

Projected Reserve Expenditures by Year

Year	Subgroup	Comp. Id	Component Name	Projected Cost	Total Per Annum
2018	Common Area	211	Street Light Fixtures - Repaint	\$2,288	
	Common Area	402	Asphalt - Preventative Maintenance	\$27,475	
	Pool Area	1121	Pool Furniture - Replace	\$5,500	
	Pool Area	1304	Drinking Fountain - Replace	\$875	
	Pool Area	1604	Post Light Fixtures - Replace	\$3,300	\$39,438
2019	Common Area	219	Red Curbs/Hydrants - Repaint	\$2,575	
	Clubhouse	703	Electric Hot Water Heater - Replace	\$4,120	
	Clubhouse	705	HVAC Condensers - Replace	\$5,665	
	Clubhouse	706	HVAC Furnaces - Replace	\$5,150	
	Pool Area	1104	Pool Heater - Replace	\$3,348	
	Pool Area	1107	Pool Filter - Replace	\$1,442	
	Pool Area	1111	Pool/Spa Chlorinator - Replace	\$3,348	
	Clubhouse	1406	Fitness Equipment - Replace	\$11,330	\$36,977
2020	Community Buildings	1601	Area Light Fixtures - Replace	\$18,380	
	Community Buildings	1602	Exterior Decorative Light Fixtures - Replace	\$21,006	
	Common Area	1812	Landscaping - Renovate	\$18,566	\$57,952
2021	Community Buildings	102	Flat Roofs - Replace	\$174,659	
	Community Buildings	201	Stucco Surfaces - Repaint	\$134,624	
	Community Buildings	202	Trim Surfaces - Repaint	\$33,656	
	Common Area	207	Wrought Iron Fencing - Repaint	\$17,115	
	Common Area	219	Red Curbs/Hydrants - Repaint	\$2,732	
	Common Area	223	Carports - Repaint	\$11,501	
	Community Buildings	603	Patio Decks - Reseal/Repair	\$11,965	
	Pool Area	608	Pool Deck - Seal/Paint/Repair	\$2,459	
	Common Area	1305	Gas Barbecues - Replace	\$6,147	\$394,857
2022	Common Area	802	Map - Replace	\$1,688	
	Pool Area	1102	Spa - Resurface	\$5,065	\$6,753
2023	Common Area	123	Carport Roofs - Repair	\$8,709	
	Common Area	211	Street Light Fixtures - Repaint	\$2,652	
	Common Area	219	Red Curbs/Hydrants - Repaint	\$2,898	
	Common Area	401	Asphalt - Major Rehab.	\$250,258	



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2023	Common Area	402	Asphalt - Preventative Maintenance	\$31,851	
	Clubhouse	803	Mailboxes - Replace	\$10,781	
	Community Buildings	901	Fire Protection System - Renovate	\$69,556	
	Pool Area	1110	Pool/Waterfall Pumps - Replace	\$7,535	
	Pool Area	1121	Pool Furniture - Replace	\$6,376	
	Common Area	1306	Park Furniture - Replace	\$6,956	\$397,573
2024	Common Area	208	Block Walls - Repaint	\$22,493	
	Common Area	1002	Wrought Iron Fencing - Repair/Replace	\$21,359	
	Common Area	1010	Trash Enclosures Gates - Replace	\$4,478	
	Common Area	1609	Street Light Fixtures - Replace	\$28,209	\$76,539
2025	Clubhouse	216	Interior Surfaces - Repaint	\$2,767	
	Common Area	219	Red Curbs/Hydrants - Repaint	\$3,075	
	Pool Area	608	Pool Deck - Seal/Paint/Repair	\$2,767	
	Pool Area	1190	Water Feature - Refurbish	\$12,299	
	Pool Area	1304	Drinking Fountain - Replace	\$1,076	
	Clubhouse	1405	Furniture - Replace	\$7,379	
	Common Area	1812	Landscaping - Renovate	\$21,523	\$50,886
2026	Community Buildings	202	Trim Surfaces - Repaint	\$39,017	
	Common Area	207	Wrought Iron Fencing - Repaint	\$19,841	
	Community Buildings	603	Patio Decks - Reseal/Repair	\$13,871	\$72,728
2027	Common Area	219	Red Curbs/Hydrants - Repaint	\$3,262	
	Pool Area	1101	Pool - Resurface	\$15,657	
	Pool Area	1102	Spa - Resurface	\$5,871	
	Pool Area	1105	Spa Heater - Replace	\$4,241	
	Pool Area	1108	Spa Filter - Replace	\$1,500	
	Pool Area	1111	Pool/Spa Chlorinator - Replace	\$4,241	\$34,772
2028	Community Buildings	106	Pitched Roofs - Tile - Replace	\$125,656	
	Common Area	211	Street Light Fixtures - Repaint	\$3,074	
	Common Area	402	Asphalt - Preventative Maintenance	\$36,924	
	Common Area	802	Map - Replace	\$2,016	
	Pool Area	1121	Pool Furniture - Replace	\$7,392	
	Common Area	1305	Gas Barbecues - Replace	\$7,560	
	Clubhouse	1501	Carpeting - Replace	\$5,376	\$187,997



