair/Replace	(1) Provision	1	0	\$636,600	\$636,600
328	Waste Lines - Repair	(1) Provision	1	5	\$40,000	\$60,000
328	Waste Lines Epoxy Re-Line (2020-24)	(1) Provision	1	0	\$2,200,000	\$2,400,000
328	Waste Lines Epoxy Re-Line (2025)	(1) Provision	1	4	\$1,100,000	\$1,300,000
329	Copper Water Lines Re-Pipe	(42) Manors Annually	1	0	\$222,000	\$282,000
198	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Concrete Repairs and Replacement								
103	Concrete - Repair/Replace	\$150,000	X	1	/	1	=	\$150,000
Cul de Sac Asphalt Seal Coat								
202	Cul-de-sacs - Seal Coat	\$40,000	X	1	/	1	=	\$40,000
Cul de Sac Asphalt Resurface/Repairs and Replacements								
201	Asphalt - Resurface (2021)	\$346,000	X	25	/	25	=	\$346,000
201	Asphalt - Resurface (2022)	\$328,500	X	24	/	25	=	\$315,360
201	Asphalt - Resurface (2023)	\$361,500	X	23	/	25	=	\$332,580
201	Asphalt - Resurface (2024)	\$355,000	X	22	/	25	=	\$312,400
201	Asphalt - Resurface (2025)	\$338,000	X	21	/	25	=	\$283,920
201	Asphalt - Resurface (2026)	\$317,500	X	20	/	25	=	\$254,000
201	Asphalt - Resurface (2027)	\$317,500	X	19	/	25	=	\$241,300
201	Asphalt - Resurface (2028)	\$339,500	X	18	/	25	=	\$244,440
201	Asphalt - Resurface (2029)	\$300,000	X	17	/	25	=	\$204,000
201	Asphalt - Resurface (2030)	\$307,000	X	16	/	25	=	\$196,480
201	Asphalt - Resurface (2031)	\$332,000	X	15	/	25	=	\$199,200
201	Asphalt - Resurface (2032)	\$284,500	X	14	/	25	=	\$159,320
201	Asphalt - Resurface (2033)	\$358,000	X	13	/	25	=	\$186,160
201	Asphalt - Resurface (2034)	\$351,000	X	12	/	25	=	\$168,480
201	Asphalt - Resurface (2035)	\$303,500	X	11	/	25	=	\$133,540
201	Asphalt - Resurface (2036)	\$290,500	X	10	/	25	=	\$116,200
201	Asphalt - Resurface (2037)	\$293,000	X	9	/	25	=	\$105,480
201	Asphalt - Resurface (2038)	\$349,500	X	8	/	25	=	\$111,840
201	Asphalt - Resurface (2039)	\$251,000	X	7	/	25	=	\$70,280
201	Asphalt - Resurface (2040)	\$336,000	X	6	/	25	=	\$80,640
201	Asphalt - Resurface (2041)	\$297,500	X	5	/	25	=	\$59,500
201	Asphalt - Resurface (2042)	\$290,000	X	4	/	25	=	\$46,400
201	Asphalt - Resurface (2043)	\$365,000	X	3	/	25	=	\$43,800
201	Asphalt - Resurface (2044)	\$291,000	X	2	/	25	=	\$23,280
201	Asphalt - Resurface (2045)	\$300,000	X	1	/	25	=	\$12,000
201	Asphalt - Resurface (2046)	\$219,000	X	0	/	25	=	\$0
201	Asphalt - Resurface (2047)	\$269,500	X	0	/	25	=	\$0
201	Asphalt - Resurface (2048)	\$306,000	X	0	/	25	=	\$0
201	Asphalt - Resurface (2049)	\$316,000	X	0	/	25	=	\$0
201	Asphalt - Resurface (2050)	\$343,000	X	0	/	25	=	\$0
Roofs - Built-Up								
1302	Built-Up/PVC - Replace (2021)	\$830,000	X	1	/	1	=	\$830,000
1302	Built-Up/PVC - Replace (2022)	\$765,500	X	0	/	0	=	\$382,750
1302	Built-Up/PVC - Replace (2023)	\$714,000	X	0	/	0	=	\$238,000
1302	Built-Up/PVC - Replace (2024)	\$687,000	X	0	/	0	=	\$171,750
1302	Built-Up/PVC - Replace (2025)	\$697,500	X	21	/	25	=	\$585,900
1302	Built-Up/PVC - Replace (2026)	\$816,500	X	20	/	25	=	\$653,200
1302	Built-Up/PVC - Replace (2027)	\$661,000	X	19	/	25	=	\$502,360
1302	Built-Up/PVC - Replace (2028)	\$673,500	X	18	/	25	=	\$484,920
1302	PVC Cool Roof - Replace (2034)	\$968,000	X	12	/	25	=	\$464,640

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1302	PVC Cool Roof - Replace (2035)	\$967,000	X	11	/	25	=	\$425,480
1302	PVC Cool Roof - Replace (2036)	\$1,150,000	X	10	/	25	=	\$460,000
1302	PVC Cool Roof - Replace (2037)	\$1,601,000	X	9	/	25	=	\$576,360
1302	PVC Cool Roof - Replace (2038)	\$2,002,000	X	8	/	25	=	\$640,640
1302	PVC Cool Roof - Replace (2039)	\$1,787,000	X	7	/	25	=	\$500,360
1302	PVC Cool Roof - Replace (2040)	\$1,386,000	X	6	/	25	=	\$332,640
1302	PVC Cool Roof - Replace (2041)	\$970,000	X	5	/	25	=	\$194,000
1302	PVC Cool Roof - Replace (2042)	\$800,000	X	4	/	25	=	\$128,000
1302	PVC Cool Roof - Replace (2043)	\$508,000	X	3	/	25	=	\$60,960
1302	PVC Cool Roof - Replace (2044)	\$2,346,000	X	2	/	25	=	\$187,680
1302	PVC Cool Roof - Replace (2045)	\$823,500	X	1	/	25	=	\$32,940
1302	PVC Cool Roof - Replace (2046)	\$795,000	X	0	/	25	=	\$0
1302	PVC Cool Roof - Replace (2047)	\$534,000	X	0	/	25	=	\$0
1302	PVC Cool Roof - Replace (2048)	\$1,460,000	X	0	/	25	=	\$0
1302	PVC Cool Roof - Replace (2049)	\$1,480,000	X	0	/	25	=	\$0
1360	Emergency & Preventative Repairs	\$139,000	X	1	/	1	=	\$139,000
Roofs - Comp Shingle								
1308	Comp Shingle Roof - Replace (2023)	\$321,000	X	38	/	40	=	\$304,950
1308	Comp Shingle Roof - Replace (2041)	\$804,000	X	20	/	40	=	\$402,000
1308	Comp Shingle Roof - Replace (2042)	\$712,000	X	19	/	40	=	\$338,200
1308	Comp Shingle Roof - Replace (2043)	\$490,000	X	18	/	40	=	\$220,500
1308	Comp Shingle Roof - Replace (2044)	\$930,000	X	17	/	40	=	\$395,250
1308	Comp Shingle Roof - Replace (2045)	\$530,000	X	16	/	40	=	\$212,000
1308	Comp Shingle Roof - Replace (2046)	\$2,350,000	X	15	/	40	=	\$881,250
1308	Comp Shingle Roof - Replace (2047)	\$1,150,000	X	14	/	40	=	\$402,500
1308	Comp Shingle Roof - Replace (2048)	\$1,700,000	X	13	/	40	=	\$552,500
1308	Comp Shingle Roof - Replace (2049)	\$1,045,000	X	12	/	40	=	\$313,500
1308	Comp Shingle Roof - Replace (2050)	\$825,000	X	11	/	40	=	\$226,875
1308	Comp Shingle Roof - Replace (2051)	\$1,100,000	X	10	/	40	=	\$275,000
1308	Comp Shingle Roof - Replace (2052)	\$640,000	X	9	/	40	=	\$144,000
1308	Comp Shingle Roof - Replace (2053)	\$270,000	X	8	/	40	=	\$54,000
Roofs - Tile								
1311	Tile Roof - Replace (2044)	\$466,000	X	17	/	40	=	\$198,050
1311	Tile Roof - Replace (2046)	\$928,000	X	15	/	40	=	\$348,000
1311	Tile Roof - Replace (2047)	\$542,000	X	14	/	40	=	\$189,700
1311	Tile Roof - Replace (2048)	\$577,000	X	13	/	40	=	\$187,525
1311	Tile Roof - Replace (2049)	\$602,000	X	12	/	40	=	\$180,600
1311	Tile Roof - Replace (2050)	\$583,000	X	11	/	40	=	\$160,325
1311	Tile Roof - Replace (2051)	\$583,000	X	10	/	40	=	\$145,750
1311	Tile Roof - Replace (2052)	\$583,000	X	9	/	40	=	\$131,175
1311	Tile Roof - Replace (2053)	\$626,000	X	8	/	40	=	\$125,200
1311	Tile Roof - Replace (2054)	\$482,000	X	7	/	40	=	\$84,350
Infrastructure/Buildings								
151	Balcony Inspections	\$50,000	X	1	/	1	=	\$50,000
151	Damage Restoration	\$814,000	X	1	/	1	=	\$814,000
504	Metal Railings (bldg) - Par Replace	\$230,000	X	1	/	1	=	\$230,000
1330	Gutter/Downspouts - Partial Replace	\$98,300	X	1	/	1	=	\$98,300
1350	Skylights - Replace	\$104,000	X	1	/	1	=	\$104,000
1863	Fire Extinguisher Cabinets- Replace	\$180,000	X	21	/	30	=	\$126,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2004	Smoke Alarms - Replace (2023)	\$72,300	X	8	/	10	=	\$57,840
2004	Smoke Alarms - Replace (2024)	\$300,000	X	7	/	10	=	\$210,000
2004	Smoke Alarms - Replace (2025)	\$300,000	X	6	/	10	=	\$180,000
2006	Windows - Replace	\$90,000	X	1	/	1	=	\$90,000
2007	Sliding Screen Doors	\$29,600	X	1	/	1	=	\$29,600
2008	Vertical Lifts - R & R	\$1,508,000	X	19	/	20	=	\$1,432,600
Carport Siding Renovation								
1112	Carport Siding Renovations (2032)	\$101,000	X	24	/	35	=	\$69,257
1112	Carport Siding Renovations (2033)	\$138,000	X	23	/	35	=	\$90,686
1112	Carport Siding Renovations (2034)	\$132,000	X	22	/	35	=	\$82,971
1112	Carport Siding Renovations (2035)	\$153,000	X	21	/	35	=	\$91,800
1112	Carport Siding Renovations (2036)	\$162,000	X	20	/	35	=	\$92,571
1112	Carport Siding Renovations (2037)	\$139,000	X	19	/	35	=	\$75,457
1112	Carport Siding Renovations (2038)	\$158,000	X	18	/	35	=	\$81,257
1112	Carport Siding Renovations (2039)	\$162,000	X	17	/	35	=	\$78,686
1112	Carport Siding Renovations (2040)	\$103,000	X	16	/	35	=	\$47,086
1112	Carport Siding Renovations (2041)	\$54,000	X	15	/	35	=	\$23,143
1112	Carport Siding Renovations (2042)	\$112,000	X	14	/	35	=	\$44,800
Manor Components								
983	Heat Pumps - Replace	\$5,700	X	1	/	1	=	\$5,700
984	Wall Heater - Replace	\$3,800	X	1	/	1	=	\$3,800
3001	Cooktops - Replace	\$78,300	X	1	/	1	=	\$78,300
3002	Dishwashers - Replace	\$59,500	X	1	/	1	=	\$59,500
3003	Fixtures - Bath Basins	\$46,400	X	1	/	1	=	\$46,400
3004	Fixtures - Faucets	\$40,400	X	1	/	1	=	\$40,400
3005	Fixtures - Kitchen Sinks	\$55,200	X	1	/	1	=	\$55,200
3006	Fixtures - Toilets	\$21,200	X	1	/	1	=	\$21,200
3006	Fixtures - Toilets (2021)	\$7,000	X	1	/	1	=	\$7,000
3007	Garbage Disposals (2021-2030)	\$97,500	X	1	/	1	=	\$97,500
3008	Manor Hoods	\$39,500	X	1	/	1	=	\$39,500
3009	Bath Counters - Replace	\$226,000	X	0	/	1	=	\$0
3009	Kitchen Counters - Replace	\$432,000	X	1	/	1	=	\$432,000
3010	Bathroom Flooring - Wk Cntr #910	\$22,100	X	1	/	1	=	\$22,100
3010	Bathroom Flooring - Wk Cntr #917	\$55,300	X	1	/	1	=	\$55,300
3010	Kitchen Flooring - Wk Cntr #910	\$17,100	X	1	/	1	=	\$17,100
3010	Kitchen Flooring - Wk Cntr #917	\$34,600	X	1	/	1	=	\$34,600
3010	Kitchen/Bath Flooring - Abatement	\$328,000	X	1	/	1	=	\$328,000
3011	Bath Mirrors - Replace	\$33,000	X	1	/	1	=	\$33,000
3012	Bath Enclosure Doors - Replace	\$117,000	X	1	/	1	=	\$117,000
3013	Bathroom Tile - Replace& Abate	\$102,500	X	1	/	1	=	\$102,500
3014	Ovens - Replace	\$204,500	X	1	/	1	=	\$204,500
3015	Ranges - Replace	\$6,750	X	1	/	1	=	\$6,750
3016	Refrigerators - Replace	\$205,000	X	1	/	1	=	\$205,000
3017	Water Heaters - Replace	\$754,000	X	1	/	1	=	\$754,000
Lighting & Electrical								
340	Electrical Panels - Replace	\$25,000	X	1	/	1	=	\$25,000
340	Pushmatic Panels - Replace/Upgrade	\$425,000	X	1	/	1	=	\$425,000
340	Solar System Program Replacement	\$115,000	X	0	/	1	=	\$0

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
362	Walkway Lights - Additional New	\$52,000	X	1	/	1	=	\$52,000
362	Walkway Lights - Replace	\$52,000	X	1	/	1	=	\$52,000
364	Block Wall Lights - Replace	\$300,000	X	16	/	20	=	\$240,000
370	Building Wall Lights - Replace	\$750,000	X	16	/	20	=	\$600,000
375	Lighted Bldg Number Signs - Replace	\$50,000	X	20	/	20	=	\$50,000
378	Energy Consultant	\$75,000	X	1	/	1	=	\$75,000
Laundry Rooms								
332	Laundry Water Heaters 2021-2028	\$1,800	X	1	/	1	=	\$1,800
332	Laundry Water Heaters 2029-2049	\$8,400	X	0	/	1	=	\$0
800	Doors - Replace	\$4,000	X	1	/	1	=	\$4,000
908	Counter Tops - Replace	\$12,550	X	1	/	1	=	\$12,550
909	Laundry Sinks - Replace	\$72,200	X	23	/	25	=	\$66,424
951	Bathrooms - Refurbish	\$14,500	X	22	/	24	=	\$13,292
991	Washers - Replace	\$90,000	X	1	/	1	=	\$90,000
992	Dryers - Replace	\$30,000	X	1	/	1	=	\$30,000
1110	Interior Laundry - Repaint	\$110,000	X	8	/	10	=	\$88,000
Off Cycle Decking								
150	Off Cycle Deck Top Coat (2021)	\$68,200	X	1	/	1	=	\$68,200
150	Off Cycle Deck Top Coat (Annual)	\$105,000	X	0	/	1	=	\$0
152	Off Cycle Common Decks (2021)	\$54,700	X	1	/	1	=	\$54,700
152	Off Cycle Common Decks (Annual)	\$136,000	X	0	/	1	=	\$0
153	Off Cycle Balcony Resurface((2021)	\$8,100	X	1	/	1	=	\$8,100
153	Off Cycle Balcony Resurface(Annual)	\$136,000	X	0	/	1	=	\$0
Prior To Painting								
148	Lead Testing PTP (Annual)	\$5,000	X	1	/	1	=	\$5,000
149	Asbestos Testing PTP - 2021	\$49,000	X	1	/	1	=	\$49,000
149	Asbestos Testing PTP (Annual)	\$33,400	X	0	/	1	=	\$0
152	Full Cycle Decking Repairs - 2021	\$207,000	X	1	/	1	=	\$207,000
152	Full Cycle Decking Repairs (Annual)	\$136,500	X	0	/	1	=	\$0
153	Full Cycle Balcony Dry Rot - 2021	\$9,500	X	1	/	1	=	\$9,500
153	Full Cycle Balcony Dry Rot (Annual)	\$7,300	X	0	/	1	=	\$0
1119	Full Cycle Dry Rot Repairs - 2021	\$690,000	X	1	/	1	=	\$690,000
1119	Full Cycle Dry Rot Repairs (Annual)	\$451,000	X	0	/	1	=	\$0
Interior & Exterior Painting								
150	Deck Top Coat Reseal (Annual)	\$31,500	X	0	/	1	=	\$0
150	Deck Top Coat Reseal- 2021	\$49,700	X	1	/	1	=	\$49,700
1113	Metal Railings (building) - Repaint	\$130,000	X	1	/	1	=	\$130,000
1115	Full Cycle Exterior Paint - 2021	\$1,704,000	X	1	/	1	=	\$1,704,000
1115	Full Cycle Exterior Paint (Annual)	\$1,070,000	X	0	/	1	=	\$0
1116	Exterior Paint Touch-Up (Annual)	\$106,500	X	1	/	1	=	\$106,500
1119	Interior Paint Touch-Up (Annual)	\$90,400	X	1	/	1	=	\$90,400
1901	Lead Testing and Abatement	\$5,000	X	1	/	1	=	\$5,000
1903	Lexan Bldg. Signs (2021) - Repl	\$51,200	X	1	/	1	=	\$51,200
1903	Lexan Bldg. Signs (Annual) - Repl	\$500	X	0	/	1	=	\$0
Walls, Fencing, Railings & Gates								
501	Walls - Perimeter Top Rail - R&R	\$165,000	X	1	/	1	=	\$165,000
502	Walls - Perimeter Block - R&R	\$8,100	X	1	/	1	=	\$8,100
503	Walls - Common Area Block - R&R	\$22,600	X	1	/	1	=	\$22,600

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
504	Metal Hand Railings (Grounds) - Rep	\$10,100	X	1	/	1	=	\$10,100
Grounds & Miscellaneous								
1007	Weather Station - Replace	\$1,800	X	3	/	15	=	\$360
1009	V-Ditch (Swales) - Repair	\$51,500	X	1	/	1	=	\$51,500
1020	Tree Maintenance (2021)	\$900,000	X	5	/	5	=	\$900,000
1020	Tree Maintenance (2022)	\$825,000	X	4	/	5	=	\$660,000
1020	Tree Maintenance (2023)	\$530,000	X	3	/	5	=	\$318,000
1020	Tree Maintenance (2024)	\$720,000	X	2	/	5	=	\$288,000
1020	Tree Maintenance (2025)	\$920,000	X	1	/	5	=	\$184,000
1022	Landscape Restoration - Annual	\$62,500	X	0	/	1	=	\$0
1022	Landscape Restoration (2021-2030)	\$250,000	X	2	/	5	=	\$100,000
1024	Slope - Renovations	\$100,000	X	1	/	1	=	\$100,000
1026	Turf Reduction & Irrigation	\$85,000	X	1	/	1	=	\$85,000
Building Structures								
1901	Lead Testing and Abatement	\$5,000	X	1	/	1	=	\$5,000
2001	Building Structures - Projects	\$135,000	X	1	/	1	=	\$135,000
2001	Building Structures Dry Rot Repairs	\$5,000	X	1	/	1	=	\$5,000
2002	Building Structures Maint Ops	\$300,000	X	1	/	1	=	\$300,000
2003	Building Structures Carpentry	\$195,000	X	1	/	1	=	\$195,000
2006	Building Foundations - Repair	\$43,800	X	1	/	1	=	\$43,800
Plumbing								
328	Plumbing (Annual) - Repair/Replace	\$636,600	X	1	/	1	=	\$636,600
328	Waste Lines - Repair	\$50,000	X	0	/	1	=	\$0
328	Waste Lines Epoxy Re-Line (2020-24)	\$2,300,000	X	1	/	1	=	\$2,300,000
328	Waste Lines Epoxy Re-Line (2025)	\$1,200,000	X	0	/	1	=	\$0
329	Copper Water Lines Re-Pipe	\$252,000	X	1	/	1	=	\$252,000
								\$37,686,210

Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Concrete Repairs and Replacement					
103	Concrete - Repair/Replace	1	\$150,000	\$150,000	0.74 %
Cul de Sac Asphalt Seal Coat					
202	Cul-de-sacs - Seal Coat	1	\$40,000	\$40,000	0.20 %
Cul de Sac Asphalt Resurface/Repairs and Replacements					
201	Asphalt - Resurface (2021)	25	\$346,000	\$13,840	0.07 %
201	Asphalt - Resurface (2022)	25	\$328,500	\$13,140	0.06 %
201	Asphalt - Resurface (2023)	25	\$361,500	\$14,460	0.07 %
201	Asphalt - Resurface (2024)	25	\$355,000	\$14,200	0.07 %
201	Asphalt - Resurface (2025)	25	\$338,000	\$13,520	0.07 %
201	Asphalt - Resurface (2026)	25	\$317,500	\$12,700	0.06 %
201	Asphalt - Resurface (2027)	25	\$317,500	\$12,700	0.06 %
201	Asphalt - Resurface (2028)	25	\$339,500	\$13,580	0.07 %
201	Asphalt - Resurface (2029)	25	\$300,000	\$12,000	0.06 %
201	Asphalt - Resurface (2030)	25	\$307,000	\$12,280	0.06 %
201	Asphalt - Resurface (2031)	25	\$332,000	\$13,280	0.07 %
201	Asphalt - Resurface (2032)	25	\$284,500	\$11,380	0.06 %
201	Asphalt - Resurface (2033)	25	\$358,000	\$14,320	0.07 %
201	Asphalt - Resurface (2034)	25	\$351,000	\$14,040	0.07 %
201	Asphalt - Resurface (2035)	25	\$303,500	\$12,140	0.06 %
201	Asphalt - Resurface (2036)	25	\$290,500	\$11,620	0.06 %
201	Asphalt - Resurface (2037)	25	\$293,000	\$11,720	0.06 %
201	Asphalt - Resurface (2038)	25	\$349,500	\$13,980	0.07 %
201	Asphalt - Resurface (2039)	25	\$251,000	\$10,040	0.05 %
201	Asphalt - Resurface (2040)	25	\$336,000	\$13,440	0.07 %
201	Asphalt - Resurface (2041)	25	\$297,500	\$11,900	0.06 %
201	Asphalt - Resurface (2042)	25	\$290,000	\$11,600	0.06 %
201	Asphalt - Resurface (2043)	25	\$365,000	\$14,600	0.07 %
201	Asphalt - Resurface (2044)	25	\$291,000	\$11,640	0.06 %
201	Asphalt - Resurface (2045)	25	\$300,000	\$12,000	0.06 %
201	Asphalt - Resurface (2046)	25	\$219,000	\$8,760	0.04 %
201	Asphalt - Resurface (2047)	25	\$269,500	\$10,780	0.05 %
201	Asphalt - Resurface (2048)	25	\$306,000	\$12,240	0.06 %
201	Asphalt - Resurface (2049)	25	\$316,000	\$12,640	0.06 %
201	Asphalt - Resurface (2050)	25	\$343,000	\$13,720	0.07 %
Roofs - Built-Up					
1302	Built-Up/PVC - Replace (2021)	1	\$830,000	\$830,000	4.10 %
1302	Built-Up/PVC - Replace (2022)	0	\$765,500	\$0	0.00 %
1302	Built-Up/PVC - Replace (2023)	0	\$714,000	\$0	0.00 %
1302	Built-Up/PVC - Replace (2024)	0	\$687,000	\$0	0.00 %
1302	Built-Up/PVC - Replace (2025)	25	\$697,500	\$27,900	0.14 %
1302	Built-Up/PVC - Replace (2026)	25	\$816,500	\$32,660	0.16 %
1302	Built-Up/PVC - Replace (2027)	25	\$661,000	\$26,440	0.13 %
1302	Built-Up/PVC - Replace (2028)	25	\$673,500	\$26,940	0.13 %
1302	PVC Cool Roof - Replace (2034)	25	\$968,000	\$38,720	0.19 %
1302	PVC Cool Roof - Replace (2035)	25	\$967,000	\$38,680	0.19 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1302 PVC Cool Roof - Replace (2036)	25	\$1,150,000	\$46,000	0.23 %
1302 PVC Cool Roof - Replace (2037)	25	\$1,601,000	\$64,040	0.32 %
1302 PVC Cool Roof - Replace (2038)	25	\$2,002,000	\$80,080	0.40 %
1302 PVC Cool Roof - Replace (2039)	25	\$1,787,000	\$71,480	0.35 %
1302 PVC Cool Roof - Replace (2040)	25	\$1,386,000	\$55,440	0.27 %
1302 PVC Cool Roof - Replace (2041)	25	\$970,000	\$38,800	0.19 %
1302 PVC Cool Roof - Replace (2042)	25	\$800,000	\$32,000	0.16 %
1302 PVC Cool Roof - Replace (2043)	25	\$508,000	\$20,320	0.10 %
1302 PVC Cool Roof - Replace (2044)	25	\$2,346,000	\$93,840	0.46 %
1302 PVC Cool Roof - Replace (2045)	25	\$823,500	\$32,940	0.16 %
1302 PVC Cool Roof - Replace (2046)	25	\$795,000	\$31,800	0.16 %
1302 PVC Cool Roof - Replace (2047)	25	\$534,000	\$21,360	0.11 %
1302 PVC Cool Roof - Replace (2048)	25	\$1,460,000	\$58,400	0.29 %
1302 PVC Cool Roof - Replace (2049)	25	\$1,480,000	\$59,200	0.29 %
1360 Emergency & Preventative Repairs	1	\$139,000	\$139,000	0.69 %
Roofs - Comp Shingle				
1308 Comp Shingle Roof - Replace (2023)	40	\$321,000	\$8,025	0.04 %
1308 Comp Shingle Roof - Replace (2041)	40	\$804,000	\$20,100	0.10 %
1308 Comp Shingle Roof - Replace (2042)	40	\$712,000	\$17,800	0.09 %
1308 Comp Shingle Roof - Replace (2043)	40	\$490,000	\$12,250	0.06 %
1308 Comp Shingle Roof - Replace (2044)	40	\$930,000	\$23,250	0.11 %
1308 Comp Shingle Roof - Replace (2045)	40	\$530,000	\$13,250	0.07 %
1308 Comp Shingle Roof - Replace (2046)	40	\$2,350,000	\$58,750	0.29 %
1308 Comp Shingle Roof - Replace (2047)	40	\$1,150,000	\$28,750	0.14 %
1308 Comp Shingle Roof - Replace (2048)	40	\$1,700,000	\$42,500	0.21 %
1308 Comp Shingle Roof - Replace (2049)	40	\$1,045,000	\$26,125	0.13 %
1308 Comp Shingle Roof - Replace (2050)	40	\$825,000	\$20,625	0.10 %
1308 Comp Shingle Roof - Replace (2051)	40	\$1,100,000	\$27,500	0.14 %
1308 Comp Shingle Roof - Replace (2052)	40	\$640,000	\$16,000	0.08 %
1308 Comp Shingle Roof - Replace (2053)	40	\$270,000	\$6,750	0.03 %
Roofs - Tile				
1311 Tile Roof - Replace (2044)	40	\$466,000	\$11,650	0.06 %
1311 Tile Roof - Replace (2046)	40	\$928,000	\$23,200	0.11 %
1311 Tile Roof - Replace (2047)	40	\$542,000	\$13,550	0.07 %
1311 Tile Roof - Replace (2048)	40	\$577,000	\$14,425	0.07 %
1311 Tile Roof - Replace (2049)	40	\$602,000	\$15,050	0.07 %
1311 Tile Roof - Replace (2050)	40	\$583,000	\$14,575	0.07 %
1311 Tile Roof - Replace (2051)	40	\$583,000	\$14,575	0.07 %
1311 Tile Roof - Replace (2052)	40	\$583,000	\$14,575	0.07 %
1311 Tile Roof - Replace (2053)	40	\$626,000	\$15,650	0.08 %
1311 Tile Roof - Replace (2054)	40	\$482,000	\$12,050	0.06 %
Infrastructure/Buildings				
151 Balcony Inspections	1	\$50,000	\$50,000	0.25 %
151 Damage Restoration	1	\$814,000	\$814,000	4.02 %
504 Metal Railings (bldg) - Par Replace	1	\$230,000	\$230,000	1.14 %
1330 Gutter/Downspouts - Partial Replace	1	\$98,300	\$98,300	0.49 %
1350 Skylights - Replace	1	\$104,000	\$104,000	0.51 %
1863 Fire Extinguisher Cabinets- Replace	30	\$180,000	\$6,000	0.03 %
2004 Smoke Alarms - Replace (2023)	10	\$72,300	\$7,230	0.04 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2004	Smoke Alarms - Replace (2024)	10	\$300,000	\$30,000	0.15 %
2004	Smoke Alarms - Replace (2025)	10	\$300,000	\$30,000	0.15 %
2006	Windows - Replace	1	\$90,000	\$90,000	0.44 %
2007	Sliding Screen Doors	1	\$29,600	\$29,600	0.15 %
2008	Vertical Lifts - R & R	20	\$1,508,000	\$75,400	0.37 %
Carport Siding Renovation					
1112	Carport Siding Renovations (2032)	35	\$101,000	\$2,886	0.01 %
1112	Carport Siding Renovations (2033)	35	\$138,000	\$3,943	0.02 %
1112	Carport Siding Renovations (2034)	35	\$132,000	\$3,771	0.02 %
1112	Carport Siding Renovations (2035)	35	\$153,000	\$4,371	0.02 %
1112	Carport Siding Renovations (2036)	35	\$162,000	\$4,629	0.02 %
1112	Carport Siding Renovations (2037)	35	\$139,000	\$3,971	0.02 %
1112	Carport Siding Renovations (2038)	35	\$158,000	\$4,514	0.02 %
1112	Carport Siding Renovations (2039)	35	\$162,000	\$4,629	0.02 %
1112	Carport Siding Renovations (2040)	35	\$103,000	\$2,943	0.01 %
1112	Carport Siding Renovations (2041)	35	\$54,000	\$1,543	0.01 %
1112	Carport Siding Renovations (2042)	35	\$112,000	\$3,200	0.02 %
Manor Components					
983	Heat Pumps - Replace	1	\$5,700	\$5,700	0.03 %
984	Wall Heater - Replace	1	\$3,800	\$3,800	0.02 %
3001	Cooktops - Replace	1	\$78,300	\$78,300	0.39 %
3002	Dishwashers - Replace	1	\$59,500	\$59,500	0.29 %
3003	Fixtures - Bath Basins	1	\$46,400	\$46,400	0.23 %
3004	Fixtures - Faucets	1	\$40,400	\$40,400	0.20 %
3005	Fixtures - Kitchen Sinks	1	\$55,200	\$55,200	0.27 %
3006	Fixtures - Toilets	1	\$21,200	\$21,200	0.10 %
3006	Fixtures - Toilets (2021)	1	\$7,000	\$7,000	0.03 %
3007	Garbage Disposals (2021-2030)	1	\$97,500	\$97,500	0.48 %
3008	Manor Hoods	1	\$39,500	\$39,500	0.20 %
3009	Bath Counters - Replace	1	\$226,000	\$226,000	1.12 %
3009	Kitchen Counters - Replace	1	\$432,000	\$432,000	2.13 %
3010	Bathroom Flooring - Wk Cntr #910	1	\$22,100	\$22,100	0.11 %
3010	Bathroom Flooring - Wk Cntr #917	1	\$55,300	\$55,300	0.27 %
3010	Kitchen Flooring - Wk Cntr #910	1	\$17,100	\$17,100	0.08 %
3010	Kitchen Flooring - Wk Cntr #917	1	\$34,600	\$34,600	0.17 %
3010	Kitchen/Bath Flooring - Abatement	1	\$328,000	\$328,000	1.62 %
3011	Bath Mirrors - Replace	1	\$33,000	\$33,000	0.16 %
3012	Bath Enclosure Doors - Replace	1	\$117,000	\$117,000	0.58 %
3013	Bathroom Tile - Replace& Abate	1	\$102,500	\$102,500	0.51 %
3014	Ovens - Replace	1	\$204,500	\$204,500	1.01 %
3015	Ranges - Replace	1	\$6,750	\$6,750	0.03 %
3016	Refrigerators - Replace	1	\$205,000	\$205,000	1.01 %
3017	Water Heaters - Replace	1	\$754,000	\$754,000	3.72 %
Lighting & Electrical					
340	Electrical Panels - Replace	1	\$25,000	\$25,000	0.12 %
340	Pushmatic Panels - Replace/Upgrade	1	\$425,000	\$425,000	2.10 %
340	Solar System Program Replacement	1	\$115,000	\$115,000	0.57 %
362	Walkway Lights - Additional New	1	\$52,000	\$52,000	0.26 %
362	Walkway Lights - Replace	1	\$52,000	\$52,000	0.26 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
364	Block Wall Lights - Replace	20	\$300,000	\$15,000	0.07 %
370	Building Wall Lights - Replace	20	\$750,000	\$37,500	0.19 %
375	Lighted Bldg Number Signs - Replace	20	\$50,000	\$2,500	0.01 %
378	Energy Consultant	1	\$75,000	\$75,000	0.37 %
Laundry Rooms					
332	Laundry Water Heaters 2021-2028	1	\$1,800	\$1,800	0.01 %
332	Laundry Water Heaters 2029-2049	1	\$8,400	\$8,400	0.04 %
800	Doors - Replace	1	\$4,000	\$4,000	0.02 %
908	Counter Tops - Replace	1	\$12,550	\$12,550	0.06 %
909	Laundry Sinks - Replace	25	\$72,200	\$2,888	0.01 %
951	Bathrooms - Refurbish	24	\$14,500	\$604	0.00 %
991	Washers - Replace	1	\$90,000	\$90,000	0.44 %
992	Dryers - Replace	1	\$30,000	\$30,000	0.15 %
1110	Interior Laundry - Repaint	10	\$110,000	\$11,000	0.05 %
Off Cycle Decking					
150	Off Cycle Deck Top Coat (2021)	1	\$68,200	\$68,200	0.34 %
150	Off Cycle Deck Top Coat (Annual)	1	\$105,000	\$105,000	0.52 %
152	Off Cycle Common Decks (2021)	1	\$54,700	\$54,700	0.27 %
152	Off Cycle Common Decks (Annual)	1	\$136,000	\$136,000	0.67 %
153	Off Cycle Balcony Resurface((2021)	1	\$8,100	\$8,100	0.04 %
153	Off Cycle Balcony Resurface(Annual)	1	\$136,000	\$136,000	0.67 %
Prior To Painting					
148	Lead Testing PTP (Annual)	1	\$5,000	\$5,000	0.02 %
149	Asbestos Testing PTP - 2021	1	\$49,000	\$49,000	0.24 %
149	Asbestos Testing PTP (Annual)	1	\$33,400	\$33,400	0.16 %
152	Full Cycle Decking Repairs - 2021	1	\$207,000	\$207,000	1.02 %
152	Full Cycle Decking Repairs (Annual)	1	\$136,500	\$136,500	0.67 %
153	Full Cycle Balcony Dry Rot - 2021	1	\$9,500	\$9,500	0.05 %
153	Full Cycle Balcony Dry Rot (Annual)	1	\$7,300	\$7,300	0.04 %
1119	Full Cycle Dry Rot Repairs - 2021	1	\$690,000	\$690,000	3.41 %
1119	Full Cycle Dry Rot Repairs (Annual)	1	\$451,000	\$451,000	2.23 %
Interior & Exterior Painting					
150	Deck Top Coat Reseal (Annual)	1	\$31,500	\$31,500	0.16 %
150	Deck Top Coat Reseal- 2021	1	\$49,700	\$49,700	0.25 %
1113	Metal Railings (building) - Repaint	1	\$130,000	\$130,000	0.64 %
1115	Full Cycle Exterior Paint - 2021	1	\$1,704,000	\$1,704,000	8.41 %
1115	Full Cycle Exterior Paint (Annual)	1	\$1,070,000	\$1,070,000	5.28 %
1116	Exterior Paint Touch-Up (Annual)	1	\$106,500	\$106,500	0.53 %
1119	Interior Paint Touch-Up (Annual)	1	\$90,400	\$90,400	0.45 %
1901	Lead Testing and Abatement	1	\$5,000	\$5,000	0.02 %
1903	Lexan Bldg. Signs (2021) - Repl	1	\$51,200	\$51,200	0.25 %
1903	Lexan Bldg. Signs (Annual) - Repl	1	\$500	\$500	0.00 %
Walls, Fencing, Railings & Gates					
501	Walls - Perimeter Top Rail - R&R	1	\$165,000	\$165,000	0.81 %
502	Walls - Perimeter Block - R&R	1	\$8,100	\$8,100	0.04 %
503	Walls - Common Area Block - R&R	1	\$22,600	\$22,600	0.11 %
504	Metal Hand Railings (Grounds) - Rep	1	\$10,100	\$10,100	0.05 %
Grounds & Miscellaneous					
1007	Weather Station - Replace	15	\$1,800	\$120	0.00 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1009	V-Ditch (Swales) - Repair	1	\$51,500	\$51,500	0.25 %
1020	Tree Maintenance (2021)	5	\$900,000	\$180,000	0.89 %
1020	Tree Maintenance (2022)	5	\$825,000	\$165,000	0.81 %
1020	Tree Maintenance (2023)	5	\$530,000	\$106,000	0.52 %
1020	Tree Maintenance (2024)	5	\$720,000	\$144,000	0.71 %
1020	Tree Maintenance (2025)	5	\$920,000	\$184,000	0.91 %
1022	Landscape Restoration - Annual	1	\$62,500	\$62,500	0.31 %
1022	Landscape Restoration (2021-2030)	5	\$250,000	\$50,000	0.25 %
1024	Slope - Renovations	1	\$100,000	\$100,000	0.49 %
1026	Turf Reduction & Irrigation	1	\$85,000	\$85,000	0.42 %
Building Structures					
1901	Lead Testing and Abatement	1	\$5,000	\$5,000	0.02 %
2001	Building Structures - Projects	1	\$135,000	\$135,000	0.67 %
2001	Building Structures Dry Rot Repairs	1	\$5,000	\$5,000	0.02 %
2002	Building Structures Maint Ops	1	\$300,000	\$300,000	1.48 %
2003	Building Structures Carpentry	1	\$195,000	\$195,000	0.96 %
2006	Building Foundations - Repair	1	\$43,800	\$43,800	0.22 %
Plumbing					
328	Plumbing (Annual) - Repair/Replace	1	\$636,600	\$636,600	3.14 %
328	Waste Lines - Repair	1	\$50,000	\$50,000	0.25 %
328	Waste Lines Epoxy Re-Line (2020-24)	1	\$2,300,000	\$2,300,000	11.36 %
328	Waste Lines Epoxy Re-Line (2025)	1	\$1,200,000	\$1,200,000	5.92 %
329	Copper Water Lines Re-Pipe	1	\$252,000	\$252,000	1.24 %
198	Total Funded Components			\$20,254,617	100.00 %

# Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
Concrete Repairs and Replacement					
103 Concrete - Repair/Replace	1	0	\$150,000	\$150,000	\$96,266.20
Cul de Sac Asphalt Seal Coat					
202 Cul-de-sacs - Seal Coat	1	0	\$40,000	\$40,000	\$25,670.99
Cul de Sac Asphalt Resurface/Repairs and Replacements					
201 Asphalt - Resurface (2021)	25	0	\$346,000	\$346,000	\$8,882.16
201 Asphalt - Resurface (2022)	25	1	\$328,500	\$315,360	\$8,432.92
201 Asphalt - Resurface (2023)	25	2	\$361,500	\$332,580	\$9,280.06
201 Asphalt - Resurface (2024)	25	3	\$355,000	\$312,400	\$9,113.20
201 Asphalt - Resurface (2025)	25	4	\$338,000	\$283,920	\$8,676.79
201 Asphalt - Resurface (2026)	25	5	\$317,500	\$254,000	\$8,150.54
201 Asphalt - Resurface (2027)	25	6	\$317,500	\$241,300	\$8,150.54
201 Asphalt - Resurface (2028)	25	7	\$339,500	\$244,440	\$8,715.30
201 Asphalt - Resurface (2029)	25	8	\$300,000	\$204,000	\$7,701.30
201 Asphalt - Resurface (2030)	25	9	\$307,000	\$196,480	\$7,880.99
201 Asphalt - Resurface (2031)	25	10	\$332,000	\$199,200	\$8,522.77
201 Asphalt - Resurface (2032)	25	11	\$284,500	\$159,320	\$7,303.40
201 Asphalt - Resurface (2033)	25	12	\$358,000	\$186,160	\$9,190.21
201 Asphalt - Resurface (2034)	25	13	\$351,000	\$168,480	\$9,010.52
201 Asphalt - Resurface (2035)	25	14	\$303,500	\$133,540	\$7,791.14
201 Asphalt - Resurface (2036)	25	15	\$290,500	\$116,200	\$7,457.42
201 Asphalt - Resurface (2037)	25	16	\$293,000	\$105,480	\$7,521.60
201 Asphalt - Resurface (2038)	25	17	\$349,500	\$111,840	\$8,972.01
201 Asphalt - Resurface (2039)	25	18	\$251,000	\$70,280	\$6,443.42
201 Asphalt - Resurface (2040)	25	19	\$336,000	\$80,640	\$8,625.45
201 Asphalt - Resurface (2041)	25	20	\$297,500	\$59,500	\$7,637.12
201 Asphalt - Resurface (2042)	25	21	\$290,000	\$46,400	\$7,444.59
201 Asphalt - Resurface (2043)	25	22	\$365,000	\$43,800	\$9,369.91
201 Asphalt - Resurface (2044)	25	23	\$291,000	\$23,280	\$7,470.26
201 Asphalt - Resurface (2045)	25	24	\$300,000	\$12,000	\$7,701.30
201 Asphalt - Resurface (2046)	25	25	\$219,000	\$0	\$5,621.95
201 Asphalt - Resurface (2047)	25	26	\$269,500	\$0	\$6,918.33
201 Asphalt - Resurface (2048)	25	27	\$306,000	\$0	\$7,855.32
201 Asphalt - Resurface (2049)	25	28	\$316,000	\$0	\$8,112.03
201 Asphalt - Resurface (2050)	25	29	\$343,000	\$0	\$8,805.15
Roofs - Built-Up					
1302 Built-Up/PVC - Replace (2021)	1	0	\$830,000	\$830,000	\$532,672.97
1302 Built-Up/PVC - Replace (2022)	0	1	\$765,500	\$382,750	\$0.00
1302 Built-Up/PVC - Replace (2023)	0	2	\$714,000	\$238,000	\$0.00
1302 Built-Up/PVC - Replace (2024)	0	3	\$687,000	\$171,750	\$0.00
1302 Built-Up/PVC - Replace (2025)	25	4	\$697,500	\$585,900	\$17,905.51
1302 Built-Up/PVC - Replace (2026)	25	5	\$816,500	\$653,200	\$20,960.36
1302 Built-Up/PVC - Replace (2027)	25	6	\$661,000	\$502,360	\$16,968.52
1302 Built-Up/PVC - Replace (2028)	25	7	\$673,500	\$484,920	\$17,289.41

# Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
1302 PVC Cool Roof - Replace (2034)	25	13	\$968,000	\$464,640	\$24,849.51
1302 PVC Cool Roof - Replace (2035)	25	14	\$967,000	\$425,480	\$24,823.84
1302 PVC Cool Roof - Replace (2036)	25	15	\$1,150,000	\$460,000	\$29,521.63
1302 PVC Cool Roof - Replace (2037)	25	16	\$1,601,000	\$576,360	\$41,099.25
1302 PVC Cool Roof - Replace (2038)	25	17	\$2,002,000	\$640,640	\$51,393.31
1302 PVC Cool Roof - Replace (2039)	25	18	\$1,787,000	\$500,360	\$45,874.05
1302 PVC Cool Roof - Replace (2040)	25	19	\$1,386,000	\$332,640	\$35,579.99
1302 PVC Cool Roof - Replace (2041)	25	20	\$970,000	\$194,000	\$24,900.86
1302 PVC Cool Roof - Replace (2042)	25	21	\$800,000	\$128,000	\$20,536.79
1302 PVC Cool Roof - Replace (2043)	25	22	\$508,000	\$60,960	\$13,040.86
1302 PVC Cool Roof - Replace (2044)	25	23	\$2,346,000	\$187,680	\$60,224.13
1302 PVC Cool Roof - Replace (2045)	25	24	\$823,500	\$32,940	\$21,140.06
1302 PVC Cool Roof - Replace (2046)	25	25	\$795,000	\$0	\$20,408.43
1302 PVC Cool Roof - Replace (2047)	25	26	\$534,000	\$0	\$13,708.31
1302 PVC Cool Roof - Replace (2048)	25	27	\$1,460,000	\$0	\$37,479.64
1302 PVC Cool Roof - Replace (2049)	25	28	\$1,480,000	\$0	\$37,993.06
1360 Emergency & Preventative Repairs	1	0	\$139,000	\$139,000	\$89,206.68
Roofs - Comp Shingle					
1308 Comp Shingle Roof - Replace (2023)	40	2	\$321,000	\$304,950	\$5,150.24
1308 Comp Shingle Roof - Replace (2041)	40	20	\$804,000	\$402,000	\$12,899.67
1308 Comp Shingle Roof - Replace (2042)	40	21	\$712,000	\$338,200	\$11,423.59
1308 Comp Shingle Roof - Replace (2043)	40	22	\$490,000	\$220,500	\$7,861.74
1308 Comp Shingle Roof - Replace (2044)	40	23	\$930,000	\$395,250	\$14,921.26
1308 Comp Shingle Roof - Replace (2045)	40	24	\$530,000	\$212,000	\$8,503.51
1308 Comp Shingle Roof - Replace (2046)	40	25	\$2,350,000	\$881,250	\$37,704.26
1308 Comp Shingle Roof - Replace (2047)	40	26	\$1,150,000	\$402,500	\$18,451.02
1308 Comp Shingle Roof - Replace (2048)	40	27	\$1,700,000	\$552,500	\$27,275.42
1308 Comp Shingle Roof - Replace (2049)	40	28	\$1,045,000	\$313,500	\$16,766.36
1308 Comp Shingle Roof - Replace (2050)	40	29	\$825,000	\$226,875	\$13,236.60
1308 Comp Shingle Roof - Replace (2051)	40	30	\$1,100,000	\$275,000	\$17,648.80
1308 Comp Shingle Roof - Replace (2052)	40	31	\$640,000	\$144,000	\$10,268.39
1308 Comp Shingle Roof - Replace (2053)	40	32	\$270,000	\$54,000	\$4,331.98
Roofs - Tile					
1311 Tile Roof - Replace (2044)	40	23	\$466,000	\$198,050	\$7,476.67
1311 Tile Roof - Replace (2046)	40	25	\$928,000	\$348,000	\$14,889.17
1311 Tile Roof - Replace (2047)	40	26	\$542,000	\$189,700	\$8,696.05
1311 Tile Roof - Replace (2048)	40	27	\$577,000	\$187,525	\$9,257.60
1311 Tile Roof - Replace (2049)	40	28	\$602,000	\$180,600	\$9,658.71
1311 Tile Roof - Replace (2050)	40	29	\$583,000	\$160,325	\$9,353.87
1311 Tile Roof - Replace (2051)	40	30	\$583,000	\$145,750	\$9,353.87
1311 Tile Roof - Replace (2052)	40	31	\$583,000	\$131,175	\$9,353.87
1311 Tile Roof - Replace (2053)	40	32	\$626,000	\$125,200	\$10,043.77
1311 Tile Roof - Replace (2054)	40	33	\$482,000	\$84,350	\$7,733.38
Infrastructure/Buildings					
151 Balcony Inspections	1	0	\$50,000	\$50,000	\$32,088.73
151 Damage Restoration	1	0	\$814,000	\$814,000	\$522,404.57
504 Metal Railings (bldg) - Par Replace	1	0	\$230,000	\$230,000	\$147,608.17
1330 Gutter/Downspouts - Partial Replace	1	0	\$98,300	\$98,300	\$63,086.45

# Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
1350 Skylights - Replace	1	0	\$104,000	\$104,000	\$66,744.56
1863 Fire Extinguisher Cabinets- Replace	30	9	\$180,000	\$126,000	\$3,850.65
2004 Smoke Alarms - Replace (2023)	10	2	\$72,300	\$57,840	\$4,640.03
2004 Smoke Alarms - Replace (2024)	10	3	\$300,000	\$210,000	\$19,253.24
2004 Smoke Alarms - Replace (2025)	10	4	\$300,000	\$180,000	\$19,253.24
2006 Windows - Replace	1	0	\$90,000	\$90,000	\$57,759.72
2007 Sliding Screen Doors	1	0	\$29,600	\$29,600	\$18,996.53
2008 Vertical Lifts - R & R	20	1	\$1,508,000	\$1,432,600	\$48,389.81
Carport Siding Renovation					
1112 Carport Siding Renovations (2032)	35	11	\$101,000	\$69,257	\$1,851.98
1112 Carport Siding Renovations (2033)	35	12	\$138,000	\$90,686	\$2,530.43
1112 Carport Siding Renovations (2034)	35	13	\$132,000	\$82,971	\$2,420.41
1112 Carport Siding Renovations (2035)	35	14	\$153,000	\$91,800	\$2,805.47
1112 Carport Siding Renovations (2036)	35	15	\$162,000	\$92,571	\$2,970.50
1112 Carport Siding Renovations (2037)	35	16	\$139,000	\$75,457	\$2,548.76
1112 Carport Siding Renovations (2038)	35	17	\$158,000	\$81,257	\$2,897.15
1112 Carport Siding Renovations (2039)	35	18	\$162,000	\$78,686	\$2,970.50
1112 Carport Siding Renovations (2040)	35	19	\$103,000	\$47,086	\$1,888.65
1112 Carport Siding Renovations (2041)	35	20	\$54,000	\$23,143	\$990.17
1112 Carport Siding Renovations (2042)	35	21	\$112,000	\$44,800	\$2,053.68
Manor Components					
983 Heat Pumps - Replace	1	0	\$5,700	\$5,700	\$3,658.12
984 Wall Heater - Replace	1	0	\$3,800	\$3,800	\$2,438.74
3001 Cooktops - Replace	1	0	\$78,300	\$78,300	\$50,250.96
3002 Dishwashers - Replace	1	0	\$59,500	\$59,500	\$38,185.59
3003 Fixtures - Bath Basins	1	0	\$46,400	\$46,400	\$29,778.34
3004 Fixtures - Faucets	1	0	\$40,400	\$40,400	\$25,927.70
3005 Fixtures - Kitchen Sinks	1	0	\$55,200	\$55,200	\$35,425.96
3006 Fixtures - Toilets	1	0	\$21,200	\$21,200	\$13,605.62
3006 Fixtures - Toilets (2021)	1	0	\$7,000	\$7,000	\$4,492.42
3007 Garbage Disposals (2021-2030)	1	0	\$97,500	\$97,500	\$62,573.03
3008 Manor Hoods	1	0	\$39,500	\$39,500	\$25,350.10
3009 Bath Counters - Replace	1	9	\$226,000	\$0	\$145,041.07
3009 Kitchen Counters - Replace	1	0	\$432,000	\$432,000	\$277,246.65
3010 Bathroom Flooring - Wk Cntr #910	1	0	\$22,100	\$22,100	\$14,183.22
3010 Bathroom Flooring - Wk Cntr #917	1	0	\$55,300	\$55,300	\$35,490.14
3010 Kitchen Flooring - Wk Cntr #910	1	0	\$17,100	\$17,100	\$10,974.35
3010 Kitchen Flooring - Wk Cntr #917	1	0	\$34,600	\$34,600	\$22,205.40
3010 Kitchen/Bath Flooring - Abatement	1	0	\$328,000	\$328,000	\$210,502.09
3011 Bath Mirrors - Replace	1	0	\$33,000	\$33,000	\$21,178.56
3012 Bath Enclosure Doors - Replace	1	0	\$117,000	\$117,000	\$75,087.63
3013 Bathroom Tile - Replace& Abate	1	0	\$102,500	\$102,500	\$65,781.90
3014 Ovens - Replace	1	0	\$204,500	\$204,500	\$131,242.92
3015 Ranges - Replace	1	0	\$6,750	\$6,750	\$4,331.98
3016 Refrigerators - Replace	1	0	\$205,000	\$205,000	\$131,563.80
3017 Water Heaters - Replace	1	0	\$754,000	\$754,000	\$483,898.09
Lighting & Electrical					
340 Electrical Panels - Replace	1	0	\$25,000	\$25,000	\$16,044.37

# Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
340 Pushmatic Panels - Replace/Upgrade	1	0	\$425,000	\$425,000	\$272,754.23
340 Solar System Program Replacement	1	11	\$115,000	\$0	\$73,804.09
362 Walkway Lights - Additional New	1	0	\$52,000	\$52,000	\$33,372.28
362 Walkway Lights - Replace	1	0	\$52,000	\$52,000	\$33,372.28
364 Block Wall Lights - Replace	20	4	\$300,000	\$240,000	\$9,626.62
370 Building Wall Lights - Replace	20	4	\$750,000	\$600,000	\$24,066.55
375 Lighted Bldg Number Signs - Replace	20	0	\$50,000	\$50,000	\$1,604.44
378 Energy Consultant	1	0	\$75,000	\$75,000	\$48,133.10
Laundry Rooms					
332 Laundry Water Heaters 2021-2028	1	0	\$1,800	\$1,800	\$1,155.19
332 Laundry Water Heaters 2029-2049	1	8	\$8,400	\$0	\$5,390.91
800 Doors - Replace	1	0	\$4,000	\$4,000	\$2,567.10
908 Counter Tops - Replace	1	0	\$12,550	\$12,550	\$8,054.27
909 Laundry Sinks - Replace	25	2	\$72,200	\$66,424	\$1,853.45
951 Bathrooms - Refurbish	24	2	\$14,500	\$13,292	\$387.74
991 Washers - Replace	1	0	\$90,000	\$90,000	\$57,759.72
992 Dryers - Replace	1	0	\$30,000	\$30,000	\$19,253.24
1110 Interior Laundry - Repaint	10	2	\$110,000	\$88,000	\$7,059.52
Off Cycle Decking					
150 Off Cycle Deck Top Coat (2021)	1	0	\$68,200	\$68,200	\$43,769.03
150 Off Cycle Deck Top Coat (Annual)	1	1	\$105,000	\$0	\$67,386.34
152 Off Cycle Common Decks (2021)	1	0	\$54,700	\$54,700	\$35,105.07
152 Off Cycle Common Decks (Annual)	1	1	\$136,000	\$0	\$87,281.35
153 Off Cycle Balcony Resurface((2021)	1	0	\$8,100	\$8,100	\$5,198.37
153 Off Cycle Balcony Resurface(Annual)	1	1	\$136,000	\$0	\$87,281.35
Prior To Painting					
148 Lead Testing PTP (Annual)	1	0	\$5,000	\$5,000	\$3,208.87
149 Asbestos Testing PTP - 2021	1	0	\$49,000	\$49,000	\$31,446.96
149 Asbestos Testing PTP (Annual)	1	1	\$33,400	\$0	\$21,435.27
152 Full Cycle Decking Repairs - 2021	1	0	\$207,000	\$207,000	\$132,847.35
152 Full Cycle Decking Repairs (Annual)	1	1	\$136,500	\$0	\$87,602.24
153 Full Cycle Balcony Dry Rot - 2021	1	0	\$9,500	\$9,500	\$6,096.86
153 Full Cycle Balcony Dry Rot (Annual)	1	1	\$7,300	\$0	\$4,684.96
1119 Full Cycle Dry Rot Repairs - 2021	1	0	\$690,000	\$690,000	\$442,824.51
1119 Full Cycle Dry Rot Repairs (Annual)	1	1	\$451,000	\$0	\$289,440.37
Interior & Exterior Painting					
150 Deck Top Coat Reseal (Annual)	1	1	\$31,500	\$0	\$20,215.90
150 Deck Top Coat Reseal- 2021	1	0	\$49,700	\$49,700	\$31,896.20
1113 Metal Railings (building) - Repaint	1	0	\$130,000	\$130,000	\$83,430.71
1115 Full Cycle Exterior Paint - 2021	1	0	\$1,704,000	\$1,704,000	\$1,093,584.02
1115 Full Cycle Exterior Paint (Annual)	1	1	\$1,070,000	\$0	\$686,698.88
1116 Exterior Paint Touch-Up (Annual)	1	0	\$106,500	\$106,500	\$68,349.00
1119 Interior Paint Touch-Up (Annual)	1	0	\$90,400	\$90,400	\$58,016.43
1901 Lead Testing and Abatement	1	0	\$5,000	\$5,000	\$3,208.87
1903 Lexan Bldg. Signs (2021) - Repl	1	0	\$51,200	\$51,200	\$32,858.86
1903 Lexan Bldg. Signs (Annual) - Repl	1	1	\$500	\$0	\$320.89
Walls, Fencing, Railings & Gates					
501 Walls - Perimeter Top Rail - R&R	1	0	\$165,000	\$165,000	\$105,892.82

# Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Contribs
502 Walls - Perimeter Block - R&R	1	0	\$8,100	\$8,100	\$5,198.37
503 Walls - Common Area Block - R&R	1	0	\$22,600	\$22,600	\$14,504.11
504 Metal Hand Railings (Grounds) - Rep	1	0	\$10,100	\$10,100	\$6,481.92
Grounds & Miscellaneous					
1007 Weather Station - Replace	15	12	\$1,800	\$360	\$77.01
1009 V-Ditch (Swales) - Repair	1	0	\$51,500	\$51,500	\$33,051.39
1020 Tree Maintenance (2021)	5	0	\$900,000	\$900,000	\$115,519.44
1020 Tree Maintenance (2022)	5	1	\$825,000	\$660,000	\$105,892.82
1020 Tree Maintenance (2023)	5	2	\$530,000	\$318,000	\$68,028.11
1020 Tree Maintenance (2024)	5	3	\$720,000	\$288,000	\$92,415.55
1020 Tree Maintenance (2025)	5	4	\$920,000	\$184,000	\$118,086.54
1022 Landscape Restoration - Annual	1	11	\$62,500	\$0	\$40,110.92
1022 Landscape Restoration (2021-2030)	5	3	\$250,000	\$100,000	\$32,088.73
1024 Slope - Renovations	1	0	\$100,000	\$100,000	\$64,177.47
1026 Turf Reduction & Irrigation	1	0	\$85,000	\$85,000	\$54,550.85
Building Structures					
1901 Lead Testing and Abatement	1	0	\$5,000	\$5,000	\$3,208.87
2001 Building Structures - Projects	1	0	\$135,000	\$135,000	\$86,639.58
2001 Building Structures Dry Rot Repairs	1	0	\$5,000	\$5,000	\$3,208.87
2002 Building Structures Maint Ops	1	0	\$300,000	\$300,000	\$192,532.40
2003 Building Structures Carpentry	1	0	\$195,000	\$195,000	\$125,146.06
2006 Building Foundations - Repair	1	0	\$43,800	\$43,800	\$28,109.73
Plumbing					
328 Plumbing (Annual) - Repair/Replace	1	0	\$636,600	\$636,600	\$408,553.75
328 Waste Lines - Repair	1	5	\$50,000	\$0	\$32,088.73
328 Waste Lines Epoxy Re-Line (2020-24)	1	0	\$2,300,000	\$2,300,000	\$1,476,081.71
328 Waste Lines Epoxy Re-Line (2025)	1	4	\$1,200,000	\$0	\$770,129.59
329 Copper Water Lines Re-Pipe	1	0	\$252,000	\$252,000	\$161,727.21
198 Total Funded Components				\$37,686,210	\$12,998,900

30-Year Reserve Plan Summary

36560-1
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	\$18,169,517	\$37,686,210	48.2 %	Medium	\$12,998,900	\$0	\$347,073	\$14,947,600
2022	\$16,567,890	\$40,109,835	41.3 %	Medium	\$14,168,801	\$0	\$306,665	\$16,918,162
2023	\$14,125,195	\$39,991,479	35.3 %	Medium	\$15,443,993	\$0	\$288,658	\$15,092,257
2024	\$14,765,588	\$42,170,697	35.0 %	Medium	\$15,791,483	\$0	\$299,236	\$15,672,328
2025	\$15,183,980	\$42,769,738	35.5 %	Medium	\$16,146,791	\$0	\$307,732	\$16,022,631
2026	\$15,615,872	\$41,680,280	37.5 %	Medium	\$16,510,094	\$0	\$348,568	\$13,203,436
2027	\$19,271,098	\$43,885,831	43.9 %	Medium	\$16,881,571	\$0	\$424,875	\$13,324,310
2028	\$23,253,234	\$46,469,690	50.0 %	Medium	\$17,261,407	\$0	\$508,285	\$13,403,657
2029	\$27,619,268	\$49,509,716	55.8 %	Medium	\$17,649,788	\$0	\$599,654	\$13,470,580
2030	\$32,398,131	\$52,619,734	61.6 %	Medium	\$18,046,908	\$0	\$698,435	\$13,637,620
2031	\$37,505,854	\$55,850,560	67.2 %	Medium	\$18,452,964	\$0	\$805,196	\$13,680,531
2032	\$43,083,483	\$59,919,994	71.9 %	Low	\$18,868,156	\$0	\$915,645	\$14,306,888
2033	\$48,560,396	\$63,725,660	76.2 %	Low	\$19,292,689	\$0	\$1,028,526	\$14,500,273
2034	\$54,381,338	\$67,948,634	80.0 %	Low	\$19,726,775	\$0	\$1,127,321	\$16,786,956
2035	\$58,448,478	\$70,460,408	83.0 %	Low	\$20,170,627	\$0	\$1,206,178	\$17,551,486
2036	\$62,273,797	\$72,792,986	85.5 %	Low	\$20,624,466	\$0	\$1,284,873	\$17,858,357
2037	\$66,324,778	\$75,428,367	87.9 %	Low	\$21,088,517	\$0	\$1,360,158	\$18,964,581
2038	\$69,808,872	\$77,568,770	90.0 %	Low	\$21,563,008	\$0	\$1,426,501	\$19,833,510
2039	\$72,964,871	\$79,460,721	91.8 %	Low	\$22,048,176	\$0	\$1,491,148	\$20,225,075
2040	\$76,279,120	\$81,605,920	93.5 %	Low	\$22,544,260	\$0	\$1,560,024	\$20,524,964
2041	\$79,858,440	\$84,124,387	94.9 %	Low	\$23,051,506	\$0	\$1,625,151	\$21,737,632
2042	\$82,797,464	\$86,105,688	96.2 %	Low	\$23,570,165	\$0	\$1,661,132	\$24,569,096
2043	\$83,459,665	\$85,885,441	97.2 %	Low	\$24,100,493	\$0	\$1,714,407	\$21,144,968
2044	\$88,129,598	\$89,860,522	98.1 %	Low	\$24,642,754	\$0	\$1,748,428	\$27,656,065
2045	\$86,864,715	\$87,943,759	98.8 %	Low	\$25,197,216	\$0	\$1,743,292	\$26,189,706
2046	\$87,615,517	\$88,196,038	99.3 %	Low	\$25,764,154	\$0	\$1,722,123	\$30,355,802
2047	\$84,745,992	\$84,902,489	99.8 %	Low	\$26,343,847	\$0	\$1,701,661	\$27,223,946
2048	\$85,567,555	\$85,495,756	100.1 %	Low	\$26,936,584	\$0	\$1,685,832	\$31,028,298
2049	\$83,161,673	\$82,970,944	100.2 %	Low	\$27,542,657	\$0	\$1,645,319	\$30,836,918
2050	\$81,512,730	\$81,373,592	100.2 %	Low	\$28,162,367	\$0	\$1,628,253	\$29,849,673

30-Year Reserve Plan Summary (Alternate Funding Plan)

36560-1
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 Contrb.	Loan or Special Assmts	Interest Income	Reserve Expenses
2021	\$18,169,517	\$37,686,210	48.2 %		Medium	\$10,776,240	\$0	\$324,642	\$14,947,600
2022	\$14,322,799	\$40,109,835	35.7 %		Medium	\$12,581,260	\$0	\$245,328	\$16,918,162
2023	\$10,231,225	\$39,991,479	25.6 %		High	\$14,688,621	\$0	\$202,437	\$15,092,257
2024	\$10,030,025	\$42,170,697	23.8 %		High	\$17,148,945	\$0	\$217,352	\$15,672,328
2025	\$11,723,995	\$42,769,738	27.4 %		High	\$17,491,945	\$0	\$251,470	\$16,022,631
2026	\$13,444,779	\$41,680,280	32.3 %		Medium	\$17,491,945	\$0	\$314,655	\$13,203,436
2027	\$18,047,942	\$43,885,831	41.1 %		Medium	\$17,491,945	\$0	\$406,347	\$13,324,310
2028	\$22,621,923	\$46,469,690	48.7 %		Medium	\$17,491,945	\$0	\$497,869	\$13,403,657
2029	\$27,208,080	\$49,509,716	55.0 %		Medium	\$17,491,945	\$0	\$589,762	\$13,470,580
2030	\$31,819,207	\$52,619,734	60.5 %		Medium	\$17,491,945	\$0	\$681,149	\$13,637,620
2031	\$36,354,681	\$55,850,560	65.1 %		Medium	\$17,885,514	\$0	\$776,233	\$13,680,531
2032	\$41,335,897	\$59,919,994	69.0 %		Medium	\$18,287,938	\$0	\$874,516	\$14,306,888
2033	\$46,191,463	\$63,725,660	72.5 %		Low	\$18,699,416	\$0	\$974,723	\$14,500,273
2034	\$51,365,329	\$67,948,634	75.6 %		Low	\$19,120,153	\$0	\$1,060,323	\$16,786,956
2035	\$54,758,850	\$70,460,408	77.7 %		Low	\$19,550,357	\$0	\$1,125,445	\$17,551,486
2036	\$57,883,166	\$72,792,986	79.5 %		Low	\$19,990,240	\$0	\$1,189,850	\$17,858,357
2037	\$61,204,898	\$75,428,367	81.1 %		Low	\$20,440,020	\$0	\$1,250,272	\$18,964,581
2038	\$63,930,609	\$77,568,770	82.4 %		Low	\$20,899,921	\$0	\$1,301,161	\$19,833,510
2039	\$66,298,179	\$79,460,721	83.4 %		Low	\$21,370,169	\$0	\$1,349,743	\$20,225,075
2040	\$68,793,016	\$81,605,920	84.3 %		Low	\$21,850,998	\$0	\$1,401,925	\$20,524,964
2041	\$71,520,975	\$84,124,387	85.0 %		Low	\$22,342,645	\$0	\$1,449,711	\$21,737,632
2042	\$73,575,698	\$86,105,688	85.4 %		Low	\$22,845,355	\$0	\$1,467,682	\$24,569,096
2043	\$73,319,638	\$85,885,441	85.4 %		Low	\$23,359,375	\$0	\$1,502,258	\$21,144,968
2044	\$77,036,304	\$89,860,522	85.7 %		Low	\$23,884,961	\$0	\$1,516,869	\$27,656,065
2045	\$74,782,069	\$87,943,759	85.0 %		Low	\$24,422,373	\$0	\$1,491,592	\$26,189,706
2046	\$74,506,327	\$88,196,038	84.5 %		Low	\$24,971,876	\$0	\$1,449,527	\$30,355,802
2047	\$70,571,928	\$84,902,489	83.1 %		Low	\$25,533,743	\$0	\$1,407,391	\$27,223,946
2048	\$70,289,117	\$85,495,756	82.2 %		Low	\$26,108,252	\$0	\$1,369,087	\$31,028,298
2049	\$66,738,158	\$82,970,944	80.4 %		Low	\$26,695,688	\$0	\$1,305,273	\$30,836,918
2050	\$63,902,201	\$81,373,592	78.5 %		Low	\$27,296,341	\$0	\$1,264,056	\$29,849,673

30-Year Income/Expense Detail

36560-1
NSV

Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$18,169,517	\$16,567,890	\$14,125,195	\$14,765,588	\$15,183,980
Annual Reserve Contribution	\$12,998,900	\$14,168,801	\$15,443,993	\$15,791,483	\$16,146,791
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$347,073	\$306,665	\$288,658	\$299,236	\$307,732
Total Income	\$31,515,490	\$31,043,357	\$29,857,845	\$30,856,307	\$31,638,503
# Component					
Concrete Repairs and Replacement					
103 Concrete - Repair/Replace	\$150,000	\$154,500	\$159,135	\$163,909	\$168,826
Cul de Sac Asphalt Seal Coat					
202 Cul-de-sacs - Seal Coat	\$40,000	\$41,200	\$42,436	\$43,709	\$45,020
Cul de Sac Asphalt Resurface/Repairs and Replacements					
201 Asphalt - Resurface (2021)	\$346,000	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2022)	\$0	\$338,355	\$0	\$0	\$0
201 Asphalt - Resurface (2023)	\$0	\$0	\$383,515	\$0	\$0
201 Asphalt - Resurface (2024)	\$0	\$0	\$0	\$387,918	\$0
201 Asphalt - Resurface (2025)	\$0	\$0	\$0	\$0	\$380,422
201 Asphalt - Resurface (2026)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2027)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2028)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2029)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2030)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2031)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2032)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2033)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2034)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2035)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2036)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2037)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2038)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2039)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2040)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2041)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2042)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2043)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2044)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2045)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2046)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2047)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2048)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2049)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2050)	\$0	\$0	\$0	\$0	\$0
Roofs - Built-Up					
1302 Built-Up/PVC - Replace (2021)	\$830,000	\$854,900	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2022)	\$0	\$788,465	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2023)	\$0	\$0	\$757,483	\$0	\$0
1302 Built-Up/PVC - Replace (2024)	\$0	\$0	\$0	\$750,703	\$0
1302 Built-Up/PVC - Replace (2025)	\$0	\$0	\$0	\$0	\$785,042
1302 Built-Up/PVC - Replace (2026)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2027)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2028)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2034)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2035)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2036)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2037)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2038)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2039)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2040)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2041)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2042)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2043)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2044)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2045)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2046)	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2021	2022	2023	2024	2025
1302	PVC Cool Roof - Replace (2047)	\$0	\$0	\$0	\$0	\$0
1302	PVC Cool Roof - Replace (2048)	\$0	\$0	\$0	\$0	\$0
1302	PVC Cool Roof - Replace (2049)	\$0	\$0	\$0	\$0	\$0
1360	Emergency & Preventative Repairs	\$139,000	\$143,170	\$147,465	\$151,889	\$156,446
Roofs - Comp Shingle						
1308	Comp Shingle Roof - Replace (2023)	\$0	\$0	\$340,549	\$0	\$0
1308	Comp Shingle Roof - Replace (2041)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2042)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2043)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2044)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2045)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2046)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2047)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2048)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2049)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2050)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2051)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2052)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2053)	\$0	\$0	\$0	\$0	\$0
Roofs - Tile						
1311	Tile Roof - Replace (2044)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2046)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2047)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2048)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2049)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2050)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2051)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2052)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2053)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2054)	\$0	\$0	\$0	\$0	\$0
Infrastructure/Buildings						
151	Balcony Inspections	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275
151	Damage Restoration	\$814,000	\$838,420	\$863,573	\$889,480	\$916,164
504	Metal Railings (bldg) - Par Replace	\$230,000	\$236,900	\$244,007	\$251,327	\$258,867
1330	Gutter/Downspouts - Partial Replace	\$98,300	\$101,249	\$104,286	\$107,415	\$110,638
1350	Skylights - Replace	\$104,000	\$107,120	\$110,334	\$113,644	\$117,053
1863	Fire Extinguisher Cabinets- Replace	\$0	\$0	\$0	\$0	\$0
2004	Smoke Alarms - Replace (2023)	\$0	\$0	\$76,703	\$0	\$0
2004	Smoke Alarms - Replace (2024)	\$0	\$0	\$0	\$327,818	\$0
2004	Smoke Alarms - Replace (2025)	\$0	\$0	\$0	\$0	\$337,653
2006	Windows - Replace	\$90,000	\$92,700	\$95,481	\$98,345	\$101,296
2007	Sliding Screen Doors	\$29,600	\$30,488	\$31,403	\$32,345	\$33,315
2008	Vertical Lifts - R & R	\$0	\$1,553,240	\$0	\$0	\$0
Carport Siding Renovation						
1112	Carport Siding Renovations (2032)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2033)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2034)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2035)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2036)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2037)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2038)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2039)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2040)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2041)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2042)	\$0	\$0	\$0	\$0	\$0
Manor Components						
983	Heat Pumps - Replace	\$5,700	\$5,871	\$6,047	\$6,229	\$6,415
984	Wall Heater - Replace	\$3,800	\$3,914	\$4,031	\$4,152	\$4,277
3001	Cooktops - Replace	\$78,300	\$80,649	\$83,068	\$85,561	\$88,127
3002	Dishwashers - Replace	\$59,500	\$61,285	\$63,124	\$65,017	\$66,968
3003	Fixtures - Bath Basins	\$46,400	\$47,792	\$49,226	\$50,703	\$52,224
3004	Fixtures - Faucets	\$40,400	\$41,612	\$42,860	\$44,146	\$45,471
3005	Fixtures - Kitchen Sinks	\$55,200	\$56,856	\$58,562	\$60,319	\$62,128
3006	Fixtures - Toilets	\$21,200	\$21,836	\$22,491	\$23,166	\$23,861
3006	Fixtures - Toilets (2021)	\$7,000	\$7,210	\$0	\$0	\$0
3007	Garbage Disposals (2021-2030)	\$97,500	\$100,425	\$103,438	\$106,541	\$109,737
3008	Manor Hoods	\$39,500	\$40,685	\$41,906	\$43,163	\$44,458
3009	Bath Counters - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2021	2022	2023	2024	2025
3009 Kitchen Counters - Replace	\$432,000	\$444,960	\$458,309	\$472,058	\$486,220
3010 Bathroom Flooring - Wk Cntr #910	\$22,100	\$22,763	\$23,446	\$24,149	\$24,874
3010 Bathroom Flooring - Wk Cntr #917	\$55,300	\$56,959	\$58,668	\$60,428	\$62,241
3010 Kitchen Flooring - Wk Cntr #910	\$17,100	\$17,613	\$18,141	\$18,686	\$19,246
3010 Kitchen Flooring - Wk Cntr #917	\$34,600	\$35,638	\$36,707	\$37,808	\$38,943
3010 Kitchen/Bath Flooring - Abatement	\$328,000	\$337,840	\$347,975	\$358,414	\$369,167
3011 Bath Mirrors - Replace	\$33,000	\$33,990	\$35,010	\$36,060	\$37,142
3012 Bath Enclosure Doors - Replace	\$117,000	\$120,510	\$124,125	\$127,849	\$131,685
3013 Bathroom Tile - Replace& Abate	\$102,500	\$105,575	\$108,742	\$112,005	\$115,365
3014 Ovens - Replace	\$204,500	\$210,635	\$216,954	\$223,463	\$230,167
3015 Ranges - Replace	\$6,750	\$6,953	\$7,161	\$7,376	\$7,597
3016 Refrigerators - Replace	\$205,000	\$211,150	\$217,485	\$224,009	\$230,729
3017 Water Heaters - Replace	\$754,000	\$776,620	\$799,919	\$823,916	\$848,634
Lighting & Electrical					
340 Electrical Panels - Replace	\$25,000	\$25,750	\$26,523	\$27,318	\$28,138
340 Pushmatic Panels - Replace/Upgrade	\$425,000	\$437,750	\$450,883	\$464,409	\$478,341
340 Solar System Program Replacement	\$0	\$0	\$0	\$0	\$0
362 Walkway Lights - Additional New	\$52,000	\$53,560	\$55,167	\$56,822	\$58,526
362 Walkway Lights - Replace	\$52,000	\$53,560	\$55,167	\$56,822	\$58,526
364 Block Wall Lights - Replace	\$0	\$0	\$0	\$0	\$337,653
370 Building Wall Lights - Replace	\$0	\$0	\$0	\$0	\$844,132
375 Lighted Bldg Number Signs - Replace	\$50,000	\$0	\$0	\$0	\$0
378 Energy Consultant	\$75,000	\$77,250	\$79,568	\$81,955	\$84,413
Laundry Rooms					
332 Laundry Water Heaters 2021-2028	\$1,800	\$1,854	\$1,910	\$1,967	\$2,026
332 Laundry Water Heaters 2029-2049	\$0	\$0	\$0	\$0	\$0
800 Doors - Replace	\$4,000	\$4,120	\$4,244	\$4,371	\$4,502
908 Counter Tops - Replace	\$12,550	\$12,927	\$13,314	\$13,714	\$14,125
909 Laundry Sinks - Replace	\$0	\$0	\$76,597	\$0	\$0
951 Bathrooms - Refurbish	\$0	\$0	\$15,383	\$0	\$0
991 Washers - Replace	\$90,000	\$92,700	\$95,481	\$98,345	\$101,296
992 Dryers - Replace	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765
1110 Interior Laundry - Repaint	\$0	\$0	\$116,699	\$0	\$0
Off Cycle Decking					
150 Off Cycle Deck Top Coat (2021)	\$68,200	\$70,246	\$0	\$0	\$0
150 Off Cycle Deck Top Coat (Annual)	\$0	\$108,150	\$111,395	\$114,736	\$118,178
152 Off Cycle Common Decks (2021)	\$54,700	\$56,341	\$0	\$0	\$0
152 Off Cycle Common Decks (Annual)	\$0	\$140,080	\$144,282	\$148,611	\$153,069
153 Off Cycle Balcony Resurface((2021)	\$8,100	\$8,343	\$0	\$0	\$0
153 Off Cycle Balcony Resurface(Annual)	\$0	\$140,080	\$144,282	\$148,611	\$153,069
Prior To Painting					
148 Lead Testing PTP (Annual)	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
149 Asbestos Testing PTP - 2021	\$49,000	\$0	\$0	\$0	\$0
149 Asbestos Testing PTP (Annual)	\$0	\$34,402	\$35,434	\$36,497	\$37,592
152 Full Cycle Decking Repairs - 2021	\$207,000	\$0	\$0	\$0	\$0
152 Full Cycle Decking Repairs (Annual)	\$0	\$140,595	\$144,813	\$149,157	\$153,632
153 Full Cycle Balcony Dry Rot - 2021	\$9,500	\$0	\$0	\$0	\$0
153 Full Cycle Balcony Dry Rot (Annual)	\$0	\$7,519	\$7,745	\$7,977	\$8,216
1119 Full Cycle Dry Rot Repairs - 2021	\$690,000	\$0	\$0	\$0	\$0
1119 Full Cycle Dry Rot Repairs (Annual)	\$0	\$464,530	\$478,466	\$492,820	\$507,604
Interior & Exterior Painting					
150 Deck Top Coat Reseal (Annual)	\$0	\$32,445	\$33,418	\$34,421	\$35,454
150 Deck Top Coat Reseal- 2021	\$49,700	\$0	\$0	\$0	\$0
1113 Metal Railings (building) - Repaint	\$130,000	\$133,900	\$137,917	\$142,055	\$146,316
1115 Full Cycle Exterior Paint - 2021	\$1,704,000	\$0	\$0	\$0	\$0
1115 Full Cycle Exterior Paint (Annual)	\$0	\$1,102,100	\$1,135,163	\$1,169,218	\$1,204,294
1116 Exterior Paint Touch-Up (Annual)	\$106,500	\$109,695	\$112,986	\$116,375	\$119,867
1119 Interior Paint Touch-Up (Annual)	\$90,400	\$93,112	\$95,905	\$98,783	\$101,746
1901 Lead Testing and Abatement	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
1903 Lexan Bldg. Signs (2021) - Repl	\$51,200	\$0	\$0	\$0	\$0
1903 Lexan Bldg. Signs (Annual) - Repl	\$0	\$515	\$530	\$546	\$563
Walls, Fencing, Railings & Gates					
501 Walls - Perimeter Top Rail - R&R	\$165,000	\$169,950	\$175,049	\$180,300	\$185,709
502 Walls - Perimeter Block - R&R	\$8,100	\$8,343	\$8,593	\$8,851	\$9,117
503 Walls - Common Area Block - R&R	\$22,600	\$23,278	\$23,976	\$24,696	\$25,436
504 Metal Hand Railings (Grounds) - Rep	\$10,100	\$10,403	\$10,715	\$11,037	\$11,368
Grounds & Miscellaneous					

