

RESERVE ANALYSIS REPORT

**Del Mesa Carmel Community
Association, Inc**

Carmel, CA

Report Period: Jan 01, 2026 - Dec 31, 2026



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The purpose of the Reserve Analysis Report is to help you better understand what you own, in order to develop a financial plan, and adequately budget to pay for future expenses. It consists of a component inventory, life cycle assessment, snapshot of current financial condition, and multiple funding plan options that give you more customization in selecting a strategy that's right for you.

What Should I Expect In My Reserve Analysis Report?

By definition, the reserve analysis report is a budget-planning tool, which identifies the current status of the reserve fund and provides a stable and equitable funding plan to offset the anticipated expenditures of tomorrow. The contents are based on estimates of the most probable current replacement costs and remaining useful lives. Accordingly, the funding plans reflect judgments based on circumstances of the most likely replacement costs and the assumption of regular maintenance of useful and remaining lives. The property may elect to adopt any of the funding plans presented, or may implement some variation developed from the reserve analysis.

The report includes the following:

Executive Summary: Provides project description, financial information, assumptions used in calculations, key indicators of current funding plan, and category summary of expenditures.

Anticipated Expenditures: Includes expenditures associated with the components you will refurbish, replace or repair in a given year.

Component Inventory: Includes the useful life and remaining life of each component, current replacement cost, projected annual expenditures, and source of component information.

Percent Funded Analysis: Provides a snapshot of the financial condition on a component basis by looking at how much you have in reserves vs. how much you should ideally have.

Reserve Allocation: A comparison of your reserve allocation based on a component level across multiple funding plan options.

Summary of Funding Plans: An overview of different funding plans that include key performance indicators of financial strength. The funding plans may include:

- Current Funding / Adopted Funding: This funding model projects the reserve fund over the next 20-30 years based on a funding level equal to the Association's current assessments for reserve assets.
- Baseline Funding: Baseline Funding is "a reserve-funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection." Since reserve cash balance is the numerator in percent-funded calculations, Baseline Funding can also be described as not allowing percent funded to drop below zero.
- Threshold Funding – Minimum \$/‰: A funding model designed to provide the lowest annual funding feasible over the next 30 years which will meet all reserve requirements as they occur. This plan is calculated in which a minimum annual contribution is sought with the constraint that the ending reserve balance or percentage for each year (1 through 30) must be greater than or equal to a specified dollar or percent funded amount. The calculation takes into consideration only the immediate total annual expense requirements. Due to this fact, annual allocations may fluctuate widely from year to year. This plan provides a minimal contingency for unanticipated emergency expenditures. Baseline Funding is a form of Threshold Funding where the minimum balance is \$1.00 for the duration of the report.
- Target Funding: A funding model designed to achieve a specific goal (percentage) over a projected time frame. Example of a typical target funding model would be "Target Funding – 100% in 10 Years". This example is designed to achieve the fully funded mark of 100% in year 10. Once the target is hit, the model will then adjust to maintain this level of funding for the remaining years of the report. The target and designated time frame can be adjusted to meet specific requirements of a property.
- Full Funding: A full funding model is designed to achieve and maintain a funding goal near or at 100%. This model can be calculated by designating a specific time frame to hit the 100% funded level (see Target Funding).
- Ladder Funding: A funding plan designed to incorporate varying funding percent increases or dollar amounts to meet specific funding goals or expense requirements. This funding model may incorporate varying contribution percentage increases at different intervals throughout the projected time frame.

Reserve Study Introduction

- Compliance Funding / Statutory Funding: Funding model designed to comply with specific state statute requirements. These will vary from state to state.

How Do I Read My Reserve Study?

Here are four easy steps to help you better understand your reserve study so you can use it as an effective tool to budget and plan for your future needs.

Step One (1): **Understand What You Own.** First things first. Whether you are evaluating the need to increase your reserve contributions or leaving them the same, everybody wants to know – “where is the money going?” Typically, 3 to 5 categories make up 80 % to 90 % of the anticipated expenditures. Review the Executive Summary and Component Inventory to understand what you own.

Step Two (2): **Review Your Upcoming Anticipated Expenditures.** It's important to evaluate what projects are expected for repair, refurbishment, and/or replacement within the next 3 to 5 years. Review the Anticipated Expenditures report and if you don't agree or don't plan to complete those improvements, make sure your component inventory is adjusted accordingly.

Step Three (3): **Analyze Your Current Funding Plan.** Always look to see if your Current Funding Plan is solvent. In other words, are you going to run out of money? Look to see if your current reserve contributions meet your anticipated expenditures over the life of the plan? If yes, great! If not, look at the year the ending reserve balance goes negative (the plan runs out of money), see what the anticipated expenditures driving the shortfall are, and make adjustments accordingly.

Step Four (4): **Adopt a Funding Plan that Meets Your Needs.** We believe it's important to give you options. That's why we designed the Summary of Funding Plans for you to review. We show you what you are currently contributing to reserves, and let you compare to a minimum threshold amount, as well as a more conservative approach of 100% reserve funding in 10 years. If you don't like those options we also give you the flexibility to create your own customized funding plans.

What Does Percent Funded Mean?

This is an indicator of your financial strength. The ratio of Starting Reserve Balance divided by Fully Funded Reserve Balance is expressed as a percentage. Calculating percent funded is a three-step process. First, Calculate the fully funded balance (FFB) for each component. Per National Reserve Study Standards, $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$. Second, sum the individual component FFB values together for a property total. Third, divide the actual (or projected) total reserve balance by the property total FFB. Important to note, the percent funded is calculated relative to the fiscal year end.

The higher the percentage is, the stronger or healthier your reserve fund is and the more confidence you'll have to pay for future repairs. If your Reserve Fund Balance equals the Fully Funded Reserve Balance, the reserve fund would be considered fully funded, or 100% funded. This is considered an ideal amount.

Think of the Reserve Fund Balance as the gas in your tank and the Fully Funded Reserve Balance as the ideal amount you need to fund your road trip. It's okay if the two don't match perfectly. Usually 70% funded or above is considered strong or healthy.

What Are The Assumptions Used In The Reserve Analysis?

Assumptions are applied in calculating the inflation rate, average interest rate, and rate of reserve contribution increases over the duration of funding plan.

The inflation rate is the percentage rate of change of a price index over time. Future-cost calculations include an assumed annual inflationary factor, which is incorporated into the component inventory, anticipated expenditures, and reserve funding projections. Typically the cost of goods and services will increase over time, so the analysis wants to take that into consideration as it projects long-term, future costs. The current replacement cost of each common area component will be annually compounded by the inflation rate selected. Historical inflation rates in this industry are about 3%, but users can increase or decrease the rate depending on the applicable economic climate. These costs should be updated and reincorporated into your reserve analysis on an ongoing basis.

Reserve Study Introduction

For planning purposes, interest is applied to the average annual reserve balance represented in the reserve funding plans. Reserve funds deposited in certificates of deposit or money market accounts will generate interest income, increasing the reserves. Interest rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

Annual reserve contribution increases are assumed in the reserve funding plans provided for future projections. Generally, this is established at the same rate as inflation with the school of thought being that contributions will, at a minimum, be raised to pace inflationary increases in the cost of goods and services. However, it's important for users to be realistic. If users set it to 3% and then do not increase the annual reserve contributions by 3% annually, there will be a shortfall. If there is no plan or expectation to increase reserve contributions, it is best to leave at zero to develop a more realistic plan.

What Methodology Is Used to Perform the Reserve Analysis?

The Cash Flow Method of calculation is utilized to perform your Reserve Analysis. In other words the reserves are 'pooled' together into one reserve account. This is a method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the projected annual expenditures from year to year. At any given point in time using the Cash Flow Method, all components are funded equally in relation to the overall percent funded. If you are 88% funded, all of your components are equally funded at 88%.

This method gives you the flexibility to pursue a solvent, reasonably funded reserve plan when multiple components on different life cycles exist. It allows for minor adjustments to the reserve plan without worry of funding shortfalls. If one or more of the anticipated expenditures are slightly higher than expected there should be cushion to absorb the shortfall and avoid a special assessment or the need to borrow money.

Disclosure

The Reserve Analysis report is to be used only for the purpose stated herein, any use or reliance for any other purpose is invalid. The analysis provided is applicable as of the report completion date, and those items, which are not expected to undergo major repair or replacement within the duration of the report, have been defined as 'life of the project' and may not be included. It is imperative that these components be reviewed annually to consider the impact of changing conditions. Adjustments to the component useful lives and replacement costs should be made whenever the rate of deterioration has changed or when there have been significant changes in the cost of materials and/or labor. Some assumptions have been made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material.

No conclusion or any other form of assurance on the reserve funding plans or projections is provided because the compilation of the reserve funding plans and related projections is limited as described above.

No responsibility to update this report for events and circumstances occurring after the date of this report is assumed.

The lack of reserve funding, or funding the reserve below the baseline funding, or the failure to fund some components, or the failure to include a component in the Reserve Study may, under some circumstances, require the association to (1) increase future reserve contributions, (2) defer major repair, replacement, or maintenance, (3) impose special assessments for the cost of major maintenance, repair, or replacement, or (4) borrow funds to pay for major maintenance, repair, or replacement.

The site visit of the community is a limited scope visual inspection of all accessible common areas, or visible from the street, or other common areas. Hidden components, such as but not limited to, irrigation system, vault, and stormwater facilities, electric, plumbing, utility, structural, foundations, construction defects known or unknown, are not included in the scope of this reserve study. The site visit does not include any destructive or other testings. Measurements are taken on the field and/or using satellite mapping. The Reserve Study may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years.

Construction pricing, costs, and life expectancies included in the reserve study may have been obtained from numerous vendors,

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contractors, historical data and costs, proposals and quotes obtained; and our general experience in the field with similar components or projects. Data and information obtained from previous reserve studies provided by the client were not audited and the client is considered to have deemed previous reserve studies accurate and reliable.

This Reserve Study is provided as guidance for budgeting and planning purposes and not as an accounting tool. The information provided by the Board Members or official representative(s) of the Association, contractors, vendors, or other supplies about the financials, the actual or projected reserve balance, physical details and/or quantities of the components, 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. Therefore, the information provided to us has not been independently verified or audited.

Glossary of Terms:

Annual Fully Funded Requirement: This is a theoretical value represented in the Percent Funded Analysis report per component. It's also considered the annual accrued depreciation. In other word it's the ideal amount required to Fully Fund the replacement on an annual basis. The amount is calculated based on the useful life and replacement cost and makes no adjustment to eliminate any current reserve deficits.

Annual Reserve Contributions: The total assessments, fees, or dues are apportioned between annual operating costs (paying for trash, water, utilities, maintenance, insurance, management fees) and the money you are setting aside every year to pay for anticipated expenditures. This value should not include interest earned as that is already calculated into the reserve funding plans. Our Reserve Analysis Report compares the annual reserve contributions vs. the anticipated expenditures over the duration of the reserve funding plan.

Component: Components are all the different common parts of the property (that typically an HOA would be responsible for). They are everything from the roof to asphalt or concrete to decking and balconies to landscaping, lighting, and painting. All of these things need to be repaired or replaced eventually. Our Reserve Analysis Report provides estimates of those current replacement costs to help determine how much money will be required in the bank to pay for them eventually.

Fully Funded Reserve Balance: The Fully Funded Reserve Balance is the total accrued depreciation. In other words it's the amount of life "used up" for each one of your components translated into a dollar value. This is calculated by multiplying the fractional age of each component by its current estimated replacement cost, then adding them all together, otherwise known as straight-line depreciation. Its purpose is to help you measure the strength of your reserve fund.

Here's a simple example not taking interest and inflation into consideration: If the association's reserve study says replace the roof every 10 years at a cost of \$100,000, Fully Funded does not mean \$100,000 is required today. It means that \$10,000 is required in the bank this year, \$20,000 next year, \$30,000 the following year, and so on until you have \$100,000 on the 10th year when the roof is scheduled to be replaced.

Reserve Balance: This is how much money you have in the bank set aside for reserves at a given point in time, like at the start of each fiscal year called 'Starting Reserve Balance' or at the end of the fiscal year called 'Ending Reserve Balance.' It can also be the reserve accumulated to date, like in the Percent Funding Analysis report where each component has an 'Accumulated Reserve Balance' value.

Reserves are the money set aside for anticipated common area expenses. The reserve account (also called cash reserves or reserve funds) is funded by dues collected from owners (like HOA fees).

Just like an emergency fund or a rainy-day fund to cover personal expenses if the car breaks down or the kitchen sink leaks, HOAs with commonly owned space like condominiums must set aside a healthy percentage of funds every year to plan for the future.

Without it, paying for big expenses becomes difficult. It may require a special assessment to raise the funds to pay for a repair, putting an oversized financial burden on owners. Or a capital improvement loan may be required. The Reserve Analysis report will help figure out a sufficient amount of money to put away in reserves each year to pay for those eventual expenses. Usually a 70% funded reserve balance or above is considered strong.

Remaining Useful Life (RUL): Remaining useful life is how many remaining years of use a component should have left before it has

to be replaced. For example, if the useful life of your roof is 20 years and it is five years old, the remaining useful life would be 15 years.

Replacement Contingency %: The replacement contingency percentage is a budgeting option that gives you the flexibility to determine the amount or percentage to fund replacements. This gives you more control to establish the funds available to make the necessary repairs on a cycled basis. For example, the retaining walls may be estimated to be replaced over 25 years, but the budget may call to phase the replacement in stages of 20% every five years. It may be determined to only account for that percentage of the replacement cost in your budget.

Source: These are the source(s) utilized to obtain component repair or replacement cost estimates and can be reviewed on the Component Inventory report.

Useful Life (UL): Useful life is how many years a component is expected to be in use from the time it's new (or refurbished); to the time it has to be replaced. For example, the roof – depending on what kind it is – might have a useful life of 20 years. After 20 years, you'd expect to replace it.

Property Description		Financial Summary	
Property Name:	Del Mesa Carmel Community Association, Inc	Starting Reserve Balance:	\$2,600,000
Location:	Carmel, CA	Fully Funded Reserve Balance:	\$8,015,039
Project Type:	Condominium	Percent Funded on 1/1/2026:	32%
Number of Units:	289	Current Replacement Cost:	\$26,243,904
Age of Project:	65 Year(s)	Deficit/Surplus vs. Fully Funded Reserve:	(\$5,415,039) or (\$18,737.16) Per Unit Avg

Financial Update performed by Rich Adams RS. Last Onsite Evaluation conducted 6.8.23.

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

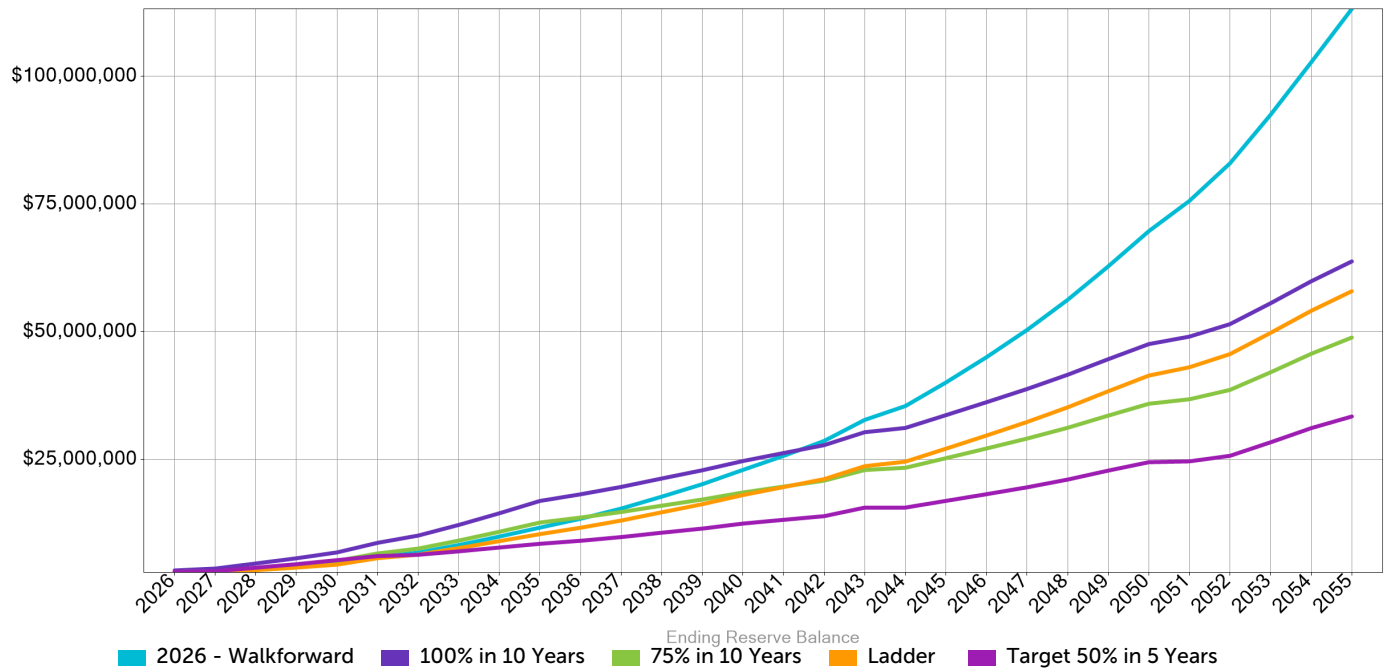
Funding and anticipated expenditures have been computed with a time value of money approach with the following rates:

Inflation:	Interest:	Annual Reserve Contribution Increase:
4.00 %	4.00 %	Varies
Applied to the anticipated expenditures	Applied to the average annual reserve balance	See individual funding models

Summary of Funding Plans

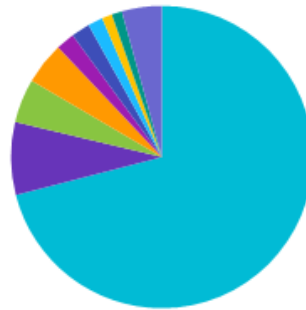
★ Recommended funding plan

Funding Plans	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During Next 30 Years	1st Year of Reserve Deficit (If Applicable)	Average Reserve Balance Over 30 Years	Average Percent Funded Over 30 Years
2026 - Walkforward ★	\$1,240,052	\$357.57	Yes	N/A	\$35,442,781	98%
100% in 10 Years	\$1,625,300	\$468.66	Yes	N/A	\$27,693,081	90%
75% in 10 Years	\$1,358,830	\$391.82	Yes	N/A	\$20,908,943	68%
Ladder	\$1,240,052	\$357.57	Yes	N/A	\$22,455,304	69%
Target 50% in 5 Years	\$1,380,300	\$398.01	Yes	N/A	\$14,451,194	49%



Expenditures by Category

Current Replacement Cost: \$26,243,904.00



Building Type: Residential Bui.. (71.1%)
Building Type: Carports (7.8%)
Building Type: Clubhouse (Club.. (4.7%)
Grounds: Landscape and Irrigat.. (4.5%)
Infrastructure: Retaining Wall.. (2%)
Vehicles (2%)
Building Type: Pool House and .. (1.6%)
Common Areas: Bowling Green (1.1%)
Grounds: Asphalt and Concrete (1.1%)
Other (4.3%)

	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Building Type: Arts and Crafts (White Owl)	25-60	2-8	\$43,208	\$12,512	\$1,205	\$38,570	\$1,360
Building Type: Carports	1-50	0-50	\$2,035,323	\$28,020	\$107,781	\$86,378	\$121,627
Building Type: Clubhouse (Club Mesa)	2-50	0-50	\$1,230,406	\$304,030	\$77,145	\$937,237	\$87,056
Building Type: Guard House	15-40	1-13	\$27,218	\$3,397	\$1,514	\$10,471	\$1,709
Building Type: Guest Houses	5-50	0-38	\$122,518	\$22,856	\$7,741	\$70,457	\$8,736
Building Type: Laundry Rooms	5-25	0-10	\$176,790	\$39,087	\$11,532	\$120,493	\$13,013
Building Type: Maintenance (Carport/Storage)	10-10	4-4	\$5,408	\$1,053	\$541	\$3,245	\$610
Building Type: Maintenance (Green Thumb Potting Shed)	10-50	4-44	\$13,351	\$1,362	\$700	\$4,198	\$790
Building Type: Maintenance (Grounds Maintenance Supervisor/Storage)	10-10	4-4	\$5,408	\$1,053	\$541	\$3,245	\$610
Building Type: Maintenance (Metal Grounds Storage Building)	50-50	44-44	\$14,234	\$554	\$285	\$1,708	\$321
Building Type: Maintenance (Painters Shed)	10-50	4-44	\$13,351	\$1,362	\$700	\$4,198	\$790
Building Type: Maintenance (Storage Building)	10-10	4-4	\$5,408	\$1,053	\$541	\$3,245	\$610
Building Type: Pool House and Fitness Center	10-40	0-27	\$415,040	\$86,134	\$23,046	\$265,525	\$26,006
Building Type: Residential Buildings	1-50	0-50	\$18,651,178	\$1,493,719	\$628,872	\$4,604,698	\$709,662
Common Areas: Bowling Green	10-20	3-16	\$294,130	\$23,223	\$15,247	\$71,589	\$17,206
Grounds: Asphalt and Concrete	5-5	1-4	\$277,592	\$43,662	\$55,518	\$134,597	\$62,651
Grounds: Equipment	5-20	0-8	\$81,888	\$18,461	\$7,906	\$56,909	\$8,922
Grounds: Fencing, Gates and Rails	20-20	2-2	\$8,761	\$2,558	\$438	\$7,885	\$494
Grounds: Landscape and Irrigation	15-40	0-40	\$1,177,752	\$230,404	\$30,574	\$710,267	\$34,501
Infrastructure: Electrical/Lighting	1-15	0-6	\$31,864	\$8,021	\$4,694	\$24,725	\$5,297
Infrastructure: Other	25-25	13-13	\$21,632	\$3,368	\$865	\$10,383	\$976
Infrastructure: Retaining Walls	40-40	0-40	\$520,000	\$129,886	\$13,000	\$400,400	\$14,670
Infrastructure: Sewer System	6-6	0-0	\$10,816	\$3,509	\$1,803	\$10,816	\$2,034
Infrastructure: Storm Drain System	3-3	0-0	\$19,469	\$6,315	\$6,490	\$19,469	\$7,323
Infrastructure: Water Delivery System	1-60	0-29	\$212,599	\$13,412	\$11,386	\$41,346	\$12,848
Infrastructure: Water Well	10-10	3-3	\$12,979	\$2,947	\$1,298	\$9,085	\$1,465
Infrastructure: Water Delivery, Booster Station	10-20	0-12	\$140,691	\$23,312	\$9,036	\$71,864	\$10,196
Vehicles	10-15	0-15	\$518,890	\$44,129	\$38,234	\$136,038	\$43,146
X - Miscellaneous	1-1	0-0	\$156,000	\$50,605	\$156,000	\$156,000	\$176,041
Totals			\$26,243,904	\$2,600,000	\$1,214,630	\$8,015,039	\$1,370,672

Current Replacement Cost: \$26,243,904

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Building Type: Arts and Crafts (White Owl)								
Adobe Siding		60	8	\$10,816.00 / Total	1	\$10,816	\$14,802	Previous Study
Composition Roof		25	4	\$7.79 / SF	1840	\$14,329	\$16,763	Previous Study
Doors (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Exterior Light Fixtures (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Gutters and Downspouts (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Interior Fixtures (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Kitchen Remodel (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Paint - Exterior Surfaces (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Paint - Interior Surfaces (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Restroom Renovation (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Tile Flooring (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Windows and Sliding Glass Doors		40	2	\$18,062.72 / Total	1	\$18,063	\$19,537	Previous Study
Wood Siding and Trim Repairs (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Totals						\$43,208	\$51,102	
* Non-reserve components excluded from totals								
Building Type: Carports								
Carport Roof & Gutter Full		25	25	\$640,000.00 / Total	1	\$640,000	\$1,706,135	Previous Study
Carport Siding/Trim/Door Replacement - Minor (Annual)		1	0	\$50,000.00 / Total	1	\$50,000	\$50,000	Previous Study
Carport Siding/Trim/Door Replacement Full		50	50	\$1,081,600.00 / Total	1	\$1,081,600	\$7,686,589	Previous Study
Exterior Surfaces - Paint (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Gutters and Downspouts - Aluminum		25	25	\$17.31 / LF	11466	\$39,685	\$105,794	Previous Study
Light Fixtures (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Portable Fire Extinguishers (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Roofing - Built-up 3 Ply System - Composite		25	25	\$10.66 / SF	72270	\$154,080	\$410,751	Previous Study
Storage Doors - Wood		25	12	\$1,189.76 / EA	294	\$69,958	\$112,005	Previous Study
Totals						\$2,035,323	\$10,071,274	
* Non-reserve components excluded from totals								
Building Type: Clubhouse (Club Mesa)								
Air Handler Repairs		2	0	\$1,297.92 / EA	10	\$12,979	\$12,979	Previous Study
Boilers		30	0	\$19,468.80 / EA	2	\$38,938	\$38,938	Previous Study
Clubhouse Emergency		30	1	\$54,080.00 / EA	1	\$54,080	\$56,243	Previous Study

