## BASELINE FUNDING THROUGH 10 YEARS

| | |
|---|---|
| RESERVE STUDY BASIS YEAR: | 2020 |
| 2020 Starting Reserve Balance (12/31/2019): | $283,475 |
| Current Annual Contributions: | $75,000 |
| 2020 Ideal Fully Funded Balance: | $3,067,000 |
| 2020 Percent Funded: | 10% |
| ANNUAL CONTRIBUTIONS (Baseline Funding through 10 Years): | $131,000 |
| # UNITS: | 217 |
| 2020 MONTHLY CONTRIBUTION/UNIT: | $50 |
| INTEREST: 1.00% | INFLATION: 2.5% |

| Year | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|
| **FISCAL YEAR** | **2021** | **2022** | **2023** | **2024** | **2025** |
| **FULLY FUNDED BALANCE (FFB)** | $ 3,347K | $ 3,439K | $ 3,780K | $ 4,081K | $ 4,492K |
| **PERCENT FUNDED** | **9%** | **5%** | **7%** | **8%** | **11%** |
| **STARTING RESERVE BALANCE** | $ 315K | $ 178K | $ 276K | $ 327K | $ 472K |
| **INTEREST EARNINGS** | $ 3K | $ 2K | $ 3K | $ 3K | $ 5K |
| **RESERVE CONTRIBUTION** | $ 131K | $ 134K | $ 138K | $ 141K | $ 145K |
| **PLANNED SPECIAL ASSESSMENTS** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **BALANCE + CONTRIBUTIONS** | $ 449K | $ 314K | $ 416K | $ 472K | $ 621K |
| **RESERVE EXPENDITURES*** | ($ 271K) | ($ 38K) | ($ 89K) | $ 0 | ($ 44K) |

**Expenditures adjusted for Inflation*

## 30% THRESHOLD AT 10 YEARS

| | |
|---|---|
| RESERVE STUDY BASIS YEAR: | 2020 |
| 2020 Starting Reserve Balance (10/31/2019): | $283,475 |
| Current Annual Contributions: | $75,000 |
| 2020 Ideal Fully Funded Balance: | $3,067,000 |
| 2020 Percent Funded: | 10% |
| ANNUAL CONTRIBUTIONS (30% Threshold At 10 Years): | $280,000 |
| # UNITS: | 217 |
| 2020 MONTHLY CONTRIBUTION/UNIT: | $108 |
| INTEREST: 1.00% | INFLATION: 2.5% |

| | | | | | |
|---|---|---|---|---|---|
| **FISCAL YEAR** | **2021** | **2022** | **2023** | **2024** | **2025** |
| **FULLY FUNDED BALANCE (FFB)** | $ 3,347K | $ 3,439K | $ 3,780K | $ 4,081K | $ 4,492K |
| **PERCENT FUNDED** | **9%** | **10%** | **15%** | **19%** | **24%** |
| **STARTING RESERVE BALANCE** | $ 315K | $ 327K | $ 579K | $ 790K | $ 1,100K |
| **INTEREST EARNINGS** | $ 3K | $ 3K | $ 6K | $ 8K | $ 11K |
| **RESERVE CONTRIBUTION** | $ 280K | $ 287K | $ 294K | $ 302K | $ 309K |
| **PLANNED SPECIAL ASSESSMENTS** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **BALANCE + CONTRIBUTIONS** | $ 598K | $ 617K | $ 879K | $ 1,100K | $ 1,420K |
| **RESERVE EXPENDITURES*** | ($ 271K) | ($ 38K) | ($ 89K) | $ 0 | ($ 44K) |

**Expenditures adjusted for Inflation*

## FULLY FUNDED AT 20 YEARS

| | |
|---|---|
| RESERVE STUDY BASIS YEAR: | 2020 |
| 2020 Starting Reserve Balance (10/31/2019): | $283,475 |
| Current Annual Contributions: | $75,000 |
| 2020 Ideal Fully Funded Balance: | $3,067,000 |
| 2020 Percent Funded: | 10% |
| ANNUAL CONTRIBUTIONS (Fully Funded At 20 Years): | $476,000 |
| # UNITS: | 217 |
| 2020 MONTHLY CONTRIBUTION/UNIT: | $183 |
| INTEREST: 1.00% | INFLATION: 2.5% |

| | | | | | |
|---|---|---|---|---|---|
| **FISCAL YEAR** | **2021** | **2022** | **2023** | **2024** | **2025** |
| **FULLY FUNDED BALANCE (FFB)** | $ 3,347K | $ 3,439K | $ 3,780K | $ 4,081K | $ 4,492K |
| **PERCENT FUNDED** | **9%** | **15%** | **26%** | **34%** | **43%** |
| **STARTING RESERVE BALANCE** | $ 315K | $ 523K | $ 978K | $ 1,399K | $ 1,925K |
| **INTEREST EARNINGS** | $ 3K | $ 5K | $ 10K | $ 14K | $ 19K |
| **RESERVE CONTRIBUTION** | $ 476K | $ 488K | $ 500K | $ 513K | $ 525K |
| **PLANNED SPECIAL ASSESSMENTS** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **BALANCE + CONTRIBUTIONS** | $ 794K | $ 1,016K | $ 1,488K | $ 1,925K | $ 2,470K |
| **RESERVE EXPENDITURES*** | ($ 271K) | ($ 38K) | ($ 89K) | $ 0 | ($ 44K) |

**Expenditures adjusted for Inflation*

| BASELINE FUNDING THROUGH 10 YEARS | |
|---|---|
| **RESERVE STUDY BASIS YEAR:** | **2020** |
| 2020 Starting Reserve Balance (12/31/2019): | $283,475 |
| Current Annual Contributions: | $75,000 |
| 2020 Ideal Fully Funded Balance: | $3,067,000 |
| 2020 Percent Funded: | 10% |
| ANNUAL CONTRIBUTIONS (Baseline Funding through 10 Years): | $131,000 |
| # UNITS: | 217 |
| 2020 MONTHLY CONTRIBUTION/UNIT: | $50 |
| INTEREST: 1.00% | INFLATION: 2.5% |

| Year | 6 | 7 | 8 | 9 | 10 |
|---|---|---|---|---|---|
| **BASELINE FUNDING THROUGH 10 YEARS** | | | | | |
| **FISCAL YEAR** | **2026** | **2027** | **2028** | **2029** | **2030** |
| **FULLY FUNDED BALANCE (FFB)** | $ 4,876K | $ 5,268K | $ 5,490K | $ 5,183K | $ 5,662K |
| **PERCENT FUNDED** | **12%** | **13%** | **11%** | **0%** | **3%** |
| **STARTING RESERVE BALANCE** | $ 577K | $ 682K | $ 606K | $ 6K | $ 166K |
| **INTEREST EARNINGS** | $ 6K | $ 7K | $ 6K | $ 65 | $ 2K |
| **RESERVE CONTRIBUTION** | $ 148K | $ 152K | $ 156K | $ 160K | $ 164K |
| **PLANNED SPECIAL ASSESSMENTS** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **BALANCE + CONTRIBUTIONS** | $ 731K | $ 841K | $ 767K | $ 166K | $ 331K |
| **RESERVE EXPENDITURES*** | ($ 49K) | ($ 235K) | ($ 761K) | $ 0 | ($ 12K) |
| **Expenditures adjusted for Inflation* | | | | | |

| 30% THRESHOLD AT 10 YEARS | |
|---|---|
| **RESERVE STUDY BASIS YEAR:** | **2020** |
| 2020 Starting Reserve Balance (10/31/2019): | $283,475 |
| Current Annual Contributions: | $75,000 |
| 2020 Ideal Fully Funded Balance: | $3,067,000 |
| 2020 Percent Funded: | 10% |
| ANNUAL CONTRIBUTIONS (30% Threshold At 10 Years): | $280,000 |
| # UNITS: | 217 |
| 2020 MONTHLY CONTRIBUTION/UNIT: | $108 |
| INTEREST: 1.00% | INFLATION: 2.5% |

