

Category	Description	Cost
Misc Site Improvements	Landscaping Allowance	5,991
Misc Site Improvements	Pool Equipment, Heater, LP Gas - Round Pool	4,689
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	5,991
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	5,991
Misc Site Improvements	Pool Finish, Coping - Office/Rec Pool	9,949
Misc Site Improvements	Tennis Court Fencing, VC Chain Link	13,768
Plumbing/Structural	Plumbing Allowance	87,360
Plumbing/Structural	Structural Restoration Allowance	70,980
Year 3 Total		772,062

Year 4: 2026

Misc Site Improvements	Lift Station Lines	37,951
Misc Site Improvements	Lift Station Pump/Motor	11,828
Misc Site Improvements	Landscaping Allowance	6,170
Plumbing/Structural	Plumbing Allowance	89,981
Plumbing/Structural	Structural Restoration Allowance	73,109
Year 4 Total		219,039

Year 5: 2027

Misc Building Components	Finish, Carpet - Office/Rec Bldg	7,233
Misc Building Components	Gutters & Downspouts - Bldg 1	9,773
Misc Building Components	Gutters & Downspouts - Bldg 2	9,773
Misc Building Components	Gutters & Downspouts - Bldg 3	9,773
Misc Building Components	Gutters & Downspouts - Bldg 4	5,270
Misc Building Components	Gutters & Downspouts - Bldg 5	5,270
Misc Building Components	Gutters & Downspouts - Bldg 6	5,508
Misc Building Components	Gutters & Downspouts - Bldg 7	5,508
Misc Building Components	Gutters & Downspouts - Bldg 8	5,508
Misc Building Components	Re-Coat Walkways - Bldg 3	20,303
Misc Site Improvements	Landscaping Allowance	6,356
Misc Site Improvements	Pool Equipment, Heat Pump - Office/Rec Pool	8,400
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	6,356
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	6,356
Furniture, Fixtures & Equipment	Restroom Renovation Allowance - Office/Rec Bldg	6,356
Plumbing/Structural	Plumbing Allowance	92,680
Plumbing/Structural	Structural Restoration Allowance	75,303
Year 5 Total		285,726

Year 6: 2028

Roofs	Pressure Wash/Treat - Barrel Tile Roofs	35,978
Misc Building Components	Re-Coat Walkways - Bldg 2	20,912
Misc Site Improvements	Landscaping Allowance	6,546
Plumbing/Structural	Plumbing Allowance	95,461

Category	Description	Cost
Plumbing/Structural	Structural Restoration Allowance	77,562
Year 6 Total		236,459

Year 7: 2029

Paving	Asphalt Sealcoat & Restripe Allowance - Carports	23,867
Misc Building Components	Re-Coat Walkways - Bldg 1	21,539
Misc Site Improvements	Carport Restoration Allowance	33,711
Misc Site Improvements	Landscaping Allowance	6,743
Misc Site Improvements	Pool Equipment, Heater, LP Gas - Office/Rec Pool	5,278
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	6,743
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	6,743
Misc Site Improvements	Shuffleboard Court, Refinish	2,151
Plumbing/Structural	Plumbing Allowance	98,324
Plumbing/Structural	Structural Restoration Allowance	79,889
Year 7 Total		284,988

Year 8: 2030

Mechanical & Electrical	Fire Alarm System - Bldgs 1, 2, 3	99,999
Mechanical & Electrical	Irrigation Well Pump/Motor	8,178
Misc Site Improvements	Lift Station Floats	2,848
Misc Site Improvements	Fence, Vinyl Picket - Round Pool Fence	7,783
Misc Site Improvements	Landscaping Allowance	6,945
Misc Site Improvements	Tennis Court Resurfacing, Asphalt	8,753
Plumbing/Structural	Plumbing Allowance	101,274
Plumbing/Structural	Structural Restoration Allowance	82,285
Year 8 Total		318,065