Component Inventory

Units: 289 | Start Date: 1/1/2026

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Generator (Kohler)								
Clubhouse Terrace - Deck Recoat		5	4	\$10.82 / SF	1800	\$19,469	\$22,776	Previous Study
Clubhouse Terrace - Deck Repairs		50	50	\$43.26 / SF	1800	\$77,875	\$553,434	Previous Study
Computers (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Cork Ceiling (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Dining Room/Lobby Sound System		15	7	\$24,011.52 / Total	1	\$24,012	\$31,598	Previous Study
Exterior Doors - Replacement Allowance		10	1	\$18,062.72 / Total	1	\$18,063	\$18,785	Previous Study
Exterior Light Fixtures		10	4	\$194.69 / EA	59	\$11,487	\$13,438	Previous Study
Fire Extinguisher		10	0	\$757.12 / EA	8	\$6,057	\$6,057	Previous Study
Fire Panel		20	0	\$33,096.96 / EA	1	\$33,097	\$33,097	Previous Study
Flat Screen TV's (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Flooring - Carpeting (Admin, Lobby, and Garden Room)		15	0	\$65.11 / SY	646	\$42,063	\$42,063	Previous Study
Flooring - Laminate		25	10	\$6.60 / SF	1765	\$11,645	\$17,238	Previous Study
Flooring - Linoleum		25	10	\$7.90 / SF	1200	\$9,475	\$14,025	Previous Study
Flooring - Tile		25	10	\$19.47 / SF	1355	\$26,380	\$39,049	Previous Study
Furnishings Allowance - Coastal Room		10	3	\$6,056.96 / ALW	1	\$6,057	\$6,813	Previous Study
Furnishings Allowance - Cypress Room		10	10	\$13,195.52 / ALW	1	\$13,196	\$19,533	Previous Study
Furnishings Allowance - Dining Room		10	3	\$30,609.28 / ALW	1	\$30,609	\$34,431	Previous Study
Furnishings Allowance - Driftwood Room		10	4	\$14,385.28 / ALW	1	\$14,385	\$16,829	Previous Study
Furnishings Allowance - Garden Room		10	3	\$6,056.96 / ALW	1	\$6,057	\$6,813	Previous Study
Furnishings Allowance - Lobby		10	3	\$30,068.48 / ALW	1	\$30,068	\$33,823	Previous Study
Furnishings Allowance - Redwood Room		10	3	\$7,895.68 / ALW	1	\$7,896	\$8,882	Previous Study
Glass Door		30	0	\$12,005.76 / EA	1	\$12,006	\$12,006	Previous Study
Gutters and Downspouts		25	1	\$17.31 / LF	840	\$14,537	\$15,118	Previous Study
Handicap Entry System		15	2	\$3,677.44 / EA	2	\$7,355	\$7,955	Previous Study
Interior Doors - Replacement Allowance		10	1	\$18,062.72 / Total	1	\$18,063	\$18,785	Previous Study
Interior Fixtures		30	13	\$194.69 / EA	323	\$62,884	\$104,707	Previous Study
Kitchen - Convection Oven		25	1	\$7,787.52 / EA	1	\$7,788	\$8,099	Previous Study
Kitchen - Deli Prep Station (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Kitchen - Dishwasher		15	0	\$7,895.68 / EA	1	\$7,896	\$7,896	Previous Study
Kitchen - Exhaust Hoods		25	1	\$12,005.76 / Total	1	\$12,006	\$12,486	Previous Study
Kitchen - Fire Suppression System		25	1	\$12,005.76 / Total	1	\$12,006	\$12,486	Previous Study
Kitchen - Flooring		25	13	\$14.06 / SF	2000	\$28,122	\$46,825	Previous Study
Kitchen - Ice Machine (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Kitchen - Legend Cook Stove Hotline		25	1	\$36,017.28 / EA	1	\$36,017	\$37,458	Previous Study

Component Inventory

Units: 289 | Start Date: 1/1/2026

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Kitchen - Mixers (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Kitchen - Refrigerator, Tranlsen 1 Door		25	1	\$8,112.00 / EA	1	\$8,112	\$8,436	Previous Study
Kitchen - Refrigerator, Tranlsen 2 Door		25	1	\$8,869.12 / EA	1	\$8,869	\$9,224	Previous Study
Kitchen - Refrigerator, Tranlsen 3 Door		25	1	\$11,356.80 / EA	1	\$11,357	\$11,811	Previous Study
Kitchen - Steam Table		25	1	\$10,816.00 / EA	1	\$10,816	\$11,249	Previous Study
Kitchen - Steamer		20	0	\$7,246.72 / EA	1	\$7,247	\$7,247	Previous Study
Kitchen - Walk-in Fridge/Freezer		30	7	\$30,068.48 / EA	1	\$30,068	\$39,568	Previous Study
Mailboxes		25	24	\$13,000.00 / Total	1	\$13,000	\$33,323	Previous Study
Metal Railing		40	12	\$71.93 / LF	350	\$25,174	\$40,305	Previous Study
Paint - Exterior Surfaces (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Paint - Interior Surfaces (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Pipes and Valves - Repairs (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Redwood Room Sound System		15	7	\$24,011.52 / Total	1	\$24,012	\$31,598	Previous Study
Restroom Renovation		30	7	\$6,056.96 / EA	5	\$30,285	\$39,853	Previous Study
Sewer Lines and Grease Trap		10	0	\$12,005.76 / Total	1	\$12,006	\$12,006	Previous Study
Shingle Roofing		25	1	\$9.73 / SF	20380	\$198,387	\$206,323	Previous Study
Siding and Trim Repairs		5	1	\$12,005.76 / Total	1	\$12,006	\$12,486	Previous Study
Skylight (20x20 Pyramid)		25	1	\$6,056.96 / EA	1	\$6,057	\$6,299	Previous Study
Small Kitchens - Remodel		30	7	\$7,192.64 / EA	2	\$14,385	\$18,930	Previous Study
Wallpaper		15	2	\$3.68 / SF	2900	\$10,664	\$11,535	Previous Study
Water Heating System		15	1	\$11,464.96 / Total	1	\$11,465	\$11,924	Previous Study
Window Coverings		5	0	\$12,005.76 / ALW	1	\$12,006	\$12,006	Previous Study
Windows and Sliding Glass Doors - Restaurant		10	1	\$71,926.40 / ALW	1	\$71,926	\$74,803	Previous Study
Wood Paneling (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Totals						\$1,230,406	\$1,909,587	

* Non-reserve components excluded from totals

Building Type: Guard House								
Appliances (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Doors (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Entry Barrier Operator/Arm (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Exterior Light Fixtures (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Exterior Siding and Trim (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Fiber Optic Cable (From Clubhouse to Guard House)		15	13	\$18,928.00 / EA	1	\$18,928	\$31,517	Previous Study
Furnishings Allowance (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Gutters and Downspouts (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study

Component Inventory

Units: 289 | Start Date: 1/1/2026

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Interior Fixtures (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Interior Surfaces - Paint (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Office Equipment (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Paint - Exterior Surfaces (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Restroom Renovation (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Roof - Slate (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Water Heater (Tankless)		20	2	\$1,800.00 / EA	1	\$1,800	\$1,947	Previous Study
Windows		40	1	\$1,297.92 / EA	5	\$6,490	\$6,749	Previous Study
Totals						\$27,218	\$40,213	

* Non-reserve components excluded from totals

Building Type: Guest Houses

Balconys/Decks - Replace		15	15	\$216.32 / SF	80	\$17,306	\$31,166	Previous Study
Deck (Elasto) - Seal/Resurface (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Entry Doors (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Exterior Light Fixtures (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Flooring - Carpet		15	1	\$65.11 / SY	230	\$14,976	\$15,575	Previous Study
Flooring - Laminate (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Furnishings Allowance		5	1	\$6,056.96 / Total	1	\$6,057	\$6,299	Previous Study
Guest House - Roof, Composition Shingles		50	38	\$9.73 / SF	2800	\$27,256	\$120,986	Previous Study
Gutters and Downspouts		25	13	\$17.31 / LF	440	\$7,614	\$12,679	Previous Study
Interior Lighting (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Metal Railing (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Paint - Exterior Surfaces (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Paint - Interior Surfaces (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Restroom Renovation		30	11	\$3,028.48 / EA	6	\$18,171	\$27,973	Previous Study
Siding and Trim Repairs		5	1	\$2.49 / SF	2430	\$6,045	\$6,287	Previous Study
Stair Repairs		35	0	\$6,597.76 / Total	1	\$6,598	\$6,598	Previous Study
Wall Heaters (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Water Heaters (Tankless)		20	0	\$3,244.80 / EA	2	\$6,490	\$6,490	Previous Study
Windows		10	0	\$12,005.76 / ALW	1	\$12,006	\$12,006	Previous Study
Totals						\$122,518	\$246,058	

* Non-reserve components excluded from totals

Building Type: Laundry Rooms

Entry Door		25	4	\$811.20 / EA	15	\$12,168	\$14,235	Previous Study
Exterior Light Fixtures (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study

Component Inventory

Units: 289 | Start Date: 1/1/2026

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Exterior Siding		5	4	\$15.14 / SF	8205	\$12,424	\$14,535	Previous Study
Exterior Surfaces - Paint (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Exterior Wood Trim		25	4	\$9.73 / LF	510	\$4,965	\$5,808	Previous Study
Fire Extinguisher / Smoke Detectors (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Gutters and Downspouts		20	10	\$17.31 / LF	1320	\$22,843	\$33,814	Previous Study
Interior Surfaces - Paint (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Roofing - Built-up 3 Ply System		20	10	\$8.87 / SF	7260	\$64,390	\$95,312	Previous Study
Washer and Dryers		15	0	\$60,000.00 / Total	1	\$60,000	\$60,000	Previous Study
Water Heater (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Totals						\$176,790	\$223,704	

* Non-reserve components excluded from totals

Building Type: Maintenance (Carport/Storage)								
Doors (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Maintenance Carport - Metal Siding		10	4	\$5,408.00 / ALW	1	\$5,408	\$6,327	Previous Study
Metal Roofing (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Paint - Exterior Surfaces (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Windows and Skylights (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Totals						\$5,408	\$6,327	

* Non-reserve components excluded from totals

Building Type: Maintenance (Green Thumb Potting Shed)								
Doors (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Maintenance Shed - Metal Roofing		50	44	\$9.19 / SF	864	\$7,943	\$44,613	Previous Study
Maintenance Shed - Metal Siding		10	4	\$5,408.00 / ALW	1	\$5,408	\$6,327	Previous Study
Paint - Exterior Surfaces (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Windows and Skylights (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Totals						\$13,351	\$50,940	

* Non-reserve components excluded from totals

Building Type: Maintenance (Grounds Maintenance Mechanic/Storage)								
Paint - Exterior Surfaces (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Totals						\$0	\$0	

* Non-reserve components excluded from totals

Building Type: Maintenance (Grounds Maintenance Supervisor/Storage)								
Doors (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Maintenance Storage - Metal Siding		10	4	\$5,408.00 / ALW	1	\$5,408	\$6,327	Previous Study

Component Inventory

Units: 289 | Start Date: 1/1/2026

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Metal Roofing (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Windows and Skylights (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Totals						\$5,408	\$6,327	
* Non-reserve components excluded from totals								
Building Type: Maintenance (Metal Grounds Storage Building)								
Doors (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Grounds Storage - Metal Roofing		50	44	\$9.19 / SF	960	\$8,826	\$49,571	Previous Study
Grounds Storage - Metal Siding		50	44	\$5,408.00 / ALW	1	\$5,408	\$30,374	Previous Study
Paint - Exterior Surfaces (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Windows and Skylights (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Totals						\$14,234	\$79,945	
* Non-reserve components excluded from totals								
Building Type: Maintenance (Painters Shed)								
Doors (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Paint - Exterior Surfaces (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Painters Shed - Metal Roofing		50	44	\$9.19 / SF	864	\$7,943	\$44,613	Previous Study
Painters Shed - Metal Siding		10	4	\$5,408.00 / ALW	1	\$5,408	\$6,327	Previous Study
Windows and Skylights (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Totals						\$13,351	\$50,940	
* Non-reserve components excluded from totals								
Building Type: Maintenance (Storage Building)								
Doors (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Maintenance Storage - Metal Siding		10	4	\$5,408.00 / ALW	1	\$5,408	\$6,327	Previous Study
Metal Roofing (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Paint - Exterior Surfaces (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Windows and Skylights (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Totals						\$5,408	\$6,327	
* Non-reserve components excluded from totals								
Building Type: Pool House and Fitness Center								
Dehumidification and Heating System		20	2	\$155,858.56 / Total	1	\$155,859	\$168,577	Previous Study
Exterior Light Fixtures		20	1	\$270.40 / EA	23	\$6,219	\$6,468	Previous Study
Fitness Equipment - Cable Station		10	8	\$12,222.08 / EA	1	\$12,222	\$16,727	Previous Study
Fitness Equipment - Elliptical		10	8	\$6,489.60 / EA	2	\$12,979	\$17,763	Previous Study
Fitness Equipment - Stationary Bikes		10	8	\$5,948.80 / EA	1	\$5,949	\$8,141	Previous Study

Component Inventory

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Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Fitness Equipment - Training Stations		20	8	\$2,163.20 / EA	6	\$12,979	\$17,763	Previous Study
Fitness Equipment - Treadmill		10	8	\$6,705.92 / EA	1	\$6,706	\$9,178	Previous Study
Flat Screen TV's (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Gutters and Downspouts		25	1	\$17.31 / LF	340	\$5,884	\$6,119	Previous Study
Gym Flooring (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
HVAC Unit		15	11	\$5,408.00 / EA	1	\$5,408	\$8,325	Previous Study
Interior Fixtures (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Metal Doors (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Paint - Exterior Surfaces (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Pool - Resurface		20	19	\$30.48 / SF	1148	\$34,996	\$73,731	Previous Study
Pool and Spa - Chlorinators (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Pool and Spa - Coping		40	25	\$36.56 / LF	156	\$5,703	\$15,203	Previous Study
Pool and Spa - Filters (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Pool and Spa - Heaters		12	11	\$2,201.68 / EA	2	\$4,403	\$6,779	Previous Study
Pool and Spa - Pumps and Motors (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Pool and Spa - Railing (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Pool and Spa - Tile		20	19	\$29.74 / LF	317	\$9,429	\$19,865	Previous Study
Restrooms and Shower - Renovations		30	27	\$5,200.00 / EA	2	\$10,400	\$29,987	Previous Study
Shingle Roofing		25	1	\$9.73 / SF	6800	\$66,194	\$68,842	Previous Study
Siding and Trim Repairs (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Skylights (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Spa - Resurface		20	18	\$124.38 / SF	287	\$35,698	\$72,318	Previous Study
Water Heater (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Window and Sliding Glass Doors		10	0	\$24,011.52 / Total	1	\$24,012	\$24,012	Previous Study
					Totals	\$415,040	\$569,798	
* Non-reserve components excluded from totals								
Building Type: Residential Buildings								
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year		1	0	\$22,500.00 / ALW	1	\$22,500	\$22,500	Previous Study
Balconies/Decks - Wood (Annual) - 10 per year		1	0	\$75,000.00 / ALW	1	\$75,000	\$75,000	Previous Study
Doors (Owners) (Individual Homeowner Responsibility)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Elect. Wiring (Includes Main Panel)		50	50	\$54.08 / LF	166220	\$4,494,589	\$31,941,619	Previous Study
Electrical Wiring (To Sub Panel)		50	50	\$54.08 / LF	12000	\$324,480	\$2,305,977	Previous Study

Component Inventory

Units: 289 | Start Date: 1/1/2026

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Exterior Light Fixtures (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Exterior Siding - Brick		40	6	\$37.86 / SF	8816	\$333,738	\$422,286	Previous Study
Exterior Siding - Wood - Annual		1	0	\$11,038.00 / ALW	1	\$11,038	\$11,038	Previous Study
Exterior Surfaces - Paint (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Exterior Trim - Wood - Annual		1	0	\$37,251.00 / ALW	1	\$37,251	\$37,251	Previous Study
Fire Alarm System - Smoke Detectors (Owners) (Individual Homeowner Responsibility)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Fire Sprinkler System (Individual Homeowner Responsibility)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Foundation and Piers - Maintenance		5	5	\$26,000.00 / ALW	1	\$26,000	\$31,633	Previous Study
Front Entrance Deck - Wood		20	0	\$25.24 / SF	13566	\$6,849	\$6,849	Previous Study
Front Entrance Deck (Elasto) - Recoat/Resurface (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Front Entry Handrails		1	0	\$2,955.00 / ALW	1	\$2,955	\$2,955	Previous Study
Gas Lines - To Appliance		50	33	\$88.69 / LF	36608	\$1,623,404	\$5,922,795	Previous Study
Gutters and Downspouts- Aluminum		25	18	\$18.06 / LF	42899	\$774,872	\$1,569,748	Previous Study
Heating System - Boilers (Annual)		1	0	\$15,000.00 / ALW	1	\$15,000	\$15,000	Previous Study
Heating System - Furnace (Annual)		1	0	\$30,000.00 / ALW	1	\$30,000	\$30,000	Previous Study
Roof - Asphalt Shingles		50	36	\$10.28 / SF	614053	\$6,309,517	\$25,893,834	Previous Study
Sewer Lines (Annual 3%)		1	0	\$71.39 / LF	23408	\$50,130	\$50,130	Previous Study
Skylights (Owners) (Individual Homeowner Responsibility)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Water Lines - To Fixture		50	33	\$123.30 / LF	73216	\$4,513,854	\$16,468,261	Previous Study
Windows (Owners) (Individual Homeowner Responsibility)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Windows/Skylights (Owners) (Individual Homeowner Responsibility)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Totals						\$18,651,178	\$84,806,876	
* Non-reserve components excluded from totals								
Common Areas: Bowling Green								
Benches		20	8	\$540.80 / EA	34	\$18,387	\$25,164	Previous Study
Furnishings		10	3	\$10,816.00 / Total	1	\$10,816	\$12,167	Previous Study
Turf		20	16	\$16.22 / SF	14500	\$235,248	\$440,615	Previous Study
Turf Wood Border		20	16	\$30.28 / LF	980	\$29,679	\$55,588	Previous Study
Totals						\$294,130	\$533,534	
Common Areas: Green Grassy Paws Park								
Fencing (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Totals						\$0	\$0	

Component Inventory

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Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
* Non-reserve components excluded from totals								
Common Areas: Green Thumb Garden								
Fencing (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Irrigation (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Planter Boxes (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Totals						\$0	\$0	
* Non-reserve components excluded from totals								
Grounds: Asphalt and Concrete								
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 1		5	4	\$0.49 / SF	462049	\$83,205	\$97,338	Previous Study
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 2		5	1	\$1.31 / SF	462049	\$90,703	\$94,331	Previous Study
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 3		5	2	\$0.26 / SF	462049	\$23,990	\$25,947	Previous Study
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 4		5	3	\$0.37 / SF	462049	\$47,571	\$53,511	Previous Study
Concrete - Gutter (Repair Allowance 3%)		5	1	\$14.06 / SF	21915	\$9,244	\$9,614	Previous Study
Concrete - Sidewalk/Steps		5	4	\$22,880.00 / ALW	1	\$22,880	\$26,766	Previous Study
Totals						\$277,592	\$307,507	
Grounds: Equipment								
2005 Bobcat Front Loader - Grounds		20	3	\$32,448.00 / EA	1	\$32,448	\$36,500	Previous Study
2018 Wood Chipper - Grounds		10	3	\$27,040.00 / EA	1	\$27,040	\$30,416	Previous Study
Drain Camera		8	8	\$12,000.00 / EA	1	\$12,000	\$16,423	Previous Study
Mowers		5	0	\$10,400.00 / ALW	1	\$10,400	\$10,400	Previous Study
Totals						\$81,888	\$93,739	
Grounds: Fencing, Gates and Rails								
Wood and Wire Fencing		20	2	\$19.47 / LF	450	\$8,761	\$9,476	Previous Study
Totals						\$8,761	\$9,476	
Grounds: Landscape and Irrigation								
Backflow Devices		20	2	\$2,704.00 / EA	2	\$5,408	\$5,849	Previous Study
Defensible Space - Phase 1		40	0	\$100,000.00 / ALW	1	\$100,000	\$100,000	Previous Study
Defensible Space - Phase 2		40	1	\$100,000.00 / ALW	1	\$100,000	\$104,000	Previous Study
Defensible Space - Phase 3		40	2	\$100,000.00 / ALW	1	\$100,000	\$108,160	Previous Study
Irrigation Water Storage Tanks		25	10	\$1,838.72 / EA	14	\$25,742	\$38,105	Previous Study
Landscaping - Major Upgrade Allowance - Phase 1		40	39	\$208,000.00 / ALW	1	\$208,000	\$960,204	Previous Study
Landscaping - Major Upgrade Allowance - Phase 2		40	40	\$208,000.00 / ALW	1	\$208,000	\$998,612	Previous Study
Landscaping - Major Upgrade Allowance - Phase 3		40	3	\$208,000.00 / ALW	1	\$208,000	\$233,972	Previous Study
Landscaping - Major Upgrade Allowance - Phase 4		40	4	\$208,000.00 / ALW	1	\$208,000	\$243,331	Previous Study
Timer Clocks (27)		15	2	\$540.80 / EA	27	\$14,602	\$15,793	Previous Study

Component Inventory

Units: 289 | Start Date: 1/1/2026

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Totals						\$1,177,752	\$2,808,026	
Infrastructure: Electrical/Lighting								
Light Fixtures Annual Allowance		1	0	\$2,336.00 / Total	1	\$2,336	\$2,336	Previous Study
Pagoda Fixtures (Replacement Contingency 15%)		10	0	\$129.79 / EA	600	\$11,681	\$11,681	Previous Study
Roadway Post Fixtures		15	6	\$811.20 / EA	22	\$17,846	\$22,581	Previous Study
Totals						\$31,864	\$36,599	
Infrastructure: Other								
Entry Monument		25	13	\$16,224.00 / EA	1	\$16,224	\$27,014	Previous Study
Flag Pole		25	13	\$5,408.00 / EA	1	\$5,408	\$9,005	Previous Study
Signage (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Totals						\$21,632	\$36,019	
* Non-reserve components excluded from totals								
Infrastructure: Retaining Walls								
Adobe Wall Allowance - Phase 1		40	40	\$104,000.00 / ALW	1	\$104,000	\$499,306	Previous Study
Adobe Wall Allowance - Phase 2		40	0	\$104,000.00 / ALW	1	\$104,000	\$104,000	Previous Study
Adobe Wall Allowance - Phase 3		40	1	\$104,000.00 / ALW	1	\$104,000	\$108,160	Previous Study
Adobe Wall Allowance - Phase 4		40	2	\$104,000.00 / ALW	1	\$104,000	\$112,486	Previous Study
Adobe Wall Allowance - Phase 5		40	3	\$104,000.00 / ALW	1	\$104,000	\$116,986	Previous Study
Totals						\$520,000	\$940,938	
Infrastructure: Sewer System								
Sewer Lift Station Allowance		6	0	\$10,816.00 / ALW	1	\$10,816	\$10,816	Previous Study
Totals						\$10,816	\$10,816	
Infrastructure: Storm Drain System								
Storm Drainage Repair Allowance		3	0	\$19,468.80 / ALW	1	\$19,469	\$19,469	Previous Study
Totals						\$19,469	\$19,469	
Infrastructure: Water Delivery System								
Backflow Preventor (8")		35	20	\$30,284.80 / EA	1	\$30,285	\$66,358	Previous Study
Fire Hydrants		60	4	\$1,297.92 / EA	15	\$19,469	\$22,776	Previous Study
Lateral Lines - .75" (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Lateral Lines - 1.5" (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Lateral Lines - 1" (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Water Line Repair Allowance		1	0	\$4,932.00 / ALW	1	\$4,932	\$4,932	Previous Study
Water Main - 4" (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Water Main - 6" (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Water Main - 8" (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Water Shut Off Valve - 1.5" (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Water Shut Off Valve - 4"		30	29	\$1,081.60 / EA	7	\$7,571	\$23,612	Previous Study
Water Shut Off Valve - 6"		30	29	\$3,244.80 / EA	28	\$90,854	\$283,343	Previous Study
Water Shut Off Valve - 8"		30	29	\$5,408.00 / EA	11	\$59,488	\$185,522	Previous Study
Totals						\$212,599	\$586,543	