| **30% THRESHOLD AT 10 YEARS** | | | | | |
|---|---|---|---|---|---|
| **FISCAL YEAR** | **2026** | **2027** | **2028** | **2029** | **2030** |
| **FULLY FUNDED BALANCE (FFB)** | $ 4,876K | $ 5,268K | $ 5,490K | $ 5,183K | $ 5,662K |
| **PERCENT FUNDED** | **28%** | **31%** | **32%** | **26%** | **30%** |
| **STARTING RESERVE BALANCE** | $ 1,376K | $ 1,657K | $ 1,763K | $ 1,353K | $ 1,708K |
| **INTEREST EARNINGS** | $ 14K | $ 17K | $ 18K | $ 14K | $ 17K |
| **RESERVE CONTRIBUTION** | $ 317K | $ 325K | $ 333K | $ 341K | $ 350K |
| **PLANNED SPECIAL ASSESSMENTS** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **BALANCE + CONTRIBUTIONS** | $ 1,706K | $ 1,998K | $ 2,114K | $ 1,708K | $ 2,074K |
| **RESERVE EXPENDITURES*** | ($ 49K) | ($ 235K) | ($ 761K) | $ 0 | ($ 12K) |
| **Expenditures adjusted for Inflation* | | | | | |

| FULLY FUNDED AT 20 YEARS | |
|---|---|
| **RESERVE STUDY BASIS YEAR:** | **2020** |
| 2020 Starting Reserve Balance (10/31/2019): | $283,475 |
| Current Annual Contributions: | $75,000 |
| 2020 Ideal Fully Funded Balance: | $3,067,000 |
| 2020 Percent Funded: | 10% |
| ANNUAL CONTRIBUTIONS (Fully Funded At 20 Years): | $476,000 |
| # UNITS: | 217 |
| 2020 MONTHLY CONTRIBUTION/UNIT: | $183 |
| INTEREST: 1.00% | INFLATION: 2.5% |

| **FULLY FUNDED AT 20 YEARS** | | | | | |
|---|---|---|---|---|---|
| **FISCAL YEAR** | **2026** | **2027** | **2028** | **2029** | **2030** |
| **FULLY FUNDED BALANCE (FFB)** | $ 4,876K | $ 5,268K | $ 5,490K | $ 5,183K | $ 5,662K |
| **PERCENT FUNDED** | **50%** | **56%** | **60%** | **60%** | **66%** |
| **STARTING RESERVE BALANCE** | $ 2,426K | $ 2,940K | $ 3,286K | $ 3,124K | $ 3,735K |
| **INTEREST EARNINGS** | $ 24K | $ 29K | $ 33K | $ 31K | $ 37K |
| **RESERVE CONTRIBUTION** | $ 539K | $ 552K | $ 566K | $ 580K | $ 594K |
| **PLANNED SPECIAL ASSESSMENTS** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **BALANCE + CONTRIBUTIONS** | $ 2,989K | $ 3,521K | $ 3,885K | $ 3,735K | $ 4,367K |
| **RESERVE EXPENDITURES*** | ($ 49K) | ($ 235K) | ($ 761K) | $ 0 | ($ 12K) |
| **Expenditures adjusted for Inflation* | | | | | |

| BASELINE FUNDING THROUGH 10 YEARS | |
|---|---|
| RESERVE STUDY BASIS YEAR: | 2020 |
| 2020 Starting Reserve Balance (12/31/2019): | $283,475 |
| Current Annual Contributions: | $75,000 |
| 2020 Ideal Fully Funded Balance: | $3,067,000 |
| 2020 Percent Funded: | 10% |
| ANNUAL CONTRIBUTIONS (Baseline Funding through 10 Years): | $131,000 |
| # UNITS: | 217 |
| 2020 MONTHLY CONTRIBUTION/UNIT: | $50 |
| INTEREST: 1.00% | INFLATION: 2.5% |

| Year | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|
| **BASELINE FUNDING THROUGH 10 YEARS** | | | | | |
| **FISCAL YEAR** | 2031 | 2032 | 2033 | 2034 | 2035 |
| **FULLY FUNDED BALANCE (FFB)** | $ 6,149K | $ 6,314K | $ 5,421K | $ 5,153K | $ 5,678K |
| **PERCENT FUNDED** | 5% | 2% | NEGATIVE | NEGATIVE | NEGATIVE |
| **STARTING RESERVE BALANCE** | $ 319K | $ 143K | ($ 1,070K) | ($ 1,671K) | ($ 1,507K) |
| **INTEREST EARNINGS** | $ 3K | $ 1K | ($ 11K) | ($ 17K) | ($ 15K) |
| **RESERVE CONTRIBUTION** | $ 168K | $ 172K | $ 176K | $ 181K | $ 185K |
| **PLANNED SPECIAL ASSESSMENTS** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **BALANCE + CONTRIBUTIONS** | $ 490K | $ 317K | ($ 905K) | ($ 1,507K) | ($ 1,337K) |
| **RESERVE EXPENDITURES*** | ($ 347K) | ($ 1,387K) | ($ 766K) | $ 0 | ($ 63K) |
| **Expenditures adjusted for Inflation* | | | | | |

| 30% THRESHOLD AT 10 YEARS | |
|---|---|
| RESERVE STUDY BASIS YEAR: | 2020 |
| 2020 Starting Reserve Balance (10/31/2019): | $283,475 |
| Current Annual Contributions: | $75,000 |
| 2020 Ideal Fully Funded Balance: | $3,067,000 |
| 2020 Percent Funded: | 10% |
| ANNUAL CONTRIBUTIONS (30% Threshold At 10 Years): | $280,000 |
| # UNITS: | 217 |
| 2020 MONTHLY CONTRIBUTION/UNIT: | $108 |
| INTEREST: 1.00% | INFLATION: 2.5% |

| **30% THRESHOLD AT 10 YEARS** | | | | | |
|---|---|---|---|---|---|
| **FISCAL YEAR** | 2031 | 2032 | 2033 | 2034 | 2035 |
| **FULLY FUNDED BALANCE (FFB)** | $ 6,149K | $ 6,314K | $ 5,421K | $ 5,153K | $ 5,678K |
| **PERCENT FUNDED** | 34% | 33% | 20% | 14% | 20% |
| **STARTING RESERVE BALANCE** | $ 2,062K | $ 2,094K | $ 1,096K | $ 717K | $ 1,110K |
| **INTEREST EARNINGS** | $ 21K | $ 21K | $ 11K | $ 7K | $ 11K |
| **RESERVE CONTRIBUTION** | $ 358K | $ 367K | $ 377K | $ 386K | $ 396K |
| **PLANNED SPECIAL ASSESSMENTS** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **BALANCE + CONTRIBUTIONS** | $ 2,441K | $ 2,483K | $ 1,483K | $ 1,110K | $ 1,517K |
| **RESERVE EXPENDITURES*** | ($ 347K) | ($ 1,387K) | ($ 766K) | $ 0 | ($ 63K) |
| **Expenditures adjusted for Inflation* | | | | | |

| FULLY FUNDED AT 20 YEARS | |
|---|---|
| RESERVE STUDY BASIS YEAR: | 2020 |
| 2020 Starting Reserve Balance (10/31/2019): | $283,475 |
| Current Annual Contributions: | $75,000 |
| 2020 Ideal Fully Funded Balance: | $3,067,000 |
| 2020 Percent Funded: | 10% |
| ANNUAL CONTRIBUTIONS (Fully Funded At 20 Years): | $476,000 |
| # UNITS: | 217 |
| 2020 MONTHLY CONTRIBUTION/UNIT: | $183 |
| INTEREST: 1.00% | INFLATION: 2.5% |

