Major	Maintenance	Chart

		Year Endir	ig Sept 30, 20	.9 2020	2021		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042		2044	2045	21
nning				3,388 \$230,1	1 \$140,613	\$216,450	\$178,061	\$296,917	\$303,660	\$386,432	\$219,482	\$393,297	\$154,446	\$342,887	\$549,922	\$646,479	\$880,446	\$1,106,191	\$1,313,462	\$923,016	\$1,230,523	\$79,394	\$402,199	\$662,180	\$1,010,694		\$1,101,436	\$1,406,415	\$1,104,487	
est				\$654 \$93 8.710 \$157.93				\$1,188	\$1,215 \$192,178	\$1,546	\$878	\$1,573	\$618 \$224.821		\$2,200 \$257.397	\$2,586	\$3,522		\$5,254 \$337,395	\$3,692	\$4,922	\$318 \$386.284	\$1,609	\$2,649 \$386.284	\$4,043	\$4,824 \$386.284		\$5,626 \$386,284	\$4,418	
ribution - see calculation below ributed Capital/Resale			\$1:	8,710 \$157,9	5164,274	\$170,845	\$1/7,6/9	\$184,786	\$192,178	\$199,865	\$207,859	5216,174	\$224,821	\$240,558	\$257,397	\$275,415	5294,694	\$315,323	\$337,395	\$361,013	\$386,284	\$386,284	\$386,284	\$386,284	\$386,284	\$38b,284	\$386,284	\$386,284	\$386,284	+-
nanent Transfer of \$ Previously Borrowed																														
nanent Transfer to Fortify Operating?																														
ial Assessment																														
arating Surplus Transferred																										\longrightarrow				—
Total	Replaced/Estimate Date	Projected Cost Actual	Exp. Life \$3	12.752 \$389.0	8 5305.450	\$388.161	\$356,452	\$482.891	\$497.052	\$587.843	\$428.219	\$611.044	\$379,884	\$584.816	\$809.519	\$924,480	\$1.178.662	\$1,425,938	\$1,656,111	\$1.287.721	\$1.621.729	\$465,995	\$790.091	\$1.051.112	\$1,401,020	\$1.597.062	\$1,492,125	\$1.798.325	\$1,495,188	88 \$1
																												للشفة		
alt - Parking Lot, Overlay	2020	40,000	4					\$46,794																						—
alt - Parking Lot, Seal Coat	2019	5,075 7,865	3	\$5,0	5		\$6,175		\$6,945 \$20,966			\$7,813			\$8,125			\$9,886		\$9,886						\$12,508				—
ialt - Walkways, Overlay ialt - Walkways, Seal Coat	2000	629	- 23	\$79	4				\$20,900	\$1,007						\$1,275						\$1,613						\$2,041		+
rete - Concrete	2000	3,264	4	\$7,1	3			\$8,368		\$1,007		\$9,789				\$11,452				\$13,397		31,013		\$15,672				\$18,334		+-
s - Flat Roofs (A&B)	2005	24,530	20						\$53,748																					+
s - Flat Roofs (C&D)	2014	31,325	20															\$34,150												
s - Composition Shingle Roof, Replace	2020	200,396	22 5	2,200 \$200,3	6																					\$474,922				
fing Exterior - Building, Restaining fing Exterior - Front Wood Railings & Walkways, Restaining	2017	172,800 40.350	9		\$59,728					\$245,948					\$88,412				\$350,061									\$498,246 \$147.212		_
ling Exterior - Condo 1st FL. Decks & Railings, Restaining	2011	1,875		\$2,4	239,720				\$2,775		\$3,002				\$3,512				\$4,108				\$4,806				\$5,623	3147,212		+
ling Exterior - Condo Decks & Railings, Restaining	2007	13,356	13	\$1,31					72,773		73,002				\$34,235				34,200				34,000				\$54,812			+
ling Exterior - Metal Stairs & Railings (2), Repainting	2015	2,550	20												V- 12-11				\$5,587											+
ling Exterior - Front Concrete Steps Replace	1998	unknown	50																											I
fing Exterior - Replace Siding				\$16.9																	\$1,500,000									ᆂ
ling Interior - Hallway Carpeting, Replace	2020 2011	\$16,914 3.235	15	\$16,9	4					65.000									\$24,074									. +		+-
fing Interior - Great Room Carpeting, Replace fing Interior - Great Room Ceramic Tile, Replace	2011	3,235 4,636	25							\$5,826										\$12,359										+
ling Interior - Great Room Furniture, Replace	2011	31.279	15				·			\$56,332										344,000					\$101,450			-		+
ling Interior - Great Room Lighting, Replace	2011	15,355	15							\$27,653															\$49,801			, 		+
ling Interior - Great Room Bathrooms Fixtures, Replace	2011	7,638	30																						\$24,773					I
ling Interior - Great Room & Hallway Wainscoat, Restain	1998	4,500	25				\$11,996																							
ling Interior - Great Room & Hallway Wainscoat, Replace	1998 2018	26,790	50																											-
fing Interior - Great Room, Repaint fing Interior - Interior Hallways - Westside, Repaint	2018 2018	7,000 12,000	15			\$15,184		\$9,580									\$12,607 \$21,611													+-
Tub - Sand Filters (2), Replace	2018	2,200	13	2,037 \$2,4	e	\$15,164		\$2,895			\$3,011	\$3,387				\$3,962	321,611			\$4,635				\$5,422				\$6,343		+
Tub - Heaters (2), Replace	2017	4,164		32,7		\$5,480		72,033	\$6,164		33,011	43,307	\$7,211			73,302	\$8,435			34,033	\$9,868			33,722	\$11,545			30,343	\$12,496	46