* Non-reserve components excluded from totals

Component Inventory

Units: 289 | Start Date: 1/1/2026

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Infrastructure: Water Well								
Water Well - Casing and Pump		10	3	\$12,979.20 / Total	1	\$12,979	\$14,600	Previous Study
Totals						\$12,979	\$14,600	
Infrastructure: Water Delivery, Booster Station								
2014 Lift Station Pump		10	0	\$23,795.20 / EA	1	\$23,795	\$23,795	Previous Study
Aqua Force Booster Pumps (3)		20	12	\$5,408.00 / EA	3	\$16,224	\$25,975	Previous Study
Booster Station Generator		15	11	\$48,672.00 / EA	1	\$48,672	\$74,928	Previous Study
Booster Station Piping & Valves		20	9	\$52,000.00 / Total	1	\$52,000	\$74,012	Previous Study
Composition Roof (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Concrete Siding (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Doors (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Gutters and Downspouts (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Paint - Exterior Surfaces (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Wood Siding (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Totals						\$140,691	\$198,711	
* Non-reserve components excluded from totals								
Vehicles								
2008 Toyota Tundra		15	1	\$47,136.13 / EA	1	\$47,136	\$49,022	Previous Study
2012 Toro Workman - Grounds		10	4	\$44,345.60 / EA	1	\$44,346	\$51,878	Previous Study
2013 John Deere Gator		10	0	\$16,224.00 / EA	1	\$16,224	\$16,224	Previous Study
2020 Ford Transit Van - Administration		15	10	\$38,937.60 / EA	1	\$38,938	\$57,637	Previous Study
2020 John Deere Gator - Maintenance		10	4	\$16,224.00 / EA	1	\$16,224	\$18,980	Previous Study
2021 John Deere Gator - Maintenance		10	5	\$16,224.00 / EA	1	\$16,224	\$19,739	Previous Study
2022 Club Car - Housekeeping		10	6	\$16,224.00 / EA	1	\$16,224	\$20,529	Previous Study
2022 Ram 2500 Dump Truck - Grounds		15	12	\$59,488.00 / EA	1	\$59,488	\$95,242	Previous Study
2024 Cushman Haulers Grounds		15	15	\$15,000.00 / EA	5	\$75,000	\$135,071	Previous Study
2024 Cushman Haulers Maintenance		15	15	\$15,000.00 / EA	3	\$45,000	\$81,042	Previous Study
2024 Ford F-150		15	15	\$52,086.32 / EA	1	\$52,086	\$93,805	Previous Study
2024 Toro Workman		15	15	\$42,000.00 / EA	1	\$42,000	\$75,640	Previous Study
2024 Toyota Tundra		15	15	\$50,000.00 / EA	1	\$50,000	\$90,047	Previous Study
Totals						\$518,890	\$804,855	
X - Miscellaneous								
Contingency		1	0	\$156,000.00 / ALW	1	\$156,000	\$156,000	Previous Study
Totals						\$156,000	\$156,000	

Measure key : SF = Square Feet , EA = Each , SY = Square Yard(s) , LF = Linear Feet , ALW = Allowance , BLD = Building(s) , CY = Cubic Yard(s) , LT = Lot , PLC = Place(s) , SQ = Square(s) , TN = Ton(s) , LS = Lump Sum

Anticipated Expenditures (5 Years)

Units: 289 | Start Date: 1/1/2026



Anticipated Expenditures (5 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Kitchen - Dishwasher				Building Type: Clubhouse (Club Mesa)	\$7,896	\$7,896
Kitchen - Steamer				Building Type: Clubhouse (Club Mesa)	\$7,247	\$7,247
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$2,336
Mowers				Grounds: Equipment	\$10,400	\$10,400
Pagoda Fixtures (Replacement Contingency 15%)				Infrastructure: Electrical/Lighting	\$11,681	\$11,681
Sewer Lift Station Allowance				Infrastructure: Sewer System	\$10,816	\$10,816
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$50,130
Sewer Lines and Grease Trap				Building Type: Clubhouse (Club Mesa)	\$12,006	\$12,006
Stair Repairs				Building Type: Guest Houses	\$6,598	\$6,598
Storm Drainage Repair Allowance				Infrastructure: Storm Drain System	\$19,469	\$19,469
Washer and Dryers				Building Type: Laundry Rooms	\$60,000	\$60,000
Water Heaters (Tankless)				Building Type: Guest Houses	\$6,490	\$6,490
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$4,932
Window and Sliding Glass Doors				Building Type: Pool House and Fitness Center	\$24,012	\$24,012
Window Coverings				Building Type: Clubhouse (Club Mesa)	\$12,006	\$12,006
Windows				Building Type: Guest Houses	\$12,006	\$12,006
					Total for 2026:	\$1,053,774
2027						
2008 Toyota Tundra				Vehicles	\$47,136	\$49,022
Adobe Wall Allowance - Phase 3				Infrastructure: Retaining Walls	\$104,000	\$108,160
Asphalt - Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 2				Grounds: Asphalt and Concrete	\$90,703	\$94,331
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$23,400
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$78,000
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$52,000
Clubhouse Emergency Generator (Kohler)				Building Type: Clubhouse (Club Mesa)	\$54,080	\$56,243
Concrete - Gutter (Repair Allowance 3%)				Grounds: Asphalt and Concrete	\$9,244	\$9,614
Contingency				X - Miscellaneous	\$156,000	\$162,240
Defensible Space - Phase 2				Grounds: Landscape and Irrigation	\$100,000	\$104,000
Exterior Doors - Replacement Allowance				Building Type: Clubhouse (Club Mesa)	\$18,063	\$18,785
Exterior Light Fixtures				Building Type: Pool House and Fitness Center	\$6,219	\$6,468
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$11,480

Anticipated Expenditures (5 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$38,741
Flooring - Carpet				Building Type: Guest Houses	\$14,976	\$15,575
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$3,073
Furnishings Allowance				Building Type: Guest Houses	\$6,057	\$6,299
Gutters and Downspouts				Building Type: Pool House and Fitness Center	\$5,884	\$6,119
Gutters and Downspouts				Building Type: Clubhouse (Club Mesa)	\$14,537	\$15,118
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$15,600
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$31,200
Interior Doors - Replacement Allowance				Building Type: Clubhouse (Club Mesa)	\$18,063	\$18,785
Kitchen - Convection Oven				Building Type: Clubhouse (Club Mesa)	\$7,788	\$8,099
Kitchen - Exhaust Hoods				Building Type: Clubhouse (Club Mesa)	\$12,006	\$12,486
Kitchen - Fire Supression System				Building Type: Clubhouse (Club Mesa)	\$12,006	\$12,486
Kitchen - Legend Cook Stove Hotline				Building Type: Clubhouse (Club Mesa)	\$36,017	\$37,458
Kitchen - Refrigerator, Tranlsen 1 Door				Building Type: Clubhouse (Club Mesa)	\$8,112	\$8,436
Kitchen - Refrigerator, Tranlsen 2 Door				Building Type: Clubhouse (Club Mesa)	\$8,869	\$9,224
Kitchen - Refrigerator, Tranlsen 3 Door				Building Type: Clubhouse (Club Mesa)	\$11,357	\$11,811
Kitchen - Steam Table				Building Type: Clubhouse (Club Mesa)	\$10,816	\$11,249
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$2,429
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$52,135
Shingle Roofing				Building Type: Pool House and Fitness Center	\$66,194	\$68,842
Shingle Roofing				Building Type: Clubhouse (Club Mesa)	\$198,387	\$206,323
Siding and Trim Repairs				Building Type: Guest Houses	\$6,045	\$6,287
Siding and Trim Repairs				Building Type: Clubhouse (Club Mesa)	\$12,006	\$12,486
Skylight (20x20 Pyramid)				Building Type: Clubhouse (Club Mesa)	\$6,057	\$6,299
Water Heating System				Building Type: Clubhouse (Club Mesa)	\$11,465	\$11,924
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$5,129
Windows				Building Type: Guard House	\$6,490	\$6,749
Windows and Sliding Glass Doors - Restaurant				Building Type: Clubhouse (Club Mesa)	\$71,926	\$74,803
Total for 2027:						\$1,488,909

Anticipated Expenditures (5 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2028						
Adobe Wall Allowance - Phase 4				Infrastructure: Retaining Walls	\$104,000	\$112,486
Air Handler Repairs				Building Type: Clubhouse (Club Mesa)	\$12,979	\$14,038
Asphalt - Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 3				Grounds: Asphalt and Concrete	\$23,990	\$25,947
Backflow Devices				Grounds: Landscape and Irrigation	\$5,408	\$5,849
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$24,336
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$81,120
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$54,080
Contingency				X - Miscellaneous	\$156,000	\$168,730
Defensible Space - Phase 3				Grounds: Landscape and Irrigation	\$100,000	\$108,160
Dehumidification and Heating System				Building Type: Pool House and Fitness Center	\$155,859	\$168,577
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$11,939
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$40,291
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$3,196
Handicap Entry System				Building Type: Clubhouse (Club Mesa)	\$7,355	\$7,955
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$16,224
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$32,448
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$2,527
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$54,220
Timer Clocks (27)				Grounds: Landscape and Irrigation	\$14,602	\$15,793
Wallpaper				Building Type: Clubhouse (Club Mesa)	\$10,664	\$11,535
Water Heater (Tankless)				Building Type: Guard House	\$1,800	\$1,947
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$5,334
Windows and Sliding Glass Doors				Building Type: Arts and Crafts (White Owl)	\$18,063	\$19,537
Wood and Wire Fencing				Grounds: Fencing, Gates and Rails	\$8,761	\$9,476
Total for 2028:						\$995,745
2029						
2005 Bobcat Front Loader - Grounds				Grounds: Equipment	\$32,448	\$36,500
2018 Wood Chipper - Grounds				Grounds: Equipment	\$27,040	\$30,416

Anticipated Expenditures (5 Years)

Units: 289 | Start Date: 1/1/2026

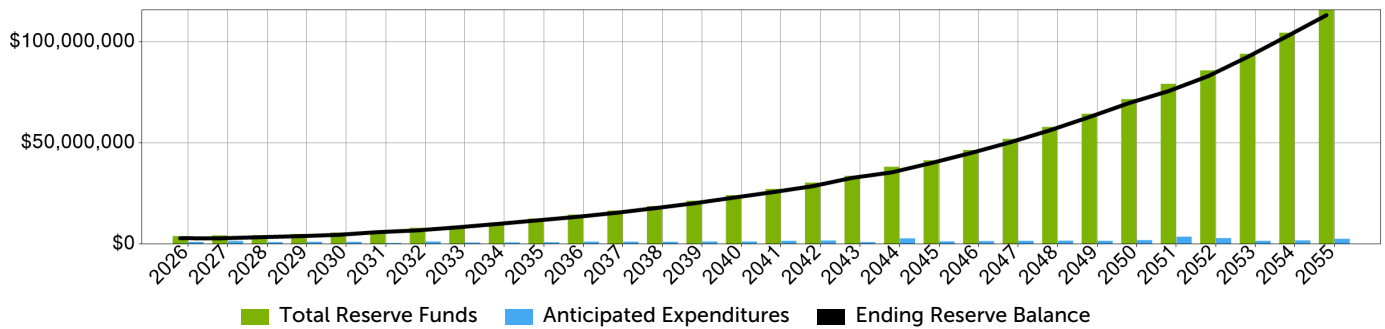
Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Adobe Wall Allowance - Phase 5				Infrastructure: Retaining Walls	\$104,000	\$116,986
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 4				Grounds: Asphalt and Concrete	\$47,571	\$53,511
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$25,309
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$84,365
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$56,243
Contingency				X - Miscellaneous	\$156,000	\$175,479
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$12,416
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$41,902
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$3,324
Furnishings				Common Areas: Bowling Green	\$10,816	\$12,167
Furnishings Allowance - Coastal Room				Building Type: Clubhouse (Club Mesa)	\$6,057	\$6,813
Furnishings Allowance - Dining Room				Building Type: Clubhouse (Club Mesa)	\$30,609	\$34,431
Furnishings Allowance - Garden Room				Building Type: Clubhouse (Club Mesa)	\$6,057	\$6,813
Furnishings Allowance - Lobby				Building Type: Clubhouse (Club Mesa)	\$30,068	\$33,823
Furnishings Allowance - Redwood Room				Building Type: Clubhouse (Club Mesa)	\$7,896	\$8,882
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$16,873
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$33,746
Landscaping - Major Upgrade Allowance - Phase 3				Grounds: Landscape and Irrigation	\$208,000	\$233,972
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$2,628
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$56,389
Storm Drainage Repair Allowance				Infrastructure: Storm Drain System	\$19,469	\$21,900
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$5,548
Water Well - Casing and Pump				Infrastructure: Water Well	\$12,979	\$14,600
Total for 2029:						\$1,125,035
2030						
2012 Toro Workman - Grounds				Vehicles	\$44,346	\$51,878
2020 John Deere Gator - Maintenance				Vehicles	\$16,224	\$18,980
Air Handler Repairs				Building Type: Clubhouse (Club Mesa)	\$12,979	\$15,184
Asphalt -Intermittent Maintenance Repairs, Seal Coat,				Grounds: Asphalt and Concrete	\$83,205	\$97,338

Anticipated Expenditures (5 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
and Traffic Striping - Phase 1						
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$26,322
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$87,739
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$58,493
Clubhouse Terrace - Deck Recoat				Building Type: Clubhouse (Club Mesa)	\$19,469	\$22,776
Composition Roof				Building Type: Arts and Crafts (White Owl)	\$14,329	\$16,763
Concrete - Sidewalk/Steps				Grounds: Asphalt and Concrete	\$22,880	\$26,766
Contingency				X - Miscellaneous	\$156,000	\$182,498
Entry Door				Building Type: Laundry Rooms	\$12,168	\$14,235
Exterior Light Fixtures				Building Type: Clubhouse (Club Mesa)	\$11,487	\$13,438
Exterior Siding				Building Type: Laundry Rooms	\$12,424	\$14,535
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$12,913
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$43,578
Exterior Wood Trim				Building Type: Laundry Rooms	\$4,965	\$5,808
Fire Hydrants				Infrastructure: Water Delivery System	\$19,469	\$22,776
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$3,457
Furnishings Allowance - Driftwood Room				Building Type: Clubhouse (Club Mesa)	\$14,385	\$16,829
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$17,548
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$35,096
Landscaping - Major Upgrade Allowance - Phase 4				Grounds: Landscape and Irrigation	\$208,000	\$243,331
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$2,733
Maintenance Carport - Metal Siding				Building Type: Maintenance (Carport/Storage)	\$5,408	\$6,327
Maintenance Shed - Metal Siding				Building Type: Maintenance (Green Thumb Potting Shed)	\$5,408	\$6,327
Maintenance Storage - Metal Siding				Building Type: Maintenance (Storage Building)	\$5,408	\$6,327
Maintenance Storage - Metal Siding				Building Type: Maintenance (Grounds Maintenance Supervisor/Storage)	\$5,408	\$6,327
Painters Shed - Metal Siding				Building Type: Maintenance (Painters Shed)	\$5,408	\$6,327
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$58,645
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$5,770
Total for 2030:						\$1,147,060

This plan represents first-year reserve contribution of \$1,240,052 or \$357.57 monthly per unit and incorporates the following variable annual increases in funding: 7% in years 1-30. If maintained, this plan will meet all anticipated expenditures as they occur over the projected 30 years. If designated future year increases are not maintained the association may be unable to meet all future expense requirements. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all funding goals and expectations are being met.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
Duration: 30 years			Rate of Annual Reserve Contribution Increases: 7.00%			Additional Funds To Reserves: \$0.00			
2026	\$1,240,052	\$357.57	\$2,600,000	\$107,726	\$3,947,778	\$1,053,774	\$2,894,004	\$8,502,931	34%
2027	\$1,326,856	\$382.60	\$2,894,004	\$112,519	\$4,333,378	\$1,488,909	\$2,844,470	\$8,608,328	33%
2028	\$1,419,736	\$409.38	\$2,844,470	\$122,259	\$4,386,464	\$995,745	\$3,390,720	\$9,283,381	37%
2029	\$1,519,117	\$438.04	\$3,390,720	\$143,510	\$5,053,347	\$1,125,035	\$3,928,312	\$9,905,625	40%
2030	\$1,625,455	\$468.70	\$3,928,312	\$166,700	\$5,720,468	\$1,147,060	\$4,573,409	\$10,586,692	43%
2031	\$1,739,237	\$501.51	\$4,573,409	\$205,657	\$6,518,303	\$603,182	\$5,915,121	\$11,919,746	50%
2032	\$1,860,984	\$536.62	\$5,915,121	\$248,714	\$8,024,819	\$1,255,537	\$6,769,282	\$12,689,148	53%
2033	\$1,991,253	\$574.18	\$6,769,282	\$294,703	\$9,055,237	\$794,682	\$8,260,555	\$14,032,550	59%
2034	\$2,130,640	\$614.37	\$8,260,555	\$356,346	\$10,747,541	\$834,458	\$9,913,083	\$15,454,814	64%
2035	\$2,279,785	\$657.38	\$9,913,083	\$423,144	\$12,616,012	\$948,764	\$11,667,248	\$16,884,242	69%
2036	\$2,439,370	\$703.39	\$11,667,248	\$491,470	\$14,598,089	\$1,200,353	\$13,397,735	\$18,181,112	74%
2037	\$2,610,126	\$752.63	\$13,397,735	\$564,531	\$16,572,392	\$1,179,072	\$15,393,320	\$19,626,784	78%
2038	\$2,792,835	\$805.32	\$15,393,320	\$649,327	\$18,835,483	\$1,113,101	\$17,722,382	\$21,276,679	83%
2039	\$2,988,333	\$861.69	\$17,722,382	\$742,839	\$21,453,555	\$1,291,124	\$20,162,431	\$22,888,325	88%
2040	\$3,197,517	\$922.01	\$20,162,431	\$845,457	\$24,205,404	\$1,249,545	\$22,955,860	\$24,691,812	93%
2041	\$3,421,343	\$986.55	\$22,955,860	\$954,007	\$27,331,209	\$1,632,718	\$25,698,491	\$26,256,438	98%
2042	\$3,660,837	\$1,055.60	\$25,698,491	\$1,065,161	\$30,424,489	\$1,799,755	\$28,624,735	\$27,800,930	103%
2043	\$3,917,095	\$1,129.50	\$28,624,735	\$1,203,317	\$33,745,147	\$1,000,738	\$32,744,408	\$30,332,818	108%
2044	\$4,191,292	\$1,208.56	\$32,744,408	\$1,337,025	\$38,272,725	\$2,828,855	\$35,443,870	\$31,163,164	114%
2045	\$4,484,683	\$1,293.16	\$35,443,870	\$1,480,500	\$41,409,052	\$1,347,425	\$40,061,627	\$33,669,774	119%
2046	\$4,798,610	\$1,383.68	\$40,061,627	\$1,667,960	\$46,528,198	\$1,523,861	\$45,004,337	\$36,199,611	124%
2047	\$5,134,513	\$1,480.54	\$45,004,337	\$1,869,467	\$52,008,317	\$1,669,842	\$50,338,475	\$38,789,535	130%
2048	\$5,493,929	\$1,584.18	\$50,338,475	\$2,089,577	\$57,921,981	\$1,692,030	\$56,229,951	\$41,575,124	135%
2049	\$5,878,504	\$1,695.07	\$56,229,951	\$2,333,589	\$64,442,044	\$1,658,967	\$62,783,077	\$44,626,271	141%
2050	\$6,289,999	\$1,813.73	\$62,783,077	\$2,597,296	\$71,670,373	\$1,991,343	\$69,679,030	\$47,578,331	146%
2051	\$6,730,299	\$1,940.69	\$69,679,030	\$2,848,501	\$79,257,829	\$3,663,331	\$75,594,498	\$49,039,126	154%
2052	\$7,201,420	\$2,076.53	\$75,594,498	\$3,108,893	\$85,904,811	\$2,945,773	\$82,959,039	\$51,439,315	161%
2053	\$7,705,520	\$2,221.89	\$82,959,039	\$3,439,573	\$94,104,132	\$1,644,928	\$92,459,204	\$55,428,479	167%
2054	\$8,244,906	\$2,377.42	\$92,459,204	\$3,826,931	\$104,531,041	\$1,816,741	\$102,714,300	\$59,544,217	173%
2055	\$8,822,049	\$2,543.84	\$102,714,300	\$4,232,838	\$115,769,188	\$2,608,738	\$113,160,450	\$63,152,428	179%