| **FULLY FUNDED AT 20 YEARS** | | | | | |
|---|---|---|---|---|---|
| **FISCAL YEAR** | 2031 | 2032 | 2033 | 2034 | 2035 |
| **FULLY FUNDED BALANCE (FFB)** | $ 6,149K | $ 6,314K | $ 5,421K | $ 5,153K | $ 5,678K |
| **PERCENT FUNDED** | 71% | 74% | 73% | 75% | 80% |
| **STARTING RESERVE BALANCE** | $ 4,355K | $ 4,661K | $ 3,945K | $ 3,859K | $ 4,553K |
| **INTEREST EARNINGS** | $ 44K | $ 47K | $ 39K | $ 39K | $ 46K |
| **RESERVE CONTRIBUTION** | $ 609K | $ 625K | $ 640K | $ 656K | $ 673K |
| **PLANNED SPECIAL ASSESSMENTS** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **BALANCE + CONTRIBUTIONS** | $ 5,008K | $ 5,332K | $ 4,625K | $ 4,553K | $ 5,272K |
| **RESERVE EXPENDITURES*** | ($ 347K) | ($ 1,387K) | ($ 766K) | $ 0 | ($ 63K) |
| **Expenditures adjusted for Inflation* | | | | | |

| BASELINE FUNDING THROUGH 10 YEARS | |
|---|---|
| RESERVE STUDY BASIS YEAR: | 2020 |
| 2020 Starting Reserve Balance (12/31/2019): | $283,475 |
| Current Annual Contributions: | $75,000 |
| 2020 Ideal Fully Funded Balance: | $3,067,000 |
| 2020 Percent Funded: | 10% |
| ANNUAL CONTRIBUTIONS (Baseline Funding through 10 Years): | $131,000 |
| # UNITS: | 217 |
| 2020 MONTHLY CONTRIBUTION/UNIT: | $50 |
| INTEREST: 1.00% | INFLATION: 2.5% |

| Year | 16 | 17 | 18 | 19 | 20 |
|---|---|---|---|---|---|
| BASELINE FUNDING THROUGH 10 YEARS | | | | | |
| FISCAL YEAR | 2036 | 2037 | 2038 | 2039 | 2040 |
| FULLY FUNDED BALANCE (FFB) | $ 6,160K | $ 6,730K | $ 3,520K | $ 3,626K | $ 3,895K |
| PERCENT FUNDED | NEGATIVE | NEGATIVE | NEGATIVE | NEGATIVE | NEGATIVE |
| STARTING RESERVE BALANCE | ($ 1,400K) | ($ 1,224K) | ($ 4,748K) | ($ 4,997K) | ($ 5,105K) |
| INTEREST EARNINGS | ( $ 14K ) | ( $ 12K ) | ( $ 47K ) | ( $ 50K ) | ( $ 51K ) |
| RESERVE CONTRIBUTION | $ 190K | $ 194K | $ 199K | $ 204K | $ 209K |
| PLANNED SPECIAL ASSESSMENTS | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| BALANCE + CONTRIBUTIONS | ($ 1,224K) | ($ 1,042K) | ($ 4,596K) | ($ 4,843K) | ($ 4,946K) |
| RESERVE EXPENDITURES* | $ 0 | ($ 3,706K) | ($ 401K) | ($ 262K) | ($ 16K) |
| *Expenditures adjusted for Inflation | | | | | |

| 30% THRESHOLD AT 10 YEARS | |
|---|---|
| RESERVE STUDY BASIS YEAR: | 2020 |
| 2020 Starting Reserve Balance (10/31/2019): | $283,475 |
| Current Annual Contributions: | $75,000 |
| 2020 Ideal Fully Funded Balance: | $3,067,000 |
| 2020 Percent Funded: | 10% |
| ANNUAL CONTRIBUTIONS (30% Threshold At 10 Years): | $280,000 |
| # UNITS: | 217 |
| 2020 MONTHLY CONTRIBUTION/UNIT: | $108 |
| INTEREST: 1.00% | INFLATION: 2.5% |

| 30% THRESHOLD AT 10 YEARS | | | | | |
|---|---|---|---|---|---|
| FISCAL YEAR | 2036 | 2037 | 2038 | 2039 | 2040 |
| FULLY FUNDED BALANCE (FFB) | $ 6,160K | $ 6,730K | $ 3,520K | $ 3,626K | $ 3,895K |
| PERCENT FUNDED | 24% | 28% | NEGATIVE | NEGATIVE | NEGATIVE |
| STARTING RESERVE BALANCE | $ 1,454K | $ 1,874K | ($ 1,397K) | ($ 1,386K) | ($ 1,225K) |
| INTEREST EARNINGS | $ 15K | $ 19K | ( $ 14K ) | ( $ 14K ) | ( $ 12K ) |
| RESERVE CONTRIBUTION | $ 406K | $ 416K | $ 426K | $ 437K | $ 448K |
| PLANNED SPECIAL ASSESSMENTS | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| BALANCE + CONTRIBUTIONS | $ 1,874K | $ 2,309K | ($ 985K) | ($ 963K) | ($ 790K) |
| RESERVE EXPENDITURES* | $ 0 | ($ 3,706K) | ($ 401K) | ($ 262K) | ($ 16K) |
| *Expenditures adjusted for Inflation | | | | | |

| FULLY FUNDED AT 20 YEARS | |
|---|---|
| RESERVE STUDY BASIS YEAR: | 2020 |
| 2020 Starting Reserve Balance (10/31/2019): | $283,475 |
| Current Annual Contributions: | $75,000 |
| 2020 Ideal Fully Funded Balance: | $3,067,000 |
| 2020 Percent Funded: | 10% |
| ANNUAL CONTRIBUTIONS (Fully Funded At 20 Years): | $476,000 |
| # UNITS: | 217 |
| 2020 MONTHLY CONTRIBUTION/UNIT: | $183 |
| INTEREST: 1.00% | INFLATION: 2.5% |

| FULLY FUNDED AT 20 YEARS | | | | | |
|---|---|---|---|---|---|
| FISCAL YEAR | 2036 | 2037 | 2038 | 2039 | 2040 |
| FULLY FUNDED BALANCE (FFB) | $ 6,160K | $ 6,730K | $ 3,520K | $ 3,626K | $ 3,895K |
| PERCENT FUNDED | 85% | 88% | 86% | 93% | 100% |
| STARTING RESERVE BALANCE | $ 5,209K | $ 5,950K | $ 3,010K | $ 3,364K | $ 3,878K |
| INTEREST EARNINGS | $ 52K | $ 60K | $ 30K | $ 34K | $ 39K |
| RESERVE CONTRIBUTION | $ 689K | $ 707K | $ 724K | $ 742K | $ 761K |
| PLANNED SPECIAL ASSESSMENTS | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| BALANCE + CONTRIBUTIONS | $ 5,950K | $ 6,716K | $ 3,765K | $ 4,140K | $ 4,677K |
| RESERVE EXPENDITURES* | $ 0 | ($ 3,706K) | ($ 401K) | ($ 262K) | ($ 16K) |
| *Expenditures adjusted for Inflation | | | | | |