Year 9: 2031

Roofs	Roof, Concrete Barrel Tile - Bldg 1	237,069
Roofs	Roof, Concrete Barrel Tile - Bldg 2	237,069
Roofs	Roof, Concrete Barrel Tile - Bldg 3	237,069
Roofs	Roof, Concrete Barrel Tile - Bldg 4	152,948
Roofs	Roof, Concrete Barrel Tile - Bldg 5	152,948
Roofs	Roof, Concrete Barrel Tile - Bldg 6	183,538
Roofs	Roof, Concrete Barrel Tile - Bldg 7	183,538
Roofs	Roof, Concrete Barrel Tile - Bldg 8	183,538
Roofs	Roof, Concrete Barrel Tile - Office/Rec Bldg	27,531
Misc Site Improvements	Landscaping Allowance	7,153
Misc Site Improvements	Rebuild Lake Gazebo	23,315
Misc Site Improvements	Pool Equipment, Heater, LP Gas - Round Pool	5,599
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	7,153
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	7,153
Furniture, Fixtures & Equipment	Furniture, Outdoor - Office/Rec Pool Deck	10,671

Category	Description	Cost
Furniture, Fixtures & Equipment	Furniture, Outdoor - Round Pool Deck	13,883
Furniture, Fixtures & Equipment	Security Camera Surveillance System	13,867
Plumbing/Structural	Plumbing Allowance	104,312
Plumbing/Structural	Structural Restoration Allowance	84,754
Year 9 Total		1,873,108

Year 10: 2032

Painting & Waterproofing	Paint Exterior - Carport Structures	11,600
Painting & Waterproofing	Paint Exterior - Property Site Wall	14,302
Misc Site Improvements	Lift Station Pump/Motor	14,123
Misc Site Improvements	Landscaping Allowance	7,368
Furniture, Fixtures & Equipment	Golf Maint, Utility Vehicle, Golf Cart (used)	22,103
Plumbing/Structural	Plumbing Allowance	107,442
Plumbing/Structural	Structural Restoration Allowance	87,296

Year 10 Total

264,234

Year 11: 2033

Painting & Waterproofing	Paint Exterior and Waterproof - All Buildings	488,026
Paving	Asphalt Sealcoat & Restripe Allowance - Carports	26,863
Misc Building Components	Railing Replacement - Bldg 2	160,499
Misc Building Components	Railing Replacement - Bldg 3	160,499
Misc Site Improvements	Lift Station Control Panel	5,446
Misc Site Improvements	Landscaping Allowance	7,589
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	7,589
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	7,589
Plumbing/Structural	Plumbing Allowance	110,665
Plumbing/Structural	Structural Restoration Allowance	89,915

Year 11 Total

1,064,680

Year 12: 2034

Misc Building Components	Finish, Tile Floor - Bldg 5 Laundry Rm	6,581
Misc Building Components	Finish, Tile Floor - Bldg 7 Laundry Rm	8,600
Misc Site Improvements	Lift Station Pump/Motor	14,983
Misc Site Improvements	Fence, Alum Picket - Office/Rec Pool Fence	6,252
Misc Site Improvements	Landscaping Allowance	7,817
Misc Site Improvements	Pool Equipment, Heat Pump - Round Pool	10,331
Plumbing/Structural	Plumbing Allowance	113,985
Plumbing/Structural	Structural Restoration Allowance	92,613

Year 12 Total

261,162

Year 13: 2035

Mechanical & Electrical	A/C Split System, 2.5 Ton - Ofc/Rec Bldg	10,025
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Category	Description	Cost
Mechanical & Electrical	Irrigation Well Pump/Motor	9,480
Misc Site Improvements	Lift Station Floats	3,302
Misc Site Improvements	Landscaping Allowance	8,051
Misc Site Improvements	Pool Equipment, Heater, LP Gas - Office/Rec Pool	6,302
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	8,051
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	8,051
Misc Site Improvements	Pool Finish, Exposed Aggregate/Tile - Round Pool	39,119
Furniture, Fixtures & Equipment	Restroom Renovation Allowance - Circular Pool	12,881
Plumbing/Structural	Plumbing Allowance	117,404
Plumbing/Structural	Structural Restoration Allowance	95,391
Year 13 Total		318,057