Fiscal Year	2021	2022	2023	2024	2025
1007 Weather Station - Replace	\$0	\$0	\$0	\$0	\$0
1009 V-Ditch (Swales) - Repair	\$51,500	\$53,045	\$54,636	\$56,275	\$57,964
1020 Tree Maintenance (2021)	\$900,000	\$0	\$0	\$0	\$0
1020 Tree Maintenance (2022)	\$0	\$849,750	\$0	\$0	\$0
1020 Tree Maintenance (2023)	\$0	\$0	\$562,277	\$0	\$0
1020 Tree Maintenance (2024)	\$0	\$0	\$0	\$786,763	\$0
1020 Tree Maintenance (2025)	\$0	\$0	\$0	\$0	\$1,035,468
1022 Landscape Restoration - Annual	\$0	\$0	\$0	\$0	\$0
1022 Landscape Restoration (2021-2030)	\$0	\$0	\$0	\$273,182	\$0
1024 Slope - Renovations	\$100,000	\$103,000	\$106,090	\$109,273	\$112,551
1026 Turf Reduction & Irrigation	\$85,000	\$87,550	\$90,177	\$92,882	\$95,668
Building Structures					
1901 Lead Testing and Abatement	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
2001 Building Structures - Projects	\$135,000	\$139,050	\$143,222	\$147,518	\$151,944
2001 Building Structures Dry Rot Repairs	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
2002 Building Structures Maint Ops	\$300,000	\$309,000	\$318,270	\$327,818	\$337,653
2003 Building Structures Carpentry	\$195,000	\$200,850	\$206,876	\$213,082	\$219,474
2006 Building Foundations - Repair	\$43,800	\$45,114	\$46,467	\$47,861	\$49,297
Plumbing					
328 Plumbing (Annual) - Repair/Replace	\$636,600	\$655,698	\$675,369	\$695,630	\$716,499
328 Waste Lines - Repair	\$0	\$0	\$0	\$0	\$0
328 Waste Lines Epoxy Re-Line (2020-24)	\$2,300,000	\$2,369,000	\$2,440,070	\$2,513,272	\$0
328 Waste Lines Epoxy Re-Line (2025)	\$0	\$0	\$0	\$0	\$1,350,611
329 Copper Water Lines Re-Pipe	\$252,000	\$259,560	\$267,347	\$275,367	\$283,628
Total Expenses	\$14,947,600	\$16,918,162	\$15,092,257	\$15,672,328	\$16,022,631
Ending Reserve Balance	\$16,567,890	\$14,125,195	\$14,765,588	\$15,183,980	\$15,615,872

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$15,615,872	\$19,271,098	\$23,253,234	\$27,619,268	\$32,398,131
Annual Reserve Contribution	\$16,510,094	\$16,881,571	\$17,261,407	\$17,649,788	\$18,046,908
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$348,568	\$424,875	\$508,285	\$599,654	\$698,435
Total Income	\$32,474,534	\$36,577,544	\$41,022,925	\$45,868,710	\$51,143,474
# Component					
Concrete Repairs and Replacement					
103 Concrete - Repair/Replace	\$173,891	\$179,108	\$184,481	\$190,016	\$195,716
Cul de Sac Asphalt Seal Coat					
202 Cul-de-sacs - Seal Coat	\$46,371	\$47,762	\$49,195	\$50,671	\$52,191
Cul de Sac Asphalt Resurface/Repairs and Replacements					
201 Asphalt - Resurface (2021)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2022)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2023)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2024)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2025)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2026)	\$368,070	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2027)	\$0	\$379,112	\$0	\$0	\$0
201 Asphalt - Resurface (2028)	\$0	\$0	\$417,542	\$0	\$0
201 Asphalt - Resurface (2029)	\$0	\$0	\$0	\$380,031	\$0
201 Asphalt - Resurface (2030)	\$0	\$0	\$0	\$0	\$400,565
201 Asphalt - Resurface (2031)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2032)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2033)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2034)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2035)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2036)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2037)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2038)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2039)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2040)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2041)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2042)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2043)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2044)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2045)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2046)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2047)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2048)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2049)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2050)	\$0	\$0	\$0	\$0	\$0
Roofs - Built-Up					
1302 Built-Up/PVC - Replace (2021)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2022)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2023)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2024)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2025)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2026)	\$946,547	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2027)	\$0	\$789,269	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2028)	\$0	\$0	\$828,320	\$0	\$0
1302 PVC Cool Roof - Replace (2034)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2035)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2036)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2037)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2038)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2039)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2040)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2041)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2042)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2043)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2044)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2045)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2046)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2047)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2048)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2049)	\$0	\$0	\$0	\$0	\$0
1360 Emergency & Preventative Repairs	\$161,139	\$165,973	\$170,952	\$176,081	\$181,363

Fiscal Year		2026	2027	2028	2029	2030
Roofs - Comp Shingle						
1308	Comp Shingle Roof - Replace (2023)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2041)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2042)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2043)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2044)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2045)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2046)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2047)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2048)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2049)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2050)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2051)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2052)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2053)	\$0	\$0	\$0	\$0	\$0
Roofs - Tile						
1311	Tile Roof - Replace (2044)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2046)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2047)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2048)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2049)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2050)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2051)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2052)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2053)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2054)	\$0	\$0	\$0	\$0	\$0
Infrastructure/Buildings						
151	Balcony Inspections	\$57,964	\$59,703	\$61,494	\$63,339	\$65,239
151	Damage Restoration	\$943,649	\$971,959	\$1,001,117	\$1,031,151	\$1,062,085
504	Metal Railings (bldg) - Par Replace	\$266,633	\$274,632	\$282,871	\$291,357	\$300,098
1330	Gutter/Downspouts - Partial Replace	\$113,957	\$117,375	\$120,897	\$124,523	\$128,259
1350	Skylights - Replace	\$120,565	\$124,181	\$127,907	\$131,744	\$135,696
1863	Fire Extinguisher Cabinets- Replace	\$0	\$0	\$0	\$0	\$234,859
2004	Smoke Alarms - Replace (2023)	\$0	\$0	\$0	\$0	\$0
2004	Smoke Alarms - Replace (2024)	\$0	\$0	\$0	\$0	\$0
2004	Smoke Alarms - Replace (2025)	\$0	\$0	\$0	\$0	\$0
2006	Windows - Replace	\$104,335	\$107,465	\$110,689	\$114,009	\$117,430
2007	Sliding Screen Doors	\$34,315	\$35,344	\$36,404	\$37,496	\$38,621
2008	Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
Carport Siding Renovation						
1112	Carport Siding Renovations (2032)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2033)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2034)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2035)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2036)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2037)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2038)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2039)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2040)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2041)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2042)	\$0	\$0	\$0	\$0	\$0
Manor Components						
983	Heat Pumps - Replace	\$6,608	\$6,806	\$7,010	\$7,221	\$7,437
984	Wall Heater - Replace	\$4,405	\$4,537	\$4,674	\$4,814	\$4,958
3001	Cooktops - Replace	\$90,771	\$93,494	\$96,299	\$99,188	\$102,164
3002	Dishwashers - Replace	\$68,977	\$71,046	\$73,177	\$75,373	\$77,634
3003	Fixtures - Bath Basins	\$53,790	\$55,404	\$57,066	\$58,778	\$60,541
3004	Fixtures - Faucets	\$46,835	\$48,240	\$49,687	\$51,178	\$52,713
3005	Fixtures - Kitchen Sinks	\$63,992	\$65,912	\$67,889	\$69,926	\$72,023
3006	Fixtures - Toilets	\$24,577	\$25,314	\$26,073	\$26,856	\$27,661
3006	Fixtures - Toilets (2021)	\$0	\$0	\$0	\$0	\$0
3007	Garbage Disposals (2021-2030)	\$113,029	\$116,420	\$119,913	\$123,510	\$127,215
3008	Manor Hoods	\$45,791	\$47,165	\$48,580	\$50,037	\$51,539
3009	Bath Counters - Replace	\$0	\$0	\$0	\$0	\$294,879
3009	Kitchen Counters - Replace	\$500,806	\$515,831	\$531,306	\$547,245	\$0
3010	Bathroom Flooring - Wk Cntr #910	\$25,620	\$26,389	\$27,180	\$27,996	\$28,835
3010	Bathroom Flooring - Wk Cntr #917	\$64,108	\$66,031	\$68,012	\$70,052	\$72,154
3010	Kitchen Flooring - Wk Cntr #910	\$19,824	\$20,418	\$21,031	\$21,662	\$22,312

Fiscal Year	2026	2027	2028	2029	2030
3010 Kitchen Flooring - Wk Cntr #917	\$40,111	\$41,314	\$42,554	\$43,830	\$45,145
3010 Kitchen/Bath Flooring - Abatement	\$380,242	\$391,649	\$403,399	\$415,501	\$427,966
3011 Bath Mirrors - Replace	\$38,256	\$39,404	\$40,586	\$41,803	\$43,058
3012 Bath Enclosure Doors - Replace	\$135,635	\$139,704	\$143,895	\$148,212	\$152,658
3013 Bathroom Tile - Replace & Abate	\$118,826	\$122,390	\$126,062	\$129,844	\$0
3014 Ovens - Replace	\$237,072	\$244,184	\$251,509	\$259,054	\$266,826
3015 Ranges - Replace	\$7,825	\$8,060	\$8,302	\$8,551	\$8,807
3016 Refrigerators - Replace	\$237,651	\$244,781	\$252,124	\$259,688	\$267,479
3017 Water Heaters - Replace	\$874,093	\$900,315	\$927,325	\$955,145	\$983,799
Lighting & Electrical					
340 Electrical Panels - Replace	\$28,982	\$29,851	\$30,747	\$31,669	\$32,619
340 Pushmatic Panels - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
340 Solar System Program Replacement	\$0	\$0	\$0	\$0	\$0
362 Walkway Lights - Additional New	\$60,282	\$62,091	\$63,953	\$65,872	\$67,848
362 Walkway Lights - Replace	\$60,282	\$62,091	\$63,953	\$65,872	\$67,848
364 Block Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
370 Building Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
375 Lighted Bldg Number Signs - Replace	\$0	\$0	\$0	\$0	\$0
378 Energy Consultant	\$86,946	\$89,554	\$92,241	\$95,008	\$97,858
Laundry Rooms					
332 Laundry Water Heaters 2021-2028	\$2,087	\$2,149	\$2,214	\$2,280	\$0
332 Laundry Water Heaters 2029-2049	\$0	\$0	\$0	\$10,641	\$0
800 Doors - Replace	\$4,637	\$4,776	\$4,919	\$5,067	\$5,219
908 Counter Tops - Replace	\$14,549	\$14,985	\$15,435	\$15,898	\$16,375
909 Laundry Sinks - Replace	\$0	\$0	\$0	\$0	\$0
951 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
991 Washers - Replace	\$104,335	\$107,465	\$110,689	\$114,009	\$117,430
992 Dryers - Replace	\$34,778	\$35,822	\$36,896	\$38,003	\$39,143
1110 Interior Laundry - Repaint	\$0	\$0	\$0	\$0	\$0
Off Cycle Decking					
150 Off Cycle Deck Top Coat (2021)	\$0	\$0	\$0	\$0	\$0
150 Off Cycle Deck Top Coat (Annual)	\$121,724	\$125,375	\$129,137	\$133,011	\$137,001
152 Off Cycle Common Decks (2021)	\$0	\$0	\$0	\$0	\$0
152 Off Cycle Common Decks (Annual)	\$157,661	\$162,391	\$167,263	\$172,281	\$177,449
153 Off Cycle Balcony Resurface(2021)	\$0	\$0	\$0	\$0	\$0
153 Off Cycle Balcony Resurface(Annual)	\$157,661	\$162,391	\$167,263	\$172,281	\$177,449
Prior To Painting					
148 Lead Testing PTP (Annual)	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524
149 Asbestos Testing PTP - 2021	\$0	\$0	\$0	\$0	\$0
149 Asbestos Testing PTP (Annual)	\$38,720	\$39,881	\$41,078	\$42,310	\$43,579
152 Full Cycle Decking Repairs - 2021	\$0	\$0	\$0	\$0	\$0
152 Full Cycle Decking Repairs (Annual)	\$158,241	\$162,988	\$167,878	\$172,914	\$178,102
153 Full Cycle Balcony Dry Rot - 2021	\$0	\$0	\$0	\$0	\$0
153 Full Cycle Balcony Dry Rot (Annual)	\$8,463	\$8,717	\$8,978	\$9,247	\$9,525
1119 Full Cycle Dry Rot Repairs - 2021	\$0	\$0	\$0	\$0	\$0
1119 Full Cycle Dry Rot Repairs (Annual)	\$522,833	\$538,518	\$554,673	\$571,313	\$588,453
Interior & Exterior Painting					
150 Deck Top Coat Reseal (Annual)	\$36,517	\$37,613	\$38,741	\$39,903	\$41,100
150 Deck Top Coat Reseal- 2021	\$0	\$0	\$0	\$0	\$0
1113 Metal Railings (building) - Repaint	\$150,706	\$155,227	\$159,884	\$164,680	\$169,621
1115 Full Cycle Exterior Paint - 2021	\$0	\$0	\$0	\$0	\$0
1115 Full Cycle Exterior Paint (Annual)	\$1,240,423	\$1,277,636	\$1,315,965	\$1,355,444	\$1,396,107
1116 Exterior Paint Touch-Up (Annual)	\$123,463	\$127,167	\$130,982	\$134,911	\$138,958
1119 Interior Paint Touch-Up (Annual)	\$104,798	\$107,942	\$111,181	\$114,516	\$117,951
1901 Lead Testing and Abatement	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524
1903 Lexan Bldg. Signs (2021) - Repl	\$0	\$0	\$0	\$0	\$0
1903 Lexan Bldg. Signs (Annual) - Repl	\$580	\$597	\$615	\$633	\$652
Walls, Fencing, Railings & Gates					
501 Walls - Perimeter Top Rail - R&R	\$191,280	\$197,019	\$202,929	\$209,017	\$215,288
502 Walls - Perimeter Block - R&R	\$9,390	\$9,672	\$9,962	\$10,261	\$10,569
503 Walls - Common Area Block - R&R	\$26,200	\$26,986	\$27,795	\$28,629	\$29,488
504 Metal Hand Railings (Grounds) - Rep	\$11,709	\$12,060	\$12,422	\$12,794	\$13,178
Grounds & Miscellaneous					
1007 Weather Station - Replace	\$0	\$0	\$0	\$0	\$0
1009 V-Ditch (Swales) - Repair	\$59,703	\$61,494	\$63,339	\$65,239	\$67,196
1020 Tree Maintenance (2021)	\$1,043,347	\$0	\$0	\$0	\$0
1020 Tree Maintenance (2022)	\$0	\$985,093	\$0	\$0	\$0

Fiscal Year		2026	2027	2028	2029	2030
1020	Tree Maintenance (2023)	\$0	\$0	\$651,833	\$0	\$0
1020	Tree Maintenance (2024)	\$0	\$0	\$0	\$912,074	\$0
1020	Tree Maintenance (2025)	\$0	\$0	\$0	\$0	\$1,200,391
1022	Landscape Restoration - Annual	\$0	\$0	\$0	\$0	\$0
1022	Landscape Restoration (2021-2030)	\$0	\$0	\$0	\$316,693	\$0
1024	Slope - Renovations	\$115,927	\$119,405	\$122,987	\$126,677	\$130,477
1026	Turf Reduction & Irrigation	\$98,538	\$101,494	\$104,539	\$107,675	\$110,906
Building Structures						
1901	Lead Testing and Abatement	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524
2001	Building Structures - Projects	\$156,502	\$161,197	\$166,033	\$171,014	\$176,144
2001	Building Structures Dry Rot Repairs	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524
2002	Building Structures Maint Ops	\$347,782	\$358,216	\$368,962	\$380,031	\$391,432
2003	Building Structures Carpentry	\$226,058	\$232,840	\$239,825	\$247,020	\$254,431
2006	Building Foundations - Repair	\$50,776	\$52,299	\$53,868	\$55,485	\$57,149
Plumbing						
328	Plumbing (Annual) - Repair/Replace	\$737,994	\$760,134	\$782,938	\$806,426	\$830,619
328	Waste Lines - Repair	\$57,964	\$59,703	\$61,494	\$63,339	\$65,239
328	Waste Lines Epoxy Re-Line (2020-24)	\$0	\$0	\$0	\$0	\$0
328	Waste Lines Epoxy Re-Line (2025)	\$0	\$0	\$0	\$0	\$0
329	Copper Water Lines Re-Pipe	\$292,137	\$300,901	\$309,928	\$319,226	\$328,803
Total Expenses		\$13,203,436	\$13,324,310	\$13,403,657	\$13,470,580	\$13,637,620
Ending Reserve Balance		\$19,271,098	\$23,253,234	\$27,619,268	\$32,398,131	\$37,505,854

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$37,505,854	\$43,083,483	\$48,560,396	\$54,381,338	\$58,448,478
Annual Reserve Contribution	\$18,452,964	\$18,868,156	\$19,292,689	\$19,726,775	\$20,170,627
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$805,196	\$915,645	\$1,028,526	\$1,127,321	\$1,206,178
Total Income	\$56,764,014	\$62,867,284	\$68,881,611	\$75,235,434	\$79,825,283
# Component					
Concrete Repairs and Replacement					
103 Concrete - Repair/Replace	\$201,587	\$207,635	\$213,864	\$220,280	\$226,888
Cul de Sac Asphalt Seal Coat					
202 Cul-de-sacs - Seal Coat	\$53,757	\$55,369	\$57,030	\$58,741	\$60,504
Cul de Sac Asphalt Resurface/Repairs and Replacements					
201 Asphalt - Resurface (2021)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2022)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2023)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2024)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2025)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2026)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2027)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2028)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2029)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2030)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2031)	\$446,180	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2032)	\$0	\$393,815	\$0	\$0	\$0
201 Asphalt - Resurface (2033)	\$0	\$0	\$510,422	\$0	\$0
201 Asphalt - Resurface (2034)	\$0	\$0	\$0	\$515,455	\$0
201 Asphalt - Resurface (2035)	\$0	\$0	\$0	\$0	\$459,071
201 Asphalt - Resurface (2036)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2037)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2038)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2039)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2040)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2041)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2042)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2043)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2044)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2045)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2046)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2047)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2048)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2049)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2050)	\$0	\$0	\$0	\$0	\$0
Roofs - Built-Up					
1302 Built-Up/PVC - Replace (2021)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2022)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2023)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2024)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2025)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2026)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2027)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2028)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2034)	\$0	\$0	\$0	\$1,421,541	\$0
1302 PVC Cool Roof - Replace (2035)	\$0	\$0	\$0	\$0	\$1,462,674
1302 PVC Cool Roof - Replace (2036)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2037)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2038)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2039)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2040)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2041)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2042)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2043)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2044)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2045)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2046)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2047)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2048)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2049)	\$0	\$0	\$0	\$0	\$0
1360 Emergency & Preventative Repairs	\$186,804	\$192,409	\$198,181	\$204,126	\$210,250

Fiscal Year		2031	2032	2033	2034	2035
Roofs - Comp Shingle						
1308	Comp Shingle Roof - Replace (2023)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2041)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2042)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2043)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2044)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2045)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2046)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2047)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2048)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2049)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2050)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2051)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2052)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2053)	\$0	\$0	\$0	\$0	\$0
Roofs - Tile						
1311	Tile Roof - Replace (2044)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2046)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2047)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2048)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2049)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2050)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2051)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2052)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2053)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2054)	\$0	\$0	\$0	\$0	\$0
Infrastructure/Buildings						
151	Balcony Inspections	\$67,196	\$69,212	\$71,288	\$73,427	\$75,629
151	Damage Restoration	\$1,093,948	\$1,126,766	\$1,160,569	\$1,195,386	\$1,231,248
504	Metal Railings (bldg) - Par Replace	\$309,101	\$318,374	\$327,925	\$337,763	\$347,896
1330	Gutter/Downspouts - Partial Replace	\$132,107	\$136,070	\$140,152	\$144,357	\$148,688
1350	Skylights - Replace	\$139,767	\$143,960	\$148,279	\$152,728	\$157,309
1863	Fire Extinguisher Cabinets- Replace	\$0	\$0	\$0	\$0	\$0
2004	Smoke Alarms - Replace (2023)	\$0	\$0	\$103,083	\$0	\$0
2004	Smoke Alarms - Replace (2024)	\$0	\$0	\$0	\$440,560	\$0
2004	Smoke Alarms - Replace (2025)	\$0	\$0	\$0	\$0	\$453,777
2006	Windows - Replace	\$120,952	\$124,581	\$128,318	\$132,168	\$136,133
2007	Sliding Screen Doors	\$39,780	\$40,973	\$42,203	\$43,469	\$44,773
2008	Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
Carport Siding Renovation						
1112	Carport Siding Renovations (2032)	\$0	\$139,808	\$0	\$0	\$0
1112	Carport Siding Renovations (2033)	\$0	\$0	\$196,755	\$0	\$0
1112	Carport Siding Renovations (2034)	\$0	\$0	\$0	\$193,846	\$0
1112	Carport Siding Renovations (2035)	\$0	\$0	\$0	\$0	\$231,426
1112	Carport Siding Renovations (2036)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2037)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2038)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2039)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2040)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2041)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2042)	\$0	\$0	\$0	\$0	\$0
Manor Components						
983	Heat Pumps - Replace	\$7,660	\$7,890	\$8,127	\$8,371	\$8,622
984	Wall Heater - Replace	\$5,107	\$5,260	\$5,418	\$5,580	\$5,748
3001	Cooktops - Replace	\$105,229	\$108,386	\$111,637	\$114,986	\$118,436
3002	Dishwashers - Replace	\$79,963	\$82,362	\$84,833	\$87,378	\$89,999
3003	Fixtures - Bath Basins	\$62,358	\$64,228	\$66,155	\$68,140	\$70,184
3004	Fixtures - Faucets	\$54,294	\$55,923	\$57,601	\$59,329	\$61,109
3005	Fixtures - Kitchen Sinks	\$74,184	\$76,410	\$78,702	\$81,063	\$83,495
3006	Fixtures - Toilets	\$28,491	\$29,346	\$30,226	\$31,133	\$32,067
3006	Fixtures - Toilets (2021)	\$0	\$0	\$0	\$0	\$0
3007	Garbage Disposals (2021-2030)	\$0	\$0	\$0	\$0	\$0
3008	Manor Hoods	\$53,085	\$54,677	\$56,318	\$58,007	\$59,747
3009	Bath Counters - Replace	\$303,725	\$312,837	\$322,222	\$331,889	\$341,845
3009	Kitchen Counters - Replace	\$0	\$0	\$0	\$0	\$0
3010	Bathroom Flooring - Wk Cntr #910	\$29,701	\$30,592	\$31,509	\$32,455	\$33,428
3010	Bathroom Flooring - Wk Cntr #917	\$74,319	\$76,548	\$78,845	\$81,210	\$83,646
3010	Kitchen Flooring - Wk Cntr #910	\$22,981	\$23,670	\$24,381	\$25,112	\$25,865

Fiscal Year	2031	2032	2033	2034	2035
3010 Kitchen Flooring - Wk Cntr #917	\$46,500	\$47,894	\$49,331	\$50,811	\$52,336
3010 Kitchen/Bath Flooring - Abatement	\$440,805	\$454,029	\$467,650	\$481,679	\$496,129
3011 Bath Mirrors - Replace	\$44,349	\$45,680	\$47,050	\$48,462	\$49,915
3012 Bath Enclosure Doors - Replace	\$157,238	\$161,955	\$166,814	\$171,818	\$176,973
3013 Bathroom Tile - Replace& Abate	\$0	\$0	\$0	\$0	\$0
3014 Ovens - Replace	\$274,831	\$283,076	\$291,568	\$300,315	\$309,325
3015 Ranges - Replace	\$9,071	\$9,344	\$9,624	\$9,913	\$10,210
3016 Refrigerators - Replace	\$275,503	\$283,768	\$292,281	\$301,049	\$310,081
3017 Water Heaters - Replace	\$1,013,313	\$1,043,712	\$1,075,024	\$1,107,274	\$1,140,493
Lighting & Electrical					
340 Electrical Panels - Replace	\$33,598	\$34,606	\$35,644	\$36,713	\$37,815
340 Pushmatic Panels - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
340 Solar System Program Replacement	\$0	\$159,187	\$163,963	\$168,881	\$173,948
362 Walkway Lights - Additional New	\$69,884	\$71,980	\$74,140	\$76,364	\$78,655
362 Walkway Lights - Replace	\$69,884	\$71,980	\$74,140	\$76,364	\$78,655
364 Block Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
370 Building Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
375 Lighted Bldg Number Signs - Replace	\$0	\$0	\$0	\$0	\$0
378 Energy Consultant	\$100,794	\$103,818	\$106,932	\$110,140	\$113,444
Laundry Rooms					
332 Laundry Water Heaters 2021-2028	\$0	\$0	\$0	\$0	\$0
332 Laundry Water Heaters 2029-2049	\$0	\$0	\$0	\$0	\$0
800 Doors - Replace	\$5,376	\$5,537	\$5,703	\$5,874	\$6,050
908 Counter Tops - Replace	\$16,866	\$17,372	\$17,893	\$18,430	\$18,983
909 Laundry Sinks - Replace	\$0	\$0	\$0	\$0	\$0
951 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
991 Washers - Replace	\$120,952	\$124,581	\$128,318	\$132,168	\$136,133
992 Dryers - Replace	\$40,317	\$41,527	\$42,773	\$44,056	\$45,378
1110 Interior Laundry - Repaint	\$0	\$0	\$156,834	\$0	\$0
Off Cycle Decking					
150 Off Cycle Deck Top Coat (2021)	\$0	\$0	\$0	\$0	\$0
150 Off Cycle Deck Top Coat (Annual)	\$141,111	\$145,345	\$149,705	\$154,196	\$158,822
152 Off Cycle Common Decks (2021)	\$0	\$0	\$0	\$0	\$0
152 Off Cycle Common Decks (Annual)	\$182,773	\$188,256	\$193,903	\$199,721	\$205,712
153 Off Cycle Balcony Resurface(2021)	\$0	\$0	\$0	\$0	\$0
153 Off Cycle Balcony Resurface(Annual)	\$182,773	\$188,256	\$193,903	\$199,721	\$205,712
Prior To Painting					
148 Lead Testing PTP (Annual)	\$6,720	\$6,921	\$7,129	\$7,343	\$7,563
149 Asbestos Testing PTP - 2021	\$0	\$0	\$0	\$0	\$0
149 Asbestos Testing PTP (Annual)	\$44,887	\$46,233	\$47,620	\$49,049	\$50,520
152 Full Cycle Decking Repairs - 2021	\$0	\$0	\$0	\$0	\$0
152 Full Cycle Decking Repairs (Annual)	\$183,445	\$188,948	\$194,616	\$200,455	\$206,468
153 Full Cycle Balcony Dry Rot - 2021	\$0	\$0	\$0	\$0	\$0
153 Full Cycle Balcony Dry Rot (Annual)	\$9,811	\$10,105	\$10,408	\$10,720	\$11,042
1119 Full Cycle Dry Rot Repairs - 2021	\$0	\$0	\$0	\$0	\$0
1119 Full Cycle Dry Rot Repairs (Annual)	\$606,106	\$624,289	\$643,018	\$662,309	\$682,178
Interior & Exterior Painting					
150 Deck Top Coat Reseal (Annual)	\$42,333	\$43,603	\$44,911	\$46,259	\$47,647
150 Deck Top Coat Reseal- 2021	\$0	\$0	\$0	\$0	\$0
1113 Metal Railings (building) - Repaint	\$174,709	\$179,950	\$185,349	\$190,909	\$196,637
1115 Full Cycle Exterior Paint - 2021	\$0	\$0	\$0	\$0	\$0
1115 Full Cycle Exterior Paint (Annual)	\$1,437,991	\$1,481,130	\$1,525,564	\$1,571,331	\$1,618,471
1116 Exterior Paint Touch-Up (Annual)	\$143,127	\$147,421	\$151,844	\$156,399	\$161,091
1119 Interior Paint Touch-Up (Annual)	\$121,490	\$125,135	\$128,889	\$132,755	\$136,738
1901 Lead Testing and Abatement	\$6,720	\$6,921	\$7,129	\$7,343	\$7,563
1903 Lexan Bldg. Signs (2021) - Repl	\$0	\$0	\$0	\$0	\$0
1903 Lexan Bldg. Signs (Annual) - Repl	\$672	\$692	\$713	\$734	\$756
Walls, Fencing, Railings & Gates					
501 Walls - Perimeter Top Rail - R&R	\$221,746	\$228,399	\$0	\$0	\$0
502 Walls - Perimeter Block - R&R	\$10,886	\$11,212	\$11,549	\$11,895	\$12,252
503 Walls - Common Area Block - R&R	\$30,373	\$31,284	\$32,222	\$33,189	\$34,185
504 Metal Hand Railings (Grounds) - Rep	\$13,574	\$13,981	\$14,400	\$14,832	\$15,277
Grounds & Miscellaneous					
1007 Weather Station - Replace	\$0	\$0	\$2,566	\$0	\$0
1009 V-Ditch (Swales) - Repair	\$69,212	\$71,288	\$73,427	\$75,629	\$77,898
1020 Tree Maintenance (2021)	\$1,209,525	\$0	\$0	\$0	\$0
1020 Tree Maintenance (2022)	\$0	\$1,141,993	\$0	\$0	\$0