| WORK ID | COMPONENT | RECOMMENDED WORK | YEAR PLACED IN SERVICE | EXPECTED USEFUL LIFE (YRS) | REMAINING USEFUL LIFE (YRS) | QUANTITY | UNIT COST | TOTAL PROJECT COST | 2019 FULLY FUNDED BALANCE (FFB) |
|---|---|---|---|---|---|---|---|---|---|
| | **Site** | | | | | | | | |
| S-1 | Paving | Asphalt Road & Parking Lot - Replace | 2007 | 25 | 12 | 151,500 SF | $ 5 | $ 735,953 | $ 382,696 |
| S-2 | Paving | Asphalt Townhome Driveway - Replace | 2014 | 25 | 19 | 7,970 SF | $ 7 | $ 55,266 | $ 13,264 |
| S-3 | Paving | Concrete Townhome Driveway - | 2008 | 50 | 38 | 4,500 SF | $ 8 | $ 35,902 | $ 8,616 |
| S-4 | Sidewalk | Concrete Sidewalks - Replace | 2007 | 50 | 37 | 51,010 SF | $ 10 | $ 510,100 | $ 132,626 |
| S-5 | Curbs | Concrete Curbs - Replace | 2007 | 50 | 37 | 7,905 LF | $ 40 | $ 316,200 | $ 82,212 |
| S-6 | Site Drainage | Replace storm drainage outlet grates | 2007 | 50 | 37 | 15 EA | $ 1,200 | $ 18,000 | $ 4,680 |
| S-7 | Retention Pond | Retention Pond - Maintenance | 2007 | 5 | **5** | 1 LS | $ 10,000 | $ 10,000 | $ - |
| S-8 | Pool | Pool - Resurface | 2008 | 20 | 8 | 2,710 SF | $ 80 | $ 215,526 | $ 129,316 |
| S-9 | Pool Building | Pool Building - Repairs/Replacements | 2008 | 25 | 13 | 1 LS | $ 13,300 | $ 13,300 | $ 6,384 |
| S-10 | Fire Building | Fire Building - Repairs/Replacements | 2008 | 25 | 13 | 1 LS | $ 17,800 | $ 17,800 | $ 8,544 |
| S-11 | Dumpsters | Dumpsters - Replace | 2008 | 10 | **1** | 8 EA | $ 1,000 | $ 8,000 | $ 7,200 |
| S-12 | Fencing | Vinyl Privacy Fencing - Replace | 2008 | 20 | 8 | 270 LF | $ 65 | $ 17,507 | $ 10,504 |
| S-13 | Fencing | Metal Fencing - Replace | 2008 | 50 | 38 | 270 LF | $ 59 | $ 15,938 | $ 3,825 |
| S-14 | Mail Kiosks | Mail Kiosks - Replace | 2008 | 10 | **5** | 12 EA | $ 2,453 | $ 29,431 | $ 14,715 |
| | **Building Exterior** | | | | | | | | |
| | 1000 Building | | | | | | | | |
| BE-1 | Roof | Asphalt Shingle Roofing - Replace | 2007 | 25 | 12 | 29,000 SF | $ 3 | $ 88,450 | $ 45,994 |
| BE-2 | Exterior Walls | Exterior Wall Siding Replacement | 2007 | 30 | 17 | 1 LS | $ 242,000 | $ 242,000 | $ 104,867 |
| BE-3 | Exterior Walls | Exterior Wall Masonry Veneer Repairs | 2007 | 30 | 17 | 1 LS | $ 375,000 | $ 375,000 | $ 162,500 |
| BE-4 | Doors | Exterior Doors - Replace | 2007 | 25 | 12 | 13 EA | $ 2,214 | $ 28,782 | $ 14,966 |
| BE-5 | Balcony | Wood Balcony - Replace | 2007 | 20 | **12** | 2,640 SF | $ 40 | $ 106,374 | $ 42,549 |
| BE-6 | Patio | Concrete Patio - Replace | 2007 | 50 | 37 | 880 SF | $ 10 | $ 9,126 | $ 2,373 |
| BE-7 | Stair Landings | Wood Stair Landings - Replace | 2007 | 20 | **12** | 225 SF | $ 36 | $ 8,067 | $ 3,227 |
| BE-8 | Stairs | Stairs - Replace | 2007 | 30 | 17 | 10 EA | $ 9,012 | $ 90,125 | $ 39,054 |
| | 2000 Building | | | | | | | | |
| BE-9 | Roof | Asphalt Shingle Roofing - Replace | 2008 | 25 | 13 | 29,000 SF | $ 3 | $ 88,450 | $ 42,456 |
| BE-10 | Exterior Walls | Exterior Wall Siding Replacement | 2007 | 30 | 17 | 1 LS | $ 242,000 | $ 242,000 | $ 104,867 |
| BE-11 | Exterior Walls | Exterior Wall Masonry Veneer Repairs | 2007 | 30 | 17 | 1 LS | $ 375,000 | $ 375,000 | $ 162,500 |
| BE-12 | Doors | Exterior Doors - Replace | 2008 | 25 | 13 | 13 EA | $ 2,214 | $ 28,782 | $ 13,815 |
| BE-13 | Balcony | Wood Balcony - Replace | 2008 | 20 | **13** | 2,640 SF | $ 40 | $ 106,374 | $ 37,231 |
| BE-14 | Patio | Concrete Patio - Replace | 2007 | 50 | 37 | 880 SF | $ 10 | $ 9,126 | $ 2,373 |
| BE-15 | Stair Landings | Wood Stair Landings - Replace | 2008 | 20 | **13** | 225 SF | $ 36 | $ 8,067 | $ 2,823 |
| BE-16 | Stairs | Stairs - Replace | 2008 | 30 | 18 | 10 EA | $ 9,012 | $ 90,125 | $ 36,050 |
| | 3000 Building | | | | | | | | |
| BE-17 | Roof | Asphalt Shingle Roofing - Replace | 2008 | 25 | 13 | 29,000 SF | $ 3 | $ 88,450 | $ 42,456 |
| BE-18 | Exterior Walls | Exterior Wall Siding Replacement | 2007 | 30 | 17 | 1 LS | $ 242,000 | $ 242,000 | $ 104,867 |
| BE-19 | Exterior Walls | Exterior Wall Masonry Veneer Repairs | 2007 | 30 | 17 | 1 LS | $ 375,000 | $ 375,000 | $ 162,500 |
| BE-20 | Doors | Exterior Doors - Replace | 2008 | 25 | 13 | 13 EA | $ 2,214 | $ 28,782 | $ 13,815 |
| BE-21 | Balcony | Wood Balcony - Replace | 2008 | 20 | **13** | 2,640 SF | $ 40 | $ 106,374 | $ 37,231 |
| BE-22 | Patio | Concrete Patio - Replace | 2007 | 50 | 37 | 880 SF | $ 10 | $ 9,126 | $ 2,373 |
| BE-23 | Stair Landings | Wood Stair Landings - Replace | 2008 | 20 | **13** | 225 SF | $ 36 | $ 8,067 | $ 2,823 |
| BE-24 | Stairs | Stairs - Replace | 2008 | 30 | 18 | 10 EA | $ 9,012 | $ 90,125 | $ 36,050 |
| BE-25 | Site Wall | Site Wall - Replace | 2008 | 40 | 28 | 140 LF | $ 430 | $ 60,187 | $ 18,056 |
| | Townhomes | | | | | | | | |
| BE-26 | Roof | Asphalt Shingle Roofing - Replace | 2008 | 25 | 13 | 12,730 SF | $ 3 | $ 38,827 | $ 18,637 |
| BE-27 | Roof | Asphalt Shingle Roofing - Replace | 2014 | 25 | 19 | 35,800 SF | $ 3 | $ 109,190 | $ 26,206 |
| BE-28 | Exterior Walls | Exterior Wall Repairs | 2007 | 30 | 17 | 1 LS | $ 155,000 | $ 155,000 | $ 67,167 |
| BE-29 | Exterior Walls | Exterior Wall Repairs | 2007 | 30 | 17 | 1 LS | $ 356,000 | $ 356,000 | $ 154,267 |

