

	FYE 2023	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030
Project Title:	Summer 22	Progress	Summer 23	Summer 24	Summer 25	Summer 26	Summer 27		
	Approved	as of 5/1/2023	APPROVED	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
Parking Lot Maintenance - Short Term	Complete	Complete		\$ 9,500.00		\$ 9,500.00		\$ 10,000.00	
Parking Lot Maintenance - Long Term									
Paint Stucco									
Stucco Maintenance	Complete	Complete	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Bathroom Upgrades									
Cedar Shake Replacement					\$ 150,000.00				
Stain Exterior/Paint	Complete	Complete	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Paint Interior / Doors/Windows	Complete	Complete	\$ 8,000.00						
Game Room Paint/ Carpet					\$ 5,500.00				
Reserve Study									
Mall Carpet & Repair					\$ 50,000.00				
2nd/3rd Floor & Stair Carpet									
Conference Room Carpet / Furniture									
Pool & Hot Tub Refurbishing		removed by BOD				\$ 25,000.00			
Pool Heater					\$ 8,500.00				
Pool Paint				\$ 16,000.00			\$ 8,000.00		
Pool Cover / Fencing / Safety				\$ 5,000.00			\$ 5,000.00		
Hot Tub Heater									
Hot Tub Paint									
Common Hot Water Heaters					\$ 2,000.00				
Fire Suppression Work		Available in 2023	\$ 20,000.00						
Sauna		Partial/deferred	\$ 1,500.00						
North & South Mall Heat							\$ 45,000.00		
South Mall Ventilation									
Roof work/fencing repair/skylights/gutters	\$ -	Partial/deferred	\$ 9,000.00					\$ 432,000.00	
Washers/Dryers (3 pair)				\$ 7,200.00				\$ 7,200.00	
Chimney Work									
Decking - South									
Deck Railings			\$ 4,000.00						
Decking Replacement 2nd/3rd Floors									
Sliding Doors/deck doors		doors ready for install	\$ 1,000.00						
Elevator Overhaul	Complete								\$ 5,000.00
South Atrium Window Replacment					\$ 12,000.00				\$ 50,000.00
South mall common/HT windows									
South Mall Wood Refinishing/ Stairwells									
2ND Floor Atrium Furniture				\$ 2,000.00					
Living Room Windows Replace									
South Wall Cedar Shakes									
North Wall Cedar Shakes									
South First Floor Int Shake									
Entry Doors		Complete							
Retaining Walls									
Lights			\$ -		\$ 6,000.00				
Stair repair/retread	Complete	Complete		\$ 3,000.00					
Common Furniture									
Interior Shakes/Metal						\$ 17,500.00			
Unit and Common Drain Pipes			\$ 2,000.00		\$ 2,000.00				\$ 200,000.00
Contingency	\$ -		\$ 8,475.00	\$ 7,155.00	\$ 35,400.00	\$ 6,375.00	\$ 9,900.00	\$ 68,580.00	\$ 9,450.00
Annual Needs Total:	\$ -		\$ 66,975.00	\$ 57,855.00	\$ 279,400.00	\$ 66,375.00	\$ 75,900.00	\$ 525,780.00	\$ 272,450.00
Special Assessment				\$ 11,000.00	\$ 232,000.00	\$ 20,000.00	\$ 45,000.00	\$ 460,000.00	\$ 225,000.00
Reallocated from operating			\$ 65,810	\$ 65,810	\$ 65,810	\$ 65,810	\$ 65,810	\$ 65,810	\$ 65,810
Running capital		\$ 194,000.00	\$ 192,834.64	\$ 211,789.28	\$ 230,198.92	\$ 249,633.56	\$ 284,543.20	\$ 284,572.84	\$ 302,932.48