Fiscal Year		2031	2032	2033	2034	2035
1020	Tree Maintenance (2023)	\$0	\$0	\$755,653	\$0	\$0
1020	Tree Maintenance (2024)	\$0	\$0	\$0	\$1,057,344	\$0
1020	Tree Maintenance (2025)	\$0	\$0	\$0	\$0	\$1,391,583
1022	Landscape Restoration - Annual	\$0	\$86,515	\$89,110	\$91,783	\$94,537
1022	Landscape Restoration (2021-2030)	\$0	\$0	\$0	\$0	\$0
1024	Slope - Renovations	\$134,392	\$138,423	\$142,576	\$146,853	\$151,259
1026	Turf Reduction & Irrigation	\$114,233	\$117,660	\$121,190	\$124,825	\$128,570
Building Structures						
1901	Lead Testing and Abatement	\$6,720	\$6,921	\$7,129	\$7,343	\$7,563
2001	Building Structures - Projects	\$181,429	\$186,872	\$192,478	\$198,252	\$204,200
2001	Building Structures Dry Rot Repairs	\$6,720	\$6,921	\$7,129	\$7,343	\$7,563
2002	Building Structures Maint Ops	\$403,175	\$415,270	\$427,728	\$440,560	\$453,777
2003	Building Structures Carpentry	\$262,064	\$269,926	\$278,023	\$286,364	\$294,955
2006	Building Foundations - Repair	\$58,864	\$60,629	\$62,448	\$64,322	\$66,251
Plumbing						
328	Plumbing (Annual) - Repair/Replace	\$855,537	\$881,203	\$907,639	\$934,869	\$962,915
328	Waste Lines - Repair	\$67,196	\$69,212	\$71,288	\$73,427	\$75,629
328	Waste Lines Epoxy Re-Line (2020-24)	\$0	\$0	\$0	\$0	\$0
328	Waste Lines Epoxy Re-Line (2025)	\$0	\$0	\$0	\$0	\$0
329	Copper Water Lines Re-Pipe	\$338,667	\$348,827	\$359,292	\$370,070	\$381,173
Total Expenses		\$13,680,531	\$14,306,888	\$14,500,273	\$16,786,956	\$17,551,486
Ending Reserve Balance		\$43,083,483	\$48,560,396	\$54,381,338	\$58,448,478	\$62,273,797

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$62,273,797	\$66,324,778	\$69,808,872	\$72,964,871	\$76,279,120
Annual Reserve Contribution	\$20,624,466	\$21,088,517	\$21,563,008	\$22,048,176	\$22,544,260
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,284,873	\$1,360,158	\$1,426,501	\$1,491,148	\$1,560,024
Total Income	\$84,183,136	\$88,773,453	\$92,798,381	\$96,504,195	\$100,383,404
# Component					
Concrete Repairs and Replacement					
103 Concrete - Repair/Replace	\$233,695	\$240,706	\$247,927	\$255,365	\$263,026
Cul de Sac Asphalt Seal Coat					
202 Cul-de-sacs - Seal Coat	\$62,319	\$64,188	\$66,114	\$68,097	\$70,140
Cul de Sac Asphalt Resurface/Repairs and Replacements					
201 Asphalt - Resurface (2021)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2022)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2023)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2024)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2025)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2026)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2027)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2028)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2029)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2030)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2031)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2032)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2033)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2034)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2035)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2036)	\$452,590	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2037)	\$0	\$470,179	\$0	\$0	\$0
201 Asphalt - Resurface (2038)	\$0	\$0	\$577,670	\$0	\$0
201 Asphalt - Resurface (2039)	\$0	\$0	\$0	\$427,311	\$0
201 Asphalt - Resurface (2040)	\$0	\$0	\$0	\$0	\$589,178
201 Asphalt - Resurface (2041)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2042)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2043)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2044)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2045)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2046)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2047)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2048)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2049)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2050)	\$0	\$0	\$0	\$0	\$0
Roofs - Built-Up					
1302 Built-Up/PVC - Replace (2021)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2022)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2023)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2024)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2025)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2026)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2027)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2028)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2034)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2035)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2036)	\$1,791,663	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2037)	\$0	\$2,569,135	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2038)	\$0	\$0	\$3,309,001	\$0	\$0
1302 PVC Cool Roof - Replace (2039)	\$0	\$0	\$0	\$3,042,248	\$0
1302 PVC Cool Roof - Replace (2040)	\$0	\$0	\$0	\$0	\$2,430,359
1302 PVC Cool Roof - Replace (2041)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2042)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2043)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2044)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2045)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2046)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2047)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2048)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2049)	\$0	\$0	\$0	\$0	\$0
1360 Emergency & Preventative Repairs	\$216,557	\$223,054	\$229,746	\$236,638	\$243,737

Fiscal Year		2036	2037	2038	2039	2040
Roofs - Comp Shingle						
1308	Comp Shingle Roof - Replace (2023)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2041)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2042)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2043)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2044)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2045)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2046)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2047)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2048)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2049)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2050)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2051)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2052)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2053)	\$0	\$0	\$0	\$0	\$0
Roofs - Tile						
1311	Tile Roof - Replace (2044)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2046)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2047)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2048)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2049)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2050)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2051)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2052)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2053)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2054)	\$0	\$0	\$0	\$0	\$0
Infrastructure/Buildings						
151	Balcony Inspections	\$77,898	\$80,235	\$82,642	\$85,122	\$87,675
151	Damage Restoration	\$1,268,185	\$1,306,231	\$1,345,418	\$1,385,781	\$1,427,354
504	Metal Railings (bldg) - Par Replace	\$358,333	\$369,082	\$380,155	\$391,560	\$403,306
1330	Gutter/Downspouts - Partial Replace	\$153,148	\$157,743	\$162,475	\$167,349	\$172,370
1350	Skylights - Replace	\$162,029	\$166,889	\$171,896	\$177,053	\$182,365
1863	Fire Extinguisher Cabinets- Replace	\$0	\$0	\$0	\$0	\$0
2004	Smoke Alarms - Replace (2023)	\$0	\$0	\$0	\$0	\$0
2004	Smoke Alarms - Replace (2024)	\$0	\$0	\$0	\$0	\$0
2004	Smoke Alarms - Replace (2025)	\$0	\$0	\$0	\$0	\$0
2006	Windows - Replace	\$140,217	\$144,424	\$148,756	\$153,219	\$157,816
2007	Sliding Screen Doors	\$46,116	\$47,499	\$48,924	\$50,392	\$51,904
2008	Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
Carport Siding Renovation						
1112	Carport Siding Renovations (2032)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2033)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2034)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2035)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2036)	\$252,391	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2037)	\$0	\$223,054	\$0	\$0	\$0
1112	Carport Siding Renovations (2038)	\$0	\$0	\$261,150	\$0	\$0
1112	Carport Siding Renovations (2039)	\$0	\$0	\$0	\$275,794	\$0
1112	Carport Siding Renovations (2040)	\$0	\$0	\$0	\$0	\$180,611
1112	Carport Siding Renovations (2041)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2042)	\$0	\$0	\$0	\$0	\$0
Manor Components						
983	Heat Pumps - Replace	\$8,880	\$9,147	\$9,421	\$9,704	\$9,995
984	Wall Heater - Replace	\$5,920	\$6,098	\$6,281	\$6,469	\$6,663
3001	Cooktops - Replace	\$121,989	\$125,649	\$129,418	\$133,301	\$137,300
3002	Dishwashers - Replace	\$92,699	\$95,480	\$98,344	\$101,295	\$104,334
3003	Fixtures - Bath Basins	\$72,290	\$74,458	\$76,692	\$78,993	\$81,363
3004	Fixtures - Faucets	\$62,942	\$64,830	\$66,775	\$68,778	\$70,842
3005	Fixtures - Kitchen Sinks	\$86,000	\$88,580	\$91,237	\$93,974	\$96,794
3006	Fixtures - Toilets	\$33,029	\$34,020	\$35,040	\$36,092	\$37,174
3006	Fixtures - Toilets (2021)	\$0	\$0	\$0	\$0	\$0
3007	Garbage Disposals (2021-2030)	\$0	\$0	\$0	\$0	\$0
3008	Manor Hoods	\$61,540	\$63,386	\$65,287	\$67,246	\$69,263
3009	Bath Counters - Replace	\$352,101	\$362,664	\$373,544	\$384,750	\$396,292
3009	Kitchen Counters - Replace	\$0	\$0	\$0	\$0	\$0
3010	Bathroom Flooring - Wk Cntr #910	\$34,431	\$35,464	\$36,528	\$37,624	\$38,752
3010	Bathroom Flooring - Wk Cntr #917	\$86,156	\$88,740	\$91,402	\$94,145	\$96,969
3010	Kitchen Flooring - Wk Cntr #910	\$26,641	\$27,440	\$28,264	\$29,112	\$29,985

Fiscal Year	2036	2037	2038	2039	2040
3010 Kitchen Flooring - Wk Cntr #917	\$53,906	\$55,523	\$57,189	\$58,904	\$60,671
3010 Kitchen/Bath Flooring - Abatement	\$511,013	\$526,344	\$542,134	\$558,398	\$575,150
3011 Bath Mirrors - Replace	\$51,413	\$52,955	\$54,544	\$56,180	\$57,866
3012 Bath Enclosure Doors - Replace	\$182,282	\$187,751	\$193,383	\$199,185	\$205,160
3013 Bathroom Tile - Replace& Abate	\$0	\$0	\$0	\$0	\$0
3014 Ovens - Replace	\$318,604	\$328,162	\$338,007	\$348,148	\$358,592
3015 Ranges - Replace	\$10,516	\$10,832	\$11,157	\$11,491	\$11,836
3016 Refrigerators - Replace	\$319,383	\$328,965	\$338,834	\$348,999	\$359,469
3017 Water Heaters - Replace	\$1,174,707	\$1,209,949	\$1,246,247	\$1,283,635	\$1,322,144
Lighting & Electrical					
340 Electrical Panels - Replace	\$38,949	\$40,118	\$41,321	\$42,561	\$43,838
340 Pushmatic Panels - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
340 Solar System Program Replacement	\$179,166	\$184,541	\$190,077	\$195,780	\$201,653
362 Walkway Lights - Additional New	\$81,014	\$83,445	\$85,948	\$88,527	\$91,182
362 Walkway Lights - Replace	\$81,014	\$83,445	\$85,948	\$88,527	\$91,182
364 Block Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
370 Building Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
375 Lighted Bldg Number Signs - Replace	\$0	\$0	\$0	\$0	\$0
378 Energy Consultant	\$116,848	\$120,353	\$123,964	\$127,682	\$131,513
Laundry Rooms					
332 Laundry Water Heaters 2021-2028	\$0	\$0	\$0	\$0	\$0
332 Laundry Water Heaters 2029-2049	\$0	\$0	\$0	\$0	\$0
800 Doors - Replace	\$6,232	\$6,419	\$6,611	\$6,810	\$7,014
908 Counter Tops - Replace	\$19,552	\$20,139	\$20,743	\$21,366	\$22,007
909 Laundry Sinks - Replace	\$0	\$0	\$0	\$0	\$0
951 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
991 Washers - Replace	\$140,217	\$144,424	\$148,756	\$153,219	\$157,816
992 Dryers - Replace	\$46,739	\$48,141	\$49,585	\$51,073	\$52,605
1110 Interior Laundry - Repaint	\$0	\$0	\$0	\$0	\$0
Off Cycle Decking					
150 Off Cycle Deck Top Coat (2021)	\$0	\$0	\$0	\$0	\$0
150 Off Cycle Deck Top Coat (Annual)	\$163,587	\$168,494	\$173,549	\$178,755	\$184,118
152 Off Cycle Common Decks (2021)	\$0	\$0	\$0	\$0	\$0
152 Off Cycle Common Decks (Annual)	\$211,884	\$218,240	\$224,787	\$231,531	\$238,477
153 Off Cycle Balcony Resurface(2021)	\$0	\$0	\$0	\$0	\$0
153 Off Cycle Balcony Resurface(Annual)	\$211,884	\$218,240	\$224,787	\$231,531	\$238,477
Prior To Painting					
148 Lead Testing PTP (Annual)	\$7,790	\$8,024	\$8,264	\$8,512	\$8,768
149 Asbestos Testing PTP - 2021	\$0	\$0	\$0	\$0	\$0
149 Asbestos Testing PTP (Annual)	\$52,036	\$53,597	\$55,205	\$56,861	\$58,567
152 Full Cycle Decking Repairs - 2021	\$0	\$0	\$0	\$0	\$0
152 Full Cycle Decking Repairs (Annual)	\$212,663	\$219,042	\$225,614	\$232,382	\$239,354
153 Full Cycle Balcony Dry Rot - 2021	\$0	\$0	\$0	\$0	\$0
153 Full Cycle Balcony Dry Rot (Annual)	\$11,373	\$11,714	\$12,066	\$12,428	\$12,801
1119 Full Cycle Dry Rot Repairs - 2021	\$0	\$0	\$0	\$0	\$0
1119 Full Cycle Dry Rot Repairs (Annual)	\$702,643	\$723,723	\$745,434	\$767,797	\$790,831
Interior & Exterior Painting					
150 Deck Top Coat Reseal (Annual)	\$49,076	\$50,548	\$52,065	\$53,627	\$55,235
150 Deck Top Coat Reseal- 2021	\$0	\$0	\$0	\$0	\$0
1113 Metal Railings (building) - Repaint	\$202,536	\$208,612	\$214,870	\$221,316	\$227,956
1115 Full Cycle Exterior Paint - 2021	\$0	\$0	\$0	\$0	\$0
1115 Full Cycle Exterior Paint (Annual)	\$1,667,025	\$1,717,036	\$1,768,547	\$1,821,603	\$1,876,251
1116 Exterior Paint Touch-Up (Annual)	\$165,924	\$170,901	\$176,028	\$181,309	\$186,748
1119 Interior Paint Touch-Up (Annual)	\$140,840	\$145,065	\$149,417	\$153,900	\$158,517
1901 Lead Testing and Abatement	\$7,790	\$8,024	\$8,264	\$8,512	\$8,768
1903 Lexan Bldg. Signs (2021) - Repl	\$0	\$0	\$0	\$0	\$0
1903 Lexan Bldg. Signs (Annual) - Repl	\$779	\$802	\$826	\$851	\$877
Walls, Fencing, Railings & Gates					
501 Walls - Perimeter Top Rail - R&R	\$0	\$0	\$0	\$0	\$0
502 Walls - Perimeter Block - R&R	\$12,620	\$12,998	\$13,388	\$13,790	\$14,203
503 Walls - Common Area Block - R&R	\$35,210	\$36,266	\$37,354	\$38,475	\$39,629
504 Metal Hand Railings (Grounds) - Rep	\$15,735	\$16,208	\$16,694	\$17,195	\$17,710
Grounds & Miscellaneous					
1007 Weather Station - Replace	\$0	\$0	\$0	\$0	\$0
1009 V-Ditch (Swales) - Repair	\$80,235	\$82,642	\$85,122	\$87,675	\$90,306
1020 Tree Maintenance (2021)	\$1,402,171	\$0	\$0	\$0	\$0
1020 Tree Maintenance (2022)	\$0	\$1,323,883	\$0	\$0	\$0

Fiscal Year		2036	2037	2038	2039	2040
1020	Tree Maintenance (2023)	\$0	\$0	\$876,009	\$0	\$0
1020	Tree Maintenance (2024)	\$0	\$0	\$0	\$1,225,752	\$0
1020	Tree Maintenance (2025)	\$0	\$0	\$0	\$0	\$1,613,226
1022	Landscape Restoration - Annual	\$97,373	\$100,294	\$103,303	\$106,402	\$109,594
1022	Landscape Restoration (2021-2030)	\$0	\$0	\$0	\$0	\$0
1024	Slope - Renovations	\$155,797	\$160,471	\$165,285	\$170,243	\$175,351
1026	Turf Reduction & Irrigation	\$132,427	\$136,400	\$140,492	\$144,707	\$149,048
Building Structures						
1901	Lead Testing and Abatement	\$7,790	\$8,024	\$8,264	\$8,512	\$8,768
2001	Building Structures - Projects	\$210,326	\$216,635	\$223,134	\$229,828	\$236,723
2001	Building Structures Dry Rot Repairs	\$7,790	\$8,024	\$8,264	\$8,512	\$8,768
2002	Building Structures Maint Ops	\$467,390	\$481,412	\$495,854	\$510,730	\$526,052
2003	Building Structures Carpentry	\$303,804	\$312,918	\$322,305	\$331,974	\$341,934
2006	Building Foundations - Repair	\$68,239	\$70,286	\$72,395	\$74,567	\$76,804
Plumbing						
328	Plumbing (Annual) - Repair/Replace	\$991,802	\$1,021,556	\$1,052,203	\$1,083,769	\$1,116,282
328	Waste Lines - Repair	\$77,898	\$80,235	\$82,642	\$85,122	\$87,675
328	Waste Lines Epoxy Re-Line (2020-24)	\$0	\$0	\$0	\$0	\$0
328	Waste Lines Epoxy Re-Line (2025)	\$0	\$0	\$0	\$0	\$0
329	Copper Water Lines Re-Pipe	\$392,608	\$404,386	\$416,518	\$429,013	\$441,884
Total Expenses		\$17,858,357	\$18,964,581	\$19,833,510	\$20,225,075	\$20,524,964
Ending Reserve Balance		\$66,324,778	\$69,808,872	\$72,964,871	\$76,279,120	\$79,858,440

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$79,858,440	\$82,797,464	\$83,459,665	\$88,129,598	\$86,864,715
Annual Reserve Contribution	\$23,051,506	\$23,570,165	\$24,100,493	\$24,642,754	\$25,197,216
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,625,151	\$1,661,132	\$1,714,407	\$1,748,428	\$1,743,292
Total Income	\$104,535,097	\$108,028,761	\$109,274,565	\$114,520,780	\$113,805,223
# Component					
Concrete Repairs and Replacement					
103 Concrete - Repair/Replace	\$270,917	\$279,044	\$287,416	\$296,038	\$304,919
Cul de Sac Asphalt Seal Coat					
202 Cul-de-sacs - Seal Coat	\$72,244	\$74,412	\$76,644	\$78,943	\$81,312
Cul de Sac Asphalt Resurface/Repairs and Replacements					
201 Asphalt - Resurface (2021)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2022)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2023)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2024)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2025)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2026)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2027)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2028)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2029)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2030)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2031)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2032)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2033)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2034)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2035)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2036)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2037)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2038)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2039)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2040)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2041)	\$537,318	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2042)	\$0	\$539,485	\$0	\$0	\$0
201 Asphalt - Resurface (2043)	\$0	\$0	\$699,378	\$0	\$0
201 Asphalt - Resurface (2044)	\$0	\$0	\$0	\$574,314	\$0
201 Asphalt - Resurface (2045)	\$0	\$0	\$0	\$0	\$609,838
201 Asphalt - Resurface (2046)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2047)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2048)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2049)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2050)	\$0	\$0	\$0	\$0	\$0
Roofs - Built-Up					
1302 Built-Up/PVC - Replace (2021)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2022)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2023)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2024)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2025)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2026)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2027)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2028)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2034)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2035)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2036)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2037)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2038)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2039)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2040)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2041)	\$1,751,928	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2042)	\$0	\$1,488,236	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2043)	\$0	\$0	\$973,381	\$0	\$0
1302 PVC Cool Roof - Replace (2044)	\$0	\$0	\$0	\$4,630,034	\$0
1302 PVC Cool Roof - Replace (2045)	\$0	\$0	\$0	\$0	\$1,674,006
1302 PVC Cool Roof - Replace (2046)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2047)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2048)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2049)	\$0	\$0	\$0	\$0	\$0
1360 Emergency & Preventative Repairs	\$251,049	\$258,581	\$266,338	\$274,329	\$282,558

Fiscal Year		2041	2042	2043	2044	2045
Roofs - Comp Shingle						
1308	Comp Shingle Roof - Replace (2023)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2041)	\$1,452,113	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2042)	\$0	\$1,324,530	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2043)	\$0	\$0	\$938,891	\$0	\$0
1308	Comp Shingle Roof - Replace (2044)	\$0	\$0	\$0	\$1,835,435	\$0
1308	Comp Shingle Roof - Replace (2045)	\$0	\$0	\$0	\$0	\$1,077,381
1308	Comp Shingle Roof - Replace (2046)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2047)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2048)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2049)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2050)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2051)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2052)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2053)	\$0	\$0	\$0	\$0	\$0
Roofs - Tile						
1311	Tile Roof - Replace (2044)	\$0	\$0	\$0	\$919,691	\$0
1311	Tile Roof - Replace (2046)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2047)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2048)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2049)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2050)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2051)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2052)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2053)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2054)	\$0	\$0	\$0	\$0	\$0
Infrastructure/Buildings						
151	Balcony Inspections	\$90,306	\$93,015	\$95,805	\$98,679	\$101,640
151	Damage Restoration	\$1,470,175	\$1,514,280	\$1,559,708	\$1,606,499	\$1,654,694
504	Metal Railings (bldg) - Par Replace	\$415,406	\$427,868	\$440,704	\$453,925	\$467,543
1330	Gutter/Downspouts - Partial Replace	\$177,541	\$182,867	\$188,353	\$194,004	\$199,824
1350	Skylights - Replace	\$187,836	\$193,471	\$199,275	\$205,253	\$211,411
1863	Fire Extinguisher Cabinets- Replace	\$0	\$0	\$0	\$0	\$0
2004	Smoke Alarms - Replace (2023)	\$0	\$0	\$138,534	\$0	\$0
2004	Smoke Alarms - Replace (2024)	\$0	\$0	\$0	\$592,076	\$0
2004	Smoke Alarms - Replace (2025)	\$0	\$0	\$0	\$0	\$609,838
2006	Windows - Replace	\$162,550	\$167,427	\$172,449	\$177,623	\$182,951
2007	Sliding Screen Doors	\$53,461	\$55,065	\$56,717	\$58,418	\$60,171
2008	Vertical Lifts - R & R	\$0	\$2,805,324	\$0	\$0	\$0
Carport Siding Renovation						
1112	Carport Siding Renovations (2032)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2033)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2034)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2035)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2036)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2037)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2038)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2039)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2040)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2041)	\$97,530	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2042)	\$0	\$208,353	\$0	\$0	\$0
Manor Components						
983	Heat Pumps - Replace	\$10,295	\$10,604	\$10,922	\$11,249	\$11,587
984	Wall Heater - Replace	\$6,863	\$7,069	\$7,281	\$7,500	\$7,725
3001	Cooktops - Replace	\$141,419	\$145,661	\$150,031	\$154,532	\$159,168
3002	Dishwashers - Replace	\$107,464	\$110,688	\$114,008	\$117,428	\$120,951
3003	Fixtures - Bath Basins	\$83,804	\$86,318	\$88,907	\$91,574	\$94,322
3004	Fixtures - Faucets	\$72,967	\$75,156	\$77,411	\$79,733	\$82,125
3005	Fixtures - Kitchen Sinks	\$99,697	\$102,688	\$105,769	\$108,942	\$112,210
3006	Fixtures - Toilets	\$38,290	\$39,438	\$40,621	\$41,840	\$43,095
3006	Fixtures - Toilets (2021)	\$0	\$0	\$0	\$0	\$0
3007	Garbage Disposals (2021-2030)	\$0	\$0	\$0	\$0	\$0
3008	Manor Hoods	\$71,341	\$73,482	\$75,686	\$77,957	\$80,295
3009	Bath Counters - Replace	\$408,181	\$420,427	\$433,039	\$446,031	\$459,411
3009	Kitchen Counters - Replace	\$0	\$0	\$0	\$0	\$0
3010	Bathroom Flooring - Wk Cntr #910	\$39,915	\$41,113	\$42,346	\$43,616	\$44,925
3010	Bathroom Flooring - Wk Cntr #917	\$99,878	\$102,874	\$105,961	\$109,139	\$112,414
3010	Kitchen Flooring - Wk Cntr #910	\$30,885	\$31,811	\$32,765	\$33,748	\$34,761