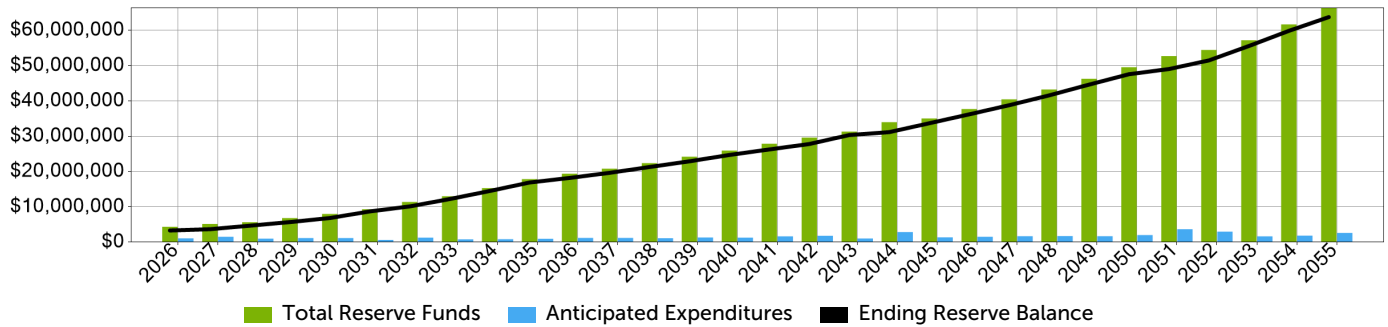
100% in 10 Years

Target - 100% Funded in 10 Years

Del Mesa Carmel Community Association, Inc

Units: 289 | Start Date: 1/1/2026

This plan represents a first-year reserve contribution of \$1,625,300 or \$468.66 monthly per unit and is calculated to achieve the target funding goal of 100% in 10 years. Upon meeting the designated target, the funding will adjust to maintain this percentage for the remaining years. Assumptions used in this model include a component inflation factor of 4% per year, annual average interest rate of 4% per year and a varied annual contribution rate calculated to meet target requirements.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
2026	\$1,625,300	\$468.66	\$2,600,000	\$115,431	\$4,340,731	\$1,053,774	\$3,286,956	\$8,502,931	39%
2027	\$1,722,818	\$496.78	\$3,286,956	\$136,156	\$5,145,931	\$1,488,909	\$3,657,022	\$8,608,328	42%
2028	\$1,826,187	\$526.58	\$3,657,022	\$162,890	\$5,646,099	\$995,745	\$4,650,355	\$9,283,381	50%
2029	\$1,935,758	\$558.18	\$4,650,355	\$202,229	\$6,788,342	\$1,125,035	\$5,663,307	\$9,905,625	57%
2030	\$2,051,904	\$591.67	\$5,663,307	\$244,629	\$7,959,840	\$1,147,060	\$6,812,780	\$10,586,692	64%
2031	\$2,175,018	\$627.17	\$6,812,780	\$303,948	\$9,291,746	\$603,182	\$8,688,564	\$11,919,746	73%
2032	\$2,305,519	\$664.80	\$8,688,564	\$368,542	\$11,362,626	\$1,255,537	\$10,107,088	\$12,689,148	80%
2033	\$2,443,850	\$704.69	\$10,107,088	\$437,267	\$12,988,205	\$794,682	\$12,193,523	\$14,032,550	87%
2034	\$2,590,481	\$746.97	\$12,193,523	\$522,861	\$15,306,866	\$834,458	\$14,472,408	\$15,454,814	94%
2035	\$2,745,910	\$791.78	\$14,472,408	\$614,839	\$17,833,158	\$948,764	\$16,884,394	\$16,884,242	100%
2036	\$1,809,512	\$521.77	\$16,884,394	\$687,559	\$19,381,465	\$1,200,353	\$18,181,112	\$18,181,112	100%
2037	\$1,883,413	\$543.08	\$18,181,112	\$741,331	\$20,805,856	\$1,179,072	\$19,626,784	\$19,626,784	100%
2038	\$1,960,968	\$565.45	\$19,626,784	\$802,029	\$22,389,780	\$1,113,101	\$21,276,679	\$21,276,679	100%
2039	\$2,036,789	\$587.31	\$21,276,679	\$865,980	\$24,179,449	\$1,291,124	\$22,888,325	\$22,888,325	100%
2040	\$2,120,088	\$611.33	\$22,888,325	\$932,944	\$25,941,357	\$1,249,545	\$24,691,812	\$24,691,812	100%
2041	\$2,198,359	\$633.90	\$24,691,812	\$998,985	\$27,889,156	\$1,632,718	\$26,256,438	\$26,256,438	100%
2042	\$2,284,298	\$658.68	\$26,256,438	\$1,059,948	\$29,600,685	\$1,799,755	\$27,800,930	\$27,800,930	100%
2043	\$2,392,749	\$689.95	\$27,800,930	\$1,139,877	\$31,333,556	\$1,000,738	\$30,332,818	\$30,332,818	100%
2044	\$2,453,398	\$707.44	\$30,332,818	\$1,205,804	\$33,992,020	\$2,828,855	\$31,163,164	\$31,163,164	100%
2045	\$2,582,800	\$744.75	\$31,163,164	\$1,271,234	\$35,017,199	\$1,347,425	\$33,669,774	\$33,669,774	100%
2046	\$2,683,710	\$773.85	\$33,669,774	\$1,369,988	\$37,723,471	\$1,523,861	\$36,199,611	\$36,199,611	100%
2047	\$2,789,391	\$804.32	\$36,199,611	\$1,470,375	\$40,459,377	\$1,669,842	\$38,789,535	\$38,789,535	100%
2048	\$2,901,841	\$836.75	\$38,789,535	\$1,575,778	\$43,267,154	\$1,692,030	\$41,575,124	\$41,575,124	100%
2049	\$3,019,890	\$870.79	\$41,575,124	\$1,690,223	\$46,285,238	\$1,658,967	\$44,626,271	\$44,626,271	100%
2050	\$3,135,470	\$904.11	\$44,626,271	\$1,807,933	\$49,569,674	\$1,991,343	\$47,578,331	\$47,578,331	100%
2051	\$3,229,666	\$931.28	\$47,578,331	\$1,894,460	\$52,702,457	\$3,663,331	\$49,039,126	\$49,039,126	100%
2052	\$3,423,446	\$987.15	\$49,039,126	\$1,971,119	\$54,433,691	\$2,945,773	\$51,487,918	\$51,439,315	100%
2053	\$3,628,853	\$1,046.38	\$51,487,918	\$2,099,195	\$57,215,967	\$1,644,928	\$55,571,039	\$55,428,479	100%
2054	\$3,846,584	\$1,109.17	\$55,571,039	\$2,263,438	\$61,681,062	\$1,816,741	\$59,864,321	\$59,544,217	101%
2055	\$4,077,379	\$1,175.71	\$59,864,321	\$2,423,946	\$66,365,646	\$2,608,738	\$63,756,908	\$63,152,428	101%

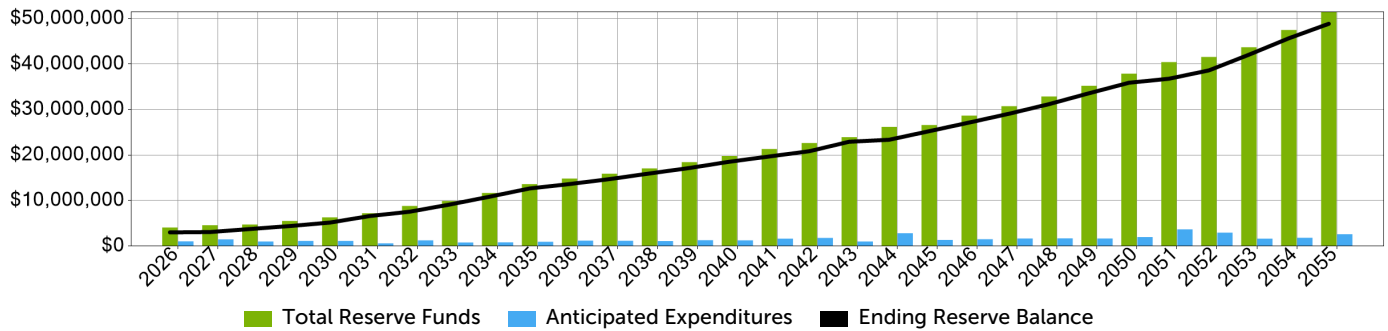
75% in 10 Years

Target - 75% Funded in 10 Years

Del Mesa Carmel Community Association, Inc

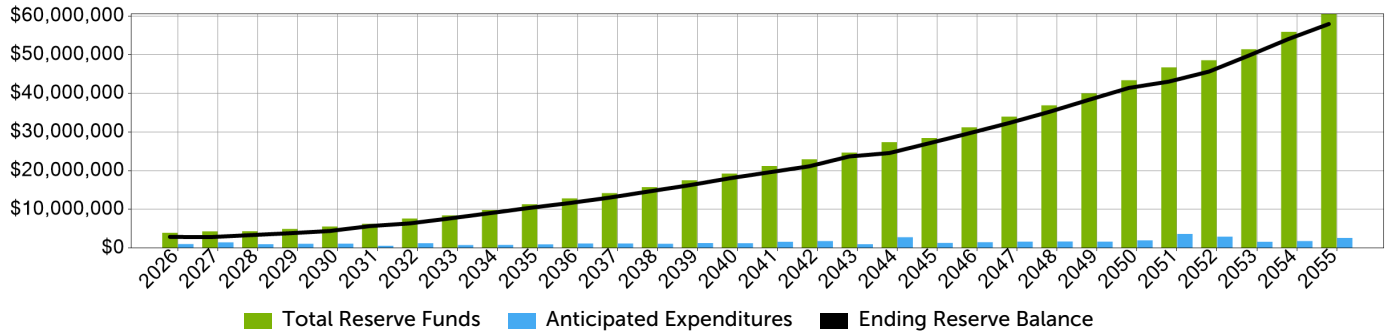
Units: 289 | Start Date: 1/1/2026

This plan represents a first-year reserve contribution of \$1,358,830 or \$391.82 monthly per unit and is calculated to achieve the target funding goal of 75% in 10 years. Upon meeting the designated target, the funding will adjust to maintain this percentage for the remaining years. Assumptions used in this model include a component inflation factor of 4% per year, annual average interest rate of 4% per year and a varied annual contribution rate calculated to meet target requirements.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
2026	\$1,358,830	\$391.82	\$2,600,000	\$110,101	\$4,068,931	\$1,053,774	\$3,015,157	\$8,502,931	35%
2027	\$1,440,360	\$415.33	\$3,015,157	\$119,635	\$4,575,152	\$1,488,909	\$3,086,244	\$8,608,328	36%
2028	\$1,526,781	\$440.25	\$3,086,244	\$134,070	\$4,747,096	\$995,745	\$3,751,351	\$9,283,381	40%
2029	\$1,618,388	\$466.66	\$3,751,351	\$159,921	\$5,529,660	\$1,125,035	\$4,404,626	\$9,905,625	44%
2030	\$1,715,492	\$494.66	\$4,404,626	\$187,554	\$6,307,671	\$1,147,060	\$5,160,611	\$10,586,692	49%
2031	\$1,818,421	\$524.34	\$5,160,611	\$230,729	\$7,209,762	\$603,182	\$6,606,580	\$11,919,746	55%
2032	\$1,927,526	\$555.80	\$6,606,580	\$277,703	\$8,811,809	\$1,255,537	\$7,556,272	\$12,689,148	60%
2033	\$2,043,178	\$589.15	\$7,556,272	\$327,221	\$9,926,670	\$794,682	\$9,131,988	\$14,032,550	65%
2034	\$2,165,769	\$624.50	\$9,131,988	\$391,906	\$11,689,663	\$834,458	\$10,855,205	\$15,454,814	70%
2035	\$2,295,715	\$661.97	\$10,855,205	\$461,147	\$13,612,067	\$948,764	\$12,663,303	\$16,884,242	75%
2036	\$1,657,215	\$477.86	\$12,663,303	\$515,669	\$14,836,187	\$1,200,353	\$13,635,834	\$18,181,112	75%
2037	\$1,707,328	\$492.31	\$13,635,834	\$555,998	\$15,899,160	\$1,179,072	\$14,720,088	\$19,626,784	75%
2038	\$1,749,001	\$504.33	\$14,720,088	\$601,522	\$17,070,611	\$1,113,101	\$15,957,510	\$21,276,679	75%
2039	\$1,850,372	\$533.56	\$15,957,510	\$649,485	\$18,457,367	\$1,291,124	\$17,166,244	\$22,888,325	75%
2040	\$1,922,869	\$554.46	\$17,166,244	\$700,116	\$19,789,229	\$1,249,545	\$18,539,684	\$24,691,812	75%
2041	\$2,038,241	\$587.73	\$18,539,684	\$749,698	\$21,327,623	\$1,632,718	\$19,694,905	\$26,256,438	75%
2042	\$2,160,536	\$622.99	\$19,694,905	\$795,012	\$22,650,452	\$1,799,755	\$20,850,698	\$27,800,930	75%
2043	\$2,225,618	\$641.76	\$20,850,698	\$858,526	\$23,934,841	\$1,000,738	\$22,934,103	\$30,332,818	76%
2044	\$2,359,155	\$680.26	\$22,934,103	\$907,970	\$26,201,229	\$2,828,855	\$23,372,373	\$31,163,164	75%
2045	\$2,273,957	\$655.70	\$23,372,373	\$953,426	\$26,599,755	\$1,347,425	\$25,252,330	\$33,669,774	75%
2046	\$2,393,748	\$690.24	\$25,252,330	\$1,027,491	\$28,673,569	\$1,523,861	\$27,149,708	\$36,199,611	75%
2047	\$2,509,504	\$723.62	\$27,149,708	\$1,102,782	\$30,761,993	\$1,669,842	\$29,092,151	\$38,789,535	75%
2048	\$2,618,006	\$754.90	\$29,092,151	\$1,182,206	\$32,892,363	\$1,692,030	\$31,200,333	\$41,575,124	75%
2049	\$2,775,086	\$800.20	\$31,200,333	\$1,270,336	\$35,245,755	\$1,658,967	\$33,586,788	\$44,626,271	75%
2050	\$2,941,592	\$848.21	\$33,586,788	\$1,362,477	\$37,890,856	\$1,991,343	\$35,899,513	\$47,578,331	75%
2051	\$3,118,087	\$899.10	\$35,899,513	\$1,425,076	\$40,442,676	\$3,663,331	\$36,779,345	\$49,039,126	75%
2052	\$3,305,172	\$953.05	\$36,779,345	\$1,478,362	\$41,562,879	\$2,945,773	\$38,617,106	\$51,439,315	75%
2053	\$3,503,483	\$1,010.23	\$38,617,106	\$1,581,855	\$43,702,444	\$1,644,928	\$42,057,516	\$55,428,479	76%
2054	\$3,713,692	\$1,070.85	\$42,057,516	\$1,720,240	\$47,491,447	\$1,816,741	\$45,674,707	\$59,544,217	77%
2055	\$3,936,513	\$1,135.10	\$45,674,707	\$1,853,544	\$51,464,763	\$2,608,738	\$48,856,026	\$63,152,428	77%

This plan represents first-year reserve contribution of \$1,240,052 or \$357.57 monthly per unit and incorporates the following variable annual increases in funding: 6% in years 1-5, 4% in years 6-30. If maintained, this plan will meet all anticipated expenditures as they occur over the projected 30 years. If designated future year increases are not maintained the association may be unable to meet all future expense requirements. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all funding goals and expectations are being met.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
Duration: 5 years			Rate of Annual Reserve Contribution Increases: 6.00%			Additional Funds To Reserves: \$0.00			
2026	\$1,240,052	\$357.57	\$2,600,000	\$107,726	\$3,947,778	\$1,053,774	\$2,894,004	\$8,502,931	34%
2027	\$1,314,455	\$379.02	\$2,894,004	\$112,271	\$4,320,730	\$1,488,909	\$2,831,821	\$8,608,328	33%
2028	\$1,393,323	\$401.77	\$2,831,821	\$121,224	\$4,346,368	\$995,745	\$3,350,624	\$9,283,381	36%
2029	\$1,476,922	\$425.87	\$3,350,624	\$141,063	\$4,968,608	\$1,125,035	\$3,843,574	\$9,905,625	39%
2030	\$1,565,537	\$451.42	\$3,843,574	\$162,112	\$5,571,223	\$1,147,060	\$4,424,164	\$10,586,692	42%
Duration: 25 years			Rate of Annual Reserve Contribution Increases: 4.00%			Additional Funds To Reserves: \$0.00			
2031	\$1,659,469	\$478.51	\$4,424,164	\$198,092	\$6,281,725	\$603,182	\$5,678,544	\$11,919,746	48%
2032	\$1,725,848	\$497.65	\$5,678,544	\$236,548	\$7,640,940	\$1,255,537	\$6,385,402	\$12,689,148	50%
2033	\$1,794,882	\$517.56	\$6,385,402	\$275,420	\$8,455,705	\$794,682	\$7,661,023	\$14,032,550	55%
2034	\$1,866,677	\$538.26	\$7,661,023	\$327,085	\$9,854,785	\$834,458	\$9,020,328	\$15,454,814	58%
2035	\$1,941,345	\$559.79	\$9,020,328	\$380,665	\$11,342,337	\$948,764	\$10,393,573	\$16,884,242	62%
2036	\$2,018,998	\$582.18	\$10,393,573	\$432,116	\$12,844,687	\$1,200,353	\$11,644,333	\$18,181,112	64%
2037	\$2,099,758	\$605.47	\$11,644,333	\$484,187	\$14,228,279	\$1,179,072	\$13,049,207	\$19,626,784	66%
2038	\$2,183,749	\$629.69	\$13,049,207	\$543,381	\$15,776,337	\$1,113,101	\$14,663,236	\$21,276,679	69%
2039	\$2,271,099	\$654.87	\$14,663,236	\$606,129	\$17,540,463	\$1,291,124	\$16,249,340	\$22,888,325	71%
2040	\$2,361,942	\$681.07	\$16,249,340	\$672,222	\$19,283,504	\$1,249,545	\$18,033,959	\$24,691,812	73%
2041	\$2,456,420	\$708.31	\$18,033,959	\$737,832	\$21,228,212	\$1,632,718	\$19,595,493	\$26,256,438	75%
2042	\$2,554,677	\$736.64	\$19,595,493	\$798,918	\$22,949,088	\$1,799,755	\$21,149,334	\$27,800,930	76%
2043	\$2,656,864	\$766.11	\$21,149,334	\$879,096	\$24,685,294	\$1,000,738	\$23,684,555	\$30,332,818	78%
2044	\$2,763,139	\$796.75	\$23,684,555	\$946,068	\$27,393,762	\$2,828,855	\$24,564,906	\$31,163,164	79%
2045	\$2,873,664	\$828.62	\$24,564,906	\$1,013,121	\$28,451,692	\$1,347,425	\$27,104,267	\$33,669,774	81%
2046	\$2,988,611	\$861.77	\$27,104,267	\$1,113,466	\$31,206,343	\$1,523,861	\$29,682,482	\$36,199,611	82%
2047	\$3,108,155	\$896.24	\$29,682,482	\$1,216,066	\$34,006,703	\$1,669,842	\$32,336,861	\$38,789,535	83%
2048	\$3,232,481	\$932.09	\$32,336,861	\$1,324,283	\$36,893,626	\$1,692,030	\$35,201,596	\$41,575,124	85%
2049	\$3,361,781	\$969.37	\$35,201,596	\$1,442,120	\$40,005,496	\$1,658,967	\$38,346,530	\$44,626,271	86%
2050	\$3,496,252	\$1,008.15	\$38,346,530	\$1,563,959	\$43,406,741	\$1,991,343	\$41,415,398	\$47,578,331	87%
2051	\$3,636,102	\$1,048.47	\$41,415,398	\$1,656,071	\$46,707,571	\$3,663,331	\$43,044,240	\$49,039,126	88%
2052	\$3,781,546	\$1,090.41	\$43,044,240	\$1,738,485	\$48,564,271	\$2,945,773	\$45,618,498	\$51,439,315	89%
2053	\$3,932,808	\$1,134.03	\$45,618,498	\$1,870,498	\$51,421,804	\$1,644,928	\$49,776,876	\$55,428,479	90%
2054	\$4,090,120	\$1,179.39	\$49,776,876	\$2,036,543	\$55,903,538	\$1,816,741	\$54,086,798	\$59,544,217	91%
2055	\$4,253,725	\$1,226.56	\$54,086,798	\$2,196,372	\$60,536,894	\$2,608,738	\$57,928,157	\$63,152,428	92%

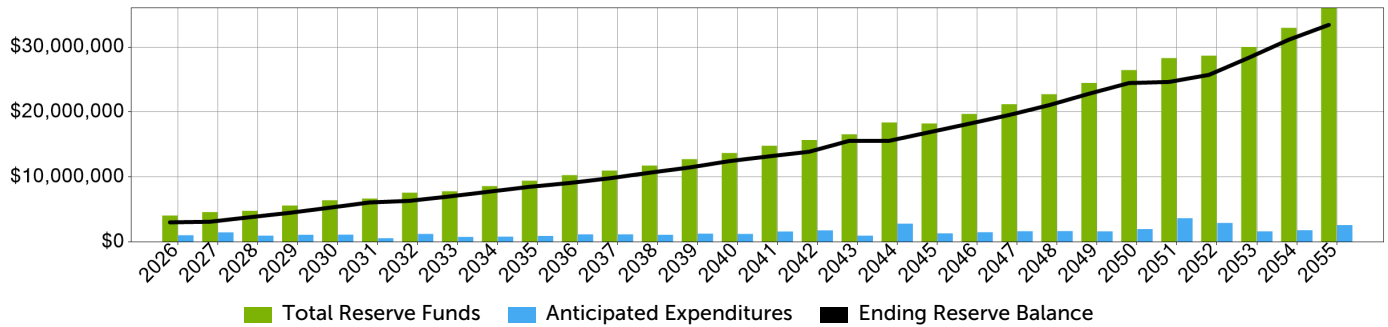
Target 50% in 5 Years

Target - 50% Funded in 5 Years

Del Mesa Carmel Community Association, Inc

Units: 289 | Start Date: 1/1/2026

This plan represents a first-year reserve contribution of \$1,380,300 or \$398.01 monthly per unit and is calculated to achieve the target funding goal of 50% in 5 years. Upon meeting the designated target, the funding will adjust to maintain this percentage for the remaining years. Assumptions used in this model include a component inflation factor of 4% per year, annual average interest rate of 4% per year and a varied annual contribution rate calculated to meet target requirements.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
2026	\$1,380,300	\$398.01	\$2,600,000	\$110,531	\$4,090,831	\$1,053,774	\$3,037,056	\$8,502,931	36%
2027	\$1,463,118	\$421.89	\$3,037,056	\$120,966	\$4,621,141	\$1,488,909	\$3,132,232	\$8,608,328	36%
2028	\$1,550,905	\$447.20	\$3,132,232	\$136,393	\$4,819,530	\$995,745	\$3,823,785	\$9,283,381	41%
2029	\$1,643,959	\$474.04	\$3,823,785	\$163,330	\$5,631,075	\$1,125,035	\$4,506,040	\$9,905,625	45%
2030	\$1,742,597	\$502.48	\$4,506,040	\$192,152	\$6,440,789	\$1,147,060	\$5,293,730	\$10,586,692	50%
2031	\$1,185,518	\$341.84	\$5,293,730	\$223,396	\$6,702,643	\$603,182	\$6,099,462	\$11,919,746	51%
2032	\$1,256,649	\$362.36	\$6,099,462	\$244,001	\$7,600,111	\$1,255,537	\$6,344,574	\$12,689,148	50%
2033	\$1,213,391	\$349.88	\$6,344,574	\$262,157	\$7,820,122	\$794,682	\$7,025,440	\$14,032,550	50%
2034	\$1,286,194	\$370.87	\$7,025,440	\$290,052	\$8,601,687	\$834,458	\$7,767,229	\$15,454,814	50%
2035	\$1,363,366	\$393.13	\$7,767,229	\$318,981	\$9,449,576	\$948,764	\$8,500,812	\$16,884,242	50%
2036	\$1,445,168	\$416.72	\$8,500,812	\$344,929	\$10,290,909	\$1,200,353	\$9,090,556	\$18,181,112	50%
2037	\$1,531,242	\$441.53	\$9,090,556	\$370,666	\$10,992,464	\$1,179,072	\$9,813,392	\$19,626,784	50%
2038	\$1,567,345	\$451.94	\$9,813,392	\$401,621	\$11,782,357	\$1,113,101	\$10,669,256	\$21,276,679	50%
2039	\$1,661,385	\$479.06	\$10,669,256	\$434,175	\$12,764,817	\$1,291,124	\$11,473,693	\$22,888,325	50%
2040	\$1,761,068	\$507.81	\$11,473,693	\$469,178	\$13,703,940	\$1,249,545	\$12,454,395	\$24,691,812	50%
2041	\$1,866,732	\$538.27	\$12,454,395	\$502,856	\$14,823,983	\$1,632,718	\$13,191,265	\$26,256,438	50%
2042	\$1,978,736	\$570.57	\$13,191,265	\$531,230	\$15,701,232	\$1,799,755	\$13,901,477	\$27,800,930	50%
2043	\$2,097,461	\$604.80	\$13,901,477	\$577,994	\$16,576,931	\$1,000,738	\$15,576,193	\$30,332,818	51%
2044	\$2,223,308	\$641.09	\$15,576,193	\$610,937	\$18,410,438	\$2,828,855	\$15,581,582	\$31,163,164	50%
2045	\$2,023,884	\$583.59	\$15,581,582	\$636,792	\$18,242,259	\$1,347,425	\$16,894,834	\$33,669,774	50%
2046	\$2,145,317	\$618.60	\$16,894,834	\$688,222	\$19,728,374	\$1,523,861	\$18,204,513	\$36,199,611	50%
2047	\$2,274,037	\$655.72	\$18,204,513	\$740,264	\$21,218,814	\$1,669,842	\$19,548,972	\$38,789,535	50%
2048	\$2,410,479	\$695.06	\$19,548,972	\$796,328	\$22,755,779	\$1,692,030	\$21,063,749	\$41,575,124	51%
2049	\$2,555,107	\$736.77	\$21,063,749	\$860,473	\$24,479,329	\$1,658,967	\$22,820,363	\$44,626,271	51%
2050	\$2,708,414	\$780.97	\$22,820,363	\$927,156	\$26,455,932	\$1,991,343	\$24,464,589	\$47,578,331	51%
2051	\$2,870,919	\$827.83	\$24,464,589	\$962,735	\$28,298,243	\$3,663,331	\$24,634,912	\$49,039,126	50%
2052	\$3,043,174	\$877.50	\$24,634,912	\$987,345	\$28,665,430	\$2,945,773	\$25,719,658	\$51,439,315	50%
2053	\$3,225,764	\$930.15	\$25,719,658	\$1,060,403	\$30,005,825	\$1,644,928	\$28,360,897	\$55,428,479	51%
2054	\$3,419,310	\$985.96	\$28,360,897	\$1,166,487	\$32,946,695	\$1,816,741	\$31,129,954	\$59,544,217	52%
2055	\$3,624,469	\$1,045.12	\$31,129,954	\$1,265,513	\$36,019,935	\$2,608,738	\$33,411,198	\$63,152,428	53%