| WORK ID | COMPONENT | RECOMMENDED WORK | SHORT TERM | | NEAR TERM | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
| | | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
| | **Site** | | | | | | | | | | | |
| S-1 | Paving | Asphalt Road & Parking Lot - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-2 | Paving | Asphalt Townhome Driveway - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-3 | Paving | Concrete Townhome Driveway - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-4 | Sidewalk | Concrete Sidewalks - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-5 | Curbs | Concrete Curbs - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-6 | Site Drainage | Replace storm drainage outlet grates | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-7 | Retention Pond | Retention Pond - Maintenance | $ - | $ - | $ - | $ - | $ 11,038 | $ - | $ - | $ - | $ - | $ 12,489 |
| S-8 | Pool | Pool - Resurface | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 256,193 | $ - | $ - |
| S-9 | Pool Building | Pool Building - Repairs/Replacements | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-10 | Fire Building | Fire Building - Repairs/Replacements | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-11 | Dumpsters | Dumpsters - Replace | $ 8,000 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-12 | Fencing | Vinyl Privacy Fencing - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 20,810 | $ - | $ - |
| S-13 | Fencing | Metal Fencing - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-14 | Mail Kiosks | Mail Kiosks - Replace | $ - | $ - | $ - | $ - | $ 32,486 | $ - | $ - | $ - | $ - | $ - |
| | **Building Exterior** | | | | | | | | | | | |
| | 1000 Building | | | | | | | | | | | |
| BE-1 | Roof | Asphalt Shingle Roofing - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-2 | Exterior Walls | Exterior Wall Siding Replacement | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-3 | Exterior Walls | Exterior Wall Masonry Veneer Repairs | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-4 | Doors | Exterior Doors - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-5 | Balcony | Wood Balcony - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-6 | Patio | Concrete Patio - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-7 | Stair Landings | Wood Stair Landings - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-8 | Stairs | Stairs - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | 2000 Building | | | | | | | | | | | |
| BE-9 | Roof | Asphalt Shingle Roofing - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-10 | Exterior Walls | Exterior Wall Siding Replacement | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-11 | Exterior Walls | Exterior Wall Masonry Veneer Repairs | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-12 | Doors | Exterior Doors - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-13 | Balcony | Wood Balcony - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-14 | Patio | Concrete Patio - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-15 | Stair Landings | Wood Stair Landings - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-16 | Stairs | Stairs - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | 3000 Building | | | | | | | | | | | |
| BE-17 | Roof | Asphalt Shingle Roofing - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-18 | Exterior Walls | Exterior Wall Siding Replacement | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-19 | Exterior Walls | Exterior Wall Masonry Veneer Repairs | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-20 | Doors | Exterior Doors - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-21 | Balcony | Wood Balcony - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-22 | Patio | Concrete Patio - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-23 | Stair Landings | Wood Stair Landings - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-24 | Stairs | Stairs - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-25 | Site Wall | Site Wall - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | Townhomes | | | | | | | | | | | |
| BE-26 | Roof | Asphalt Shingle Roofing - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-27 | Roof | Asphalt Shingle Roofing - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-28 | Exterior Walls | Exterior Wall Repairs | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-29 | Exterior Walls | Exterior Wall Repairs | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |

| WORK ID | COMPONENT | RECOMMENDED WORK | LONG TERM | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 |
| | | | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 |
| | **Site** | | | | | | | | | | | |
| S-1 | Paving | Asphalt Road & Parking Lot - Replace | $ - | $ 965,635 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-2 | Paving | Asphalt Townhome Driveway - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 86,197 | $ - |
| S-3 | Paving | Concrete Townhome Driveway - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-4 | Sidewalk | Concrete Sidewalks - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-5 | Curbs | Concrete Curbs - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-6 | Site Drainage | Replace storm drainage outlet grates | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-7 | Retention Pond | Retention Pond - Maintenance | $ - | $ - | $ - | $ - | $ 14,130 | $ - | $ - | $ - | $ - | $ 15,987 |
| S-8 | Pool | Pool - Resurface | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-9 | Pool Building | Pool Building - Repairs/Replacements | $ - | $ - | $ 17,887 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-10 | Fire Building | Fire Building - Repairs/Replacements | $ - | $ - | $ 23,939 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-11 | Dumpsters | Dumpsters - Replace | $ 10,241 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-12 | Fencing | Vinyl Privacy Fencing - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-13 | Fencing | Metal Fencing - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| S-14 | Mail Kiosks | Mail Kiosks - Replace | $ - | $ - | $ - | $ - | $ 41,585 | $ - | $ - | $ - | $ - | $ - |
| | **Building Exterior** | | | | | | | | | | | |
| | 1000 Building | | | | | | | | | | | |
| BE-1 | Roof | Asphalt Shingle Roofing - Replace | $ - | $ 116,054 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-2 | Exterior Walls | Exterior Wall Siding Replacement | $ - | $ - | $ - | $ - | $ - | $ - | $ 359,250 | $ - | $ - | $ - |
| BE-3 | Exterior Walls | Exterior Wall Masonry Veneer Repairs | $ - | $ - | $ - | $ - | $ - | $ - | $ 556,690 | $ - | $ - | $ - |
| BE-4 | Doors | Exterior Doors - Replace | $ - | $ 37,764 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-5 | Balcony | Wood Balcony - Replace | $ - | $ 139,571 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-6 | Patio | Concrete Patio - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-7 | Stair Landings | Wood Stair Landings - Replace | $ - | $ 10,585 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-8 | Stairs | Stairs - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ 133,790 | $ - | $ - | $ - |
| | 2000 Building | | | | | | | | | | | |
| BE-9 | Roof | Asphalt Shingle Roofing - Replace | $ - | $ - | $ 118,955 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-10 | Exterior Walls | Exterior Wall Siding Replacement | $ - | $ - | $ - | $ - | $ - | $ - | $ 359,250 | $ - | $ - | $ - |
| BE-11 | Exterior Walls | Exterior Wall Masonry Veneer Repairs | $ - | $ - | $ - | $ - | $ - | $ - | $ 556,690 | $ - | $ - | $ - |
| BE-12 | Doors | Exterior Doors - Replace | $ - | $ - | $ 38,708 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-13 | Balcony | Wood Balcony - Replace | $ - | $ - | $ 143,061 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-14 | Patio | Concrete Patio - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-15 | Stair Landings | Wood Stair Landings - Replace | $ - | $ - | $ 10,849 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-16 | Stairs | Stairs - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 137,135 | $ - | $ - |
| | 3000 Building | | | | | | | | | | | |
| BE-17 | Roof | Asphalt Shingle Roofing - Replace | $ - | $ - | $ 118,955 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-18 | Exterior Walls | Exterior Wall Siding Replacement | $ - | $ - | $ - | $ - | $ - | $ - | $ 359,250 | $ - | $ - | $ - |
| BE-19 | Exterior Walls | Exterior Wall Masonry Veneer Repairs | $ - | $ - | $ - | $ - | $ - | $ - | $ 556,690 | $ - | $ - | $ - |
| BE-20 | Doors | Exterior Doors - Replace | $ - | $ - | $ 38,708 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-21 | Balcony | Wood Balcony - Replace | $ - | $ - | $ 143,061 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-22 | Patio | Concrete Patio - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-23 | Stair Landings | Wood Stair Landings - Replace | $ - | $ - | $ 10,849 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-24 | Stairs | Stairs - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 137,135 | $ - | $ - |
| BE-25 | Site Wall | Site Wall - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | Townhomes | | | | | | | | | | | |
| BE-26 | Roof | Asphalt Shingle Roofing - Replace | $ - | $ - | $ 52,217 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BE-27 | Roof | Asphalt Shingle Roofing - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 170,299 | $ - |
| BE-28 | Exterior Walls | Exterior Wall Repairs | $ - | $ - | $ - | $ - | $ - | $ - | $ 230,098 | $ - | $ - | $ - |
| BE-29 | Exterior Walls | Exterior Wall Repairs | $ - | $ - | $ - | $ - | $ - | $ - | $ 528,484 | $ - | $ - | $ - |