Tub - Pumps (4), Replace	2010	2,160	4	\$894 \$1,21	3	\$3,740				\$4,376				\$5,119				\$5,989				\$7,006				\$8,196				1
Tub - Auto Fill (2), Replace	2011	2,000	4				\$3,463				\$4,052				\$4,740				\$5,545				\$6,487				\$7,589			1
Tub - Hot Tubs (2), Replace	2020	120,000	1			\$140,383																								
Tub - Hot Tub Fence Enclosure, Replace	2014	12,500	25																				\$33,323							_
Tub - Hot Tub Decking/Surface, Replace inds - Courtvard Deck and Railing, Replace	2018	15,000 21,265	20	\$713		\$18,980						\$36,824										\$32,867								+-
inds - Courtyard Deck and Railing, Replace	2014	1.300	5		_			\$2,532				330,824	\$3,081					\$3,748					\$4,560					\$5,549		+
inds - Courtyard & Hot Tub Furniture, Replace	2013	2,500	7	\$3,25	0			4-33-5			\$4,329		44,444					\$5,697					0.,000		\$7,497					+
inds - Courtyard Gas Grills (2) Replace	2012	1,000	6					\$1,732				\$2,026		\$2,026		\$2,370				\$2,772				\$3,243				\$3,794		1
inds - Front Trash Enclosure, Replace	1998	6,000	25				\$17,300																							
inds - Front Trash Enclosure, Restain inds - Irrigation Controller, Replace	2015	650 1 393	10				\$3,052		\$1,041										\$1,540			\$6,688							\$0	4
inds - Irrigation Controller, Replace inds - Landscaping Major Upgrade	1998	1,393	25		_		\$3,052	\$36,999														\$6,688	\$72.071					-		+
inds - Overhead Pole Lighting, Replace	2014	2,500	5 6	3,553				\$3,701					\$4,502					\$5,478					\$6,665					\$8,108		+
inds - Tenderfoot Sign, Replace	2012	12,179	25					44,144										*******			\$32,467		0-,							+
inds - Tenderfoot Sign, Restain & Repaint	2012	1,200	8	\$1	5							\$2,248								\$3,076								\$4,210		+
ge - Door Motors(2), Replace	2006	3,414	15		\$6,148					\$7,480										\$11,073										
ge - Doors (2), Replace	2021	4,500	20		\$4,500																	\$8,766					\$11,535			_
ge - Controllers (2), Replace	2021	2,400	15	_	\$2,400		—					\$3,416					\$3,842	\$8,764									\$6,152	+		+
ge - Heater Fans (2), Replace ge - Drywall, Repaint	2014	4,000 1.350	15											\$2,630				\$8,764												+
ge - Lighting, electrical, parts, equipment	2018	1,171	15 5	1.171										\$2,028																+
pment - Remotelock Equiptment, Repair and Replace	2019	59,647	SE	0,456																										I
pment - Elevator Cab Refurbishing	2019	33,992	5					\$48,381																						┎
pment - Elevator, Major Repairs	2020 1998	260,000	30	\$5,6	5	\$2 122						\$355,828																		_
pment - Fire Protection Control Panel, Replace	1998 2019	1,428 15.000		2,808 8,183 \$1,63	4 \$16,224		\$17,548	\$18,250	\$18,980	\$19,739	\$20,529	\$4,633	\$22,204	\$23,092	\$24,015	\$24.976	\$25,975	\$27.014				\$6,857						+		+
hanical - Mechanical, Replace Components or System hanical - Drain, Flush & Refill Hot Water/Heater System	2019	15,000 5,800	5 51	51,6	>16,224	\$16,873 \$7,339	\$17,548	\$18,250	\$18,980	\$19,/39	\$20,529	\$21,350 \$9,286	\$22,204	\$23,092	\$24,015	\$24,976	\$25,975	\$11,750						\$16,080				-		+
hanical - Hot Water Tank, Replace	2020	42,000	25			Jr,333						75,200						,/50						723,000						+
hanical - Bollers (2), replace	2020	190,000	15																\$342,179											+
hanical - Reserve Study	2014	1,100	30																											T
																									I	J				1
nse Total			\$5	2,015 \$248,4	4 \$89,000	\$210,100	\$59,534	\$179,232	\$110,619	\$368,361	\$34,922	\$456,598	\$36,998	\$34,894	\$163,040	\$44,034	\$72,471	\$112,476	\$733,095	\$57,197	\$1,542,336	\$63,796	\$127,912	\$40,418	\$195,065	\$495,626	\$85,710	\$693,838	\$12,496	6
				0.151 \$140.6													\$1.106.191					\$402.199								Т.
nce			\$23		3 \$216,450	\$178,061	\$296,917	\$303,660	\$386,432	\$219,482	\$393,297	\$154,446	\$342,887	\$549,922	\$646,479	\$880,446	\$1,106,191	\$1,313,462	\$923,016	\$1,230,523	\$79,394	\$402,199	\$662,180	\$1,010,694	\$1,205,955	\$1,101,436	\$1,406,415	\$1,104,487	\$1,482,692	. \$
tion Rate				0.00																										
ribution Increase			20	9 2020 1.090 1.0	2021 0 1.040	2022	2023 1.040	2024 1.040	2025 1.040	2026 1.040	2027 1.040	2028 1.040	2029 1.040	2030 1.070	2031 1.070	2032 1.070	2033 1.070	2034 1.070	2035 1.070	2036 1.070	2037 1.070	2038 1.000	2039	2040 1.000	2041	2042 1.000	2043 1.000	2044 1.000	2045	5
				2.0		2.240																			2.230				1.100	
					1	197.74			222.43																			447.09	447.09	