Percent Funded Analysis

Units: 289 | Start Date: 1/1/2026

Current Percent Funded: 32%

Component	UL RUL Effective			Current Age Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C					
BUILDING TYPE: ARTS AND CRAFTS (WHITE OWL)								
Adobe Siding	60	8	52	\$10,816	\$3,041	\$180	\$9,374	\$203
Composition Roof	25	4	21	\$14,329	\$3,904	\$573	\$12,036	\$647
Windows and Sliding Glass Doors	40	2	38	\$18,063	\$5,566	\$452	\$17,160	\$510
			Total	\$43,208	\$12,512	\$1,205	\$38,570	\$1,360
BUILDING TYPE: CARPORTS								
Carport Roof & Gutter Full	25	25	0	\$640,000	\$0	\$25,600	\$0	\$28,889
Carport Siding/Trim/Door Replacement - Minor (Annual)	1	0	1	\$50,000	\$16,220	\$50,000	\$50,000	\$56,423
Carport Siding/Trim/Door Replacement Full	50	50	0	\$1,081,600	\$0	\$21,632	\$0	\$24,411
Gutters and Downspouts - Aluminum	25	25	0	\$39,685	\$0	\$1,587	\$0	\$1,791
Roofing - Built-up 3 Ply System - Composite	25	25	0	\$154,080	\$0	\$6,163	\$0	\$6,955
Storage Doors - Wood	25	12	13	\$69,958	\$11,801	\$2,798	\$36,378	\$3,158
			Total	\$2,035,323	\$28,020	\$107,781	\$86,378	\$121,627
BUILDING TYPE: CLUBHOUSE (CLUB MESA)								
Air Handler Repairs	2	0	2	\$12,979	\$4,210	\$6,490	\$12,979	\$7,323
Boilers	30	0	30	\$38,938	\$12,631	\$1,298	\$38,938	\$1,465
Clubhouse Emergency Generator (Kohler)	30	1	29	\$54,080	\$16,958	\$1,803	\$52,277	\$2,034
Clubhouse Terrace - Deck Recoat	5	4	1	\$19,469	\$1,263	\$3,894	\$3,894	\$4,394
Clubhouse Terrace - Deck Repairs	50	50	0	\$77,875	\$0	\$1,558	\$0	\$1,758
Dining Room/Lobby Sound System	15	7	8	\$24,012	\$4,154	\$1,601	\$12,806	\$1,806
Exterior Doors - Replacement Allowance	10	1	9	\$18,063	\$5,273	\$1,806	\$16,256	\$2,038
Exterior Light Fixtures	10	4	6	\$11,487	\$2,236	\$1,149	\$6,892	\$1,296
Fire Extinguisher	10	0	10	\$6,057	\$1,965	\$606	\$6,057	\$684
Fire Panel	20	0	20	\$33,097	\$10,736	\$1,655	\$33,097	\$1,867
Flooring - Carpeting (Admin, Lobby, and Garden Room)	15	0	15	\$42,063	\$13,645	\$2,804	\$42,063	\$3,164
Flooring - Laminate	25	10	15	\$11,645	\$2,267	\$466	\$6,987	\$526
Flooring - Linoleum	25	10	15	\$9,475	\$1,844	\$379	\$5,685	\$428
Flooring - Tile	25	10	15	\$26,380	\$5,134	\$1,055	\$15,828	\$1,191
Furnishings Allowance - Coastal Room	10	3	7	\$6,057	\$1,375	\$606	\$4,240	\$684
Furnishings Allowance - Cypress Room	10	10	0	\$13,196	\$0	\$1,320	\$0	\$1,489
Furnishings Allowance - Dining Room	10	3	7	\$30,609	\$6,951	\$3,061	\$21,426	\$3,454
Furnishings Allowance - Driftwood Room	10	4	6	\$14,385	\$2,800	\$1,439	\$8,631	\$1,623
Furnishings Allowance - Garden Room	10	3	7	\$6,057	\$1,375	\$606	\$4,240	\$684
Furnishings Allowance - Lobby	10	3	7	\$30,068	\$6,828	\$3,007	\$21,048	\$3,393
Furnishings Allowance - Redwood Room	10	3	7	\$7,896	\$1,793	\$790	\$5,527	\$891
Glass Door	30	0	30	\$12,006	\$3,895	\$400	\$12,006	\$452
Gutters and Downspouts	25	1	24	\$14,537	\$4,527	\$581	\$13,955	\$656
Handicap Entry System	15	2	13	\$7,355	\$2,068	\$490	\$6,374	\$553
Interior Doors - Replacement Allowance	10	1	9	\$18,063	\$5,273	\$1,806	\$16,256	\$2,038
Interior Fixtures	30	13	17	\$62,884	\$11,559	\$2,096	\$35,634	\$2,365
Kitchen - Convection Oven	25	1	24	\$7,788	\$2,425	\$312	\$7,476	\$352
Kitchen - Dishwasher	15	0	15	\$7,896	\$2,561	\$526	\$7,896	\$594
Kitchen - Exhaust Hoods	25	1	24	\$12,006	\$3,739	\$480	\$11,526	\$542
Kitchen - Fire Supression System	25	1	24	\$12,006	\$3,739	\$480	\$11,526	\$542
Kitchen - Flooring	25	13	12	\$28,122	\$4,379	\$1,125	\$13,498	\$1,269
Kitchen - Legend Cook Stove Hotline	25	1	24	\$36,017	\$11,216	\$1,441	\$34,577	\$1,626
Kitchen - Refrigerator, Tranlsen 1 Door	25	1	24	\$8,112	\$2,526	\$324	\$7,788	\$366

Percent Funded Analysis

Units: 289 | Start Date: 1/1/2026

Component	UL RUL Effective			Current Age Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C					
Kitchen - Refrigerator, Translen 2 Door	25	1	24	\$8,869	\$2,762	\$355	\$8,514	\$400
Kitchen - Refrigerator, Translen 3 Door	25	1	24	\$11,357	\$3,537	\$454	\$10,903	\$513
Kitchen - Steam Table	25	1	24	\$10,816	\$3,368	\$433	\$10,383	\$488
Kitchen - Steamer	20	0	20	\$7,247	\$2,351	\$362	\$7,247	\$409
Kitchen - Walk-in Fridge/Freezer	30	7	23	\$30,068	\$7,478	\$1,002	\$23,053	\$1,131
Mailboxes	25	24	1	\$13,000	\$169	\$520	\$520	\$587
Metal Railing	40	12	28	\$25,174	\$5,716	\$629	\$17,622	\$710
Redwood Room Sound System	15	7	8	\$24,012	\$4,154	\$1,601	\$12,806	\$1,806
Restroom Renovation	30	7	23	\$30,285	\$7,532	\$1,009	\$23,218	\$1,139
Sewer Lines and Grease Trap	10	0	10	\$12,006	\$3,895	\$1,201	\$12,006	\$1,355
Shingle Roofing	25	1	24	\$198,387	\$61,781	\$7,935	\$190,452	\$8,955
Siding and Trim Repairs	5	1	4	\$12,006	\$3,116	\$2,401	\$9,605	\$2,710
Skylight (20x20 Pyramid)	25	1	24	\$6,057	\$1,886	\$242	\$5,815	\$273
Small Kitchens - Remodel	30	7	23	\$14,385	\$3,578	\$480	\$11,029	\$541
Wallpaper	15	2	13	\$10,664	\$2,998	\$711	\$9,243	\$802
Water Heating System	15	1	14	\$11,465	\$3,471	\$764	\$10,701	\$863
Window Coverings	5	0	5	\$12,006	\$3,895	\$2,401	\$12,006	\$2,710
Windows and Sliding Glass Doors - Restaurant	10	1	9	\$71,926	\$20,999	\$7,193	\$64,734	\$8,117
Total				\$1,230,406	\$304,030	\$77,145	\$937,237	\$87,056
BUILDING TYPE: GUARD HOUSE								
Fiber Optic Cable (From Clubhouse to Guard House)	15	13	2	\$18,928	\$819	\$1,262	\$2,524	\$1,424
Water Heater (Tankless)	20	2	18	\$1,800	\$526	\$90	\$1,620	\$102
Windows	40	1	39	\$6,490	\$2,053	\$162	\$6,327	\$183
Total				\$27,218	\$3,397	\$1,514	\$10,471	\$1,709
BUILDING TYPE: GUEST HOUSES								
Balconys/Decks - Replace	15	15	0	\$17,306	\$0	\$1,154	\$0	\$1,302
Flooring - Carpet	15	1	14	\$14,976	\$4,534	\$998	\$13,977	\$1,127
Furnishings Allowance	5	1	4	\$6,057	\$1,572	\$1,211	\$4,846	\$1,367
Guest House - Roof, Composition Shingles	50	38	12	\$27,256	\$2,122	\$545	\$6,542	\$615
Gutters and Downspouts	25	13	12	\$7,614	\$1,186	\$305	\$3,655	\$344
Restroom Renovation	30	11	19	\$18,171	\$3,733	\$606	\$11,508	\$684
Siding and Trim Repairs	5	1	4	\$6,045	\$1,569	\$1,209	\$4,836	\$1,364
Stair Repairs	35	0	35	\$6,598	\$2,140	\$189	\$6,598	\$213
Water Heaters (Tankless)	20	0	20	\$6,490	\$2,105	\$324	\$6,490	\$366
Windows	10	0	10	\$12,006	\$3,895	\$1,201	\$12,006	\$1,355
Total				\$122,518	\$22,856	\$7,741	\$70,457	\$8,736
BUILDING TYPE: LAUNDRY ROOMS								
Entry Door	25	4	21	\$12,168	\$3,316	\$487	\$10,221	\$549
Exterior Siding	5	4	1	\$12,424	\$806	\$2,485	\$2,485	\$2,804
Exterior Wood Trim	25	4	21	\$4,965	\$1,353	\$199	\$4,170	\$224
Gutters and Downspouts	20	10	10	\$22,843	\$3,705	\$1,142	\$11,422	\$1,289
Roofing - Built-up 3 Ply System	20	10	10	\$64,390	\$10,444	\$3,219	\$32,195	\$3,633
Washer and Dryers	15	0	15	\$60,000	\$19,463	\$4,000	\$60,000	\$4,514
Total				\$176,790	\$39,087	\$11,532	\$120,493	\$13,013
BUILDING TYPE: MAINTENANCE (CARPORT/STORAGE)								
Maintenance Carport - Metal Siding	10	4	6	\$5,408	\$1,053	\$541	\$3,245	\$610
Total				\$5,408	\$1,053	\$541	\$3,245	\$610
BUILDING TYPE: MAINTENANCE (GREEN THUMB POTTING SHED)								

Percent Funded Analysis

Units: 289 | Start Date: 1/1/2026

Component	UL RUL Effective			Current Age Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C					
				D	E	F	G	H
Maintenance Shed - Metal Roofing	50	44	6	\$7,943	\$309	\$159	\$953	\$179
Maintenance Shed - Metal Siding	10	4	6	\$5,408	\$1,053	\$541	\$3,245	\$610
			Total	\$13,351	\$1,362	\$700	\$4,198	\$790
BUILDING TYPE: MAINTENANCE (GROUNDS MAINTENANCE SUPERVISOR/STORAGE)								
Maintenance Storage - Metal Siding	10	4	6	\$5,408	\$1,053	\$541	\$3,245	\$610
			Total	\$5,408	\$1,053	\$541	\$3,245	\$610
BUILDING TYPE: MAINTENANCE (METAL GROUNDS STORAGE BUILDING)								
Grounds Storage - Metal Roofing	50	44	6	\$8,826	\$344	\$177	\$1,059	\$199
Grounds Storage - Metal Siding	50	44	6	\$5,408	\$211	\$108	\$649	\$122
			Total	\$14,234	\$554	\$285	\$1,708	\$321
BUILDING TYPE: MAINTENANCE (PAINTERS SHED)								
Painters Shed - Metal Roofing	50	44	6	\$7,943	\$309	\$159	\$953	\$179
Painters Shed - Metal Siding	10	4	6	\$5,408	\$1,053	\$541	\$3,245	\$610
			Total	\$13,351	\$1,362	\$700	\$4,198	\$790
BUILDING TYPE: MAINTENANCE (STORAGE BUILDING)								
Maintenance Storage - Metal Siding	10	4	6	\$5,408	\$1,053	\$541	\$3,245	\$610
			Total	\$5,408	\$1,053	\$541	\$3,245	\$610
BUILDING TYPE: POOL HOUSE AND FITNESS CENTER								
Dehumidification and Heating System	20	2	18	\$155,859	\$45,503	\$7,793	\$140,273	\$8,794
Exterior Light Fixtures	20	1	19	\$6,219	\$1,917	\$311	\$5,908	\$351
Fitness Equipment - Cable Station	10	8	2	\$12,222	\$793	\$1,222	\$2,444	\$1,379
Fitness Equipment - Elliptical	10	8	2	\$12,979	\$842	\$1,298	\$2,596	\$1,465
Fitness Equipment - Stationary Bikes	10	8	2	\$5,949	\$386	\$595	\$1,190	\$671
Fitness Equipment - Training Stations	20	8	12	\$12,979	\$2,526	\$649	\$7,788	\$732
Fitness Equipment - Treadmill	10	8	2	\$6,706	\$435	\$671	\$1,341	\$757
Gutters and Downspouts	25	1	24	\$5,884	\$1,832	\$235	\$5,649	\$266
HVAC Unit	15	11	4	\$5,408	\$468	\$361	\$1,442	\$407
Pool - Resurface	20	19	1	\$34,996	\$568	\$1,750	\$1,750	\$1,975
Pool and Spa - Coping	40	25	15	\$5,703	\$694	\$143	\$2,139	\$161
Pool and Spa - Heaters	12	11	1	\$4,403	\$119	\$367	\$367	\$414
Pool and Spa - Tile	20	19	1	\$9,429	\$153	\$471	\$471	\$532
Restrooms and Shower - Renovations	30	27	3	\$10,400	\$337	\$347	\$1,040	\$391
Shingle Roofing	25	1	24	\$66,194	\$20,614	\$2,648	\$63,546	\$2,988
Spa - Resurface	20	18	2	\$35,698	\$1,158	\$1,785	\$3,570	\$2,014
Window and Sliding Glass Doors	10	0	10	\$24,012	\$7,789	\$2,401	\$24,012	\$2,710
			Total	\$415,040	\$86,134	\$23,046	\$265,525	\$26,006
BUILDING TYPE: RESIDENTIAL BUILDINGS								
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year	1	0	1	\$22,500	\$7,299	\$22,500	\$22,500	\$25,391
Balconies/Decks - Wood (Annual) - 10 per year	1	0	1	\$75,000	\$24,329	\$75,000	\$75,000	\$84,635
Elect. Wiring (Includes Main Panel)	50	50	0	\$4,494,589	\$0	\$89,892	\$0	\$101,440
Electrical Wiring (To Sub Panel)	50	50	0	\$324,480	\$0	\$6,490	\$0	\$7,323
Exterior Siding - Brick	40	6	34	\$333,738	\$92,022	\$8,343	\$283,678	\$9,415
Exterior Siding - Wood - Annual	1	0	1	\$11,038	\$3,581	\$11,038	\$11,038	\$12,456
Exterior Trim - Wood - Annual	1	0	1	\$37,251	\$12,084	\$37,251	\$37,251	\$42,037
Foundation and Piers - Maintenance	5	5	0	\$26,000	\$0	\$0	\$0	\$0
Front Entrance Deck - Wood	20	0	20	\$6,849	\$2,222	\$342	\$6,849	\$386
Front Entry Handrails	1	0	1	\$2,955	\$959	\$2,955	\$2,955	\$3,335
Gas Lines - To Appliance	50	33	17	\$1,623,404	\$179,050	\$32,468	\$551,957	\$36,639

Percent Funded Analysis

Units: 289 | Start Date: 1/1/2026

Component	UL RUL Effective			Current Age Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	Age Replacement							
	A	B	C					
Gutters and Downspouts-Aluminum	25	18	7	\$774,872	\$70,381	\$30,995	\$216,964	\$34,977
Heating System - Boilers (Annual)	1	0	1	\$15,000	\$4,866	\$15,000	\$15,000	\$16,927
Heating System - Furnace (Annual)	1	0	1	\$30,000	\$9,732	\$30,000	\$30,000	\$33,854
Roof - Asphalt Shingles	50	36	14	\$6,309,517	\$573,089	\$126,190	\$1,766,665	\$142,402
Sewer Lines (Annual 3%)	1	0	1	\$50,130	\$16,262	\$50,130	\$50,130	\$56,570
Water Lines - To Fixture	50	33	17	\$4,513,854	\$497,845	\$90,277	\$1,534,710	\$101,875
Total				\$18,651,178	\$1,493,719	\$628,872	\$4,604,698	\$709,662
COMMON AREAS: BOWLING GREEN								
Benches	20	8	12	\$18,387	\$3,579	\$919	\$11,032	\$1,037
Furnishings	10	3	7	\$10,816	\$2,456	\$1,082	\$7,571	\$1,221
Turf	20	16	4	\$235,248	\$15,262	\$11,762	\$47,050	\$13,273
Turf Wood Border	20	16	4	\$29,679	\$1,926	\$1,484	\$5,936	\$1,675
Total				\$294,130	\$23,223	\$15,247	\$71,589	\$17,206
GROUNDS: ASPHALT AND CONCRETE								
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 1	5	4	1	\$83,205	\$5,398	\$16,641	\$16,641	\$18,779
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 2	5	1	4	\$90,703	\$23,538	\$18,141	\$72,562	\$20,471
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 3	5	2	3	\$23,990	\$4,669	\$4,798	\$14,394	\$5,414
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 4	5	3	2	\$47,571	\$6,173	\$9,514	\$19,028	\$10,736
Concrete - Gutter (Repair Allowance 3%)	5	1	4	\$9,244	\$2,399	\$1,849	\$7,395	\$2,086
Concrete - Sidewalk/Steps	5	4	1	\$22,880	\$1,484	\$4,576	\$4,576	\$5,164
Total				\$277,592	\$43,662	\$55,518	\$134,597	\$62,651
GROUNDS: EQUIPMENT								
2005 Bobcat Front Loader - Grounds	20	3	17	\$32,448	\$8,947	\$1,622	\$27,581	\$1,831
2018 Wood Chipper - Grounds	10	3	7	\$27,040	\$6,140	\$2,704	\$18,928	\$3,051
Drain Camera	8	8	0	\$12,000	\$0	\$1,500	\$0	\$1,693
Mowers	5	0	5	\$10,400	\$3,374	\$2,080	\$10,400	\$2,347
Total				\$81,888	\$18,461	\$7,906	\$56,909	\$8,922
GROUNDS: FENCING, GATES AND RAILS								
Wood and Wire Fencing	20	2	18	\$8,761	\$2,558	\$438	\$7,885	\$494
Total				\$8,761	\$2,558	\$438	\$7,885	\$494
GROUNDS: LANDSCAPE AND IRRIGATION								
Backflow Devices	20	2	18	\$5,408	\$1,579	\$270	\$4,867	\$305
Defensible Space - Phase 1	40	0	40	\$100,000	\$32,439	\$2,500	\$100,000	\$2,821
Defensible Space - Phase 2	40	1	39	\$100,000	\$31,628	\$2,500	\$97,500	\$2,821
Defensible Space - Phase 3	40	2	38	\$100,000	\$30,817	\$2,500	\$95,000	\$2,821
Irrigation Water Storage Tanks	25	10	15	\$25,742	\$5,010	\$1,030	\$15,445	\$1,162
Landscaping - Major Upgrade Allowance - Phase 1	40	39	1	\$208,000	\$1,687	\$5,200	\$5,200	\$5,868
Landscaping - Major Upgrade Allowance - Phase 2	40	40	0	\$208,000	\$0	\$5,200	\$0	\$5,868
Landscaping - Major Upgrade Allowance - Phase 3	40	3	37	\$208,000	\$62,413	\$5,200	\$192,400	\$5,868
Landscaping - Major Upgrade Allowance - Phase 4	40	4	36	\$208,000	\$60,726	\$5,200	\$187,200	\$5,868
Timer Clocks (27)	15	2	13	\$14,602	\$4,105	\$973	\$12,655	\$1,098
Total				\$1,177,752	\$230,404	\$30,574	\$710,267	\$34,501
INFRASTRUCTURE: ELECTRICAL/LIGHTING								
Light Fixtures Annual Allowance	1	0	1	\$2,336	\$758	\$2,336	\$2,336	\$2,636
Pagoda Fixtures (Replacement Contingency 15%)	10	0	10	\$11,681	\$3,789	\$1,168	\$11,681	\$1,318
Roadway Post Fixtures	15	6	9	\$17,846	\$3,474	\$1,190	\$10,708	\$1,343
Total				\$31,864	\$8,021	\$4,694	\$24,725	\$5,297
INFRASTRUCTURE: OTHER								

Percent Funded Analysis

Units: 289 | Start Date: 1/1/2026

Component	UL RUL Effective			Current Age Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C					
	D	E	F	G	H			
Entry Monument	25	13	12	\$16,224	\$2,526	\$649	\$7,788	\$732
Flag Pole	25	13	12	\$5,408	\$842	\$216	\$2,596	\$244
			Total	\$21,632	\$3,368	\$865	\$10,383	\$976
INFRASTRUCTURE: RETAINING WALLS								
Adobe Wall Allowance - Phase 1	40	40	0	\$104,000	\$0	\$2,600	\$0	\$2,934
Adobe Wall Allowance - Phase 2	40	0	40	\$104,000	\$33,737	\$2,600	\$104,000	\$2,934
Adobe Wall Allowance - Phase 3	40	1	39	\$104,000	\$32,893	\$2,600	\$101,400	\$2,934
Adobe Wall Allowance - Phase 4	40	2	38	\$104,000	\$32,050	\$2,600	\$98,800	\$2,934
Adobe Wall Allowance - Phase 5	40	3	37	\$104,000	\$31,206	\$2,600	\$96,200	\$2,934
			Total	\$520,000	\$129,886	\$13,000	\$400,400	\$14,670
INFRASTRUCTURE: SEWER SYSTEM								
Sewer Lift Station Allowance	6	0	6	\$10,816	\$3,509	\$1,803	\$10,816	\$2,034
			Total	\$10,816	\$3,509	\$1,803	\$10,816	\$2,034
INFRASTRUCTURE: STORM DRAIN SYSTEM								
Storm Drainage Repair Allowance	3	0	3	\$19,469	\$6,315	\$6,490	\$19,469	\$7,323
			Total	\$19,469	\$6,315	\$6,490	\$19,469	\$7,323
INFRASTRUCTURE: WATER DELIVERY SYSTEM								
Backflow Preventor (8")	35	20	15	\$30,285	\$4,210	\$865	\$12,979	\$976
Fire Hydrants	60	4	56	\$19,469	\$5,894	\$324	\$18,171	\$366
Water Line Repair Allowance	1	0	1	\$4,932	\$1,600	\$4,932	\$4,932	\$5,566
Water Shut Off Valve - 4"	30	29	1	\$7,571	\$82	\$252	\$252	\$285
Water Shut Off Valve - 6"	30	29	1	\$90,854	\$982	\$3,028	\$3,028	\$3,418
Water Shut Off Valve - 8"	30	29	1	\$59,488	\$643	\$1,983	\$1,983	\$2,238
			Total	\$212,599	\$13,412	\$11,386	\$41,346	\$12,848
INFRASTRUCTURE: WATER WELL								
Water Well - Casing and Pump	10	3	7	\$12,979	\$2,947	\$1,298	\$9,085	\$1,465
			Total	\$12,979	\$2,947	\$1,298	\$9,085	\$1,465
INFURSTRUCTURE: WATER DELIVERY, BOOSTER STATION								
2014 Lift Station Pump	10	0	10	\$23,795	\$7,719	\$2,380	\$23,795	\$2,685
Aqua Force Booster Pumps (3)	20	12	8	\$16,224	\$2,105	\$811	\$6,490	\$915
Booster Station Generator	15	11	4	\$48,672	\$4,210	\$3,245	\$12,979	\$3,662
Booster Station Piping & Valves	20	9	11	\$52,000	\$9,278	\$2,600	\$28,600	\$2,934
			Total	\$140,691	\$23,312	\$9,036	\$71,864	\$10,196
VEHICLES								
2008 Toyota Tundra	15	1	14	\$47,136	\$14,271	\$3,142	\$43,994	\$3,546
2012 Toro Workman - Grounds	10	4	6	\$44,346	\$8,631	\$4,435	\$26,607	\$5,004
2013 John Deere Gator	10	0	10	\$16,224	\$5,263	\$1,622	\$16,224	\$1,831
2020 Ford Transit Van - Administration	15	10	5	\$38,938	\$4,210	\$2,596	\$12,979	\$2,929
2020 John Deere Gator - Maintenance	10	4	6	\$16,224	\$3,158	\$1,622	\$9,734	\$1,831
2021 John Deere Gator - Maintenance	10	5	5	\$16,224	\$2,631	\$1,622	\$8,112	\$1,831
2022 Club Car - Housekeeping	10	6	4	\$16,224	\$2,105	\$1,622	\$6,490	\$1,831
2022 Ram 2500 Dump Truck - Grounds	15	12	3	\$59,488	\$3,859	\$3,966	\$11,898	\$4,475
2024 Cushman Haulers Grounds	15	15	0	\$75,000	\$0	\$5,000	\$0	\$5,642
2024 Cushman Haulers Maintenance	15	15	0	\$45,000	\$0	\$3,000	\$0	\$3,385
2024 Ford F-150	15	15	0	\$52,086	\$0	\$3,472	\$0	\$3,919
2024 Toro Workman	15	15	0	\$42,000	\$0	\$2,800	\$0	\$3,160
2024 Toyota Tundra	15	15	0	\$50,000	\$0	\$3,333	\$0	\$3,762
			Total	\$518,890	\$44,129	\$38,234	\$136,038	\$43,146