| WORK ID | COMPONENT | RECOMMENDED WORK | YEAR PLACED IN SERVICE | EXPECTED USEFUL LIFE (YRS) | REMAINING USEFUL LIFE (YRS) | QUANTITY | UNIT COST | TOTAL PROJECT COST | 2019 FULLY FUNDED BALANCE (FFB) |
|---|---|---|---|---|---|---|---|---|---|
| | **Building Interior** | | | | | | | | |
| | 1000 Building | | | | | | | | |
| BI-1 | Corridor | Carpet - Replace | 2007 | 10 | 1 | 9,360 SF | $ 8 | $ 77,033 | $ 69,330 |
| BI-2 | Corridor | Vinyl Tile - Replace | 2017 | 15 | 12 | 3,770 SF | $ 4 | $ 16,739 | $ 3,348 |
| BI-3 | Doors | Vestibule Doors - Replace | 2007 | 20 | 7 | 2 EA | $ 711 | $ 1,421 | $ 924 |
| BI-4 | Doors | Utility Closet Doors - Replace | 2007 | 20 | 7 | 12 EA | $ 711 | $ 8,526 | $ 5,542 |
| BI-5 | Elevators - Cab Interiors | Update elevator cab interiors | 2007 | 15 | 7 | 2 EA | $ 6,060 | $ 12,120 | $ 6,464 |
| BI-6 | Elevators - Doors | Replace elevator doors | 2007 | 20 | 7 | 2 EA | $ 5,850 | $ 11,700 | $ 7,605 |
| | 2000 Building | | | | | | | | |
| BI-7 | Corridor | Carpet - Replace | 2008 | 10 | 1 | 12,480 SF | $ 8 | $ 102,710 | $ 92,439 |
| BI-8 | Corridor | Vinyl Tile - Replace | 2017 | 15 | 12 | 650 SF | $ 4 | $ 2,886 | $ 577 |
| BI-9 | Doors | Vestibule Doors - Replace | 2008 | 20 | 8 | 2 EA | $ 711 | $ 1,421 | $ 853 |
| BI-10 | Doors | Utility Closet Doors - Replace | 2008 | 20 | 8 | 12 EA | $ 711 | $ 8,526 | $ 5,116 |
| BI-11 | Elevators - Cab Interiors | Update elevator cab interiors | 2008 | 15 | 8 | 2 EA | $ 6,060 | $ 12,120 | $ 5,656 |
| BI-12 | Elevators - Doors | Replace elevator doors | 2008 | 20 | 8 | 2 EA | $ 5,850 | $ 11,700 | $ 7,020 |
| | 3000 Building | | | | | | | | |
| BI-13 | Corridor | Carpet - Replace | 2008 | 10 | 1 | 9,360 SF | $ 8 | $ 77,033 | $ 69,330 |
| BI-14 | Corridor | Vinyl Tile - Replace | 2017 | 15 | 12 | 3,770 SF | $ 4 | $ 16,739 | $ 3,348 |
| BI-16 | Doors | Vestibule Doors - Replace | 2008 | 20 | 8 | 2 EA | $ 711 | $ 1,421 | $ 853 |
| BI-17 | Doors | Utility Closet Doors - Replace | 2008 | 20 | 8 | 12 EA | $ 711 | $ 8,526 | $ 5,116 |
| BI-18 | Elevators - Cab Interiors | Update elevator cab interiors | 2008 | 15 | 8 | 2 EA | $ 6,060 | $ 12,120 | $ 5,656 |
| BI-19 | Elevators - Doors | Replace elevator doors | 2008 | 20 | 8 | 2 EA | $ 5,850 | $ 11,700 | $ 7,020 |
| | **Mechanical Systems** | | | | | | | | |
| | 1000 Building | | | | | | | | |
| M-1 | Baseboard Heat | Replace Baseboard Heat | 2007 | 25 | 12 | 90 LF | $ 118 | $ 10,641 | $ 5,533 |
| M-2 | Air Handling Unit | Replace AHU - 2.5 Tons | 2017 | 20 | 17 | 1 EA | $ 1,838 | $ 1,838 | $ 276 |
| M-3 | Heat Pump | Replace Exterior Heat Pump - 2.5 Tons | 2017 | 20 | 17 | 1 EA | $ 3,191 | $ 3,191 | $ 479 |
| M-4 | Attic Vents | Replace Attic Vents | 2007 | 25 | 12 | 4 EA | $ 2,265 | $ 9,061 | $ 4,712 |
| M-5 | Elevators Room Thru Wall AC | Replace Thru Wall AC | 2007 | 10 | 1 | 2 EA | $ 1,092 | $ 2,185 | $ 1,966 |
| M-6 | Elevators - Mechanical Controls Upgrade | Replace elevator mechanicals (Major) | 2007 | 15 | 7 | 2 EA | $ 70,161 | $ 140,322 | $ 74,838 |
| | 2000 Building | | | | | | | | |
| M-7 | Baseboard Heat | Replace Baseboard Heat | 2008 | 25 | 13 | 90 LF | $ 118 | $ 10,576 | $ 5,076 |
| M-8 | Air Handling Unit | Replace AHU - 3 Tons | 2008 | 20 | 8 | 1 EA | $ 2,181 | $ 2,181 | $ 1,309 |
| M-9 | Heat Pump | Replace Exterior Heat Pump - 3 Tons | 2019 | 20 | 19 | 1 EA | $ 3,751 | $ 3,751 | $ 188 |
| M-10 | Attic Vents | Replace Attic Vents | 2008 | 25 | 13 | 4 EA | $ 2,265 | $ 9,061 | $ 4,349 |
| M-11 | Elevators Room Thru Wall AC | Replace Thru Wall AC | 2008 | 10 | 1 | 2 EA | $ 1,092 | $ 2,185 | $ 1,966 |
| M-12 | Elevators - Mechanical Controls Upgrade | Replace elevator mechanicals (Major) | 2008 | 15 | 8 | 2 EA | $ 70,161 | $ 140,322 | $ 65,484 |
| | 3000 Building | | | | | | | | |
| M-13 | Baseboard Heat | Replace Baseboard Heat | 2008 | 25 | 13 | 90 LF | $ 118 | $ 10,641 | $ 5,108 |
| M-14 | Air Handling Unit | Replace AHU - 2.5 Tons | 2017 | 20 | 17 | 1 EA | $ 1,838 | $ 1,838 | $ 276 |
| M-15 | Heat Pump | Replace Exterior Heat Pump - 2.5 Tons | 2017 | 20 | 17 | 1 EA | $ 3,191 | $ 3,191 | $ 479 |
| M-16 | Attic Vents | Replace Attic Vents | 2008 | 25 | 13 | 4 EA | $ 2,265 | $ 9,061 | $ 4,349 |
| M-17 | Elevators Room Thru Wall AC | Replace Thru Wall AC | 2008 | 10 | 1 | 2 EA | $ 1,092 | $ 2,185 | $ 1,966 |
| M-18 | Elevators - Mechanical Controls Upgrade | Replace elevator mechanicals (Major) | 2008 | 15 | 8 | 2 EA | $ 70,161 | $ 140,322 | $ 65,484 |

| WORK ID | COMPONENT | RECOMMENDED WORK | SHORT TERM | | NEAR TERM | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
| | | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
| | **Building Interior** | | | | | | | | | | | |
| | 1000 Building | | | | | | | | | | | |
| BI-1 | Corridor | Carpet - Replace | $ 77,033 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-2 | Corridor | Vinyl Tile - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-3 | Doors | Vestibule Doors - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ 1,648 | $ - | $ - | $ - |
| BI-4 | Doors | Utility Closet Doors - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ 9,888 | $ - | $ - | $ - |
| BI-5 | Elevators - Cab Interiors | Update elevator cab interiors | $ - | $ - | $ - | $ - | $ - | $ - | $ 14,055 | $ - | $ - | $ - |
| BI-6 | Elevators - Doors | Replace elevator doors | $ - | $ - | $ - | $ - | $ - | $ - | $ 13,568 | $ - | $ - | $ - |
| | 2000 Building | | | | | | | | | | | |
| BI-7 | Corridor | Carpet - Replace | $ 102,710 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-8 | Corridor | Vinyl Tile - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-9 | Doors | Vestibule Doors - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 1,689 | $ - | $ - |
| BI-10 | Doors | Utility Closet Doors - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 10,135 | $ - | $ - |
| BI-11 | Elevators - Cab Interiors | Update elevator cab interiors | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 14,407 | $ - | $ - |
| BI-12 | Elevators - Doors | Replace elevator doors | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 13,908 | $ - | $ - |
| | 3000 Building | | | | | | | | | | | |
| BI-13 | Corridor | Carpet - Replace | $ 77,033 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-14 | Corridor | Vinyl Tile - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-16 | Doors | Vestibule Doors - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 1,689 | $ - | $ - |
| BI-17 | Doors | Utility Closet Doors - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 10,135 | $ - | $ - |
| BI-18 | Elevators - Cab Interiors | Update elevator cab interiors | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 14,407 | $ - | $ - |
| BI-19 | Elevators - Doors | Replace elevator doors | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 13,908 | $ - | $ - |
| | **Mechanical Systems** | | | | | | | | | | | |
| | 1000 Building | | | | | | | | | | | |
| M-1 | Baseboard Heat | Replace Baseboard Heat | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-2 | Air Handling Unit | Replace AHU - 2.5 Tons | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-3 | Heat Pump | Replace Exterior Heat Pump - 2.5 Tons | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-4 | Attic Vents | Replace Attic Vents | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-5 | Elevators Room Thru Wall AC | Replace Thru Wall AC | $ 2,185 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-6 | Elevators - Mechanical Controls Upgrade | Replace elevator mechanicals (Major) | $ - | $ - | $ - | $ - | $ - | $ - | $ 162,730 | $ - | $ - | $ - |
| | 2000 Building | | | | | | | | | | | |
| M-7 | Baseboard Heat | Replace Baseboard Heat | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-8 | Air Handling Unit | Replace AHU - 3 Tons | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 2,408 | $ - | $ - |
| M-9 | Heat Pump | Replace Exterior Heat Pump - 3 Tons | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-10 | Attic Vents | Replace Attic Vents | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-11 | Elevators Room Thru Wall AC | Replace Thru Wall AC | $ 2,185 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-12 | Elevators - Mechanical Controls Upgrade | Replace elevator mechanicals (Major) | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 166,799 | $ - | $ - |
| | 3000 Building | | | | | | | | | | | |
| M-13 | Baseboard Heat | Replace Baseboard Heat | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-14 | Air Handling Unit | Replace AHU - 2.5 Tons | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-15 | Heat Pump | Replace Exterior Heat Pump - 2.5 Tons | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-16 | Attic Vents | Replace Attic Vents | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-17 | Elevators Room Thru Wall AC | Replace Thru Wall AC | $ 2,185 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-18 | Elevators - Mechanical Controls Upgrade | Replace elevator mechanicals (Major) | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 166,799 | $ - | $ - |