Year 14: 2036

Roofs	Pressure Wash/Treat - Barrel Tile Roofs	45,576
Elevators	Elevator Modernization Allowance - Bldg 1	151,158
Elevators	Elevator Modernization Allowance - Bldg 2	151,158
Elevators	Elevator Modernization Allowance - Bldg 3	151,158
Misc Site Improvements	Landscaping Allowance	8,293
Misc Site Improvements	Pool Finish, Exposed Aggregate/Tile - Office/Rec Pool	56,982
Misc Site Improvements	Shuffleboard Court, Refinish	2,645
Plumbing/Structural	Plumbing Allowance	120,927
Plumbing/Structural	Structural Restoration Allowance	98,253
Year 14 Total		786,150

Year 15: 2037

Paving	Asphalt Sealcoat & Restripe Allowance - Carports	30,234
Mechanical & Electrical	A/C Split System, 2 Ton - Ofc/Rec Bldg	9,555
Misc Building Components	Re-Coat Walkways - Bldg 3	27,285
Misc Site Improvements	Landscaping Allowance	8,541
Misc Site Improvements	Pool Equipment, Heat Pump - Office/Rec Pool	11,289
Misc Site Improvements	Pool Equipment, Heater, LP Gas - Round Pool	6,685
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	8,541
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	8,541
Misc Site Improvements	Tennis Court Resurfacing, Asphalt	10,765
Furniture, Fixtures & Equipment	Redecorating Allowance - Office/Rec Bldg	8,541
Plumbing/Structural	Plumbing Allowance	124,554
Plumbing/Structural	Structural Restoration Allowance	101,200
Year 15 Total		355,731

Year 16: 2038

Paving	Asphalt Overlay, 1.25" Milled - Except Carports	283,438
Misc Building Components	Re-Coat Walkways - Bldg 2	28,104
Misc Site Improvements	Landscaping Allowance	8,798

Category	Description	Cost
Plumbing/Structural	Plumbing Allowance	128,291
Plumbing/Structural	Structural Restoration Allowance	104,236
Year 16 Total		552,867

Year 17: 2039

Misc Building Components	Finish, Carpet - Office/Rec Bldg	10,312
Misc Building Components	Re-Coat Walkways - Bldg 1	28,947
Misc Site Improvements	Landscaping Allowance	9,061
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	9,061
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	9,061
Furniture, Fixtures & Equipment	Furniture, Outdoor - Office/Rec Pool Deck	13,518
Furniture, Fixtures & Equipment	Furniture, Outdoor - Round Pool Deck	17,586
Furniture, Fixtures & Equipment	Security Camera Surveillance System	17,566
Plumbing/Structural	Plumbing Allowance	132,140
Plumbing/Structural	Structural Restoration Allowance	107,364
Year 17 Total		354,616

Year 18: 2040

Painting & Waterproofing	Paint Exterior - Carport Structures	14,694
Painting & Waterproofing	Paint Exterior - Property Site Wall	18,117
Elevators	Elevator Cab Refurbishment Allowance - Bldg 1	9,333
Elevators	Elevator Cab Refurbishment Allowance - Bldg 2	9,333
Elevators	Elevator Cab Refurbishment Allowance - Bldg 3	9,333
Mechanical & Electrical	Irrigation Well Pump/Motor	10,990
Misc Building Components	Finish, Tile Floor - Circular Pool R/R	3,006
Misc Site Improvements	Lift Station Floats	3,828
Misc Site Improvements	Lift Station Pump/Motor	17,891
Misc Site Improvements	Landscaping Allowance	9,333
Plumbing/Structural	Plumbing Allowance	136,104
Plumbing/Structural	Structural Restoration Allowance	110,584
Year 18 Total		352,546

Year 19: 2041

Painting & Waterproofing	Paint Exterior and Waterproof - All Buildings	618,216
Paving	Asphalt Sealcoat & Restripe Allowance - Carports	34,029
Misc Site Improvements	Landscaping Allowance	9,613
Misc Site Improvements	Pool Equipment, Heater, LP Gas - Office/Rec Pool	7,525
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	9,613
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	9,613
Furniture, Fixtures & Equipment	Golf Maint, Utility Vehicle, Golf Cart (used)	28,840
Plumbing/Structural	Plumbing Allowance	140,187
Plumbing/Structural	Structural Restoration Allowance	113,902
Year 19 Total		971,538