Percent Funded Analysis

Component	UL RUL Effective		Current Age Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.	
	Age Replacement							
	A	B						
X - MISCELLANEOUS								
Contingency	1	0	1	\$156,000	\$50,605	\$156,000	\$156,000	\$176,041
Total			\$156,000	\$50,605	\$156,000	\$156,000	\$176,041	
Totals			\$26,243,904	\$2,600,000	\$1,214,630	\$8,015,039	\$1,370,672	

Percent Funded Calculations: Effective Age (Column C): (A) - (B) = (C). Starting Reserve Balance (Column E): G (Individual) / G (Total) * E (Total) = E (Individual). Annual Fully Funding Requirement (Column F): (D) / (A) = (F). Fully Funded Reserve Balance (Column G): (C) * (F) = (G)

Reserve Allocation Report

Units: 289 | Start Date: 1/1/2026

Component	GL Code	100% in 10 Years	75% in 10 Years	Target 50% in 5 Years	2026 - Walkforward	Ladder
BUILDING TYPE: ARTS AND CRAFTS (WHITE OWL)						
Adobe Siding		\$241	\$202	\$205	\$184	\$184
Composition Roof		\$767	\$641	\$651	\$585	\$585
Windows and Sliding Glass Doors		\$604	\$505	\$513	\$461	\$461
	Total	\$1,612	\$1,348	\$1,369	\$1,230	\$1,230
BUILDING TYPE: CARPORTS						
Carport Roof & Gutter Full		\$34,255	\$28,639	\$29,092	\$26,136	\$26,136
Carport Siding/Trim/Door Replacement - Minor (Annual)		\$66,905	\$55,936	\$56,820	\$51,046	\$51,046
Carport Siding/Trim/Door Replacement Full		\$28,946	\$24,200	\$24,582	\$22,085	\$22,085
Gutters and Downspouts - Aluminum		\$2,124	\$1,776	\$1,804	\$1,621	\$1,621
Roofing - Built-up 3 Ply System - Composite		\$8,247	\$6,895	\$7,004	\$6,292	\$6,292
Storage Doors - Wood		\$3,744	\$3,131	\$3,180	\$2,857	\$2,857
	Total	\$144,222	\$120,577	\$122,482	\$110,037	\$110,037
BUILDING TYPE: CLUBHOUSE (CLUB MESA)						
Air Handler Repairs		\$8,684	\$7,260	\$7,375	\$6,625	\$6,625
Boilers		\$1,737	\$1,452	\$1,475	\$1,325	\$1,325
Clubhouse Emergency Generator (Kohler)		\$2,412	\$2,017	\$2,049	\$1,840	\$1,840
Clubhouse Terrace - Deck Recoat		\$5,210	\$4,356	\$4,425	\$3,975	\$3,975
Clubhouse Terrace - Deck Repairs		\$2,084	\$1,742	\$1,770	\$1,590	\$1,590
Dining Room/Lobby Sound System		\$2,142	\$1,791	\$1,819	\$1,634	\$1,634
Exterior Doors - Replacement Allowance		\$2,417	\$2,021	\$2,053	\$1,844	\$1,844
Exterior Light Fixtures		\$1,537	\$1,285	\$1,305	\$1,173	\$1,173
Fire Extinguisher		\$810	\$678	\$688	\$618	\$618
Fire Panel		\$2,214	\$1,851	\$1,881	\$1,689	\$1,689
Flooring - Carpeting (Admin, Lobby, and Garden Room)		\$3,752	\$3,137	\$3,187	\$2,863	\$2,863
Flooring - Laminate		\$623	\$521	\$529	\$476	\$476
Flooring - Linoleum		\$507	\$424	\$431	\$387	\$387
Flooring - Tile		\$1,412	\$1,180	\$1,199	\$1,077	\$1,077
Furnishings Allowance - Coastal Room		\$810	\$678	\$688	\$618	\$618
Furnishings Allowance - Cypress Room		\$1,766	\$1,476	\$1,500	\$1,347	\$1,347
Furnishings Allowance - Dining Room		\$4,096	\$3,424	\$3,478	\$3,125	\$3,125
Furnishings Allowance - Driftwood Room		\$1,925	\$1,609	\$1,635	\$1,469	\$1,469
Furnishings Allowance - Garden Room		\$810	\$678	\$688	\$618	\$618
Furnishings Allowance - Lobby		\$4,023	\$3,364	\$3,417	\$3,070	\$3,070
Furnishings Allowance - Redwood Room		\$1,057	\$883	\$897	\$806	\$806
Glass Door		\$535	\$448	\$455	\$409	\$409
Gutters and Downspouts		\$778	\$650	\$661	\$594	\$594
Handicap Entry System		\$656	\$549	\$557	\$501	\$501
Interior Doors - Replacement Allowance		\$2,417	\$2,021	\$2,053	\$1,844	\$1,844
Interior Fixtures		\$2,805	\$2,345	\$2,382	\$2,140	\$2,140
Kitchen - Convection Oven		\$417	\$348	\$354	\$318	\$318
Kitchen - Dishwasher		\$704	\$589	\$598	\$537	\$537
Kitchen - Exhaust Hoods		\$643	\$537	\$546	\$490	\$490
Kitchen - Fire Suppression System		\$643	\$537	\$546	\$490	\$490
Kitchen - Flooring		\$1,505	\$1,258	\$1,278	\$1,148	\$1,148
Kitchen - Legend Cook Stove Hotline		\$1,928	\$1,612	\$1,637	\$1,471	\$1,471
Kitchen - Refrigerator, Tranlsen 1 Door		\$434	\$363	\$369	\$331	\$331
Kitchen - Refrigerator, Tranlsen 2 Door		\$475	\$397	\$403	\$362	\$362
Kitchen - Refrigerator, Tranlsen 3 Door		\$608	\$508	\$516	\$464	\$464
Kitchen - Steam Table		\$579	\$484	\$492	\$442	\$442
Kitchen - Steamer		\$485	\$405	\$412	\$370	\$370

Reserve Allocation Report

Units: 289 | Start Date: 1/1/2026

Component	GL Code	100% in 10 Years	75% in 10 Years	Target 50% in 5 Years	2026 - Walkforward	Ladder
Kitchen - Walk-in Fridge/Freezer		\$1,341	\$1,121	\$1,139	\$1,023	\$1,023
Mailboxes		\$696	\$582	\$591	\$531	\$531
Metal Railing		\$842	\$704	\$715	\$643	\$643
Redwood Room Sound System		\$2,142	\$1,791	\$1,819	\$1,634	\$1,634
Restroom Renovation		\$1,351	\$1,129	\$1,147	\$1,031	\$1,031
Sewer Lines and Grease Trap		\$1,606	\$1,343	\$1,364	\$1,226	\$1,226
Shingle Roofing		\$10,618	\$8,878	\$9,018	\$8,102	\$8,102
Siding and Trim Repairs		\$3,213	\$2,686	\$2,729	\$2,451	\$2,451
Skylight (20x20 Pyramid)		\$324	\$271	\$275	\$247	\$247
Small Kitchens - Remodel		\$642	\$536	\$545	\$490	\$490
Wallpaper		\$951	\$795	\$808	\$726	\$726
Water Heating System		\$1,023	\$855	\$869	\$780	\$780
Window Coverings		\$3,213	\$2,686	\$2,729	\$2,451	\$2,451
Windows and Sliding Glass Doors - Restaurant		\$9,624	\$8,047	\$8,174	\$7,343	\$7,343
Total		\$103,229	\$86,304	\$87,668	\$78,760	\$78,760
BUILDING TYPE: GUARD HOUSE						
Fiber Optic Cable (From Clubhouse to Guard House)		\$1,689	\$1,412	\$1,434	\$1,288	\$1,288
Water Heater (Tankless)		\$120	\$101	\$102	\$92	\$92
Windows		\$217	\$182	\$184	\$166	\$166
Total		\$2,026	\$1,694	\$1,721	\$1,546	\$1,546
BUILDING TYPE: GUEST HOUSES						
Balconys/Decks - Replace		\$1,544	\$1,291	\$1,311	\$1,178	\$1,178
Flooring - Carpet		\$1,336	\$1,117	\$1,135	\$1,019	\$1,019
Furnishings Allowance		\$1,621	\$1,355	\$1,377	\$1,237	\$1,237
Guest House - Roof, Composition Shingles		\$729	\$610	\$619	\$557	\$557
Gutters and Downspouts		\$408	\$341	\$346	\$311	\$311
Restroom Renovation		\$810	\$678	\$688	\$618	\$618
Siding and Trim Repairs		\$1,618	\$1,353	\$1,374	\$1,234	\$1,234
Stair Repairs		\$252	\$211	\$214	\$192	\$192
Water Heaters (Tankless)		\$434	\$363	\$369	\$331	\$331
Windows		\$1,606	\$1,343	\$1,364	\$1,226	\$1,226
Total		\$10,359	\$8,661	\$8,797	\$7,903	\$7,903
BUILDING TYPE: LAUNDRY ROOMS						
Entry Door		\$651	\$545	\$553	\$497	\$497
Exterior Siding		\$3,325	\$2,780	\$2,824	\$2,537	\$2,537
Exterior Wood Trim		\$266	\$222	\$226	\$203	\$203
Gutters and Downspouts		\$1,528	\$1,278	\$1,298	\$1,166	\$1,166
Roofing - Built-up 3 Ply System		\$4,308	\$3,602	\$3,659	\$3,287	\$3,287
Washer and Dryers		\$5,352	\$4,475	\$4,546	\$4,084	\$4,084
Total		\$15,431	\$12,901	\$13,105	\$11,773	\$11,773
BUILDING TYPE: MAINTENANCE (CARPORT/STORAGE)						
Maintenance Carport - Metal Siding		\$724	\$605	\$615	\$552	\$552
Total		\$724	\$605	\$615	\$552	\$552
BUILDING TYPE: MAINTENANCE (GREEN THUMB POTTING SHED)						
Maintenance Shed - Metal Roofing		\$213	\$178	\$181	\$162	\$162
Maintenance Shed - Metal Siding		\$724	\$605	\$615	\$552	\$552
Total		\$936	\$783	\$795	\$714	\$714
BUILDING TYPE: MAINTENANCE (GROUNDS MAINTENANCE SUPERVISOR/STORAGE)						
Maintenance Storage - Metal Siding		\$724	\$605	\$615	\$552	\$552
Total		\$724	\$605	\$615	\$552	\$552

Reserve Allocation Report

Units: 289 | Start Date: 1/1/2026

Component	GL Code	100% in 10 Years	75% in 10 Years	Target 50% in 5 Years	2026 - Walkforward	Ladder
BUILDING TYPE: MAINTENANCE (METAL GROUNDS STORAGE BUILDING)						
Grounds Storage - Metal Roofing		\$236	\$197	\$201	\$180	\$180
Grounds Storage - Metal Siding		\$145	\$121	\$123	\$110	\$110
Total		\$381	\$318	\$324	\$291	\$291
BUILDING TYPE: MAINTENANCE (PAINTERS SHED)						
Painters Shed - Metal Roofing		\$213	\$178	\$181	\$162	\$162
Painters Shed - Metal Siding		\$724	\$605	\$615	\$552	\$552
Total		\$936	\$783	\$795	\$714	\$714
BUILDING TYPE: MAINTENANCE (STORAGE BUILDING)						
Maintenance Storage - Metal Siding		\$724	\$605	\$615	\$552	\$552
Total		\$724	\$605	\$615	\$552	\$552
BUILDING TYPE: POOL HOUSE AND FITNESS CENTER						
Dehumidification and Heating System		\$10,428	\$8,718	\$8,856	\$7,956	\$7,956
Exterior Light Fixtures		\$416	\$348	\$353	\$317	\$317
Fitness Equipment - Cable Station		\$1,635	\$1,367	\$1,389	\$1,248	\$1,248
Fitness Equipment - Elliptical		\$1,737	\$1,452	\$1,475	\$1,325	\$1,325
Fitness Equipment - Stationary Bikes		\$796	\$666	\$676	\$607	\$607
Fitness Equipment - Training Stations		\$868	\$726	\$737	\$663	\$663
Fitness Equipment - Treadmill		\$897	\$750	\$762	\$685	\$685
Gutters and Downspouts		\$315	\$263	\$267	\$240	\$240
HVAC Unit		\$482	\$403	\$410	\$368	\$368
Pool - Resurface		\$2,341	\$1,958	\$1,988	\$1,786	\$1,786
Pool and Spa - Coping		\$191	\$160	\$162	\$146	\$146
Pool and Spa - Heaters		\$491	\$411	\$417	\$375	\$375
Pool and Spa - Tile		\$631	\$527	\$536	\$481	\$481
Restrooms and Shower - Renovations		\$464	\$388	\$394	\$354	\$354
Shingle Roofing		\$3,543	\$2,962	\$3,009	\$2,703	\$2,703
Spa - Resurface		\$2,388	\$1,997	\$2,028	\$1,822	\$1,822
Window and Sliding Glass Doors		\$3,213	\$2,686	\$2,729	\$2,451	\$2,451
Total		\$30,837	\$25,782	\$26,189	\$23,528	\$23,528
BUILDING TYPE: RESIDENTIAL BUILDINGS						
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year		\$30,107	\$25,171	\$25,569	\$22,971	\$22,971
Balconies/Decks - Wood (Annual) - 10 per year		\$100,358	\$83,904	\$85,230	\$76,570	\$76,570
Elect. Wiring (Includes Main Panel)		\$120,284	\$100,564	\$102,153	\$91,773	\$91,773
Electrical Wiring (To Sub Panel)		\$8,684	\$7,260	\$7,375	\$6,625	\$6,625
Exterior Siding - Brick		\$11,164	\$9,334	\$9,481	\$8,518	\$8,518
Exterior Siding - Wood - Annual		\$14,770	\$12,348	\$12,544	\$11,269	\$11,269
Exterior Trim - Wood - Annual		\$49,846	\$41,673	\$42,332	\$38,031	\$38,031
Foundation and Piers - Maintenance		\$0	\$0	\$0	\$0	\$0
Front Entrance Deck - Wood		\$458	\$383	\$389	\$350	\$350
Front Entry Handrails		\$3,954	\$3,306	\$3,358	\$3,017	\$3,017
Gas Lines - To Appliance		\$43,446	\$36,323	\$36,897	\$33,148	\$33,148
Gutters and Downspouts-Aluminum		\$41,474	\$34,675	\$35,222	\$31,644	\$31,644
Heating System - Boilers (Annual)		\$20,072	\$16,781	\$17,046	\$15,314	\$15,314
Heating System - Furnace (Annual)		\$40,143	\$33,562	\$34,092	\$30,628	\$30,628
Roof - Asphalt Shingles		\$168,856	\$141,172	\$143,402	\$128,831	\$128,831
Sewer Lines (Annual 3%)		\$67,079	\$56,081	\$56,967	\$51,179	\$51,179
Water Lines - To Fixture		\$120,800	\$100,995	\$102,590	\$92,167	\$92,167
Total		\$841,494	\$703,530	\$714,646	\$642,033	\$642,033
COMMON AREAS: BOWLING GREEN						
Benches		\$1,230	\$1,029	\$1,045	\$939	\$939

Reserve Allocation Report

Units: 289 | Start Date: 1/1/2026

Component	GL Code	100% in 10 Years	75% in 10 Years	Target 50% in 5 Years	2026 - Walkforward	Ladder
Furnishings		\$1,447	\$1,210	\$1,229	\$1,104	\$1,104
Turf		\$15,739	\$13,159	\$13,367	\$12,009	\$12,009
Turf Wood Border		\$1,986	\$1,660	\$1,686	\$1,515	\$1,515
Total		\$20,402	\$17,057	\$17,327	\$15,566	\$15,566
GROUND: ASPHALT AND CONCRETE						
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 1		\$22,267	\$18,617	\$18,911	\$16,989	\$16,989
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 2		\$24,274	\$20,294	\$20,615	\$18,520	\$18,520
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 3		\$6,420	\$5,368	\$5,452	\$4,898	\$4,898
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 4		\$12,731	\$10,644	\$10,812	\$9,713	\$9,713
Concrete - Gutter (Repair Allowance 3%)		\$2,474	\$2,068	\$2,101	\$1,888	\$1,888
Concrete - Sidewalk/Steps		\$6,123	\$5,119	\$5,200	\$4,672	\$4,672
Total		\$74,289	\$62,110	\$63,091	\$56,680	\$56,680
GROUND: EQUIPMENT						
2005 Bobcat Front Loader - Grounds		\$2,171	\$1,815	\$1,844	\$1,656	\$1,656
2018 Wood Chipper - Grounds		\$3,618	\$3,025	\$3,073	\$2,761	\$2,761
Drain Camera		\$2,007	\$1,678	\$1,705	\$1,531	\$1,531
Mowers		\$2,783	\$2,327	\$2,364	\$2,124	\$2,124
Total		\$10,580	\$8,845	\$8,985	\$8,072	\$8,072
GROUND: FENCING, GATES AND RAILS						
Wood and Wire Fencing		\$586	\$490	\$498	\$447	\$447
Total		\$586	\$490	\$498	\$447	\$447
GROUND: LANDSCAPE AND IRRIGATION						
Backflow Devices		\$362	\$303	\$307	\$276	\$276
Defensible Space - Phase 1		\$3,345	\$2,797	\$2,841	\$2,552	\$2,552
Defensible Space - Phase 2		\$3,345	\$2,797	\$2,841	\$2,552	\$2,552
Defensible Space - Phase 3		\$3,345	\$2,797	\$2,841	\$2,552	\$2,552
Irrigation Water Storage Tanks		\$1,378	\$1,152	\$1,170	\$1,051	\$1,051
Landscaping - Major Upgrade Allowance - Phase 1		\$6,958	\$5,817	\$5,909	\$5,309	\$5,309
Landscaping - Major Upgrade Allowance - Phase 2		\$6,958	\$5,817	\$5,909	\$5,309	\$5,309
Landscaping - Major Upgrade Allowance - Phase 3		\$6,958	\$5,817	\$5,909	\$5,309	\$5,309
Landscaping - Major Upgrade Allowance - Phase 4		\$6,958	\$5,817	\$5,909	\$5,309	\$5,309
Timer Clocks (27)		\$1,303	\$1,089	\$1,106	\$994	\$994
Total		\$40,911	\$34,203	\$34,744	\$31,213	\$31,213
INFRASTRUCTURE: ELECTRICAL/LIGHTING						
Light Fixtures Annual Allowance		\$3,126	\$2,613	\$2,655	\$2,385	\$2,385
Pagoda Fixtures (Replacement Contingency 15%)		\$1,563	\$1,307	\$1,327	\$1,193	\$1,193
Roadway Post Fixtures		\$1,592	\$1,331	\$1,352	\$1,215	\$1,215
Total		\$6,281	\$5,251	\$5,334	\$4,792	\$4,792
INFRASTRUCTURE: OTHER						
Entry Monument		\$868	\$726	\$737	\$663	\$663
Flag Pole		\$289	\$242	\$246	\$221	\$221
Total		\$1,158	\$968	\$983	\$883	\$883
INFRASTRUCTURE: RETAINING WALLS						
Adobe Wall Allowance - Phase 1		\$3,479	\$2,909	\$2,955	\$2,654	\$2,654
Adobe Wall Allowance - Phase 2		\$3,479	\$2,909	\$2,955	\$2,654	\$2,654
Adobe Wall Allowance - Phase 3		\$3,479	\$2,909	\$2,955	\$2,654	\$2,654
Adobe Wall Allowance - Phase 4		\$3,479	\$2,909	\$2,955	\$2,654	\$2,654

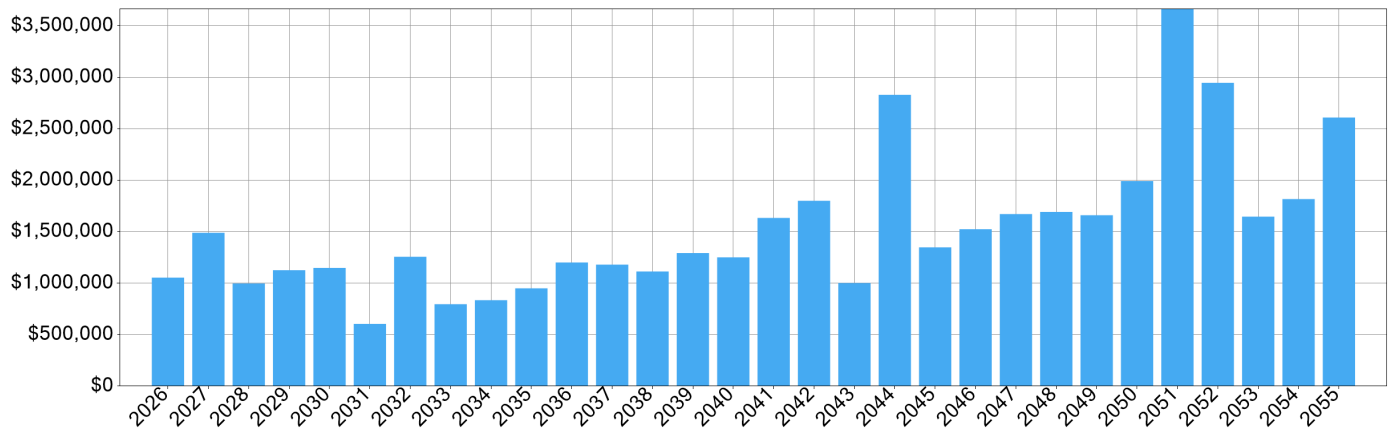
Reserve Allocation Report

Units: 289 | Start Date: 1/1/2026

Component	GL Code	100% in 10 Years	75% in 10 Years	Target 50% in 5 Years	2026 - Walkforward	Ladder
Adobe Wall Allowance - Phase 5		\$3,479	\$2,909	\$2,955	\$2,654	\$2,654
	Total	\$17,395	\$14,543	\$14,773	\$13,272	\$13,272
INFRASTRUCTURE: SEWER SYSTEM						
Sewer Lift Station Allowance		\$2,412	\$2,017	\$2,049	\$1,840	\$1,840
	Total	\$2,412	\$2,017	\$2,049	\$1,840	\$1,840
INFRASTRUCTURE: STORM DRAIN SYSTEM						
Storm Drainage Repair Allowance		\$8,684	\$7,260	\$7,375	\$6,625	\$6,625
	Total	\$8,684	\$7,260	\$7,375	\$6,625	\$6,625
INFRASTRUCTURE: WATER DELIVERY SYSTEM						
Backflow Preventor (8")		\$1,158	\$968	\$983	\$883	\$883
Fire Hydrants		\$434	\$363	\$369	\$331	\$331
Water Line Repair Allowance		\$6,600	\$5,518	\$5,605	\$5,035	\$5,035
Water Shut Off Valve - 4"		\$338	\$282	\$287	\$258	\$258
Water Shut Off Valve - 6"		\$4,052	\$3,388	\$3,442	\$3,092	\$3,092
Water Shut Off Valve - 8"		\$2,653	\$2,218	\$2,253	\$2,024	\$2,024
	Total	\$15,235	\$12,737	\$12,938	\$11,624	\$11,624
INFRASTRUCTURE: WATER WELL						
Water Well - Casing and Pump		\$1,737	\$1,452	\$1,475	\$1,325	\$1,325
	Total	\$1,737	\$1,452	\$1,475	\$1,325	\$1,325
INFRASTRUCTURE: WATER DELIVERY, BOOSTER STATION						
2014 Lift Station Pump		\$3,184	\$2,662	\$2,704	\$2,429	\$2,429
Aqua Force Booster Pumps (3)		\$1,085	\$908	\$922	\$828	\$828
Booster Station Generator		\$4,342	\$3,630	\$3,687	\$3,313	\$3,313
Booster Station Piping & Valves		\$3,479	\$2,909	\$2,955	\$2,654	\$2,654
	Total	\$12,090	\$10,108	\$10,268	\$9,225	\$9,225
VEHICLES						
2008 Toyota Tundra		\$4,205	\$3,515	\$3,571	\$3,208	\$3,208
2012 Toro Workman - Grounds		\$5,934	\$4,961	\$5,039	\$4,527	\$4,527
2013 John Deere Gator		\$2,171	\$1,815	\$1,844	\$1,656	\$1,656
2020 Ford Transit Van - Administration		\$3,473	\$2,904	\$2,950	\$2,650	\$2,650
2020 John Deere Gator - Maintenance		\$2,171	\$1,815	\$1,844	\$1,656	\$1,656
2021 John Deere Gator - Maintenance		\$2,171	\$1,815	\$1,844	\$1,656	\$1,656
2022 Club Car - Housekeeping		\$2,171	\$1,815	\$1,844	\$1,656	\$1,656
2022 Ram 2500 Dump Truck - Grounds		\$5,307	\$4,437	\$4,507	\$4,049	\$4,049
2024 Cushman Haulers Grounds		\$6,691	\$5,594	\$5,682	\$5,105	\$5,105
2024 Cushman Haulers Maintenance		\$4,014	\$3,356	\$3,409	\$3,063	\$3,063
2024 Ford F-150		\$4,646	\$3,885	\$3,946	\$3,545	\$3,545
2024 Toro Workman		\$3,747	\$3,132	\$3,182	\$2,859	\$2,859
2024 Toyota Tundra		\$4,460	\$3,729	\$3,788	\$3,403	\$3,403
	Total	\$51,161	\$42,773	\$43,449	\$39,034	\$39,034
X - MISCELLANEOUS						
Contingency		\$208,744	\$174,520	\$177,278	\$159,265	\$159,265
	Total	\$208,744	\$174,520	\$177,278	\$159,265	\$159,265
	Totals	\$1,625,300	\$1,358,830	\$1,380,300	\$1,240,052	\$1,240,052