| WORK ID | COMPONENT | RECOMMENDED WORK | LONG TERM | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 |
| | | | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 |
| | **Building Interior** | | | | | | | | | | | |
| | 1000 Building | | | | | | | | | | | |
| BI-1 | Corridor | Carpet - Replace | $ 98,608 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-2 | Corridor | Vinyl Tile - Replace | $ - | $ 21,963 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-3 | Doors | Vestibule Doors - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-4 | Doors | Utility Closet Doors - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-5 | Elevators - Cab Interiors | Update elevator cab interiors | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-6 | Elevators - Doors | Replace elevator doors | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | 2000 Building | | | | | | | | | | | |
| BI-7 | Corridor | Carpet - Replace | $ 131,478 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-8 | Corridor | Vinyl Tile - Replace | $ - | $ 3,787 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-9 | Doors | Vestibule Doors - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-10 | Doors | Utility Closet Doors - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-11 | Elevators - Cab Interiors | Update elevator cab interiors | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-12 | Elevators - Doors | Replace elevator doors | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | 3000 Building | | | | | | | | | | | |
| BI-13 | Corridor | Carpet - Replace | $ 98,608 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-14 | Corridor | Vinyl Tile - Replace | $ - | $ 21,963 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-16 | Doors | Vestibule Doors - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-17 | Doors | Utility Closet Doors - Replace | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-18 | Elevators - Cab Interiors | Update elevator cab interiors | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| BI-19 | Elevators - Doors | Replace elevator doors | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | **Mechanical Systems** | | | | | | | | | | | |
| | 1000 Building | | | | | | | | | | | |
| M-1 | Baseboard Heat | Replace Baseboard Heat | $ - | $ 12,965 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-2 | Air Handling Unit | Replace AHU - 2.5 Tons | $ - | $ - | $ - | $ - | $ - | $ - | $ 2,534 | $ - | $ - | $ - |
| M-3 | Heat Pump | Replace Exterior Heat Pump - 2.5 Tons | $ - | $ - | $ - | $ - | $ - | $ - | $ 4,399 | $ - | $ - | $ - |
| M-4 | Attic Vents | Replace Attic Vents | $ - | $ 11,040 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-5 | Elevators Room Thru Wall AC | Replace Thru Wall AC | $ 2,796 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-6 | Elevators - Mechanical Controls Upgrade | Replace elevator mechanicals (Major) | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | 2000 Building | | | | | | | | | | | |
| M-7 | Baseboard Heat | Replace Baseboard Heat | $ - | $ - | $ 13,208 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-8 | Air Handling Unit | Replace AHU - 3 Tons | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-9 | Heat Pump | Replace Exterior Heat Pump - 3 Tons | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 5,433 | $ - |
| M-10 | Attic Vents | Replace Attic Vents | $ - | $ - | $ 11,316 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-11 | Elevators Room Thru Wall AC | Replace Thru Wall AC | $ 2,796 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-12 | Elevators - Mechanical Controls Upgrade | Replace elevator mechanicals (Major) | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | 3000 Building | | | | | | | | | | | |
| M-13 | Baseboard Heat | Replace Baseboard Heat | $ - | $ - | $ 13,289 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-14 | Air Handling Unit | Replace AHU - 2.5 Tons | $ - | $ - | $ - | $ - | $ - | $ - | $ 2,534 | $ - | $ - | $ - |
| M-15 | Heat Pump | Replace Exterior Heat Pump - 2.5 Tons | $ - | $ - | $ - | $ - | $ - | $ - | $ 4,399 | $ - | $ - | $ - |
| M-16 | Attic Vents | Replace Attic Vents | $ - | $ - | $ 11,316 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-17 | Elevators Room Thru Wall AC | Replace Thru Wall AC | $ 2,796 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| M-18 | Elevators - Mechanical Controls Upgrade | Replace elevator mechanicals (Major) | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |

| WORK ID | COMPONENT | RECOMMENDED WORK | YEAR PLACED IN SERVICE | EXPECTED USEFUL LIFE (YRS) | REMAINING USEFUL LIFE (YRS) | QUANTITY | UNIT COST | TOTAL PROJECT COST | 2019 FULLY FUNDED BALANCE (FFB) |
|---|---|---|---|---|---|---|---|---|---|
| | **Electrical Systems** | | | | | | | | |
| E-1 | Power | Lighting and Power Panels | 2007 | 40 | 27 | 6 EA | $ 6,650 | $ 39,900 | $ 12,968 |
| | Exterior Lighting | | | | | | | | |
| E-2 | Light Poles | Replace Light Poles | 2007 | 25 | 12 | 11 EA | $ 3,422 | $ 37,639 | $ 19,572 |
| E-3 | 1000 Building Entry Decorative Lights | Replace Lighting | 2007 | 15 | 7 | 8 EA | $ 560 | $ 4,480 | $ 2,389 |
| E-4 | 1000 Building Stairwell Lights | Replace Lighting | 2007 | 15 | 7 | 12 EA | $ 512 | $ 6,138 | $ 3,274 |
| E-5 | 1000 Building Flood Lights | Replace Lighting | 2007 | 15 | 7 | 18 EA | $ 487 | $ 8,772 | $ 4,679 |
| E-6 | 1000 Building Entry Decorative Lights | Replace Lighting | 2008 | 15 | 8 | 8 EA | $ 560 | $ 4,480 | $ 2,090 |
| E-7 | 2000 Building Stairwell Lights | Replace Lighting | 2008 | 15 | 8 | 12 EA | $ 512 | $ 6,138 | $ 2,865 |
| E-8 | 2000 Building Flood Lights | Replace Lighting | 2008 | 15 | 8 | 18 EA | $ 487 | $ 8,772 | $ 4,094 |
| E-9 | 1000 Building Entry Decorative Lights | Replace Lighting | 2008 | 15 | 8 | 8 EA | $ 560 | $ 4,480 | $ 2,090 |
| E-10 | 3000 Building Stairwell Lights | Replace Lighting | 2008 | 15 | 8 | 12 EA | $ 512 | $ 6,138 | $ 2,865 |
| E-11 | 3000 Building Flood Lights | Replace Lighting | 2008 | 15 | 8 | 18 EA | $ 487 | $ 8,772 | $ 4,094 |
| | Interior Lighting | | | | | | | | |
| E-12 | 1000 Building Corridor Lights | Replace Lighting | 2007 | 15 | 2 | 80 EA | $ 473 | $ 37,850 | $ 32,803 |
| E-13 | 1000 Building MEPF Closet Lights | Replace Lighting | 2007 | 20 | 7 | 8 EA | $ 512 | $ 4,092 | $ 2,660 |
| E-14 | 1000 Building Emergency Exit Signs | Replace Lighting | 2007 | 20 | 7 | 20 EA | $ 357 | $ 7,131 | $ 4,635 |
| E-15 | 2000 Building Corridor Lights | Replace Lighting | 2008 | 15 | 3 | 80 EA | $ 473 | $ 37,850 | $ 30,280 |
| E-16 | 2000 Building MEPF Closet Lights | Replace Lighting | 2008 | 20 | 8 | 8 EA | $ 512 | $ 4,092 | $ 2,455 |
| E-17 | 2000 Building Emergency Exit Signs | Replace Lighting | 2008 | 20 | 8 | 20 EA | $ 357 | $ 7,131 | $ 4,279 |
| E-18 | 3000 Building Corridor Lights | Replace Lighting | 2008 | 15 | 3 | 80 EA | $ 473 | $ 37,850 | $ 30,280 |
| E-19 | 3000 Building MEPF Closet Lights | Replace Lighting | 2008 | 20 | 8 | 8 EA | $ 512 | $ 4,092 | $ 2,455 |
| E-20 | 3000 Building Emergency Exit Signs | Replace Lighting | 2008 | 20 | 8 | 20 EA | $ 357 | $ 7,131 | $ 4,279 |
| | **Plumbing Systems** | | | | | | | | |
| P-1 | Pool Equipment | Replace Pool Pump, Filters, and Chlorination System | 2020 | 15 | 15 | 1 LS | $ 5,471 | $ 5,471 | $ - |
| P-2 | Irrigation System | Replace Irrigation Valves | 2008 | 15 | 3 | 1 LS | $ 12,807 | $ 12,807 | $ 10,245 |
| | **Fire Protection** | | | | | | | | |
| F-1 | Fire Pump and Controls | Replace Fire Pump and Controls | 2006 | 20 | 6 | 1 EA | $ 34,174 | $ 34,174 | $ 23,922 |
| F-2 | Jockey Pump and Controls | Replace Jockey Pump and Controls | 2006 | 20 | 6 | 3 EA | $ 4,201 | $ 12,603 | $ 8,822 |
| | | | | | | | | | |
| | **TOTAL** | | | | | | | **$ 6,807,000** | **$ 3,067,000** |
| | **ENDING RESERVE BALANCE** | | | | | | | | |