Category	Description	Cost
Year 20: 2042		
Misc Building Components	Staircase Replacement - 2 Story Bldgs (2012)	122,156
Misc Site Improvements	Lift Station Pump/Motor	18,980
Misc Site Improvements	Landscaping Allowance	9,902
Plumbing/Structural	Plumbing Allowance	144,393
Plumbing/Structural	Structural Restoration Allowance	117,319
Year 20 Total		412,750
Year 21: 2043		
Roofs	Roof, Built-Up - Office/Rec Bldg	3,261
Roofs	Roof, Single Ply - Bldg 1	3,261
Roofs	Roof, Single Ply - Bldg 2	3,261
Roofs	Roof, Single Ply - Bldg 3	3,261
Misc Building Components	Staircase Replacement - 2 Story Bldgs (2013)	251,642
Misc Site Improvements	Lift Station Control Panel	7,319
Misc Site Improvements	Landscaping Allowance	10,199
Misc Site Improvements	Pool Equipment, Heater, LP Gas - Round Pool	7,983
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	10,199
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	10,199
Misc Site Improvements	Shuffleboard Court, Refinish	3,253
Plumbing/Structural	Plumbing Allowance	148,724
Plumbing/Structural	Structural Restoration Allowance	120,839
Year 21 Total		583,401
Year 22: 2044		
Roofs	Pressure Wash/Treat - Barrel Tile Roofs	57,734
Misc Building Components	Staircase Replacement - 2 Story Bldgs (2014)	129,596
Misc Site Improvements	Landscaping Allowance	10,505
Misc Site Improvements	Pool Equipment, Heat Pump - Round Pool	13,884
Misc Site Improvements	Tennis Court Resurfacing, Asphalt	13,239
Plumbing/Structural	Plumbing Allowance	153,186
Plumbing/Structural	Structural Restoration Allowance	124,464
Year 22 Total		502,608
Year 23: 2045		
Paving	Asphalt Sealcoat & Restripe Allowance - Carports	38,300
Mechanical & Electrical	Irrigation Well Pump/Motor	12,741
Misc Building Components	Staircase Replacement - 2 Story Bldgs (2015)	133,483
Misc Site Improvements	Lift Station Floats	4,438
Misc Site Improvements	Landscaping Allowance	10,820
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	10,820
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	10,820

Category	Description	Cost
Plumbing/Structural	Plumbing Allowance	157,782
Plumbing/Structural	Structural Restoration Allowance	128,198
Year 23 Total		507,402

Year 24: 2046

Misc Building Components	Staircase Replacement - 2 Story Bldgs (2016)	137,488
Misc Site Improvements	Landscaping Allowance	11,144
Misc Site Improvements	Pool Deck Pavers - Office/Rec Area	31,953
Misc Site Improvements	Pool Deck Pavers - Round	11,559
Plumbing/Structural	Plumbing Allowance	162,515
Plumbing/Structural	Structural Restoration Allowance	132,044
Year 24 Total		486,703

Year 25: 2047

Mechanical & Electrical	A/C Split System, 2.5 Ton - Ofc/Rec Bldg	14,293
Misc Building Components	Finish, Tile Floor - Office/Rec Bldg R/R	3,697
Misc Building Components	Re-Coat Walkways - Bldg 3	36,669
Misc Site Improvements	Carport Restoration Allowance	57,390
Misc Site Improvements	Carport, Metal Roof & Frame - Bldg 1	464,961
Misc Site Improvements	Carport, Metal Roof & Frame - Bldg 2	200,231
Misc Site Improvements	Landscaping Allowance	11,479
Misc Site Improvements	Pool Equipment, Heat Pump - Office/Rec Pool	15,172
Misc Site Improvements	Pool Equipment, Heater, LP Gas - Office/Rec Pool	8,985
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	11,479
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	11,479
Misc Site Improvements	Tennis Court Fencing, VC Chain Link	26,381
Furniture, Fixtures & Equipment	Furniture, Outdoor - Office/Rec Pool Deck	17,124
Furniture, Fixtures & Equipment	Furniture, Outdoor - Round Pool Deck	22,278
Furniture, Fixtures & Equipment	Restroom Renovation Allowance - Office/Rec Bldg	11,479
Furniture, Fixtures & Equipment	Security Camera Surveillance System	22,252
Plumbing/Structural	Plumbing Allowance	167,391
Plumbing/Structural	Structural Restoration Allowance	136,005
Year 25 Total		1,238,745