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2026						
2013 John Deere Gator				Vehicles	\$16,224	\$16,224
2014 Lift Station Pump				Infrastructure: Water Delivery, Booster Station	\$23,795	\$23,795
Adobe Wall Allowance - Phase 2				Infrastructure: Retaining Walls	\$104,000	\$104,000
Air Handler Repairs				Building Type: Clubhouse (Club Mesa)	\$12,979	\$12,979
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$22,500
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$75,000
Boilers				Building Type: Clubhouse (Club Mesa)	\$38,938	\$38,938
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$50,000
Contingency				X - Miscellaneous	\$156,000	\$156,000
Defensible Space - Phase 1				Grounds: Landscape and Irrigation	\$100,000	\$100,000
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$11,038
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$37,251
Fire Extinguisher				Building Type: Clubhouse (Club Mesa)	\$6,057	\$6,057
Fire Panel				Building Type: Clubhouse (Club Mesa)	\$33,097	\$33,097
Flooring - Carpeting (Admin, Lobby, and Garden Room)				Building Type: Clubhouse (Club Mesa)	\$42,063	\$42,063
Front Entrance Deck - Wood				Building Type: Residential Buildings	\$6,849	\$6,849
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$2,955
Glass Door				Building Type: Clubhouse (Club Mesa)	\$12,006	\$12,006
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$15,000
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$30,000

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Kitchen - Dishwasher				Building Type: Clubhouse (Club Mesa)	\$7,896	\$7,896
Kitchen - Steamer				Building Type: Clubhouse (Club Mesa)	\$7,247	\$7,247
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$2,336
Mowers				Grounds: Equipment	\$10,400	\$10,400
Pagoda Fixtures (Replacement Contingency 15%)				Infrastructure: Electrical/Lighting	\$11,681	\$11,681
Sewer Lift Station Allowance				Infrastructure: Sewer System	\$10,816	\$10,816
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$50,130
Sewer Lines and Grease Trap				Building Type: Clubhouse (Club Mesa)	\$12,006	\$12,006
Stair Repairs				Building Type: Guest Houses	\$6,598	\$6,598
Storm Drainage Repair Allowance				Infrastructure: Storm Drain System	\$19,469	\$19,469
Washer and Dryers				Building Type: Laundry Rooms	\$60,000	\$60,000
Water Heaters (Tankless)				Building Type: Guest Houses	\$6,490	\$6,490
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$4,932
Window and Sliding Glass Doors				Building Type: Pool House and Fitness Center	\$24,012	\$24,012
Window Coverings				Building Type: Clubhouse (Club Mesa)	\$12,006	\$12,006
Windows				Building Type: Guest Houses	\$12,006	\$12,006
Total for 2026:						\$1,053,774
2027						
2008 Toyota Tundra				Vehicles	\$47,136	\$49,022
Adobe Wall Allowance - Phase 3				Infrastructure: Retaining Walls	\$104,000	\$108,160
Asphalt - Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 2				Grounds: Asphalt and Concrete	\$90,703	\$94,331
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$23,400
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$78,000
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$52,000
Clubhouse Emergency Generator (Kohler)				Building Type: Clubhouse (Club Mesa)	\$54,080	\$56,243
Concrete - Gutter (Repair Allowance 3%)				Grounds: Asphalt and Concrete	\$9,244	\$9,614
Contingency				X - Miscellaneous	\$156,000	\$162,240
Defensible Space - Phase 2				Grounds: Landscape and Irrigation	\$100,000	\$104,000
Exterior Doors - Replacement Allowance				Building Type: Clubhouse (Club Mesa)	\$18,063	\$18,785
Exterior Light Fixtures				Building Type: Pool House and Fitness Center	\$6,219	\$6,468
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$11,480

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$38,741
Flooring - Carpet				Building Type: Guest Houses	\$14,976	\$15,575
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$3,073
Furnishings Allowance				Building Type: Guest Houses	\$6,057	\$6,299
Gutters and Downspouts				Building Type: Pool House and Fitness Center	\$5,884	\$6,119
Gutters and Downspouts				Building Type: Clubhouse (Club Mesa)	\$14,537	\$15,118
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$15,600
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$31,200
Interior Doors - Replacement Allowance				Building Type: Clubhouse (Club Mesa)	\$18,063	\$18,785
Kitchen - Convection Oven				Building Type: Clubhouse (Club Mesa)	\$7,788	\$8,099
Kitchen - Exhaust Hoods				Building Type: Clubhouse (Club Mesa)	\$12,006	\$12,486
Kitchen - Fire Supression System				Building Type: Clubhouse (Club Mesa)	\$12,006	\$12,486
Kitchen - Legend Cook Stove Hotline				Building Type: Clubhouse (Club Mesa)	\$36,017	\$37,458
Kitchen - Refrigerator, Tranlsen 1 Door				Building Type: Clubhouse (Club Mesa)	\$8,112	\$8,436
Kitchen - Refrigerator, Tranlsen 2 Door				Building Type: Clubhouse (Club Mesa)	\$8,869	\$9,224
Kitchen - Refrigerator, Tranlsen 3 Door				Building Type: Clubhouse (Club Mesa)	\$11,357	\$11,811
Kitchen - Steam Table				Building Type: Clubhouse (Club Mesa)	\$10,816	\$11,249
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$2,429
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$52,135
Shingle Roofing				Building Type: Pool House and Fitness Center	\$66,194	\$68,842
Shingle Roofing				Building Type: Clubhouse (Club Mesa)	\$198,387	\$206,323
Siding and Trim Repairs				Building Type: Guest Houses	\$6,045	\$6,287
Siding and Trim Repairs				Building Type: Clubhouse (Club Mesa)	\$12,006	\$12,486
Skylight (20x20 Pyramid)				Building Type: Clubhouse (Club Mesa)	\$6,057	\$6,299
Water Heating System				Building Type: Clubhouse (Club Mesa)	\$11,465	\$11,924
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$5,129
Windows				Building Type: Guard House	\$6,490	\$6,749
Windows and Sliding Glass Doors - Restaurant				Building Type: Clubhouse (Club Mesa)	\$71,926	\$74,803
Total for 2027:						\$1,488,909

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2028						
Adobe Wall Allowance - Phase 4				Infrastructure: Retaining Walls	\$104,000	\$112,486
Air Handler Repairs				Building Type: Clubhouse (Club Mesa)	\$12,979	\$14,038
Asphalt - Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 3				Grounds: Asphalt and Concrete	\$23,990	\$25,947
Backflow Devices				Grounds: Landscape and Irrigation	\$5,408	\$5,849
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$24,336
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$81,120
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$54,080
Contingency				X - Miscellaneous	\$156,000	\$168,730
Defensible Space - Phase 3				Grounds: Landscape and Irrigation	\$100,000	\$108,160
Dehumidification and Heating System				Building Type: Pool House and Fitness Center	\$155,859	\$168,577
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$11,939
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$40,291
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$3,196
Handicap Entry System				Building Type: Clubhouse (Club Mesa)	\$7,355	\$7,955
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$16,224
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$32,448
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$2,527
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$54,220
Timer Clocks (27)				Grounds: Landscape and Irrigation	\$14,602	\$15,793
Wallpaper				Building Type: Clubhouse (Club Mesa)	\$10,664	\$11,535
Water Heater (Tankless)				Building Type: Guard House	\$1,800	\$1,947
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$5,334
Windows and Sliding Glass Doors				Building Type: Arts and Crafts (White Owl)	\$18,063	\$19,537
Wood and Wire Fencing				Grounds: Fencing, Gates and Rails	\$8,761	\$9,476
Total for 2028:						\$995,745
2029						
2005 Bobcat Front Loader - Grounds				Grounds: Equipment	\$32,448	\$36,500
2018 Wood Chipper - Grounds				Grounds: Equipment	\$27,040	\$30,416

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Adobe Wall Allowance - Phase 5				Infrastructure: Retaining Walls	\$104,000	\$116,986
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 4				Grounds: Asphalt and Concrete	\$47,571	\$53,511
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$25,309
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$84,365
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$56,243
Contingency				X - Miscellaneous	\$156,000	\$175,479
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$12,416
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$41,902
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$3,324
Furnishings				Common Areas: Bowling Green	\$10,816	\$12,167
Furnishings Allowance - Coastal Room				Building Type: Clubhouse (Club Mesa)	\$6,057	\$6,813
Furnishings Allowance - Dining Room				Building Type: Clubhouse (Club Mesa)	\$30,609	\$34,431
Furnishings Allowance - Garden Room				Building Type: Clubhouse (Club Mesa)	\$6,057	\$6,813
Furnishings Allowance - Lobby				Building Type: Clubhouse (Club Mesa)	\$30,068	\$33,823
Furnishings Allowance - Redwood Room				Building Type: Clubhouse (Club Mesa)	\$7,896	\$8,882
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$16,873
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$33,746
Landscaping - Major Upgrade Allowance - Phase 3				Grounds: Landscape and Irrigation	\$208,000	\$233,972
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$2,628
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$56,389
Storm Drainage Repair Allowance				Infrastructure: Storm Drain System	\$19,469	\$21,900
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$5,548
Water Well - Casing and Pump				Infrastructure: Water Well	\$12,979	\$14,600
Total for 2029:						\$1,125,035
2030						
2012 Toro Workman - Grounds				Vehicles	\$44,346	\$51,878
2020 John Deere Gator - Maintenance				Vehicles	\$16,224	\$18,980
Air Handler Repairs				Building Type: Clubhouse (Club Mesa)	\$12,979	\$15,184
Asphalt -Intermittent Maintenance Repairs, Seal Coat,				Grounds: Asphalt and Concrete	\$83,205	\$97,338

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
and Traffic Striping - Phase 1						
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$26,322
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$87,739
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$58,493
Clubhouse Terrace - Deck Recoat				Building Type: Clubhouse (Club Mesa)	\$19,469	\$22,776
Composition Roof				Building Type: Arts and Crafts (White Owl)	\$14,329	\$16,763
Concrete - Sidewalk/Steps				Grounds: Asphalt and Concrete	\$22,880	\$26,766
Contingency				X - Miscellaneous	\$156,000	\$182,498
Entry Door				Building Type: Laundry Rooms	\$12,168	\$14,235
Exterior Light Fixtures				Building Type: Clubhouse (Club Mesa)	\$11,487	\$13,438
Exterior Siding				Building Type: Laundry Rooms	\$12,424	\$14,535
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$12,913
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$43,578
Exterior Wood Trim				Building Type: Laundry Rooms	\$4,965	\$5,808
Fire Hydrants				Infrastructure: Water Delivery System	\$19,469	\$22,776
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$3,457
Furnishings Allowance - Driftwood Room				Building Type: Clubhouse (Club Mesa)	\$14,385	\$16,829
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$17,548
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$35,096
Landscaping - Major Upgrade Allowance - Phase 4				Grounds: Landscape and Irrigation	\$208,000	\$243,331
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$2,733
Maintenance Carport - Metal Siding				Building Type: Maintenance (Carport/Storage)	\$5,408	\$6,327
Maintenance Shed - Metal Siding				Building Type: Maintenance (Green Thumb Potting Shed)	\$5,408	\$6,327
Maintenance Storage - Metal Siding				Building Type: Maintenance (Storage Building)	\$5,408	\$6,327
Maintenance Storage - Metal Siding				Building Type: Maintenance (Grounds Maintenance Supervisor/Storage)	\$5,408	\$6,327
Painters Shed - Metal Siding				Building Type: Maintenance (Painters Shed)	\$5,408	\$6,327
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$58,645
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$5,770
Total for 2030:						\$1,147,060

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2031						
2021 John Deere Gator - Maintenance				Vehicles	\$16,224	\$19,739
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$27,375
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$91,249
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$60,833
Contingency				X - Miscellaneous	\$156,000	\$189,798
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$13,429
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$45,322
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$3,595
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$18,250
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$36,500
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$2,842
Mowers				Grounds: Equipment	\$10,400	\$12,653
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$60,991
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$6,001
Window Coverings				Building Type: Clubhouse (Club Mesa)	\$12,006	\$14,607
Total for 2031:						\$603,182
2032						
2022 Club Car - Housekeeping				Vehicles	\$16,224	\$20,529
Air Handler Repairs				Building Type: Clubhouse (Club Mesa)	\$12,979	\$16,423
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 2				Grounds: Asphalt and Concrete	\$90,703	\$114,768
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$28,470
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$94,899
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$63,266
Concrete - Gutter (Repair Allowance 3%)				Grounds: Asphalt and Concrete	\$9,244	\$11,697
Contingency				X - Miscellaneous	\$156,000	\$197,390
Exterior Siding - Brick				Building Type: Residential Buildings	\$333,738	\$422,286
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$13,967
Exterior Trim - Wood - Annual				Building Type: Residential	\$37,251	\$47,134

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Buildings						
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$3,739
Furnishings Allowance				Building Type: Guest Houses	\$6,057	\$7,664
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$18,980
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$37,960
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$2,956
Roadway Post Fixtures				Infrastructure: Electrical/Lighting	\$17,846	\$22,581
Sewer Lift Station Allowance				Infrastructure: Sewer System	\$10,816	\$13,686
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$63,430
Siding and Trim Repairs				Building Type: Guest Houses	\$6,045	\$7,649
Siding and Trim Repairs				Building Type: Clubhouse (Club Mesa)	\$12,006	\$15,191
Storm Drainage Repair Allowance				Infrastructure: Storm Drain System	\$19,469	\$24,634
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$6,241
Total for 2032:						\$1,255,537
2033						
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 3				Grounds: Asphalt and Concrete	\$23,990	\$31,569
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$29,608
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$98,695
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$65,797
Contingency				X - Miscellaneous	\$156,000	\$205,285
Dining Room/Lobby Sound System				Building Type: Clubhouse (Club Mesa)	\$24,012	\$31,598
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$14,525
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$49,020
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$3,889
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$19,739
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$39,478
Kitchen - Walk-in Fridge/Freezer				Building Type: Clubhouse (Club Mesa)	\$30,068	\$39,568
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$3,074
Redwood Room Sound System				Building Type: Clubhouse (Club Mesa)	\$24,012	\$31,598

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Restroom Renovation				Building Type: Clubhouse (Club Mesa)	\$30,285	\$39,853
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$65,967
Small Kitchens - Remodel				Building Type: Clubhouse (Club Mesa)	\$14,385	\$18,930
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$6,490
Total for 2033:						\$794,682
2034						
Adobe Siding				Building Type: Arts and Crafts (White Owl)	\$10,816	\$14,802
Air Handler Repairs				Building Type: Clubhouse (Club Mesa)	\$12,979	\$17,763
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 4				Grounds: Asphalt and Concrete	\$47,571	\$65,104
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$30,793
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$102,643
Benches				Common Areas: Bowling Green	\$18,387	\$25,164
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$68,428
Contingency				X - Miscellaneous	\$156,000	\$213,497
Drain Camera				Grounds: Equipment	\$12,000	\$16,423
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$15,106
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$50,981
Fitness Equipment - Cable Station				Building Type: Pool House and Fitness Center	\$12,222	\$16,727
Fitness Equipment - Elliptical				Building Type: Pool House and Fitness Center	\$12,979	\$17,763
Fitness Equipment - Stationary Bikes				Building Type: Pool House and Fitness Center	\$5,949	\$8,141
Fitness Equipment - Training Stations				Building Type: Pool House and Fitness Center	\$12,979	\$17,763
Fitness Equipment - Treadmill				Building Type: Pool House and Fitness Center	\$6,706	\$9,178
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$4,044
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$20,529
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$41,057
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$3,197
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$68,606
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$6,750
Total for 2034:						\$834,458

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2035						
Asphalt - Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 1				Grounds: Asphalt and Concrete	\$83,205	\$118,427
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$32,025
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$106,748
Booster Station Piping & Valves				Infrastructure: Water Delivery, Booster Station	\$52,000	\$74,012
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$71,166
Clubhouse Terrace - Deck Recoat				Building Type: Clubhouse (Club Mesa)	\$19,469	\$27,710
Concrete - Sidewalk/Steps				Grounds: Asphalt and Concrete	\$22,880	\$32,565
Contingency				X - Miscellaneous	\$156,000	\$222,037
Exterior Siding				Building Type: Laundry Rooms	\$12,424	\$17,684
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$15,711
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$53,020
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$4,206
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$21,350
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$42,699
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$3,325
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$71,350
Storm Drainage Repair Allowance				Infrastructure: Storm Drain System	\$19,469	\$27,710
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$7,020
Total for 2035:						\$948,764
2036						
2013 John Deere Gator				Vehicles	\$16,224	\$24,015
2014 Lift Station Pump				Infrastructure: Water Delivery, Booster Station	\$23,795	\$35,223
2020 Ford Transit Van - Administration				Vehicles	\$38,938	\$57,637
Air Handler Repairs				Building Type: Clubhouse (Club Mesa)	\$12,979	\$19,212
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$33,305
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$111,018
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$74,012
Contingency				X - Miscellaneous	\$156,000	\$230,918

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$16,339
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$55,141
Fire Extinguisher				Building Type: Clubhouse (Club Mesa)	\$6,057	\$8,966
Flooring - Laminate				Building Type: Clubhouse (Club Mesa)	\$11,645	\$17,238
Flooring - Linoleum				Building Type: Clubhouse (Club Mesa)	\$9,475	\$14,025
Flooring - Tile				Building Type: Clubhouse (Club Mesa)	\$26,380	\$39,049
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$4,374
Furnishings Allowance - Cypress Room				Building Type: Clubhouse (Club Mesa)	\$13,196	\$19,533
Gutters and Downspouts				Building Type: Laundry Rooms	\$22,843	\$33,814
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$22,204
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$44,407
Irrigation Water Storage Tanks				Grounds: Landscape and Irrigation	\$25,742	\$38,105
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$3,458
Mowers				Grounds: Equipment	\$10,400	\$15,395
Pagoda Fixtures (Replacement Contingency 15%)				Infrastructure: Electrical/Lighting	\$11,681	\$17,291
Roofing - Built-up 3 Ply System				Building Type: Laundry Rooms	\$64,390	\$95,312
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$74,204
Sewer Lines and Grease Trap				Building Type: Clubhouse (Club Mesa)	\$12,006	\$17,771
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$7,301
Window and Sliding Glass Doors				Building Type: Pool House and Fitness Center	\$24,012	\$35,543
Window Coverings				Building Type: Clubhouse (Club Mesa)	\$12,006	\$17,771
Windows				Building Type: Guest Houses	\$12,006	\$17,771
Total for 2036:						\$1,200,353
2037						
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 2				Grounds: Asphalt and Concrete	\$90,703	\$139,632
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$34,638
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$115,459
Booster Station Generator				Infrastructure: Water Delivery, Booster Station	\$48,672	\$74,928
Carport Siding/Trim/Door				Building Type: Carports	\$50,000	\$76,973

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Replacement - Minor (Annual)						
Concrete - Gutter (Repair Allowance 3%)				Grounds: Asphalt and Concrete	\$9,244	\$14,231
Contingency				X - Miscellaneous	\$156,000	\$240,155
Exterior Doors - Replacement Allowance				Building Type: Clubhouse (Club Mesa)	\$18,063	\$27,807
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$16,992
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$57,346
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$4,549
Furnishings Allowance				Building Type: Guest Houses	\$6,057	\$9,324
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$23,092
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$46,184
HVAC Unit				Building Type: Pool House and Fitness Center	\$5,408	\$8,325
Interior Doors - Replacement Allowance				Building Type: Clubhouse (Club Mesa)	\$18,063	\$27,807
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$3,596
Pool and Spa - Heaters				Building Type: Pool House and Fitness Center	\$4,403	\$6,779
Restroom Renovation				Building Type: Guest Houses	\$18,171	\$27,973
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$77,173
Siding and Trim Repairs				Building Type: Guest Houses	\$6,045	\$9,306
Siding and Trim Repairs				Building Type: Clubhouse (Club Mesa)	\$12,006	\$18,482
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$7,593
Windows and Sliding Glass Doors - Restaurant				Building Type: Clubhouse (Club Mesa)	\$71,926	\$110,727
Total for 2037:						\$1,179,072
2038						
2022 Ram 2500 Dump Truck - Grounds				Vehicles	\$59,488	\$95,242
Air Handler Repairs				Building Type: Clubhouse (Club Mesa)	\$12,979	\$20,780
Aqua Force Booster Pumps (3)				Infrastructure: Water Delivery, Booster Station	\$16,224	\$25,975
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 3				Grounds: Asphalt and Concrete	\$23,990	\$38,408
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$36,023
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$120,077
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$80,052

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Contingency				X - Miscellaneous	\$156,000	\$249,761
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$17,672
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$59,640
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$4,731
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$24,015
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$48,031
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$3,740
Metal Railing				Building Type: Clubhouse (Club Mesa)	\$25,174	\$40,305
Sewer Lift Station Allowance				Infrastructure: Sewer System	\$10,816	\$17,317
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$80,259
Storage Doors - Wood				Building Type: Carports	\$69,958	\$112,005
Storm Drainage Repair Allowance				Infrastructure: Storm Drain System	\$19,469	\$31,170
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$7,896
Total for 2038:						\$1,113,101
2039						
2018 Wood Chipper - Grounds				Grounds: Equipment	\$27,040	\$45,024
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 4				Grounds: Asphalt and Concrete	\$47,571	\$79,209
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$37,464
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$124,881
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$83,254
Contingency				X - Miscellaneous	\$156,000	\$259,751
Entry Monument				Infrastructure: Other	\$16,224	\$27,014
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$18,379
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$62,026
Fiber Optic Cable (From Clubhouse to Guard House)				Building Type: Guard House	\$18,928	\$31,517
Flag Pole				Infrastructure: Other	\$5,408	\$9,005
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$4,920
Furnishings				Common Areas: Bowling Green	\$10,816	\$18,009
Furnishings Allowance - Coastal Room				Building Type: Clubhouse (Club Mesa)	\$6,057	\$10,085
Furnishings Allowance - Dining Room				Building Type: Clubhouse (Club Mesa)	\$30,609	\$50,967
Furnishings Allowance - Garden				Building Type: Clubhouse (Club Mesa)	\$6,057	\$10,085