Fiscal Year	2041	2042	2043	2044	2045
3010 Kitchen Flooring - Wk Cntr #917	\$62,491	\$64,366	\$66,297	\$68,286	\$70,335
3010 Kitchen/Bath Flooring - Abatement	\$592,404	\$610,177	\$628,482	\$647,336	\$666,756
3011 Bath Mirrors - Replace	\$59,602	\$61,390	\$63,231	\$65,128	\$67,082
3012 Bath Enclosure Doors - Replace	\$211,315	\$217,654	\$224,184	\$230,910	\$237,837
3013 Bathroom Tile - Replace& Abate	\$0	\$0	\$0	\$0	\$0
3014 Ovens - Replace	\$369,350	\$380,430	\$391,843	\$403,598	\$415,706
3015 Ranges - Replace	\$12,191	\$12,557	\$12,934	\$13,322	\$13,721
3016 Refrigerators - Replace	\$370,253	\$381,360	\$392,801	\$404,585	\$416,723
3017 Water Heaters - Replace	\$1,361,808	\$1,402,662	\$1,444,742	\$1,488,084	\$1,532,727
Lighting & Electrical					
340 Electrical Panels - Replace	\$45,153	\$46,507	\$47,903	\$49,340	\$50,820
340 Pushmatic Panels - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
340 Solar System Program Replacement	\$207,703	\$213,934	\$220,352	\$226,962	\$233,771
362 Walkway Lights - Additional New	\$93,918	\$96,735	\$99,637	\$102,626	\$105,705
362 Walkway Lights - Replace	\$93,918	\$96,735	\$99,637	\$102,626	\$105,705
364 Block Wall Lights - Replace	\$0	\$0	\$0	\$0	\$609,838
370 Building Wall Lights - Replace	\$0	\$0	\$0	\$0	\$1,524,596
375 Lighted Bldg Number Signs - Replace	\$90,306	\$0	\$0	\$0	\$0
378 Energy Consultant	\$135,458	\$139,522	\$143,708	\$148,019	\$152,460
Laundry Rooms					
332 Laundry Water Heaters 2021-2028	\$0	\$0	\$0	\$0	\$0
332 Laundry Water Heaters 2029-2049	\$0	\$0	\$0	\$0	\$0
800 Doors - Replace	\$7,224	\$7,441	\$7,664	\$7,894	\$8,131
908 Counter Tops - Replace	\$22,667	\$23,347	\$24,047	\$24,769	\$25,512
909 Laundry Sinks - Replace	\$0	\$0	\$0	\$0	\$0
951 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
991 Washers - Replace	\$162,550	\$167,427	\$172,449	\$177,623	\$182,951
992 Dryers - Replace	\$54,183	\$55,809	\$57,483	\$59,208	\$60,984
1110 Interior Laundry - Repaint	\$0	\$0	\$210,771	\$0	\$0
Off Cycle Decking					
150 Off Cycle Deck Top Coat (2021)	\$0	\$0	\$0	\$0	\$0
150 Off Cycle Deck Top Coat (Annual)	\$189,642	\$195,331	\$201,191	\$207,227	\$213,443
152 Off Cycle Common Decks (2021)	\$0	\$0	\$0	\$0	\$0
152 Off Cycle Common Decks (Annual)	\$245,631	\$253,000	\$260,590	\$268,408	\$276,460
153 Off Cycle Balcony Resurface(2021)	\$0	\$0	\$0	\$0	\$0
153 Off Cycle Balcony Resurface(Annual)	\$245,631	\$253,000	\$260,590	\$268,408	\$276,460
Prior To Painting					
148 Lead Testing PTP (Annual)	\$9,031	\$9,301	\$9,581	\$9,868	\$10,164
149 Asbestos Testing PTP - 2021	\$0	\$0	\$0	\$0	\$0
149 Asbestos Testing PTP (Annual)	\$60,324	\$62,134	\$63,998	\$65,918	\$67,895
152 Full Cycle Decking Repairs - 2021	\$0	\$0	\$0	\$0	\$0
152 Full Cycle Decking Repairs (Annual)	\$246,534	\$253,930	\$261,548	\$269,395	\$277,476
153 Full Cycle Balcony Dry Rot - 2021	\$0	\$0	\$0	\$0	\$0
153 Full Cycle Balcony Dry Rot (Annual)	\$13,185	\$13,580	\$13,988	\$14,407	\$14,839
1119 Full Cycle Dry Rot Repairs - 2021	\$0	\$0	\$0	\$0	\$0
1119 Full Cycle Dry Rot Repairs (Annual)	\$814,556	\$838,993	\$864,163	\$890,088	\$916,790
Interior & Exterior Painting					
150 Deck Top Coat Reseal (Annual)	\$56,893	\$58,599	\$60,357	\$62,168	\$64,033
150 Deck Top Coat Reseal- 2021	\$0	\$0	\$0	\$0	\$0
1113 Metal Railings (building) - Repaint	\$234,794	\$241,838	\$249,093	\$256,566	\$264,263
1115 Full Cycle Exterior Paint - 2021	\$0	\$0	\$0	\$0	\$0
1115 Full Cycle Exterior Paint (Annual)	\$1,932,539	\$1,990,515	\$2,050,231	\$2,111,738	\$2,175,090
1116 Exterior Paint Touch-Up (Annual)	\$192,351	\$198,121	\$204,065	\$210,187	\$216,493
1119 Interior Paint Touch-Up (Annual)	\$163,272	\$168,171	\$173,216	\$178,412	\$183,765
1901 Lead Testing and Abatement	\$9,031	\$9,301	\$9,581	\$9,868	\$10,164
1903 Lexan Bldg. Signs (2021) - Repl	\$0	\$0	\$0	\$0	\$0
1903 Lexan Bldg. Signs (Annual) - Repl	\$903	\$930	\$958	\$987	\$1,016
Walls, Fencing, Railings & Gates					
501 Walls - Perimeter Top Rail - R&R	\$0	\$0	\$0	\$0	\$0
502 Walls - Perimeter Block - R&R	\$14,630	\$15,068	\$15,520	\$15,986	\$16,466
503 Walls - Common Area Block - R&R	\$40,818	\$42,043	\$43,304	\$44,603	\$45,941
504 Metal Hand Railings (Grounds) - Rep	\$18,242	\$18,789	\$19,353	\$19,933	\$20,531
Grounds & Miscellaneous					
1007 Weather Station - Replace	\$0	\$0	\$0	\$0	\$0
1009 V-Ditch (Swales) - Repair	\$93,015	\$95,805	\$98,679	\$101,640	\$104,689
1020 Tree Maintenance (2021)	\$1,625,500	\$0	\$0	\$0	\$0
1020 Tree Maintenance (2022)	\$0	\$1,534,743	\$0	\$0	\$0

Fiscal Year		2041	2042	2043	2044	2045
1020	Tree Maintenance (2023)	\$0	\$0	\$1,015,535	\$0	\$0
1020	Tree Maintenance (2024)	\$0	\$0	\$0	\$1,420,982	\$0
1020	Tree Maintenance (2025)	\$0	\$0	\$0	\$0	\$1,870,171
1022	Landscape Restoration - Annual	\$112,882	\$116,268	\$119,756	\$123,349	\$127,050
1022	Landscape Restoration (2021-2030)	\$0	\$0	\$0	\$0	\$0
1024	Slope - Renovations	\$180,611	\$186,029	\$191,610	\$197,359	\$203,279
1026	Turf Reduction & Irrigation	\$153,519	\$158,125	\$162,869	\$167,755	\$172,787
Building Structures						
1901	Lead Testing and Abatement	\$9,031	\$9,301	\$9,581	\$9,868	\$10,164
2001	Building Structures - Projects	\$243,825	\$251,140	\$258,674	\$266,434	\$274,427
2001	Building Structures Dry Rot Repairs	\$9,031	\$9,301	\$9,581	\$9,868	\$10,164
2002	Building Structures Maint Ops	\$541,833	\$558,088	\$574,831	\$592,076	\$609,838
2003	Building Structures Carpentry	\$352,192	\$362,757	\$373,640	\$384,849	\$396,395
2006	Building Foundations - Repair	\$79,108	\$81,481	\$83,925	\$86,443	\$89,036
Plumbing						
328	Plumbing (Annual) - Repair/Replace	\$1,149,770	\$1,184,264	\$1,219,791	\$1,256,385	\$1,294,077
328	Waste Lines - Repair	\$90,306	\$93,015	\$95,805	\$98,679	\$101,640
328	Waste Lines Epoxy Re-Line (2020-24)	\$0	\$0	\$0	\$0	\$0
328	Waste Lines Epoxy Re-Line (2025)	\$0	\$0	\$0	\$0	\$0
329	Copper Water Lines Re-Pipe	\$455,140	\$468,794	\$482,858	\$497,344	\$512,264
Total Expenses		\$21,737,632	\$24,569,096	\$21,144,968	\$27,656,065	\$26,189,706
Ending Reserve Balance		\$82,797,464	\$83,459,665	\$88,129,598	\$86,864,715	\$87,615,517

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$87,615,517	\$84,745,992	\$85,567,555	\$83,161,673	\$81,512,730
Annual Reserve Contribution	\$25,764,154	\$26,343,847	\$26,936,584	\$27,542,657	\$28,162,367
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,722,123	\$1,701,661	\$1,685,832	\$1,645,319	\$1,628,253
Total Income	\$115,101,794	\$112,791,501	\$114,189,971	\$112,349,648	\$111,303,350
# Component					
Concrete Repairs and Replacement					
103 Concrete - Repair/Replace	\$314,067	\$323,489	\$333,193	\$343,189	\$353,485
Cul de Sac Asphalt Seal Coat					
202 Cul-de-sacs - Seal Coat	\$83,751	\$86,264	\$88,852	\$91,517	\$94,263
Cul de Sac Asphalt Resurface/Repairs and Replacements					
201 Asphalt - Resurface (2021)	\$724,447	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2022)	\$0	\$708,440	\$0	\$0	\$0
201 Asphalt - Resurface (2023)	\$0	\$0	\$802,996	\$0	\$0
201 Asphalt - Resurface (2024)	\$0	\$0	\$0	\$812,214	\$0
201 Asphalt - Resurface (2025)	\$0	\$0	\$0	\$0	\$796,519
201 Asphalt - Resurface (2026)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2027)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2028)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2029)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2030)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2031)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2032)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2033)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2034)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2035)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2036)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2037)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2038)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2039)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2040)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2041)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2042)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2043)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2044)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2045)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2046)	\$458,537	\$0	\$0	\$0	\$0
201 Asphalt - Resurface (2047)	\$0	\$581,201	\$0	\$0	\$0
201 Asphalt - Resurface (2048)	\$0	\$0	\$679,714	\$0	\$0
201 Asphalt - Resurface (2049)	\$0	\$0	\$0	\$722,985	\$0
201 Asphalt - Resurface (2050)	\$0	\$0	\$0	\$0	\$808,302
Roofs - Built-Up					
1302 Built-Up/PVC - Replace (2021)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2022)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2023)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2024)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2025)	\$0	\$0	\$0	\$0	\$1,643,704
1302 Built-Up/PVC - Replace (2026)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2027)	\$0	\$0	\$0	\$0	\$0
1302 Built-Up/PVC - Replace (2028)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2034)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2035)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2036)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2037)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2038)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2039)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2040)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2041)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2042)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2043)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2044)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2045)	\$0	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2046)	\$1,664,553	\$0	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2047)	\$0	\$1,151,620	\$0	\$0	\$0
1302 PVC Cool Roof - Replace (2048)	\$0	\$0	\$3,243,082	\$0	\$0
1302 PVC Cool Roof - Replace (2049)	\$0	\$0	\$0	\$3,386,133	\$0
1360 Emergency & Preventative Repairs	\$291,035	\$299,766	\$308,759	\$318,022	\$327,563

Fiscal Year		2046	2047	2048	2049	2050
Roofs - Comp Shingle						
1308	Comp Shingle Roof - Replace (2023)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2041)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2042)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2043)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2044)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2045)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2046)	\$4,920,378	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2047)	\$0	\$2,480,080	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2048)	\$0	\$0	\$3,776,191	\$0	\$0
1308	Comp Shingle Roof - Replace (2049)	\$0	\$0	\$0	\$2,390,884	\$0
1308	Comp Shingle Roof - Replace (2050)	\$0	\$0	\$0	\$0	\$1,944,167
1308	Comp Shingle Roof - Replace (2051)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2052)	\$0	\$0	\$0	\$0	\$0
1308	Comp Shingle Roof - Replace (2053)	\$0	\$0	\$0	\$0	\$0
Roofs - Tile						
1311	Tile Roof - Replace (2044)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2046)	\$1,943,026	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2047)	\$0	\$1,168,872	\$0	\$0	\$0
1311	Tile Roof - Replace (2048)	\$0	\$0	\$1,281,684	\$0	\$0
1311	Tile Roof - Replace (2049)	\$0	\$0	\$0	\$1,377,332	\$0
1311	Tile Roof - Replace (2050)	\$0	\$0	\$0	\$0	\$1,373,878
1311	Tile Roof - Replace (2051)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2052)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2053)	\$0	\$0	\$0	\$0	\$0
1311	Tile Roof - Replace (2054)	\$0	\$0	\$0	\$0	\$0
Infrastructure/Buildings						
151	Balcony Inspections	\$104,689	\$107,830	\$111,064	\$114,396	\$117,828
151	Damage Restoration	\$1,704,335	\$1,755,465	\$1,808,129	\$1,862,373	\$1,918,244
504	Metal Railings (bldg) - Par Replace	\$481,569	\$496,016	\$510,896	\$526,223	\$542,010
1330	Gutter/Downspouts - Partial Replace	\$205,818	\$211,993	\$218,353	\$224,903	\$231,650
1350	Skylights - Replace	\$217,753	\$224,285	\$231,014	\$237,944	\$245,083
1863	Fire Extinguisher Cabinets- Replace	\$0	\$0	\$0	\$0	\$0
2004	Smoke Alarms - Replace (2023)	\$0	\$0	\$0	\$0	\$0
2004	Smoke Alarms - Replace (2024)	\$0	\$0	\$0	\$0	\$0
2004	Smoke Alarms - Replace (2025)	\$0	\$0	\$0	\$0	\$0
2006	Windows - Replace	\$188,440	\$194,093	\$199,916	\$205,913	\$212,091
2007	Sliding Screen Doors	\$61,976	\$63,835	\$65,750	\$67,723	\$69,754
2008	Vertical Lifts - R & R	\$0	\$0	\$0	\$0	\$0
Carport Siding Renovation						
1112	Carport Siding Renovations (2032)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2033)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2034)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2035)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2036)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2037)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2038)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2039)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2040)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2041)	\$0	\$0	\$0	\$0	\$0
1112	Carport Siding Renovations (2042)	\$0	\$0	\$0	\$0	\$0
Manor Components						
983	Heat Pumps - Replace	\$11,935	\$12,293	\$12,661	\$13,041	\$13,432
984	Wall Heater - Replace	\$7,956	\$8,195	\$8,441	\$8,694	\$8,955
3001	Cooktops - Replace	\$163,943	\$168,861	\$173,927	\$179,145	\$184,519
3002	Dishwashers - Replace	\$124,580	\$128,317	\$132,167	\$136,132	\$140,216
3003	Fixtures - Bath Basins	\$97,151	\$100,066	\$103,068	\$106,160	\$109,345
3004	Fixtures - Faucets	\$84,589	\$87,126	\$89,740	\$92,432	\$95,205
3005	Fixtures - Kitchen Sinks	\$115,577	\$119,044	\$122,615	\$126,294	\$130,082
3006	Fixtures - Toilets	\$44,388	\$45,720	\$47,091	\$48,504	\$49,959
3006	Fixtures - Toilets (2021)	\$0	\$0	\$0	\$0	\$0
3007	Garbage Disposals (2021-2030)	\$0	\$0	\$0	\$0	\$0
3008	Manor Hoods	\$82,704	\$85,185	\$87,741	\$90,373	\$93,084
3009	Bath Counters - Replace	\$473,194	\$487,390	\$502,011	\$517,072	\$532,584
3009	Kitchen Counters - Replace	\$0	\$0	\$0	\$0	\$0
3010	Bathroom Flooring - Wk Cntr #910	\$46,272	\$47,661	\$49,090	\$50,563	\$52,080
3010	Bathroom Flooring - Wk Cntr #917	\$115,786	\$119,259	\$122,837	\$126,522	\$130,318
3010	Kitchen Flooring - Wk Cntr #910	\$35,804	\$36,878	\$37,984	\$39,124	\$40,297

Fiscal Year	2046	2047	2048	2049	2050
3010 Kitchen Flooring - Wk Cntr #917	\$72,445	\$74,618	\$76,857	\$79,162	\$81,537
3010 Kitchen/Bath Flooring - Abatement	\$686,759	\$707,362	\$728,583	\$750,440	\$772,953
3011 Bath Mirrors - Replace	\$69,095	\$71,168	\$73,303	\$75,502	\$77,767
3012 Bath Enclosure Doors - Replace	\$244,972	\$252,321	\$259,891	\$267,688	\$275,718
3013 Bathroom Tile - Replace& Abate	\$0	\$0	\$0	\$0	\$0
3014 Ovens - Replace	\$428,178	\$441,023	\$454,254	\$467,881	\$481,918
3015 Ranges - Replace	\$14,133	\$14,557	\$14,994	\$15,444	\$15,907
3016 Refrigerators - Replace	\$429,224	\$442,101	\$455,364	\$469,025	\$483,096
3017 Water Heaters - Replace	\$1,578,709	\$1,626,070	\$1,674,852	\$1,725,097	\$1,776,850
Lighting & Electrical					
340 Electrical Panels - Replace	\$52,344	\$53,915	\$55,532	\$57,198	\$58,914
340 Pushmatic Panels - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
340 Solar System Program Replacement	\$240,784	\$248,008	\$255,448	\$263,112	\$271,005
362 Walkway Lights - Additional New	\$108,876	\$112,143	\$115,507	\$118,972	\$122,541
362 Walkway Lights - Replace	\$108,876	\$112,143	\$115,507	\$118,972	\$122,541
364 Block Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
370 Building Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
375 Lighted Bldg Number Signs - Replace	\$0	\$0	\$0	\$0	\$0
378 Energy Consultant	\$157,033	\$161,744	\$166,597	\$171,595	\$176,742
Laundry Rooms					
332 Laundry Water Heaters 2021-2028	\$0	\$0	\$0	\$0	\$0
332 Laundry Water Heaters 2029-2049	\$0	\$0	\$0	\$0	\$0
800 Doors - Replace	\$8,375	\$8,626	\$8,885	\$9,152	\$9,426
908 Counter Tops - Replace	\$26,277	\$27,065	\$27,877	\$28,713	\$29,575
909 Laundry Sinks - Replace	\$0	\$0	\$160,377	\$0	\$0
951 Bathrooms - Refurbish	\$0	\$31,271	\$0	\$0	\$0
991 Washers - Replace	\$188,440	\$194,093	\$199,916	\$205,913	\$212,091
992 Dryers - Replace	\$62,813	\$64,698	\$66,639	\$68,638	\$70,697
1110 Interior Laundry - Repaint	\$0	\$0	\$0	\$0	\$0
Off Cycle Decking					
150 Off Cycle Deck Top Coat (2021)	\$0	\$0	\$0	\$0	\$0
150 Off Cycle Deck Top Coat (Annual)	\$219,847	\$226,442	\$233,235	\$240,232	\$247,439
152 Off Cycle Common Decks (2021)	\$0	\$0	\$0	\$0	\$0
152 Off Cycle Common Decks (Annual)	\$284,754	\$293,296	\$302,095	\$311,158	\$320,493
153 Off Cycle Balcony Resurface(2021)	\$0	\$0	\$0	\$0	\$0
153 Off Cycle Balcony Resurface(Annual)	\$284,754	\$293,296	\$302,095	\$311,158	\$320,493
Prior To Painting					
148 Lead Testing PTP (Annual)	\$10,469	\$10,783	\$11,106	\$11,440	\$11,783
149 Asbestos Testing PTP - 2021	\$0	\$0	\$0	\$0	\$0
149 Asbestos Testing PTP (Annual)	\$69,932	\$72,030	\$74,191	\$76,417	\$78,709
152 Full Cycle Decking Repairs - 2021	\$0	\$0	\$0	\$0	\$0
152 Full Cycle Decking Repairs (Annual)	\$285,801	\$294,375	\$303,206	\$312,302	\$321,671
153 Full Cycle Balcony Dry Rot - 2021	\$0	\$0	\$0	\$0	\$0
153 Full Cycle Balcony Dry Rot (Annual)	\$15,285	\$15,743	\$16,215	\$16,702	\$17,203
1119 Full Cycle Dry Rot Repairs - 2021	\$0	\$0	\$0	\$0	\$0
1119 Full Cycle Dry Rot Repairs (Annual)	\$944,294	\$972,623	\$1,001,801	\$1,031,855	\$1,062,811
Interior & Exterior Painting					
150 Deck Top Coat Reseal (Annual)	\$65,954	\$67,933	\$69,971	\$72,070	\$74,232
150 Deck Top Coat Reseal- 2021	\$0	\$0	\$0	\$0	\$0
1113 Metal Railings (building) - Repaint	\$272,191	\$280,357	\$288,768	\$297,431	\$306,354
1115 Full Cycle Exterior Paint - 2021	\$0	\$0	\$0	\$0	\$0
1115 Full Cycle Exterior Paint (Annual)	\$2,240,342	\$2,307,553	\$2,376,779	\$2,448,083	\$2,521,525
1116 Exterior Paint Touch-Up (Annual)	\$222,987	\$229,677	\$236,567	\$243,664	\$250,974
1119 Interior Paint Touch-Up (Annual)	\$189,278	\$194,956	\$200,805	\$206,829	\$213,034
1901 Lead Testing and Abatement	\$10,469	\$10,783	\$11,106	\$11,440	\$11,783
1903 Lexan Bldg. Signs (2021) - Repl	\$0	\$0	\$0	\$0	\$0
1903 Lexan Bldg. Signs (Annual) - Repl	\$1,047	\$1,078	\$1,111	\$1,144	\$1,178
Walls, Fencing, Railings & Gates					
501 Walls - Perimeter Top Rail - R&R	\$0	\$0	\$0	\$0	\$0
502 Walls - Perimeter Block - R&R	\$16,960	\$17,468	\$17,992	\$18,532	\$19,088
503 Walls - Common Area Block - R&R	\$47,319	\$48,739	\$50,201	\$51,707	\$53,258
504 Metal Hand Railings (Grounds) - Rep	\$21,147	\$21,782	\$22,435	\$23,108	\$23,801
Grounds & Miscellaneous					
1007 Weather Station - Replace	\$0	\$0	\$3,998	\$0	\$0
1009 V-Ditch (Swales) - Repair	\$107,830	\$111,064	\$114,396	\$117,828	\$121,363
1020 Tree Maintenance (2021)	\$1,884,400	\$0	\$0	\$0	\$0
1020 Tree Maintenance (2022)	\$0	\$1,779,188	\$0	\$0	\$0

Fiscal Year		2046	2047	2048	2049	2050
1020	Tree Maintenance (2023)	\$0	\$0	\$1,177,283	\$0	\$0
1020	Tree Maintenance (2024)	\$0	\$0	\$0	\$1,647,308	\$0
1020	Tree Maintenance (2025)	\$0	\$0	\$0	\$0	\$2,168,040
1022	Landscape Restoration - Annual	\$130,861	\$134,787	\$138,831	\$142,995	\$147,285
1022	Landscape Restoration (2021-2030)	\$0	\$0	\$0	\$0	\$0
1024	Slope - Renovations	\$209,378	\$215,659	\$222,129	\$228,793	\$235,657
1026	Turf Reduction & Irrigation	\$177,971	\$183,310	\$188,810	\$194,474	\$200,308
Building Structures						
1901	Lead Testing and Abatement	\$10,469	\$10,783	\$11,106	\$11,440	\$11,783
2001	Building Structures - Projects	\$282,660	\$291,140	\$299,874	\$308,870	\$318,136
2001	Building Structures Dry Rot Repairs	\$10,469	\$10,783	\$11,106	\$11,440	\$11,783
2002	Building Structures Maint Ops	\$628,133	\$646,977	\$666,387	\$686,378	\$706,970
2003	Building Structures Carpentry	\$408,287	\$420,535	\$433,151	\$446,146	\$459,530
2006	Building Foundations - Repair	\$91,707	\$94,459	\$97,292	\$100,211	\$103,218
Plumbing						
328	Plumbing (Annual) - Repair/Replace	\$1,332,899	\$1,372,886	\$1,414,073	\$1,456,495	\$1,500,190
328	Waste Lines - Repair	\$104,689	\$107,830	\$111,064	\$114,396	\$117,828
328	Waste Lines Epoxy Re-Line (2020-24)	\$0	\$0	\$0	\$0	\$0
328	Waste Lines Epoxy Re-Line (2025)	\$0	\$0	\$0	\$0	\$0
329	Copper Water Lines Re-Pipe	\$527,632	\$543,461	\$559,765	\$576,558	\$593,855
Total Expenses		\$30,355,802	\$27,223,946	\$31,028,298	\$30,836,918	\$29,849,673
Ending Reserve Balance		\$84,745,992	\$85,567,555	\$83,161,673	\$81,512,730	\$81,453,678

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

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

Component Details

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

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

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

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

Concrete Repairs and Replacement

Comp #: 103 Concrete - Repair/Replace**Quantity: Extensive GSF**

Location: Throughout Mutual, includes the replacement of damaged gutters and sidewalks

Funded?: Yes.

History: The mutual plans to do \$150,000 in concrete repairs annually. 2019, \$127,597.

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

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 140,000

Worst Case: \$160,000

Allowance for major repair

Higher allowance

Cost Source: ARI Cost Database

Cul de Sac Asphalt Seal Coat

Comp #: 202 Cul-de-sacs - Seal Coat**Quantity: Approx 2,554,559 GSF**

Location: Cul-de-sacs throughout the mutual

Funded?: Yes.

History: 2019, \$52,026. 2020, planned \$60,900

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

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 35,000

Worst Case: \$45,000

Allowance to repair, seal and restripe

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1118 Parking Spaces - Restripe**Quantity: Numerous LF**

Location: Throughout Mutual driveways and parking areas

Funded?: No. Re-striping should be performed regularly as needed using Operating funds or included in the sealing projects. No separate funding required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Cul de Sac Asphalt Resurface/Repairs and Replacements

Comp #: 201 Asphalt - Resurface (2021)**Quantity: Approx 105,286 GSF**

Location: Cul-de-sacs planned for 2021: 22, 27, 40, 92, 206.

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 316,000

Worst Case: \$376,000

Allowance to resurface

Higher allowance

Cost Source: Client Cost History

Comp #: 201 Asphalt - Resurface (2022)**Quantity: Approx 107,853 GSF**

Location: Cul-de-sacs planned for 2022: 35, 48, 51, 54, 83, 93.

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 1 years

Best Case: \$ 299,000

Worst Case: \$358,000

Allowance to resurface

Higher allowance

Cost Source: Client Cost History

Comp #: 201 Asphalt - Resurface (2023)**Quantity: Approx 163,814 GSF**

Location: Cul-de-sacs planned for 2023: 11, 53, 73, 80, 90.

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 2 years

Best Case: \$ 331,000

Worst Case: \$392,000

Allowance to resurface

Higher allowance

Cost Source: Client Cost History

Comp #: 201 Asphalt - Resurface (2024)**Quantity: Approx 175,716 GSF**

Location: Cul-de-sacs planned for 2024: 2, 6, 56, 59, 207.

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 3 years

Best Case: \$ 325,000

Worst Case: \$385,000

Allowance to resurface

Higher allowance

Cost Source: Client Cost History

Comp #: 201 Asphalt - Resurface (2025)**Quantity: Approx 134,323 GSF**

Location: Cul-de-scas planned for 2025: 1, 13, 17, 29, 46, 81.

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 308,000

Worst Case: \$368,000

Allowance to resurface

Higher allowance

Cost Source: Client Cost History

Comp #: 201 Asphalt - Resurface (2026)**Quantity: Approx 118,630 GSF**

Location: Cul-de-scas planned for 2026: 12, 55, 71, 205.

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 5 years

Best Case: \$ 287,000

Worst Case: \$348,000

Allowance to resurface

Higher allowance

Cost Source: Client Cost History

Comp #: 201 Asphalt - Resurface (2027)**Quantity: Approx 169,446 GSF**

Location: Cul-de-scas planned for 2027: 14, 19, 20, 26, 47, 57, 66, 208.

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 6 years

Best Case: \$ 287,000

Worst Case: \$348,000

Allowance to resurface

Higher allowance

Cost Source: Client Cost History

Comp #: 201 Asphalt - Resurface (2028)**Quantity: Approx 152,256 GSF**

Location: Cul-de-scas planned for 2028: 21, 25, 42, 50, 65, 209.