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2029	Common Area	219	Red Curbs/Hydrants - Repaint	\$3,461	
	Pool Area	608	Pool Deck - Seal/Paint/Repair	\$3,115	
	Clubhouse	703	Electric Hot Water Heater - Replace	\$5,537	
	Pool Area	1104	Pool Heater - Replace	\$4,499	
	Clubhouse	1406	Fitness Equipment - Replace	\$15,227	\$31,837
2030	Common Area	801	Monuments - Refurbish	\$9,267	
	Common Area	1812	Landscaping - Renovate	\$24,951	\$34,218
2031	Community Buildings	201	Stucco Surfaces - Repaint	\$180,923	
	Community Buildings	202	Trim Surfaces - Repaint	\$45,231	
	Common Area	207	Wrought Iron Fencing - Repaint	\$23,001	
	Common Area	219	Red Curbs/Hydrants - Repaint	\$3,671	
	Common Area	223	Carports - Repaint	\$15,456	
	Community Buildings	603	Patio Decks - Reseal/Repair	\$16,080	
	Pool Area	1107	Pool Filter - Replace	\$2,056	
	Pool Area	1110	Pool/Waterfall Pumps - Replace	\$9,545	
	Clubhouse	1413	Restrooms - Remodel	\$13,217	\$309,181
2032	Pool Area	1102	Spa - Resurface	\$6,807	
	Pool Area	1304	Drinking Fountain - Replace	\$1,324	\$8,130
2033	Common Area	123	Carport Roofs - Repair	\$11,704	
	Common Area	211	Street Light Fixtures - Repaint	\$3,564	
	Common Area	219	Red Curbs/Hydrants - Repaint	\$3,895	
	Common Area	402	Asphalt - Preventative Maintenance	\$42,805	
	Pool Area	608	Pool Deck - Seal/Paint/Repair	\$3,505	
	Community Buildings	1001	Stairways - Repair	\$41,306	
	Pool Area	1121	Pool Furniture - Replace	\$8,569	
	Pool Area	1390	Outdoor Shower - Re-Tile	\$2,726	
	Clubhouse	1417	Kitchen - Remodel	\$9,348	
	Pool Area	1604	Post Light Fixtures - Replace	\$5,141	\$132,564
2034	Common Area	802	Map - Replace	\$2,407	
	Common Area	1002	Wrought Iron Fencing - Repair/Replace	\$28,704	\$31,111
2035	Clubhouse	216	Interior Surfaces - Repaint	\$3,719	
	Common Area	219	Red Curbs/Hydrants - Repaint	\$4,132	
	Pool Area	1111	Pool/Spa Chlorinator - Replace	\$5,372	