Year 26: 2048

Painting & Waterproofing	Paint Exterior - Carport Structures	18,614
Painting & Waterproofing	Paint Exterior - Property Site Wall	22,950
Paving	Asphalt Overlay, 1.25" Milled - Carports	46,752
Misc Building Components	Re-Coat Walkways - Bldg 2	37,769
Misc Site Improvements	Lift Station Pump/Motor	22,664
Misc Site Improvements	Landscaping Allowance	11,823
Plumbing/Structural	Plumbing Allowance	172,412
Plumbing/Structural	Structural Restoration Allowance	140,085
Year 26 Total		473,069

Category	Description	Cost
Year 27: 2049		
Painting & Waterproofing	Paint Exterior and Waterproof - All Buildings	783,138
Paving	Asphalt Sealcoat & Restripe Allowance - Carports	43,106
Mechanical & Electrical	A/C Split System, 2 Ton - Ofc/Rec Bldg	13,623
Misc Building Components	Re-Coat Walkways - Bldg 1	38,902
Misc Site Improvements	Landscaping Allowance	12,178
Misc Site Improvements	Pool Equipment, Heater, LP Gas - Round Pool	9,532
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	12,178
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	12,178
Plumbing/Structural	Plumbing Allowance	177,585
Plumbing/Structural	Structural Restoration Allowance	144,288
Year 27 Total		1,246,708
Year 28: 2050		
Mechanical & Electrical	Irrigation Well Pump/Motor	14,770
Misc Site Improvements	Lift Station Floats	5,144
Misc Site Improvements	Lift Station Pump/Motor	24,044
Misc Site Improvements	Fence, Vinyl Picket - Round Pool Fence	14,057
Misc Site Improvements	Landscaping Allowance	12,543
Misc Site Improvements	Pool Finish, Coping - Round Pool	16,974
Misc Site Improvements	Pool Finish, Exposed Aggregate/Tile - Round Pool	60,946
Misc Site Improvements	Shuffleboard Court, Refinish	4,001
Furniture, Fixtures & Equipment	Golf Maint, Utility Vehicle, Golf Cart (used)	37,630
Plumbing/Structural	Plumbing Allowance	182,912
Plumbing/Structural	Structural Restoration Allowance	148,616
Year 28 Total		521,637
Year 29: 2051		
Misc Building Components	Finish, Carpet - Office/Rec Bldg	14,702
Misc Site Improvements	Landscaping Allowance	12,920
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	12,920
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	12,920
Misc Site Improvements	Pool Finish, Exposed Aggregate/Tile - Office/Rec Pool	88,776
Misc Site Improvements	Tennis Court Resurfacing, Asphalt	16,282
Plumbing/Structural	Plumbing Allowance	188,400
Plumbing/Structural	Structural Restoration Allowance	153,075
Year 29 Total		499,995
Year 30: 2052		
Roofs	Pressure Wash/Treat - Barrel Tile Roofs	73,136
Mechanical & Electrical	Electrical Panels - Prorate \$/35 RL	425,883
Misc Building Components	Gutters & Downspouts - Bldg 1	20,463

Category	Description	Cost
Misc Building Components	Gutters & Downspouts - Bldg 2	20,463
Misc Building Components	Gutters & Downspouts - Bldg 3	20,463
Misc Building Components	Gutters & Downspouts - Bldg 4	11,034
Misc Building Components	Gutters & Downspouts - Bldg 5	11,034
Misc Building Components	Gutters & Downspouts - Bldg 6	11,532
Misc Building Components	Gutters & Downspouts - Bldg 7	11,532
Misc Building Components	Gutters & Downspouts - Bldg 8	11,532
Misc Building Components	Stairs, Steel Pan Restoration Allowance - Bldg 1 Prorate \$/35 RL	70,560
Misc Building Components	Stairs, Steel Pan Restoration Allowance - Bldg 2 Prorate \$/35 RL	70,560
Misc Building Components	Stairs, Steel Pan Restoration Allowance - Bldg 3 Prorate \$/35 RL	70,560
Misc Site Improvements	Landscaping Allowance	13,307
Plumbing/Structural	Plumbing Allowance	194,052
Plumbing/Structural	Structural Restoration Allowance	157,667
Year 30 Total		1,193,778