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 309,000

Worst Case: \$370,000

Allowance to resurface

Higher allowance

Cost Source: Client Cost History

Comp #: 201 Asphalt - Resurface (2029)**Quantity: Approx 47,739 GSF**

Location: Cul-de-scas planned for 2029: 3, 39, 49, 91, 210

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 270,000

Worst Case: \$330,000

Allowance to resurface

Higher allowance

Cost Source: Client Cost History

Comp #: 201 Asphalt - Resurface (2030)**Quantity: (1) Provision**

Location: This is for Concrete & Paving Repairs & Replacements Sheet Totals only

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 9 years

Best Case: \$ 277,000

Worst Case: \$337,000

Allowance to resurface

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 201 Asphalt - Resurface (2031)**Quantity: (1) Provision**

Location: This is for Concrete & Paving Repairs & Replacements Sheet Totals only

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 10 years

Best Case: \$ 302,000

Worst Case: \$362,000

Allowance to resurface

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 201 Asphalt - Resurface (2032)**Quantity: (1) Provision**

Location: This is for Concrete & Paving Repairs & Replacements Sheet Totals only

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 11 years

Best Case: \$ 255,000

Worst Case: \$314,000

Allowance to resurface

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 201 Asphalt - Resurface (2033)**Quantity: Approx 80,550 GSF**

Location: Cul-de-sacs planned for 2033: 5, 7, 24, 52, 209.

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History: Done in 2010

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 12 years

Best Case: \$ 328,000

Worst Case: \$388,000

Allowance to resurface

Higher allowance

Cost Source: Client Cost History

Comp #: 201 Asphalt - Resurface (2034)**Quantity: (1) Provision**

Location: This is for Concrete & Paving Repairs & Replacements Sheet Totals only

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 13 years

Best Case: \$ 321,000

Worst Case: \$381,000

Allowance to resurface

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 201 Asphalt - Resurface (2035)**Quantity: (1) Provision**

Location: This is for Concrete & Paving Repairs & Replacements Sheet Totals only

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 14 years

Best Case: \$ 273,000

Worst Case: \$334,000

Allowance to resurface

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 201 Asphalt - Resurface (2036)**Quantity: Approx 13,122 GSF**

Location: Cul-de-scas planned for 2036: 15, 16, 45, 58, 82.

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History: Done in 2011

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 15 years

Best Case: \$ 260,000

Worst Case: \$321,000

Allowance to resurface

Higher allowance

Cost Source: Client Cost History

Comp #: 201 Asphalt - Resurface (2037)**Quantity: Approx 95,981 GSF**

Location: Cul-de-scas planned for 2037: 18, 41.

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History: Done in 2012

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 16 years

Best Case: \$ 263,000

Worst Case: \$323,000

Allowance to resurface

Higher allowance

Cost Source: Client Cost History

Comp #: 201 Asphalt - Resurface (2038)**Quantity: Approx 131,618 GSF**

Location: Cul-de-scas planned for 2038: 70, 72, 211, 2153.

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History: Done in 2013

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 17 years

Best Case: \$ 319,000

Worst Case: \$380,000

Allowance to resurface

Higher allowance

Cost Source: Client Cost History

Comp #: 201 Asphalt - Resurface (2039)**Quantity: Approx 65,288 GSF**

Location: Cul-de-scas planned for 2039: 23, 84, 86.

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History: Done in 2014

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 18 years

Best Case: \$ 221,000

Worst Case: \$281,000

Allowance to resurface

Higher allowance

Cost Source: Client Cost History

Comp #: 201 Asphalt - Resurface (2040)**Quantity: Approx 48,628 GSF**

Location: Cul-de-scas planned for 2040: 13, 85, v

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History: Done in 2015

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 19 years

Best Case: \$ 311,000

Worst Case: \$361,000

Allowance to resurface

Higher allowance

Cost Source: Client Cost History

Comp #: 201 Asphalt - Resurface (2041)**Quantity: Approx 39,353 GSF**

Location: Cul-de-scas planned for 2041: 30, 32, 67.

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History: Done in 2016

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 20 years

Best Case: \$ 267,000

Worst Case: \$328,000

Allowance to resurface

Higher allowance

Cost Source: Client Cost History

Comp #: 201 Asphalt - Resurface (2042)**Quantity: Approx 26,287 GSF**

Location: Cul-de-scas planned for 2042: 36, 60, 64,

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History: Done in 2017

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 21 years

Best Case: \$ 260,000

Worst Case: \$320,000

Allowance to resurface

Higher allowance

Cost Source: Client Cost History

Comp #: 201 Asphalt - Resurface (2043)**Quantity: Approx 25,511 GSF**

Location: Cul-de-scas planned for 2043: 62, 95.

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History: Done in 2018

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 22 years

Best Case: \$ 385,000

Worst Case: \$345,000

Allowance to resurface

Higher allowance

Cost Source: Client Cost History

Comp #: 201 Asphalt - Resurface (2044)**Quantity: Approx 90,312 GSF**

Location: Cul-de-scas planned for 2044: 61, 63.

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History: Scheduled for 2019, cost \$213,136.

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 23 years

Best Case: \$ 261,000

Worst Case: \$321,000

Allowance to resurface

Higher allowance

Cost Source: Client Cost History

Comp #: 201 Asphalt - Resurface (2045)**Quantity: Approx 67,536 GSF**

Location: Cul-de-scas planned for 2020: 13, 28, 94, 204.

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

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

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 24 years

Best Case: \$ 270,000

Worst Case: \$330,000

Allowance to resurface

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 201 Asphalt - Resurface (2046)**Quantity: Extensive GSF**

Location: On file with the association

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 25 years

Best Case: \$ 189,000

Worst Case: \$249,000

Allowance to resurface

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 201 Asphalt - Resurface (2047)**Quantity: Extensive GSF**

Location: On file with the association

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 26 years

Best Case: \$ 240,000

Worst Case: \$299,000

Allowance to resurface

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 201 Asphalt - Resurface (2048)**Quantity: Extensive GSF**

Location: On file with the association

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 27 years

Best Case: \$ 276,000

Worst Case: \$336,000

Allowance to resurface

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 201 Asphalt - Resurface (2049)**Quantity: Extensive GSF**

Location: On file with the association

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 28 years

Best Case: \$ 286,000

Worst Case: \$346,000

Allowance to resurface

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 201 Asphalt - Resurface (2050)**Quantity: Extensive GSF**

Location: On file with the association

Funded?: Yes. This component has a predictable life and cost and is above the minimum cost threshold. It therefore complies with National Reserve Study Standards.

History:

Comments: It is recommended the association consult with a qualified asphalt resurfacing contractor to evaluate the overall conditions and make recommendations for sectional repair or resurfacing projects. This is a petroleum based product subject to significant cost fluctuations. keep surface on routine seal cycle to protect base.

Useful Life: 25 years

Remaining Life: 29 years

Best Case: \$ 308,000

Worst Case: \$378,000

Allowance to resurface

Higher allowance

Cost Source: Estimate Provided by Client

Roofs - Built-Up

Comp #: 1302 Built-Up/PVC - Replace (2021)

Quantity: Approx 90,145 GSF

Location: Map on file

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 790,000

Worst Case: \$870,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1302 Built-Up/PVC - Replace (2022)

Quantity: Approx 95,370 GSF

Location: Map on file

Funded?: Yes.

History:

Comments:

Useful Life: 0 years

Remaining Life: 1 years

Best Case: \$ 725,000

Worst Case: \$806,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1302 Built-Up/PVC - Replace (2023)

Quantity: Approx 88,227 GSF

Location: Map on file

Funded?: Yes.

History:

Comments:

Useful Life: 0 years

Remaining Life: 2 years

Best Case: \$ 674,000

Worst Case: \$754,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1302 Built-Up/PVC - Replace (2024)

Quantity: Approx 94,935 GSF

Location: Map on file

Funded?: Yes.

History:

Comments:

Useful Life: 0 years

Remaining Life: 3 years

Best Case: \$ 647,000

Worst Case: \$727,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1302 Built-Up/PVC - Replace (2025)

Quantity: Approx 96,336 GSF

Location: Map on file

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 657,000

Worst Case: \$738,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1302 Built-Up/PVC - Replace (2026)

Quantity: Approx 91,254 GSF

Location: Map on file

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 5 years

Best Case: \$ 776,000

Worst Case: \$857,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1302 Built-Up/PVC - Replace (2027)**Quantity: Approx 91,285 GSF**

Location: Map on file

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Best Case: \$ 621,000

Allowance to replace

Cost Source: Estimate Provided by Client

Remaining Life: 6 years

Worst Case: \$701,000

Higher allowance

Comp #: 1302 Built-Up/PVC - Replace (2028)**Quantity: Approx 93,033 GSF**

Location: Map on file

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Best Case: \$ 633,000

Allowance to replace

Cost Source: Estimate Provided by Client

Remaining Life: 7 years

Worst Case: \$714,000

Higher allowance

Comp #: 1302 PVC Cool Roof - Replace (2034)**Quantity: Approx 133,755 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2009

Comments:

Useful Life: 25 years

Best Case: \$ 928,000

Allowance to replace

Cost Source: Estimate Provided by Client

Remaining Life: 13 years

Worst Case: \$1,008,000

Higher allowance

Comp #: 1302 PVC Cool Roof - Replace (2035)**Quantity: Approx 133,174 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2010

Comments:

Useful Life: 25 years

Best Case: \$ 927,000

Allowance to replace

Cost Source: Estimate Provided by Client

Remaining Life: 14 years

Worst Case: \$1,007,000

Higher allowance

Comp #: 1302 PVC Cool Roof - Replace (2036)**Quantity: Approx 159,335 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2011

Comments:

Useful Life: 25 years

Best Case: \$ 1,110,000

Allowance to replace

Cost Source: Estimate Provided by Client

Remaining Life: 15 years

Worst Case: \$1,190,000

Higher allowance

Comp #: 1302 PVC Cool Roof - Replace (2037)**Quantity: Approx 221,125 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2012

Comments:

Useful Life: 25 years

Best Case: \$ 1,561,000

Allowance to replace

Cost Source: Estimate Provided by Client

Remaining Life: 16 years

Worst Case: \$1,641,000

Higher allowance

Comp #: 1302 PVC Cool Roof - Replace (2038)**Quantity: Approx 276,458 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2013

Comments:

Useful Life: 25 years

Best Case: \$ 1,952,000

Allowance to replace

Cost Source: Estimate Provided by Client

Remaining Life: 17 years

Worst Case: \$2,052,000

Higher allowance

Comp #: 1302 PVC Cool Roof - Replace (2039)**Quantity: Approx 246,776 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2014

Comments:

Useful Life: 25 years

Best Case: \$ 1,747,000

Allowance to replace

Cost Source: Estimate Provided by Client

Remaining Life: 18 years

Worst Case: \$1,827,000

Higher allowance

Comp #: 1302 PVC Cool Roof - Replace (2040)**Quantity: Approx 191,455 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2015

Comments:

Useful Life: 25 years

Best Case: \$ 1,346,000

Allowance to replace

Cost Source: Estimate Provided by Client

Remaining Life: 19 years

Worst Case: \$1,426,000

Higher allowance

Comp #: 1302 PVC Cool Roof - Replace (2041)**Quantity: Approx 133,901 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2016

Comments:

Useful Life: 25 years

Best Case: \$ 930,000

Allowance to replace

Cost Source: Estimate Provided by Client

Remaining Life: 20 years

Worst Case: \$1,010,000

Higher allowance

Comp #: 1302 PVC Cool Roof - Replace (2042)**Quantity: Approx 110,496 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2017

Comments:

Useful Life: 25 years

Best Case: \$ 760,000

Allowance to replace

Cost Source: Estimate Provided by Client

Remaining Life: 21 years

Worst Case: \$840,000

Higher allowance

Comp #: 1302 PVC Cool Roof - Replace (2043)**Quantity: Approx 70,140 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2018

Comments:

Useful Life: 25 years

Best Case: \$ 468,000

Allowance to replace

Cost Source: Estimate Provided by Client

Remaining Life: 22 years

Worst Case: \$548,000

Higher allowance

Comp #: 1302 PVC Cool Roof - Replace (2044)**Quantity: Approx 323,976 GSF**

Location: Map on file

Funded?: Yes.

History: New PVC roof in 2019 (different GSF), \$615,927

Comments:

Useful Life: 25 years

Remaining Life: 23 years

Best Case: \$ 2,306,000

Worst Case: \$2,386,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1302 PVC Cool Roof - Replace (2045)**Quantity: Approx 113,737 GSF**

Location: Map on file

Funded?: Yes.

History: Planned PVC roof in 2020 (different GSF 70,091), \$792,752.

Comments:

Useful Life: 25 years

Remaining Life: 24 years

Best Case: \$ 783,000

Worst Case: \$864,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1302 PVC Cool Roof - Replace (2046)**Quantity: Approx 109,834 GSF**

Location: Map on file

Funded?: Yes.

History: 2021 planned (90,856 GSF) \$637,809.

Comments:

Useful Life: 25 years

Remaining Life: 25 years

Best Case: \$ 755,000

Worst Case: \$835,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1302 PVC Cool Roof - Replace (2047)**Quantity: Approx 73,784 GSF**

Location: Map on file

Funded?: Yes.

History: 2022 planned (91,042 GSF), \$639,115.

Comments:

Useful Life: 25 years

Remaining Life: 26 years

Best Case: \$ 494,000

Worst Case: \$574,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1302 PVC Cool Roof - Replace (2048)**Quantity: Approx 201,547 GSF**

Location: Map on file

Funded?: Yes.

History: 2023 planned (91,809 GSF), \$644,499.

Comments:

Useful Life: 25 years

Remaining Life: 27 years

Best Case: \$ 1,420,000

Worst Case: \$1,500,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1302 PVC Cool Roof - Replace (2049)**Quantity: Approx 204,460 GSF**

Location: Map on file

Funded?: Yes.

History: 2024 planned (91,687 GSF), \$643,643.

Comments:

Useful Life: 25 years

Remaining Life: 28 years

Best Case: \$ 1,440,000

Worst Case: \$1,520,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1360 Emergency & Preventative Repairs

Quantity: (1) Provision

Location:

Funded?: Yes. Funding Reason

History:

Comments: Items addressed include water intrusion problems, severe weather damage to roofs, water tests, repair of damaged roof tiles, shingles and flashings, skylight leaks, standing water reports, roof repairs related to the prior to paint program and miscellaneous requests by residents. This funding can be adjusted as needed by the association.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 110,000

Worst Case: \$168,000

Allowance for maintenance program

Higher allowance

Cost Source: ARI Cost Database

Roofs - Comp Shingle

Comp #: 1308 Comp Shingle Roof - Replace (2023)

Quantity: Approx 89,157 GSF

Location: Map on file

Funded?: Yes.

History: Scheduled replacement with 40 year roof in 2023

Comments:

Useful Life: 40 years

Remaining Life: 2 years

Best Case: \$ 291,000

Worst Case: \$351,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 1308 Comp Shingle Roof - Replace (2041)

Quantity: Approx 223,392 GSF

Location: Map on file

Funded?: Yes.

History: Replaced in 2001 with 40 year roof system

Comments:

Useful Life: 40 years

Remaining Life: 20 years

Best Case: \$ 774,000

Worst Case: \$834,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 1308 Comp Shingle Roof - Replace (2042)

Quantity: Approx 197,732 GSF

Location: Map on file

Funded?: Yes.

History: Replaced in 2002 with 40 year roof system

Comments:

Useful Life: 40 years

Remaining Life: 21 years

Best Case: \$ 682,000

Worst Case: \$742,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 1308 Comp Shingle Roof - Replace (2043)

Quantity: Approx 131,759 GSF

Location: Map on file

Funded?: Yes.

History: Replaced in 2003 with 40 year roof system

Comments:

Useful Life: 40 years

Remaining Life: 22 years

Best Case: \$ 470,000

Worst Case: \$510,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 1308 Comp Shingle Roof - Replace (2044)

Quantity: Approx 251,325 GSF

Location: Map on file

Funded?: Yes.

History: Replaced in 2004 with 40 year roof system

Comments:

Useful Life: 40 years

Remaining Life: 23 years

Best Case: \$ 910,000

Worst Case: \$950,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 1308 Comp Shingle Roof - Replace (2045)

Quantity: Approx 141,822 GSF

Location: Map on file

Funded?: Yes.

History: Replaced in 2005 with 40 year roof system

Comments:

Useful Life: 40 years

Remaining Life: 24 years

Best Case: \$ 510,000

Worst Case: \$550,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 1308 Comp Shingle Roof - Replace (2046)**Quantity: Approx 627,769 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced in 2006 with 40 year roof system

Comments:

Useful Life: 40 years

Remaining Life: 25 years

Best Case: \$ 2,300,000

Worst Case: \$2,400,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 1308 Comp Shingle Roof - Replace (2047)**Quantity: Approx 314,859 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced in 2007 with 40 year roof system

Comments:

Useful Life: 40 years

Remaining Life: 26 years

Best Case: \$ 1,100,000

Worst Case: \$1,200,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 1308 Comp Shingle Roof - Replace (2048)**Quantity: Approx 459,704 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced in 2008 with 40 year roof system

Comments:

Useful Life: 40 years

Remaining Life: 27 years

Best Case: \$ 1,700,000

Worst Case: \$1,700,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 1308 Comp Shingle Roof - Replace (2049)**Quantity: Approx 275,569 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced in 2009 with 40 year roof system

Comments:

Useful Life: 40 years

Remaining Life: 28 years

Best Case: \$ 990,000

Worst Case: \$1,100,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 1308 Comp Shingle Roof - Replace (2050)**Quantity: Approx 222,407 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced in 2010 with 40 year roof system

Comments:

Useful Life: 40 years

Remaining Life: 29 years

Best Case: \$ 800,000

Worst Case: \$850,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 1308 Comp Shingle Roof - Replace (2051)**Quantity: Approx 295,877 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced in 2011 with 40 year roof system

Comments:

Useful Life: 40 years

Remaining Life: 30 years

Best Case: \$ 1,100,000

Worst Case: \$1,100,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 1308 Comp Shingle Roof - Replace (2052)**Quantity: Approx 171,814 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced in 2012 with 40 year roof system

Comments:

Useful Life: 40 years

Best Case: \$ 620,000

Allowance to replace

Cost Source: Client Cost History

Remaining Life: 31 years

Worst Case: \$660,000

Higher allowance

Comp #: 1308 Comp Shingle Roof - Replace (2053)**Quantity: Approx 73,476 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced in 2013 with 40 year roof system

Comments:

Useful Life: 40 years

Best Case: \$ 250,000

Allowance to replace

Cost Source: Client Cost History

Remaining Life: 32 years

Worst Case: \$290,000

Higher allowance

Roofs - Tile

Comp #: 1311 Tile Roof - Replace (2044)

Quantity: Approx 59,760 GSF

Location: Map on file

Funded?: Yes.

History:

Comments:

Useful Life: 40 years

Remaining Life: 23 years

Best Case: \$ 436,000

Worst Case: \$496,000

Allowance for major repair

Higher allowance

Cost Source: Client Cost History

Comp #: 1311 Tile Roof - Replace (2046)

Quantity: Approx 119,104 GSF

Location: Map on file

Funded?: Yes.

History: Replaced 2006

Comments:

Useful Life: 40 years

Remaining Life: 25 years

Best Case: \$ 888,000

Worst Case: \$968,000

Allowance for major repair

Higher allowance

Cost Source: Client Cost History

Comp #: 1311 Tile Roof - Replace (2047)

Quantity: Approx 69,540 GSF

Location: Map on file

Funded?: Yes.

History: Replaced 2007

Comments:

Useful Life: 40 years

Remaining Life: 26 years

Best Case: \$ 512,000

Worst Case: \$572,000

Allowance for major repair

Higher allowance

Cost Source: Client Cost History

Comp #: 1311 Tile Roof - Replace (2048)

Quantity: Approx 74,736 GSF

Location: Map on file

Funded?: Yes.

History: Replaced 2008

Comments:

Useful Life: 40 years

Remaining Life: 27 years

Best Case: \$ 552,000

Worst Case: \$602,000

Allowance for major repair

Higher allowance

Cost Source: Client Cost History

Comp #: 1311 Tile Roof - Replace (2049)

Quantity: Approx 77,264 GSF

Location: Map on file

Funded?: Yes.

History: Replaced 2009

Comments:

Useful Life: 40 years

Remaining Life: 28 years

Best Case: \$ 572,000

Worst Case: \$632,000

Allowance for major repair

Higher allowance

Cost Source: Client Cost History

Comp #: 1311 Tile Roof - Replace (2050)

Quantity: Approx 74,820 GSF

Location: Map on file

Funded?: Yes.

History: Replaced 2010

Comments:

Useful Life: 40 years

Remaining Life: 29 years

Best Case: \$ 553,000

Worst Case: \$613,000

Allowance for major repair

Higher allowance

Cost Source: Client Cost History

Comp #: 1311 Tile Roof - Replace (2051)**Quantity: Approx 74,820 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced 2011

Comments:

Useful Life: 40 years

Best Case: \$ 553,000

Allowance for major repair

Cost Source: Client Cost History

Remaining Life: 30 years

Worst Case: \$613,000

Higher allowance

Comp #: 1311 Tile Roof - Replace (2052)**Quantity: Approx 74,820 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced 2012

Comments:

Useful Life: 40 years

Best Case: \$ 553,000

Allowance for major repair

Cost Source: Client Cost History

Remaining Life: 31 years

Worst Case: \$613,000

Higher allowance

Comp #: 1311 Tile Roof - Replace (2053)**Quantity: Approx 80,320 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced 2013

Comments:

Useful Life: 40 years

Best Case: \$ 596,000

Allowance for major repair

Cost Source: Client Cost History

Remaining Life: 32 years

Worst Case: \$656,000

Higher allowance

Comp #: 1311 Tile Roof - Replace (2054)**Quantity: Approx 61,920 GSF**

Location: Map on file

Funded?: Yes.

History: Replaced 2014

Comments:

Useful Life: 40 years

Best Case: \$ 452,000

Allowance for major repair

Cost Source: Client Cost History

Remaining Life: 33 years

Worst Case: \$512,000

Higher allowance

Infrastructure/Buildings

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

Location: Manor Interiors

Funded?: Yes.

History: Budget based on prior years - See Component Sheets

Comments: Reserve for construction resulting from rain leaks, plumbing leaks, plumbing stoppages, and moisture intrusion events. Construction resulting in costs of over \$25K are planned to be covered by insurance.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 814,000

Worst Case: \$814,000

Allowance for inspections

Higher allowance

Cost Source: Revision Estimate Provided by Client

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

Location: Adjacent unit front doors and breezeway decks

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

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: Select building exteriors

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

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: Select building exteriors

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

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

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

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

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: Balcony decks, breezeway decks, & staircases

Funded?: Yes. Funding Reason

History:

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

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 200,000

Worst Case: \$260,000

Allowance to replace

Higher allowance

Cost Source: Reserve Allowance

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

Location: Building breezeway decks with staircases

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

No additional Reserve funding is required.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: Unit entrances

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

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: Atrium entrances of select units

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

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: Unit patios & balconies

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

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1330 Gutter/Downspouts - Partial Replace**Quantity: Approx 136,000 LF**

Location: Perimeter of buildings and downspouts

Funded?: Yes.

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 88,300

Worst Case: \$108,300

Allowance to repair or replace

Higher allowance

Cost Source: Estimate Provided by Client

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

Location: Rooftop of buildings and breezeways

Funded?: Yes. Funding Reason

History:

Comments:

Useful Life: 1 years

Best Case: \$ 88,000

Allowance to remove and replace

Cost Source: ARI Cost Database

Remaining Life: 0 years

Worst Case: \$120,000

Higher allowance

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

Location: Building breezeway decks

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Best Case: \$ 160,000

Allowance to replace, installed

Cost Source: ARI Cost Database

Remaining Life: 9 years

Worst Case: \$200,000

Higher allowance

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

Location: Building interiors

Funded?: No.

History:

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

Useful Life:

Best Case:

Cost Source:

Remaining Life:

Worst Case:

Comp #: 2004 Smoke Alarms - Replace (2023)**Quantity: Approx 2,066 Units**

Location: List on file

Funded?: Yes.

History: 2013

Comments:

Useful Life: 10 years

Best Case: \$ 62,300

Allowance to replace

Cost Source: Client Cost History

Remaining Life: 2 years

Worst Case: \$82,300

Higher allowance

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

Location: List on file

Funded?: Yes.

History: 2013

Comments:

Useful Life: 10 years

Best Case: \$ 260,000

Allowance to replace

Cost Source: Client Cost History

Remaining Life: 3 years

Worst Case: \$340,000

Higher allowance

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

Location: List on file

Funded?: Yes.

History: 2015

Comments:

Useful Life: 10 years

Best Case: \$ 260,000

Allowance to replace

Cost Source: Client Cost History

Remaining Life: 4 years

Worst Case: \$340,000

Higher allowance

Comp #: 2006 Windows - Replace**Quantity: Numerous Windows**

Location: All residential buildings and laundry rooms

Funded?: Yes. Funding Reason

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 70,000

Worst Case: \$110,000

Allowance to replace, installed

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 2007 Sliding Screen Doors**Quantity: Approx (52) Annually**

Location: Unit patios and balconies

Funded?: Yes.

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 24,600

Worst Case: \$34,600

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 2008 Vertical Lifts - R & R**Quantity: Approx (27) Units**

Location: List on file with the Mutual for locations

Funded?: Yes.

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

Comments:

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 1,458,000

Worst Case: \$1,558,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Carport Siding Renovation

Comp #: 1112 Carport Siding Renovations (2032)**Quantity: (388) Carports**

Location: Adjacent to driveways

Funded?: Yes.

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

Comments:

Useful Life: 35 years

Remaining Life: 11 years

Best Case: \$ 81,000

Worst Case: \$121,000

Allowance to repaint

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1112 Carport Siding Renovations (2033)**Quantity: (531) Carports**

Location: Adjacent to driveways

Funded?: Yes.

History: Hardie lap siding installed 1998 with 25 year warranty. 1998 (531) units.

Comments:

Useful Life: 35 years

Remaining Life: 12 years

Best Case: \$ 118,000

Worst Case: \$158,000

Allowance to repaint

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1112 Carport Siding Renovations (2034)**Quantity: (506) Carports**

Location: Adjacent to driveways

Funded?: Yes.

History: Hardie lap siding installed 1999 with 25 year warranty. 1999 (506) units.

Comments:

Useful Life: 35 years

Remaining Life: 13 years

Best Case: \$ 112,000

Worst Case: \$152,000

Allowance to repaint

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1112 Carport Siding Renovations (2035)**Quantity: (588) Carports**

Location: Adjacent to driveways

Funded?: Yes.

History: Hardie lap siding installed in 2000 with 25 year warranty. 2000 (588) units

Comments:

Useful Life: 35 years

Remaining Life: 14 years

Best Case: \$ 133,000

Worst Case: \$173,000

Allowance to repaint

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1112 Carport Siding Renovations (2036)**Quantity: (623) Carports**

Location: Adjacent to driveways

Funded?: Yes.

History: Hardie lap siding installed in 2001 with 25 year warranty. 2001 (623) units.

Comments:

Useful Life: 35 years

Remaining Life: 15 years

Best Case: \$ 142,000

Worst Case: \$182,000

Allowance to repaint

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1112 Carport Siding Renovations (2037)**Quantity: (534) Carports**

Location: Adjacent to driveways

Funded?: Yes.

History: Hardie lap siding installed in 2002 with 25 year warranty. 2002 (534) Units.

Comments:

Useful Life: 35 years

Remaining Life: 16 years

Best Case: \$ 119,000

Worst Case: \$159,000

Allowance to repaint

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1112 Carport Siding Renovations (2038)**Quantity: (606) Carports**

Location: Adjacent to driveways

Funded?: Yes.