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Room				Mesa)		
Furnishings Allowance - Lobby				Building Type: Clubhouse (Club Mesa)	\$30,068	\$50,066
Furnishings Allowance - Redwood Room				Building Type: Clubhouse (Club Mesa)	\$7,896	\$13,147
Gutters and Downspouts				Building Type: Guest Houses	\$7,614	\$12,679
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$24,976
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$49,952
Interior Fixtures				Building Type: Clubhouse (Club Mesa)	\$62,884	\$104,707
Kitchen - Flooring				Building Type: Clubhouse (Club Mesa)	\$28,122	\$46,825
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$3,890
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$83,470
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$8,212
Water Well - Casing and Pump				Infrastructure: Water Well	\$12,979	\$21,611
					Total for 2039:	\$1,291,124
2040						
2012 Toro Workman - Grounds				Vehicles	\$44,346	\$76,792
2020 John Deere Gator - Maintenance				Vehicles	\$16,224	\$28,095
Air Handler Repairs				Building Type: Clubhouse (Club Mesa)	\$12,979	\$22,476
Asphalt - Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 1				Grounds: Asphalt and Concrete	\$83,205	\$144,085
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$38,963
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$129,876
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$86,584
Clubhouse Terrace - Deck Recoat				Building Type: Clubhouse (Club Mesa)	\$19,469	\$33,714
Concrete - Sidewalk/Steps				Grounds: Asphalt and Concrete	\$22,880	\$39,621
Contingency				X - Miscellaneous	\$156,000	\$270,142
Exterior Light Fixtures				Building Type: Clubhouse (Club Mesa)	\$11,487	\$19,891
Exterior Siding				Building Type: Laundry Rooms	\$12,424	\$21,515
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$19,114
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$64,507
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$5,117
Furnishings Allowance - Driftwood Room				Building Type: Clubhouse (Club Mesa)	\$14,385	\$24,911

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$25,975
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$51,950
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$4,045
Maintenance Carport - Metal Siding				Building Type: Maintenance (Carport/Storage)	\$5,408	\$9,365
Maintenance Shed - Metal Siding				Building Type: Maintenance (Green Thumb Potting Shed)	\$5,408	\$9,365
Maintenance Storage - Metal Siding				Building Type: Maintenance (Storage Building)	\$5,408	\$9,365
Maintenance Storage - Metal Siding				Building Type: Maintenance (Grounds Maintenance Supervisor/Storage)	\$5,408	\$9,365
Painters Shed - Metal Siding				Building Type: Maintenance (Painters Shed)	\$5,408	\$9,365
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$86,809
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$8,541
Total for 2040:						\$1,249,545
2041						
2021 John Deere Gator - Maintenance				Vehicles	\$16,224	\$29,219
2024 Cushman Haulers Grounds				Vehicles	\$75,000	\$135,071
2024 Cushman Haulers Maintenance				Vehicles	\$45,000	\$81,042
2024 Ford F-150				Vehicles	\$52,086	\$93,805
2024 Toro Workman				Vehicles	\$42,000	\$75,640
2024 Toyota Tundra				Vehicles	\$50,000	\$90,047
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$40,521
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$135,071
Balconys/Decks - Replace				Building Type: Guest Houses	\$17,306	\$31,166
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$90,047
Contingency				X - Miscellaneous	\$156,000	\$280,947
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$19,879
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$67,087
Flooring - Carpeting (Admin, Lobby, and Garden Room)				Building Type: Clubhouse (Club Mesa)	\$42,063	\$75,752
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$5,322
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$27,014
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$54,028
Kitchen - Dishwasher				Building Type: Clubhouse (Club	\$7,896	\$14,220

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Mesa)						
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$4,207
Mowers				Grounds: Equipment	\$10,400	\$18,730
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$90,281
Storm Drainage Repair Allowance				Infrastructure: Storm Drain System	\$19,469	\$35,062
Washer and Dryers				Building Type: Laundry Rooms	\$60,000	\$108,057
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$8,882
Window Coverings				Building Type: Clubhouse (Club Mesa)	\$12,006	\$21,622
Total for 2041:						\$1,632,718
2042						
2008 Toyota Tundra				Vehicles	\$47,136	\$88,285
2022 Club Car - Housekeeping				Vehicles	\$16,224	\$30,387
Air Handler Repairs				Building Type: Clubhouse (Club Mesa)	\$12,979	\$24,310
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 2				Grounds: Asphalt and Concrete	\$90,703	\$169,884
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$42,142
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$140,474
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$93,649
Concrete - Gutter (Repair Allowance 3%)				Grounds: Asphalt and Concrete	\$9,244	\$17,314
Contingency				X - Miscellaneous	\$156,000	\$292,185
Drain Camera				Grounds: Equipment	\$12,000	\$22,476
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$20,674
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$69,770
Flooring - Carpet				Building Type: Guest Houses	\$14,976	\$28,049
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$5,535
Furnishings Allowance				Building Type: Guest Houses	\$6,057	\$11,345
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$28,095
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$56,189
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$4,375
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$93,892
Siding and Trim Repairs				Building Type: Guest Houses	\$6,045	\$11,322
Siding and Trim Repairs				Building Type: Clubhouse (Club Mesa)	\$12,006	\$22,487
Turf				Common Areas: Bowling Green	\$235,248	\$440,615

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Turf Wood Border				Common Areas: Bowling Green	\$29,679	\$55,588
Water Heating System				Building Type: Clubhouse (Club Mesa)	\$11,465	\$21,474
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$9,238
Total for 2042:						\$1,799,755
2043						
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 3				Grounds: Asphalt and Concrete	\$23,990	\$46,729
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$43,828
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$146,093
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$97,395
Contingency				X - Miscellaneous	\$156,000	\$303,872
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$21,501
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$72,561
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$5,756
Handicap Entry System				Building Type: Clubhouse (Club Mesa)	\$7,355	\$14,327
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$29,219
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$58,437
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$4,550
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$97,648
Timer Clocks (27)				Grounds: Landscape and Irrigation	\$14,602	\$28,442
Wallpaper				Building Type: Clubhouse (Club Mesa)	\$10,664	\$20,773
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$9,607
Total for 2043:						\$1,000,738
2044						
Air Handler Repairs				Building Type: Clubhouse (Club Mesa)	\$12,979	\$26,293
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 4				Grounds: Asphalt and Concrete	\$47,571	\$96,370
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$45,581
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$151,936
Carport Siding/Trim/Door				Building Type: Carports	\$50,000	\$101,291

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Replacement - Minor (Annual)						
Contingency				X - Miscellaneous	\$156,000	\$316,027
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$22,361
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$75,464
Fitness Equipment - Cable Station				Building Type: Pool House and Fitness Center	\$12,222	\$24,760
Fitness Equipment - Elliptical				Building Type: Pool House and Fitness Center	\$12,979	\$26,293
Fitness Equipment - Stationary Bikes				Building Type: Pool House and Fitness Center	\$5,949	\$12,051
Fitness Equipment - Treadmill				Building Type: Pool House and Fitness Center	\$6,706	\$13,585
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$5,986
Gutters and Downspouts- Aluminum				Building Type: Residential Buildings	\$774,872	\$1,569,748
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$30,387
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$60,774
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$4,732
Sewer Lift Station Allowance				Infrastructure: Sewer System	\$10,816	\$21,911
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$101,554
Spa - Resurface				Building Type: Pool House and Fitness Center	\$35,698	\$72,318
Storm Drainage Repair Allowance				Infrastructure: Storm Drain System	\$19,469	\$39,440
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$9,991
Total for 2044:						\$2,828,855
2045						
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 1				Grounds: Asphalt and Concrete	\$83,205	\$175,301
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$47,404
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$158,014
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$105,342
Clubhouse Terrace - Deck Recoat				Building Type: Clubhouse (Club Mesa)	\$19,469	\$41,018
Concrete - Sidewalk/Steps				Grounds: Asphalt and Concrete	\$22,880	\$48,205
Contingency				X - Miscellaneous	\$156,000	\$328,668
Exterior Siding				Building Type: Laundry Rooms	\$12,424	\$26,176
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$23,255
Exterior Trim - Wood - Annual				Building Type: Residential	\$37,251	\$78,482

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Buildings						
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$6,226
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$31,603
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$63,205
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$4,922
Pool - Resurface				Building Type: Pool House and Fitness Center	\$34,996	\$73,731
Pool and Spa - Tile				Building Type: Pool House and Fitness Center	\$9,429	\$19,865
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$105,616
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$10,391
Total for 2045:						\$1,347,425
2046						
2013 John Deere Gator				Vehicles	\$16,224	\$35,549
2014 Lift Station Pump				Infrastructure: Water Delivery, Booster Station	\$23,795	\$52,138
Air Handler Repairs				Building Type: Clubhouse (Club Mesa)	\$12,979	\$28,439
Backflow Preventor (8")				Infrastructure: Water Delivery System	\$30,285	\$66,358
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$49,300
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$164,334
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$109,556
Contingency				X - Miscellaneous	\$156,000	\$341,815
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$24,186
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$81,622
Fire Extinguisher				Building Type: Clubhouse (Club Mesa)	\$6,057	\$13,272
Fire Panel				Building Type: Clubhouse (Club Mesa)	\$33,097	\$72,520
Front Entrance Deck - Wood				Building Type: Residential Buildings	\$6,849	\$15,008
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$6,475
Furnishings Allowance - Cypress Room				Building Type: Clubhouse (Club Mesa)	\$13,196	\$28,913
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$32,867
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$65,734
Kitchen - Steamer				Building Type: Clubhouse (Club Mesa)	\$7,247	\$15,878

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Mesa)						
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$5,118
Mowers				Grounds: Equipment	\$10,400	\$22,788
Pagoda Fixtures (Replacement Contingency 15%)				Infrastructure: Electrical/Lighting	\$11,681	\$25,595
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$109,841
Sewer Lines and Grease Trap				Building Type: Clubhouse (Club Mesa)	\$12,006	\$26,306
Water Heaters (Tankless)				Building Type: Guest Houses	\$6,490	\$14,220
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$10,807
Window and Sliding Glass Doors				Building Type: Pool House and Fitness Center	\$24,012	\$52,612
Window Coverings				Building Type: Clubhouse (Club Mesa)	\$12,006	\$26,306
Windows				Building Type: Guest Houses	\$12,006	\$26,306
Total for 2046:						\$1,523,861
2047						
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 2				Grounds: Asphalt and Concrete	\$90,703	\$206,690
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$51,272
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$170,908
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$113,938
Concrete - Gutter (Repair Allowance 3%)				Grounds: Asphalt and Concrete	\$9,244	\$21,066
Contingency				X - Miscellaneous	\$156,000	\$355,488
Exterior Doors - Replacement Allowance				Building Type: Clubhouse (Club Mesa)	\$18,063	\$41,161
Exterior Light Fixtures				Building Type: Pool House and Fitness Center	\$6,219	\$14,172
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$25,153
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$84,886
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$6,734
Furnishings Allowance				Building Type: Guest Houses	\$6,057	\$13,802
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$34,182
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$68,363
Interior Doors - Replacement Allowance				Building Type: Clubhouse (Club Mesa)	\$18,063	\$41,161
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$5,323
Roadway Post Fixtures				Infrastructure:	\$17,846	\$40,668

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Electrical/Lighting						
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$114,234
Siding and Trim Repairs				Building Type: Guest Houses	\$6,045	\$13,775
Siding and Trim Repairs				Building Type: Clubhouse (Club Mesa)	\$12,006	\$27,358
Storm Drainage Repair Allowance				Infrastructure: Storm Drain System	\$19,469	\$44,365
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$11,239
Windows and Sliding Glass Doors - Restaurant				Building Type: Clubhouse (Club Mesa)	\$71,926	\$163,904
Total for 2047:						\$1,669,842
2048						
Air Handler Repairs				Building Type: Clubhouse (Club Mesa)	\$12,979	\$30,760
Asphalt - Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 3				Grounds: Asphalt and Concrete	\$23,990	\$56,853
Backflow Devices				Grounds: Landscape and Irrigation	\$5,408	\$12,817
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$53,323
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$177,744
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$118,496
Contingency				X - Miscellaneous	\$156,000	\$369,707
Dehumidification and Heating System				Building Type: Pool House and Fitness Center	\$155,859	\$369,372
Dining Room/Lobby Sound System				Building Type: Clubhouse (Club Mesa)	\$24,012	\$56,905
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$26,159
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$88,282
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$7,003
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$35,549
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$71,098
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$5,536
Redwood Room Sound System				Building Type: Clubhouse (Club Mesa)	\$24,012	\$56,905
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$118,804
Water Heater (Tankless)				Building Type: Guard House	\$1,800	\$4,266
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$11,688
Wood and Wire Fencing				Grounds: Fencing, Gates and	\$8,761	\$20,763

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Rails						
Total for 2048:						\$1,692,030
2049						
2005 Bobcat Front Loader - Grounds				Grounds: Equipment	\$32,448	\$79,975
2018 Wood Chipper - Grounds				Grounds: Equipment	\$27,040	\$66,646
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 4				Grounds: Asphalt and Concrete	\$47,571	\$117,248
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$55,456
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$184,854
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$123,236
Contingency				X - Miscellaneous	\$156,000	\$384,496
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$27,206
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$91,813
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$7,283
Furnishings				Common Areas: Bowling Green	\$10,816	\$26,658
Furnishings Allowance - Coastal Room				Building Type: Clubhouse (Club Mesa)	\$6,057	\$14,929
Furnishings Allowance - Dining Room				Building Type: Clubhouse (Club Mesa)	\$30,609	\$75,443
Furnishings Allowance - Garden Room				Building Type: Clubhouse (Club Mesa)	\$6,057	\$14,929
Furnishings Allowance - Lobby				Building Type: Clubhouse (Club Mesa)	\$30,068	\$74,110
Furnishings Allowance - Redwood Room				Building Type: Clubhouse (Club Mesa)	\$7,896	\$19,461
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$36,971
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$73,941
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$5,758
Pool and Spa - Heaters				Building Type: Pool House and Fitness Center	\$4,403	\$10,853
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$123,556
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$12,156
Water Well - Casing and Pump				Infrastructure: Water Well	\$12,979	\$31,990
Total for 2049:						\$1,658,967
2050						
2012 Toro Workman - Grounds				Vehicles	\$44,346	\$113,671
2020 John Deere Gator - Maintenance				Vehicles	\$16,224	\$41,587
Air Handler Repairs				Building Type: Clubhouse (Club	\$12,979	\$33,270

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
				Mesa)		
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 1				Grounds: Asphalt and Concrete	\$83,205	\$213,281
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$57,674
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$192,248
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$128,165
Clubhouse Terrace - Deck Recoat				Building Type: Clubhouse (Club Mesa)	\$19,469	\$49,904
Concrete - Sidewalk/Steps				Grounds: Asphalt and Concrete	\$22,880	\$58,648
Contingency				X - Miscellaneous	\$156,000	\$399,875
Drain Camera				Grounds: Equipment	\$12,000	\$30,760
Exterior Light Fixtures				Building Type: Clubhouse (Club Mesa)	\$11,487	\$29,444
Exterior Siding				Building Type: Laundry Rooms	\$12,424	\$31,847
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$28,294
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$95,486
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$7,575
Furnishings Allowance - Driftwood Room				Building Type: Clubhouse (Club Mesa)	\$14,385	\$36,874
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$38,450
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$76,899
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$5,988
Mailboxes				Building Type: Clubhouse (Club Mesa)	\$13,000	\$33,323
Maintenance Carport - Metal Siding				Building Type: Maintenance (Carport/Storage)	\$5,408	\$13,862
Maintenance Shed - Metal Siding				Building Type: Maintenance (Green Thumb Potting Shed)	\$5,408	\$13,862
Maintenance Storage - Metal Siding				Building Type: Maintenance (Storage Building)	\$5,408	\$13,862
Maintenance Storage - Metal Siding				Building Type: Maintenance (Grounds Maintenance Supervisor/Storage)	\$5,408	\$13,862
Painters Shed - Metal Siding				Building Type: Maintenance (Painters Shed)	\$5,408	\$13,862
Sewer Lift Station Allowance				Infrastructure: Sewer System	\$10,816	\$27,725
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$128,498
Storm Drainage Repair Allowance				Infrastructure: Storm Drain System	\$19,469	\$49,904
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$12,642
Total for 2050:						\$1,991,343

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2051						
2020 Ford Transit Van - Administration				Vehicles	\$38,938	\$103,801
2021 John Deere Gator - Maintenance				Vehicles	\$16,224	\$43,251
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$59,981
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$199,938
Carport Roof & Gutter Full				Building Type: Carports	\$640,000	\$1,706,135
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$133,292
Contingency				X - Miscellaneous	\$156,000	\$415,870
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$29,426
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$99,305
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$7,878
Gutters and Downspouts - Aluminum				Building Type: Carports	\$39,685	\$105,794
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$39,988
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$79,975
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$6,227
Mowers				Grounds: Equipment	\$10,400	\$27,725
Pool and Spa - Coping				Building Type: Pool House and Fitness Center	\$5,703	\$15,203
Roofing - Built-up 3 Ply System - Composite				Building Type: Carports	\$154,080	\$410,751
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$133,638
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$13,148
Window Coverings				Building Type: Clubhouse (Club Mesa)	\$12,006	\$32,005
Total for 2051:						\$3,663,331
2052						
2022 Club Car - Housekeeping				Vehicles	\$16,224	\$44,981
Air Handler Repairs				Building Type: Clubhouse (Club Mesa)	\$12,979	\$35,984
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 2				Grounds: Asphalt and Concrete	\$90,703	\$251,470
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$62,381
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$207,935
Booster Station Generator				Infrastructure: Water Delivery,	\$48,672	\$134,942

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Booster Station						
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$138,623
Concrete - Gutter (Repair Allowance 3%)				Grounds: Asphalt and Concrete	\$9,244	\$25,629
Contingency				X - Miscellaneous	\$156,000	\$432,505
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$30,603
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$103,277
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$8,193
Furnishings Allowance				Building Type: Guest Houses	\$6,057	\$16,793
Gutters and Downspouts				Building Type: Pool House and Fitness Center	\$5,884	\$16,313
Gutters and Downspouts				Building Type: Clubhouse (Club Mesa)	\$14,537	\$40,303
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$41,587
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$83,174
HVAC Unit				Building Type: Pool House and Fitness Center	\$5,408	\$14,994
Kitchen - Convection Oven				Building Type: Clubhouse (Club Mesa)	\$7,788	\$21,591
Kitchen - Exhaust Hoods				Building Type: Clubhouse (Club Mesa)	\$12,006	\$33,286
Kitchen - Fire Suppression System				Building Type: Clubhouse (Club Mesa)	\$12,006	\$33,286
Kitchen - Legend Cook Stove Hotline				Building Type: Clubhouse (Club Mesa)	\$36,017	\$99,857
Kitchen - Refrigerator, Tranlsen 1 Door				Building Type: Clubhouse (Club Mesa)	\$8,112	\$22,490
Kitchen - Refrigerator, Tranlsen 2 Door				Building Type: Clubhouse (Club Mesa)	\$8,869	\$24,589
Kitchen - Refrigerator, Tranlsen 3 Door				Building Type: Clubhouse (Club Mesa)	\$11,357	\$31,486
Kitchen - Steam Table				Building Type: Clubhouse (Club Mesa)	\$10,816	\$29,987
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$6,476
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$138,983
Shingle Roofing				Building Type: Pool House and Fitness Center	\$66,194	\$183,521
Shingle Roofing				Building Type: Clubhouse (Club Mesa)	\$198,387	\$550,022
Siding and Trim Repairs				Building Type: Guest Houses	\$6,045	\$16,760
Siding and Trim Repairs				Building Type: Clubhouse (Club Mesa)	\$12,006	\$33,286
Skylight (20x20 Pyramid)				Building Type: Clubhouse (Club Mesa)	\$6,057	\$16,793
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$13,674

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
					Total for 2052:	\$2,945,773
2053						
2022 Ram 2500 Dump Truck - Grounds				Vehicles	\$59,488	\$171,526
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 3				Grounds: Asphalt and Concrete	\$23,990	\$69,171
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$64,876
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$216,253
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$144,168
Contingency				X - Miscellaneous	\$156,000	\$449,805
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$31,827
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$107,408
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$8,520
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$43,251
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$86,501
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$6,736
Restrooms and Shower - Renovations				Building Type: Pool House and Fitness Center	\$10,400	\$29,987
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$144,543
Storm Drainage Repair Allowance				Infrastructure: Storm Drain System	\$19,469	\$56,136
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$14,221
					Total for 2053:	\$1,644,928
2054						
Air Handler Repairs				Building Type: Clubhouse (Club Mesa)	\$12,979	\$38,921
Asphalt -Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 4				Grounds: Asphalt and Concrete	\$47,571	\$142,650
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$67,471
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$224,903
Benches				Common Areas: Bowling Green	\$18,387	\$55,138
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$149,935
Contingency				X - Miscellaneous	\$156,000	\$467,798
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$33,100

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$111,705
Fiber Optic Cable (From Clubhouse to Guard House)				Building Type: Guard House	\$18,928	\$56,759
Fitness Equipment - Cable Station				Building Type: Pool House and Fitness Center	\$12,222	\$36,650
Fitness Equipment - Elliptical				Building Type: Pool House and Fitness Center	\$12,979	\$38,921
Fitness Equipment - Stationary Bikes				Building Type: Pool House and Fitness Center	\$5,949	\$17,839
Fitness Equipment - Training Stations				Building Type: Pool House and Fitness Center	\$12,979	\$38,921
Fitness Equipment - Treadmill				Building Type: Pool House and Fitness Center	\$6,706	\$20,109
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$8,861
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$44,981
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$89,961
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$7,005
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$150,324
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$14,790
Total for 2054:						\$1,816,741
2055						
Asphalt - Intermittent Maintenance Repairs, Seal Coat, and Traffic Striping - Phase 1				Grounds: Asphalt and Concrete	\$83,205	\$259,488
Balconies (Elasto) - Recoat/Resurface (Annual) - 10 per year				Building Type: Residential Buildings	\$22,500	\$70,170
Balconies/Decks - Wood (Annual) - 10 per year				Building Type: Residential Buildings	\$75,000	\$233,899
Booster Station Piping & Valves				Infrastructure: Water Delivery, Booster Station	\$52,000	\$162,170
Carport Siding/Trim/Door Replacement - Minor (Annual)				Building Type: Carports	\$50,000	\$155,933
Clubhouse Terrace - Deck Recoat				Building Type: Clubhouse (Club Mesa)	\$19,469	\$60,716
Composition Roof				Building Type: Arts and Crafts (White Owl)	\$14,329	\$44,687
Concrete - Sidewalk/Steps				Grounds: Asphalt and Concrete	\$22,880	\$71,355
Contingency				X - Miscellaneous	\$156,000	\$486,510
Entry Door				Building Type: Laundry Rooms	\$12,168	\$37,948
Exterior Siding				Building Type: Laundry Rooms	\$12,424	\$38,747
Exterior Siding - Wood - Annual				Building Type: Residential Buildings	\$11,038	\$34,424
Exterior Trim - Wood - Annual				Building Type: Residential Buildings	\$37,251	\$116,173
Exterior Wood Trim				Building Type: Laundry Rooms	\$4,965	\$15,483

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Front Entry Handrails				Building Type: Residential Buildings	\$2,955	\$9,216
Heating System - Boilers (Annual)				Building Type: Residential Buildings	\$15,000	\$46,780
Heating System - Furnace (Annual)				Building Type: Residential Buildings	\$30,000	\$93,560
Light Fixtures Annual Allowance				Infrastructure: Electrical/Lighting	\$2,336	\$7,285
Sewer Lines (Annual 3%)				Building Type: Residential Buildings	\$50,130	\$156,337
Water Line Repair Allowance				Infrastructure: Water Delivery System	\$4,932	\$15,381
Water Shut Off Valve - 4"				Infrastructure: Water Delivery System	\$7,571	\$23,612
Water Shut Off Valve - 6"				Infrastructure: Water Delivery System	\$90,854	\$283,343
Water Shut Off Valve - 8"				Infrastructure: Water Delivery System	\$59,488	\$185,522
Total for 2055:						\$2,608,738