| WORK ID | COMPONENT | RECOMMENDED WORK | SHORT TERM | | NEAR TERM | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
| | | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
| | **Electrical Systems** | | | | | | | | | | | |
| E-1 | Power | Lighting and Power Panels | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | Exterior Lighting | | | | | | | | | | | |
| E-2 | Light Poles | Replace Light Poles | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| E-3 | 1000 Building Entry Decorative Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ 4,824 | $ - | $ - | $ - |
| E-4 | 1000 Building Stairwell Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ 6,610 | $ - | $ - | $ - |
| E-5 | 1000 Building Flood Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ 9,447 | $ - | $ - | $ - |
| E-6 | 1000 Building Entry Decorative Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 4,945 | $ - | $ - |
| E-7 | 2000 Building Stairwell Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 6,776 | $ - | $ - |
| E-8 | 2000 Building Flood Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 9,683 | $ - | $ - |
| E-9 | 1000 Building Entry Decorative Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 4,945 | $ - | $ - |
| E-10 | 3000 Building Stairwell Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 6,776 | $ - | $ - |
| E-11 | 3000 Building Flood Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 9,683 | $ - | $ - |
| | Interior Lighting | | | | | | | | | | | |
| E-12 | 1000 Building Corridor Lights | Replace Lighting | $ - | $ 37,850 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| E-13 | 1000 Building MEPF Closet Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ 4,407 | $ - | $ - | $ - |
| E-14 | 1000 Building Emergency Exit Signs | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ 7,680 | $ - | $ - | $ - |
| E-15 | 2000 Building Corridor Lights | Replace Lighting | $ - | $ - | $ 37,850 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| E-16 | 2000 Building MEPF Closet Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 4,517 | $ - | $ - |
| E-17 | 2000 Building Emergency Exit Signs | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 7,872 | $ - | $ - |
| E-18 | 3000 Building Corridor Lights | Replace Lighting | $ - | $ - | $ 37,850 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| E-19 | 3000 Building MEPF Closet Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 4,517 | $ - | $ - |
| E-20 | 3000 Building Emergency Exit Signs | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 7,872 | $ - | $ - |
| | **Plumbing Systems** | | | | | | | | | | | |
| P-1 | Pool Equipment | Replace Pool Pump, Filters, and Chlorination System | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| P-2 | Irrigation System | Replace Irrigation Valves | $ - | $ - | $ 13,455 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | **Fire Protection** | | | | | | | | | | | |
| F-1 | Fire Pump and Controls | Replace Fire Pump and Controls | $ - | $ - | $ - | $ - | $ - | $ 35,904 | $ - | $ - | $ - | $ - |
| F-2 | Jockey Pump and Controls | Replace Jockey Pump and Controls | $ - | $ - | $ - | $ - | $ - | $ 13,241 | $ - | $ - | $ - | $ - |
| | | | | | | | | | | | | |
| | **TOTAL** | | **$ 271,000** | **$ 38,000** | **$ 89,000** | **$ -** | **$ 44,000** | **$ 49,000** | **$ 235,000** | **$ 761,000** | **$ -** | **$ 12,000** |
| | **ENDING RESERVE BALANCE** | | **$ 178,000** | **$ 276,000** | **$ 327,000** | **$ 472,000** | **$ 577,000** | **$ 682,000** | **$ 606,000** | **$ 6,000** | **$ 166,000** | **$ 319,000** |

| WORK ID | COMPONENT | RECOMMENDED WORK | LONG TERM | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 |
| | | | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 | Year 16 | Year 17 | Year 18 | Year 19 | Year 20 |
| | **Electrical Systems** | | | | | | | | | | | |
| E-1 | Power | Lighting and Power Panels | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | Exterior Lighting | | | | | | | | | | | |
| E-2 | Light Poles | Replace Light Poles | $ - | $ 45,860 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| E-3 | 1000 Building Entry Decorative Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| E-4 | 1000 Building Stairwell Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| E-5 | 1000 Building Flood Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| E-6 | 1000 Building Entry Decorative Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| E-7 | 2000 Building Stairwell Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| E-8 | 2000 Building Flood Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| E-9 | 1000 Building Entry Decorative Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| E-10 | 3000 Building Stairwell Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| E-11 | 3000 Building Flood Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | Interior Lighting | | | | | | | | | | | |
| E-12 | 1000 Building Corridor Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ 52,176 | $ - | $ - | $ - |
| E-13 | 1000 Building MEPF Closet Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| E-14 | 1000 Building Emergency Exit Signs | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| E-15 | 2000 Building Corridor Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 53,480 | $ - | $ - |
| E-16 | 2000 Building MEPF Closet Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| E-17 | 2000 Building Emergency Exit Signs | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| E-18 | 3000 Building Corridor Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 53,480 | $ - | $ - |
| E-19 | 3000 Building MEPF Closet Lights | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| E-20 | 3000 Building Emergency Exit Signs | Replace Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | **Plumbing Systems** | | | | | | | | | | | |
| P-1 | Pool Equipment | Replace Pool Pump, Filters, and Chlorination System | $ - | $ - | $ - | $ - | $ 7,178 | $ - | $ - | $ - | $ - | $ - |
| P-2 | Irrigation System | Replace Irrigation Valves | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 19,487 | $ - | $ - |
| | **Fire Protection** | | | | | | | | | | | |
| F-1 | Fire Pump and Controls | Replace Fire Pump and Controls | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| F-2 | Jockey Pump and Controls | Replace Jockey Pump and Controls | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | | | | | | | | | | | | |
| | **TOTAL** | | **$ 347,000** | **$ 1,387,000** | **$ 766,000** | **$ -** | **$ 63,000** | **$ -** | **$ 3,706,000** | **$ 401,000** | **$ 262,000** | **$ 16,000** |
| | **ENDING RESERVE BALANCE** | | **$ 143,000** | **($ 1,070K)** | **($ 1,671K)** | **($ 1,507K)** | **($ 1,400K)** | **($ 1,224K)** | **($ 4,748K)** | **($ 4,997K)** | **($ 5,105K)** | **($ 4,962K)** |