History: Hardie lap siding installed in 2003 with 25 year warranty. 2003 (606) units.

Comments:

Useful Life: 35 years

Remaining Life: 17 years

Best Case: \$ 138,000

Worst Case: \$178,000

Allowance to repaint

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1112 Carport Siding Renovations (2039)**Quantity: (624) Carports**

Location: Adjacent to driveways

Funded?: Yes.

History: Hardie lap siding installed in 2004 with 25 year warranty. 2004 (624) Units.

Comments:

Useful Life: 35 years

Remaining Life: 18 years

Best Case: \$ 142,000

Worst Case: \$182,000

Allowance to repaint

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1112 Carport Siding Renovations (2040)**Quantity: (396) Carports**

Location: Adjacent to driveways

Funded?: Yes.

History: Hardie lap siding installed in 2005 with 25 year warranty. 2005 (396) Units.

Comments:

Useful Life: 35 years

Remaining Life: 19 years

Best Case: \$ 83,000

Worst Case: \$123,000

Allowance to repaint

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1112 Carport Siding Renovations (2041)**Quantity: (207) Carports**

Location: Adjacent to driveways

Funded?: Yes.

History: Hardie lap siding installed in 2006 with 25 year warranty. 2006 (207) Units.

Comments:

Useful Life: 35 years

Remaining Life: 20 years

Best Case: \$ 44,000

Worst Case: \$64,000

Allowance to repaint

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1112 Carport Siding Renovations (2042)**Quantity: (429) Carports**

Location: Adjacent to driveways

Funded?: Yes.

History: Hardie lap siding installed in 2007 with 25 year warranty. 2007 (429) Units.

Comments:

Useful Life: 35 years

Remaining Life: 21 years

Best Case: \$ 92,000

Worst Case: \$132,000

Allowance to repaint

Higher allowance

Cost Source: Estimate Provided by Client

Manor Components

Comp #: 983 Heat Pumps - Replace

Quantity: (3) Pumps Annually

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 4,700

Worst Case: \$6,700

Allowance to replace, installed

Higher allowance

Cost Source: Client Cost History

Comp #: 984 Wall Heater - Replace

Quantity: (3) Wall Heaters Annually

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 2,800

Worst Case: \$4,800

Allowance to replace, installed

Higher allowance

Cost Source: Client Cost History

Comp #: 3001 Cooktops - Replace

Quantity: Approx (122) Annually

Location: Manor interiors

Funded?: Yes.

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 68,300

Worst Case: \$88,300

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 3002 Dishwashers - Replace

Quantity: Approx (234) Annually

Location: Manor interiors

Funded?: Yes.

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 49,500

Worst Case: \$69,500

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 3003 Fixtures - Bath Basins

Quantity: Approx (120) Annually

Location: Manor interiors

Funded?: Yes.

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 36,400

Worst Case: \$56,400

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 3004 Fixtures - Faucets

Quantity: Approx (447) Annually

Location: Manor interiors

Funded?: Yes.

History: History listed on Reserve Plan

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 30,400

Worst Case: \$50,400

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 3005 Fixtures - Kitchen Sinks**Quantity: Approx (158) Annually**

Location: Manor interiors

Funded?: Yes.

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 50,200

Worst Case: \$60,200

Allowance to replace

Higher allowance

Cost Source: Client Cost History

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

Location: Manor interiors

Funded?: Yes.

History: History on file in Reserves Plan

Comments: Toilets are replaced as needed after inspection and confirmation of need to do so. In 2014 the non-compliant fixtures were replaced over a 4 year period. This is an annual allowance to continue to replace fixtures as they fail and are not repairable. Replacement includes 14" round and 18" elongated toilets.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 17,200

Worst Case: \$25,200

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 3006 Fixtures - Toilets (2021)**Quantity: (1) Provision**

Location: Manor interiors

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 6,000

Worst Case: \$8,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 3007 Garbage Disposals (2021-2030)**Quantity: Approx (410) Annually**

Location: Manor interiors

Funded?: Yes.

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 80,000

Worst Case: \$115,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 3008 Manor Hoods**Quantity: Approx (109) Annually**

Location: Manor interiors

Funded?: Yes.

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 29,500

Worst Case: \$49,500

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 3009 Bath Counters - Replace**Quantity: Approx (288) Units**

Location: Manor interiors

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 9 years

Best Case: \$ 196,000

Worst Case: \$256,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 3009 Kitchen Counters - Replace**Quantity: Approx (189) Units**

Location: Manor interiors

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 402,000

Worst Case: \$462,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 3010 Bathroom Flooring - Wk Cntr #910**Quantity: Approx (33) Annually**

Location: Manor interiors

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 18,100

Worst Case: \$26,100

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 3010 Bathroom Flooring - Wk Cntr #917**Quantity: Approx (85) Annually**

Location: Manor interiors

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 50,300

Worst Case: \$60,300

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 3010 Kitchen Flooring - Wk Cntr #910**Quantity: Approx (25) Annually**

Location: Manor interiors

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 14,100

Worst Case: \$20,100

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 3010 Kitchen Flooring - Wk Cntr #917**Quantity: Approx (50) Annually**

Location: Manor interiors

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 29,600

Worst Case: \$39,600

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 3010 Kitchen/Bath Flooring - Abatement**Quantity: (1) Provision**

Location: Manor interiors

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 298,000

Worst Case: \$358,000

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

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

Location: Manor interiors

Funded?: Yes.

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 23,000

Worst Case: \$43,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 3012 Bath Enclosure Doors - Replace**Quantity: Approx (237) Annually**

Location: Manor interiors

Funded?: Yes.

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 97,000

Worst Case: \$137,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 3013 Bathroom Tile - Replace& Abate**Quantity: Approx (95) Annually**

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

Funded?: Yes.

History: 2020, \$58,100.

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 82,000

Worst Case: \$123,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 3014 Ovens - Replace**Quantity: Approx (162) Annually**

Location: Manor interiors

Funded?: Yes.

History: History on file in Reserve Plan

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 184,000

Worst Case: \$225,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 3015 Ranges - Replace**Quantity: Approx (66) Annually**

Location: Manor interiors

Funded?: Yes.

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 5,700

Worst Case: \$7,800

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 3016 Refrigerators - Replace**Quantity: Approx (253) Annually**

Location: Manor interiors

Funded?: Yes.

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 185,000

Worst Case: \$225,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 3017 Water Heaters - Replace

Location: Manor interiors

Funded?: Yes.

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

Comments: This project was completed in 2019.

Useful Life: 1 years

Best Case: \$ 724,000

Annual allowance for replacement as needed

Cost Source: Estimate Provided by Client

Quantity: Approx (632) Annually

Remaining Life: 0 years

Worst Case: \$784,000

Higher allowance

Lighting & Electrical

Comp #: 340 Electrical Panels - Replace

Quantity: Approx (17) Annually

Location: Manor electrical panels

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 20,000

Worst Case: \$30,000

Allowance to replace, installed

Higher allowance

Cost Source: Client Cost History

Comp #: 340 Pushmatic Panels - Replace/Upgrade

Quantity: 10% annually through 2025

Location:

Funded?: Yes.

History: 2019, \$447,860.

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 400,000

Worst Case: \$450,000

Allowance to replace, installed

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 340 Solar System Program Replacement

Quantity: Panels & Inverters

Location: Roof of buildings

Funded?: Yes.

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

Comments:

Useful Life: 1 years

Remaining Life: 11 years

Best Case: \$ 95,000

Worst Case: \$135,000

Allowance to replace, installed

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 362 Walkway Lights - Additional New

Quantity: (1) Annual Allowance

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

Funded?: Yes. Funding Reason

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 42,000

Worst Case: \$62,000

Allowance to replace, installed

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 362 Walkway Lights - Replace

Quantity: (89) Lights

Location: Walkways throughout Mutual

Funded?: Yes. Funding Reason

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 42,000

Worst Case: \$62,000

Allowance to replace, installed

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 364 Block Wall Lights - Replace

Quantity: Approx 1,300 Fixtures

Location: Unit patio walls

Funded?: Yes. Funding Reason

History:

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

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 270,000

Worst Case: \$330,000

Allowance to replace with similar size, installed

Higher allowance

Cost Source: ARI Cost Database

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

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

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 730,000

Worst Case: \$770,000

Allowance to replace with similar size, installed

Higher allowance

Cost Source: ARI Cost Database

Comp #: 375 Lighted Bldg Number Signs - Replace**Quantity: Numerous**

Location:

Funded?: Yes. Funding Reason

History: 2020 Planned \$50,000.

Comments: These were not tested during daylight hours. Expect to replace all at the same time to maintain continuity.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 50,000

Worst Case: \$50,000

Allowance to replace, installed

Higher allowance

Cost Source: Estimate provided by client

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

Location: Interior Carport Overhead areas

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

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 378 Energy Consultant**Quantity: (1) Provision**

Location: Grounds

Funded?: Yes.

History:

Comments: This is included in Energy Projets, Misc. and Exterior Lighting for Additional Walkway Lights.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 50,000

Worst Case: \$100,000

Allowance for energy projects

Higher allowance

Cost Source: Estimate Provided by Client

Laundry Rooms

Comp #: 332 Laundry Water Heaters 2021-2028

Quantity: Appox 2-3 annually

Location: Laundry Rooms

Funded?: Yes.

History: Installed in 2016

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

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 1,400

Worst Case: \$2,200

Allowance to replace, installed

Higher allowance

Cost Source: Client Cost History

Comp #: 332 Laundry Water Heaters 2029-2049

Quantity: Appox 11 annually

Location: Laundry Rooms

Funded?: Yes.

History: Installed in 2016

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

Useful Life: 1 years

Remaining Life: 8 years

Best Case: \$ 7,900

Worst Case: \$8,900

Allowance to replace, installed

Higher allowance

Cost Source: Client Cost History

Comp #: 603 Laundry Room Floors - Replace

Quantity:

Location:

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

History:

Comments: As part of ongoing maintenance program, professionally clean as needed.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 800 Doors - Replace

Quantity: (175) Laundry Rooms

Location: Laundry Room Exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 3,100

Worst Case: \$4,900

Allowance for major door replacement

Higher allowance

Cost Source: ARI Cost Allowance Estimate

Comp #: 908 Counter Tops - Replace

Quantity: (175) Laundry Rooms

Location: Laundry Rooms

Funded?: Yes. Funding Reason

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 10,500

Worst Case: \$14,600

Allowance to replace with similar material, installed

Higher allowance

Cost Source: Client Cost History with Inflation

Comp #: 909 Laundry Sinks - Replace

Quantity: (175) Sinks

Location: Laundry Rooms

Funded?: Yes.

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

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

Useful Life: 25 years

Remaining Life: 2 years

Best Case: \$ 62,200

Worst Case: \$82,200

Allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 951 Bathrooms - Refurbish**Quantity: (7) Bathrooms**

Location: At select laundry room buildings

Funded?: Yes. Funding Reason

History:

Comments:

Useful Life: 24 years

Remaining Life: 2 years

Best Case: \$ 11,000

Worst Case: \$18,000

Allowance to refurbish

Higher allowance

Cost Source: ARI Cost Database

Comp #: 991 Washers - Replace**Quantity: (700) Washers**

Location: Laundry Rooms

Funded?: Yes.

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 80,000

Worst Case: \$100,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 992 Dryers - Replace**Quantity: (526) Dryers**

Location: Laundry Rooms

Funded?: Yes.

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

Comments: Laundry machines should be inspected, serviced and repaired as needed by vendors to ensure full useful life and achieve optimal performance.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 25,000

Worst Case: \$35,000

Allowance to replace

Higher allowance

Cost Source: Client Cost History

Comp #: 1110 Interior Laundry - Repaint**Quantity: (175) Laundry Rooms**

Location: Interior laundry room surfaces

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 100,000

Worst Case: \$120,000

Allowance to repaint

Higher allowance

Cost Source: ARI Cost Database

Off Cycle Decking

Comp #: 150 Off Cycle Deck Top Coat (2021)

Quantity: Extensive GSF

Location: Unit balconies & breezeway decks/stairs

Funded?: Yes.

History:

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

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 68,200

Worst Case: \$68,200

Allowance to resurface

Higher allowance

Cost Source: Revision Estimate Provided by Client

Comp #: 150 Off Cycle Deck Top Coat (Annual)

Quantity: Approx 15.7M GSF Annually

Location: Unit balconies & breezeway decks/stairs

Funded?: Yes.

History:

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

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 105,000

Worst Case: \$105,000

Allowance to resurface

Higher allowance

Cost Source: Revision Estimate Provided by Client

Comp #: 152 Off Cycle Common Decks (2021)

Quantity: (1) Provision

Location: Building balcony & breezeway decks/stairs

Funded?: Yes. Funding Reason

History:

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

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 54,700

Worst Case: \$54,700

Allowance to resurface

Higher allowance

Cost Source: Revision Estimate Provided by Client

Comp #: 152 Off Cycle Common Decks (Annual)

Quantity: Approx 15.7M GSF

Location:

Funded?: Yes. Funding Reason

History:

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

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 136,000

Worst Case: \$136,000

Allowance to resurface

Higher allowance

Cost Source: Revision Estimate Provided by Client

Comp #: 153 Off Cycle Balcony Resurface((2021)

Quantity: (1) Provision

Location:

Funded?: Yes. Funding Reason

History:

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

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 8,100

Worst Case: \$8,100

Allowance to resurface

Higher allowance

Cost Source: Revision Estimate Provided by Client

Comp #: 153 Off Cycle Balcony Resurface(Annual)

Quantity: Approx 15.7M GSF

Location:

Funded?: Yes. Funding Reason

History:

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

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 136,000

Worst Case: \$136,000

Allowance to resurface

Higher allowance

Cost Source: Revision Estimate Provided by Client

Prior To Painting

Comp #: 148 Lead Testing PTP (Annual)

Quantity: (1) Annual Allowance

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 5,000

Worst Case: \$5,000

Allowance to test

Higher allowance

Cost Source: Revised Estimate Provided by Client

Comp #: 149 Asbestos Testing PTP - 2021

Quantity: (1) Annual Allowance

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 49,000

Worst Case: \$49,000

Allowance to test

Higher allowance

Cost Source: Revised Estimate Provided by Client

Comp #: 149 Asbestos Testing PTP (Annual)

Quantity: (1) Annual Allowance

Location:

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 33,400

Worst Case: \$33,400

Allowance to test

Higher allowance

Cost Source: Revised Estimate Provided by Client

Comp #: 152 Full Cycle Decking Repairs - 2021

Quantity: Extensive GSF

Location: Building balcony & breezeway decks/stairs

Funded?: Yes. Funding Reason

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 207,000

Worst Case: \$207,000

Allowance to resurface

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 152 Full Cycle Decking Repairs (Annual)

Quantity: Extensive GSF

Location: Building balcony & breezeway decks/stairs

Funded?: Yes. Funding Reason

History:

Comments:

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 136,000

Worst Case: \$137,000

Allowance to resurface

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 153 Full Cycle Balcony Dry Rot - 2021

Quantity: Extensive GSF

Location: Building balcony & breezeway decks/stairs

Funded?: Yes. Funding Reason

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 9,500

Worst Case: \$9,500

Allowance to resurface

Higher allowance

Cost Source: Revision Estimate Provided by Client

Comp #: 153 Full Cycle Balcony Dry Rot (Annual)**Quantity: Extensive GSF**

Location: Building balcony & breezeway decks/stairs

Funded?: Yes. Funding Reason

History:

Comments:

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 7,300

Worst Case: \$7,300

Allowance to resurface

Higher allowance

Cost Source: Revision Estimate Provided by Client

Comp #: 1119 Full Cycle Dry Rot Repairs - 2021**Quantity: Extensive GSF**

Location: Building exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 690,000

Worst Case: \$690,000

Allowance to repaint

Higher allowance

Cost Source: Revision Estimate Provided by Client

Comp #: 1119 Full Cycle Dry Rot Repairs (Annual)**Quantity: Extensive GSF**

Location: Building exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 451,000

Worst Case: \$451,000

Allowance to repaint

Higher allowance

Cost Source: Revision Estimate Provided by Client

Interior & Exterior Painting

Comp #: 150 Deck Top Coat Reseal (Annual)**Quantity: Extensive GSF**

Location: Unit balconies & breezeway decks/stairs

Funded?: Yes.

History:

Comments: We recommend sealing every 4-5 years to protect the underlying surface against water intrusion and other factors that accelerate deterioration. Consult with a qualified waterproofing contractor for resurface or seal requirements.

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 31,500

Worst Case: \$31,500

Allowance to resurface

Higher allowance

Cost Source: Revised Estimate Provided by Client

Comp #: 150 Deck Top Coat Reseal- 2021**Quantity: Extensive GSF**

Location: Unit balconies & breezeway decks/stairs

Funded?: Yes.

History:

Comments: We recommend sealing every 4-5 years to protect the underlying surface against water intrusion and other factors that accelerate deterioration. Consult with a qualified waterproofing contractor for resurface or seal requirements.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 49,700

Worst Case: \$49,700

Allowance to resurface

Higher allowance

Cost Source: Revised Estimate Provided by Client

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

Location: Balcony decks, breezeway decks, & staircases

Funded?: Yes.

History:

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

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 110,000

Worst Case: \$150,000

Allowance to repaint 20% of total LF

Higher allowance

Cost Source: ARI Cost Database

Comp #: 1115 Full Cycle Exterior Paint - 2021**Quantity: Approx 1,049,000 GSF**

Location: Exterior building surfaces

Funded?: Yes.

History: Planned for 2021

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

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 1,704,000

Worst Case: \$1,704,000

Allowance to repaint

Higher allowance

Cost Source: Revision Estimate Provided by Client

Comp #: 1115 Full Cycle Exterior Paint (Annual)**Quantity: Approx 1,049,000 GSF**

Location: Exterior building surfaces

Funded?: Yes.

History:

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

Useful Life: 1 years

Remaining Life: 1 years

Best Case: \$ 1,070,000

Worst Case: \$1,070,000

Allowance to repaint

Higher allowance

Cost Source: Revision Estimate Provided by Client

Comp #: 1116 Exterior Paint Touch-Up (Annual)**Quantity: (1) Provision**

Location: Interiors and exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Best Case: \$ 76,000

Allowance to repaint

Cost Source: Client Cost History

Remaining Life: 0 years

Worst Case: \$137,000

Higher allowance

Comp #: 1119 Interior Paint Touch-Up (Annual)**Quantity: (1) Provision**

Location: Interiors and exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Best Case: \$ 80,400

Allowance to repaint

Cost Source: Client Cost History

Remaining Life: 0 years

Worst Case: \$100,400

Higher allowance

Comp #: 1901 Lead Testing and Abatement**Quantity: Annual Allowance**

Location: Throughout buildings

Funded?: Yes.

History: 2019, \$30,970.

Comments:

Useful Life: 1 years

Best Case: \$ 5,000

Allowance for lead testing and abatement

Cost Source: Revised Estimate Provided by Client

Remaining Life: 0 years

Worst Case: \$5,000

Higher allowance for testing and abatement

Comp #: 1903 Lexan Bldg. Signs (2021) - Repl**Quantity: Numerous Signs**

Location: Throughout the mutual

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Best Case: \$ 51,200

Allowance for painting

Cost Source: Estimate Provided by Client

Remaining Life: 0 years

Worst Case: \$51,200

Higher allowance

Comp #: 1903 Lexan Bldg. Signs (Annual) - Repl**Quantity: Numerous Signs**

Location: Throughout the mutual

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Best Case: \$ 500

Allowance for painting

Cost Source: Estimate Provided by Client

Remaining Life: 1 years

Worst Case: \$500

Higher allowance

Walls, Fencing, Railings & Gates

Comp #: 501 Walls - Perimeter Top Rail - R&R

Quantity: Approx 20,690' LF

Location: Perimeter

Funded?: Yes.

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 155,000

Worst Case: \$175,000

Allowance for major repair

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 502 Walls - Perimeter Block - R&R

Quantity: Approx 28,264' LF

Location: Perimeter

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 7,200

Worst Case: \$9,000

Allowance to repair

Higher allowance

Cost Source: Prior Reserve Study

Comp #: 503 Walls - Common Area Block - R&R

Quantity: Approx 22,365' LF

Location: Common area block walls and perimeter top rail

Funded?: Yes.

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 18,600

Worst Case: \$26,600

Allowance to repair

Higher allowance

Cost Source: Client Cost History

Comp #: 504 Metal Hand Railings (Grounds) - Rep

Quantity: Extensive LF

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

Funded?: Yes. Funding Reason

History:

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

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 8,200

Worst Case: \$12,000

Allowance for partial replacements

Higher allowance

Cost Source: Reserve Allowance

Comp #: 562 Patio Gates - Replace

Quantity: Approx 3,369 Gates

Location: Unit patios

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

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Grounds & Miscellaneous

Comp #: 1001 Backflow Devices - Replace

Quantity: (322) Devices

Location: Grounds

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

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1003 Irrigation Controllers - Replace

Quantity: (175) Various Size

Location: Attached to walls, grounds

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

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 1007 Weather Station - Replace

Quantity: (1) RainBird USPRO-2

Location: Grounds

Funded?: Yes.

History: Replaced 2018, \$1,700.

Comments:

Useful Life: 15 years

Remaining Life: 12 years

Best Case: \$ 1,500

Worst Case: \$2,100

Allowance to remove & replace, installed

Higher allowance

Cost Source: Client Cost History

Comp #: 1009 V-Ditch (Swales) - Repair

Quantity: Extensive LF

Location: Throughout landscaped areas of the Mutual

Funded?: Yes. Funding Reason

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 41,000

Worst Case: \$62,000

Allowance for major repair

Higher allowance

Cost Source: ARI Cost Database

Comp #: 1020 Tree Maintenance (2021)

Quantity: Approx 4,737 Trees

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

Funded?: Yes. Funding Reason

History:

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

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 850,000

Worst Case: \$950,000

Allowance for trimming

Higher allowance

Cost Source: Client's Approved Tree Trimming Plan

Comp #: 1020 Tree Maintenance (2022)

Quantity: Approx 2,780 Trees

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

Funded?: Yes. Funding Reason

History:

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

Useful Life: 5 years

Remaining Life: 1 years

Best Case: \$ 775,000

Worst Case: \$875,000

Allowance for trimming

Higher allowance

Cost Source: Client's Approved Tree Trimming Plan

Comp #: 1020 Tree Maintenance (2023)**Quantity: Approx 3,937 Trees**

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

Funded?: Yes. Funding Reason

History:

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

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 480,000

Worst Case: \$580,000

Allowance for trimming

Higher allowance

Cost Source: Client's Approved Tree Trimming Plan

Comp #: 1020 Tree Maintenance (2024)**Quantity: Approx 4,300 Trees**

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

Funded?: Yes. Funding Reason

History:

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

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 670,000

Worst Case: \$770,000

Allowance for trimming

Higher allowance

Cost Source: Client's Approved Tree Trimming Plan

Comp #: 1020 Tree Maintenance (2025)**Quantity: Approx 6,155 Trees**

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

Funded?: Yes. Funding Reason

History:

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

Useful Life: 5 years

Remaining Life: 4 years

Best Case: \$ 870,000

Worst Case: \$970,000

Allowance for trimming

Higher allowance

Cost Source: Client's Approved Tree Trimming Plan

Comp #: 1022 Landscape Restoration - Annual**Quantity: Extensive GSF**

Location: Throughout common area

Funded?: Yes. Funding Reason

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

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

Useful Life: 1 years

Remaining Life: 11 years

Best Case: \$ 50,000

Worst Case: \$75,000

Allowance for refurbishing

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1022 Landscape Restoration (2021-2030)**Quantity: Extensive GSF**

Location: Throughout common area

Funded?: Yes. Funding Reason

History: The Mutual adopted a plan in 2016 for Landscape Renovations. This component is for the \$100,000 added for additional work every 5 years.

Comments:

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 200,000

Worst Case: \$300,000

Allowance for refurbishing

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1024 Slope - Renovations**Quantity: (1) Provision**

Location:

Funded?: Yes. Funding Reason

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 70,000

Worst Case: \$130,000

Allowance to refurbish

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 1026 Turf Reduction & Irrigation

Quantity: (1) Provision

Location: Grounds

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Best Case: \$ 75,000

Allowance for abatement

Cost Source: Estimate Provided by Client

Remaining Life: 0 years

Worst Case: \$95,000

Higher allowance

Building Structures

Comp #: 1901 Lead Testing and Abatement

Quantity: Annual Allowance

Location: Throughout buildings

Funded?: Yes.

History: 2019, \$30,970.

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 4,000

Worst Case: \$6,000

Allowance for lead testing and abatement

Higher allowance for testing and abatement

Cost Source: Estimate Provided by Client

Comp #: 2001 Building Structures - Projects

Quantity: 1,200 Buildings

Location: Building exteriors

Funded?: Yes.

History: 2019, \$78,877.

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 115,000

Worst Case: \$155,000

Allowance for major repair

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 2001 Building Structures Dry Rot Repairs

Quantity: 1,200 Buildings

Location: Building exteriors

Funded?: Yes.

History: 2019, \$53,357.

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 5,000

Worst Case: \$5,000

Allowance for major repair

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 2002 Building Structures Maint Ops

Quantity: 1,200 Buildings

Location: Building interiors & exteriors

Funded?: Yes.

History: 2019, \$297,285.

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 270,000

Worst Case: \$330,000

Allowance for major repair

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 2003 Building Structures Carpentry

Quantity: 70% of 1,200 Buildings

Location:

Funded?: Yes.

History: 2019, \$171,430

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 165,000

Worst Case: \$225,000

Allowance for major repair

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 2006 Building Foundations - Repair

Quantity: Approx (6) Annually

Location: Residential buildings

Funded?: Yes.

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 33,800

Worst Case: \$53,800

Annual allowance for major repair

Higher allowance

Cost Source: Estimate Provided by Client

Plumbing

Comp #: 328 Plumbing (Annual) - Repair/Replace

Quantity: (1) Provision

Location:

Funded?: Yes.

History:

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

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 636,600

Worst Case: \$636,600

Allowance for replacement

Higher allowance

Cost Source: Revision Estimate Provided by Client

Comp #: 328 Waste Lines - Repair

Quantity: (1) Provision

Location: Residential Units

Funded?: Yes.

History: Reported historical (194) units. 2017 (126). 2018 est. (188).

Comments:

Useful Life: 1 years

Remaining Life: 5 years

Best Case: \$ 40,000

Worst Case: \$60,000

Allowance for replacement

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 328 Waste Lines Epoxy Re-Line (2020-24)

Quantity: (1) Provision

Location: Residential Units

Funded?: Yes.

History: 2019, \$2,126,216. 2020, planned \$2,300,000.

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 2,200,000

Worst Case: \$2,400,000

Allowance for replacement

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 328 Waste Lines Epoxy Re-Line (2025)

Quantity: (1) Provision

Location: Residential Units

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 4 years

Best Case: \$ 1,100,000

Worst Case: \$1,300,000

Allowance for replacement

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 329 Copper Water Lines Re-Pipe

Quantity: (42) Manors Annually

Location: Residential Units

Funded?: Yes.

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

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 222,000

Worst Case: \$282,000

Allowance for replacement

Higher allowance

Cost Source: Estimate Provided by Client