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2035	Common Area	1305	Gas Barbecues - Replace	\$9,297	
	Common Area	1306	Park Furniture - Replace	\$9,917	
	Clubhouse	1405	Furniture - Replace	\$9,917	
	Common Area	1812	Landscaping - Renovate	\$28,925	\$71,279
2036	Community Buildings	202	Trim Surfaces - Repaint	\$52,435	
	Common Area	207	Wrought Iron Fencing - Repaint	\$26,664	
	Common Area	208	Block Walls - Repaint	\$32,070	
	Community Buildings	603	Patio Decks - Reseal/Repair	\$18,642	\$129,811
2037	Common Area	219	Red Curbs/Hydrants - Repaint	\$4,384	
	Pool Area	608	Pool Deck - Seal/Paint/Repair	\$3,945	
	Clubhouse	705	HVAC Condensers - Replace	\$9,644	
	Pool Area	1101	Pool - Resurface	\$21,042	
	Pool Area	1102	Spa - Resurface	\$7,891	
	Pool Area	1105	Spa Heater - Replace	\$5,699	\$52,605
2038	Common Area	211	Street Light Fixtures - Repaint	\$4,131	
	Common Area	402	Asphalt - Preventative Maintenance	\$49,623	
	Pool Area	1121	Pool Furniture - Replace	\$9,934	
	Community Buildings	1601	Area Light Fixtures - Replace	\$31,291	
	Community Buildings	1602	Exterior Decorative Light Fixtures - Replace	\$35,761	\$130,740
2039	Common Area	219	Red Curbs/Hydrants - Repaint	\$4,651	
	Clubhouse	703	Electric Hot Water Heater - Replace	\$7,441	
	Common Area	1010	Trash Enclosures Gates - Replace	\$6,976	
	Pool Area	1104	Pool Heater - Replace	\$6,046	
	Pool Area	1108	Spa Filter - Replace	\$2,139	
	Pool Area	1110	Pool/Waterfall Pumps - Replace	\$12,092	
	Pool Area	1304	Drinking Fountain - Replace	\$1,628	
	Clubhouse	1406	Fitness Equipment - Replace	\$20,463	\$61,436
2040	Common Area	802	Map - Replace	\$2,874	
	Common Area	1812	Landscaping - Renovate	\$33,532	\$36,406
2041	Community Buildings	201	Stucco Surfaces - Repaint	\$243,146	
	Community Buildings	202	Trim Surfaces - Repaint	\$60,786	
	Common Area	207	Wrought Iron Fencing - Repaint	\$30,911	
	Common Area	219	Red Curbs/Hydrants - Repaint	\$4,934	



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2041	Common Area	223	Carports - Repaint	\$20,772	
	Community Buildings	603	Patio Decks - Reseal/Repair	\$21,611	
	Pool Area	608	Pool Deck - Seal/Paint/Repair	\$4,441	\$386,601
2042	Pool Area	1102	Spa - Resurface	\$9,148	
	Common Area	1305	Gas Barbecues - Replace	\$11,434	\$20,582
2043	Common Area	123	Carport Roofs - Repair	\$15,730	
	Common Area	211	Street Light Fixtures - Repaint	\$4,790	
	Common Area	219	Red Curbs/Hydrants - Repaint	\$5,234	
	Common Area	402	Asphalt - Preventative Maintenance	\$57,527	
	Clubhouse	803	Mailboxes - Replace	\$19,472	
	Community Buildings	901	Fire Protection System - Renovate	\$125,627	
	Pool Area	1107	Pool Filter - Replace	\$2,931	
	Pool Area	1111	Pool/Spa Chlorinator - Replace	\$6,805	
	Pool Area	1121	Pool Furniture - Replace	\$11,516	
	Clubhouse	1501	Carpeting - Replace	\$8,375	\$258,006
2044	Clubhouse	706	HVAC Furnaces - Replace	\$10,783	
	Common Area	1002	Wrought Iron Fencing - Repair/Replace	\$38,576	\$49,359
2045	Clubhouse	216	Interior Surfaces - Repaint	\$4,998	
	Common Area	219	Red Curbs/Hydrants - Repaint	\$5,553	
	Pool Area	608	Pool Deck - Seal/Paint/Repair	\$4,998	
	Common Area	801	Monuments - Refurbish	\$14,438	
	Clubhouse	1405	Furniture - Replace	\$13,328	
	Common Area	1812	Landscaping - Renovate	\$38,873	\$82,188
2046	Community Buildings	102	Flat Roofs - Replace	\$365,697	
	Community Buildings	202	Trim Surfaces - Repaint	\$70,468	
	Common Area	207	Wrought Iron Fencing - Repaint	\$35,835	
	Community Buildings	603	Patio Decks - Reseal/Repair	\$25,053	
	Common Area	802	Map - Replace	\$3,432	
	Pool Area	1304	Drinking Fountain - Replace	\$2,002	
	Clubhouse	1413	Restrooms - Remodel	\$20,591	\$523,078
2047	Common Area	219	Red Curbs/Hydrants - Repaint	\$5,891	
	Pool Area	1101	Pool - Resurface	\$28,279	
	Pool Area	1102	Spa - Resurface	\$10,605	



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2047	Pool Area	1105	Spa Heater - Replace	\$7,659	
	Pool Area	1110	Pool/Waterfall Pumps - Replace	\$15,318	
	Common Area	1306	Park Furniture - Replace	\$14,139	\$81,891
2048	Common Area	208	Block Walls - Repaint	\$45,724	
	Common Area	211	Street Light Fixtures - Repaint	\$5,552	
	Common Area	402	Asphalt - Preventative Maintenance	\$66,689	
	Pool Area	1121	Pool Furniture - Replace	\$13,350	
	Pool Area	1604	Post Light Fixtures - Replace	\$8,010	\$139,325

