

EXPENDITURE FORECAST BY YEAR

| ITEM DESCRIPTION | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | TOTAL (per item) | |
|--------------------------------------|-----------|-----------|-----------|-----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------------|-----------|
| PAVEMENT CRACK SEALING | \$6,200 | | | | | \$6,200 | | | | | | | | | | \$6,200 | | | | | \$18,600 | |
| PAVEMENT OVERLAY | \$1,600 | | | | | | | | \$151,000 | | | | | | | | | | | | | \$152,600 |
| PAVEMENT SEAL COATING | \$13,600 | | | | | \$13,600 | | | | | | | | | | \$13,600 | | | | | \$40,800 | |
| CONCRETE WALKWAYS | \$3,600 | | \$12,000 | | | \$6,000 | | | \$6,900 | | | | | | | \$6,500 | | | | | \$35,000 | |
| CURB AND GUTTERS | \$1,600 | | | | | \$7,000 | | | \$10,900 | | | | | | | \$9,000 | | | | | \$28,500 | |
| WOODEN RETAINING WALLS | | \$8,000 | | | | | \$8,000 | | | | | \$8,000 | | | | | \$8,000 | | | | \$32,000 | |
| CONCRETE RETAINING WALL | | | | | | \$10,000 | | | | | | | | | | \$10,000 | | | | | \$20,000 | |
| TENNIS COURT COLOR COAT | | \$7,500 | | | | | | | | | | \$7,500 | | | | | \$7,500 | | | | \$22,500 | |
| TENNIS COURT RESURFACING | | | | | | | \$32,000 | | | | | | | | | | | | | | \$32,000 | |
| PARKING GARAGE REPAIRS | | | | \$165,000 | | | | | | | | | | \$165,000 | | | | | | | \$330,000 | |
| CARPETING | | | | | \$450,000 | | | | | | | | | | | | | \$450,000 | | | \$900,000 | |
| INTERIOR PAINTING | | | | | \$230,000 | | | | | | | | | | | | | \$230,000 | | | \$460,000 | |
| CORRIDOR BASE COVE MOLDING | | | | | | | | | | | | | | | | | | \$70,000 | | | \$70,000 | |
| ELEVATOR LOBBY FLOORING | | | | | | | | | | | | | | | | | \$45,000 | | | | \$45,000 | |
| MAIN LOBBY FURNITURE & FURNISHINGS | | | | | | | \$70,000 | | | | | | | | | | | | | | \$70,000 | |
| COMMUNITY ROOM FURNISHINGS | | | | | | | | \$15,000 | | | | | | | | | | | | | \$15,000 | |
| COMMUNITY ROOM KITCHEN | | | | | | | | \$20,000 | | | | | | | | | | | | | \$20,000 | |
| MAILBOXES | | | | | | | | | | | \$25,000 | | | | | | | | | | \$25,000 | |
| EXERCISE ROOM RENOVATIONS | | | | | | \$25,000 | | | | | | | | | | \$25,000 | | | | | \$50,000 | |
| MANAGEMENT OFFICE RENOVATIONS | | | | | \$15,000 | | | | | | | | | | | | | | \$15,000 | | \$30,000 | |
| COMMON REST ROOM RENOVATIONS | | | | | | | | | | | | | \$35,000 | | | | | | | | \$35,000 | |
| ELEVATORS (Cab finishes) | | | | | | | | | | | | | | | | \$50,000 | | | | | \$50,000 | |
| ELEVATORS (Controls) | | | | | | | | | | | | | | | | \$280,000 | | | | | \$280,000 | |
| ELEVATORS (Machinery) | | | | | | | | | | | | | | | | | | | | | \$0 | |
| HEATING, VENTILATION & A/C | \$36,700 | | \$6,100 | \$24,000 | \$2,500 | \$4,800 | \$16,900 | \$104,000 | \$25,000 | \$2,500 | \$32,000 | \$42,100 | | | | \$6,100 | \$24,000 | | | | \$326,700 | |
| DOMESTIC WATER / WATER HEATERS | \$38,450 | | \$950 | | | | | | | | | | | | | \$13,450 | | \$950 | | | | \$53,800 |
| EMERGENCY GENERATOR / FUEL TANK | \$6,100 | | | | | \$10,000 | | | | | | | \$68,000 | | | | | | | | | \$84,100 |
| FIRE ALARM SYSTEM PERIPHERALS | | | | | | | | \$185,000 | | | | | | | | | | | | | | \$185,000 |
| FIRE ALARM CONTROL SYSTEM | | | | | | | | \$75,000 | | | | | | | | | | | | | | \$75,000 |
| BUILDING ACCESS / SECURITY SYSTEM | | | | | \$20,000 | | | | | \$65,000 | | | | | | | | | | \$20,000 | | \$105,000 |
| TRASH COMPACTION | | | | | | | \$30,000 | | | | | | | | | | | | | | | \$30,000 |
| ELECTRICAL | | | | | \$17,000 | | | | | \$17,000 | | | \$5,000 | | \$32,000 | | | | | \$17,000 | | \$88,000 |
| OUTDOOR POOL REMEDIATION | | | | | | | | \$200,000 | | | | | | | | | | | | | | \$200,000 |
| OUTDOOR SWIMMING POOL WHITECOAT | | | | | \$25,000 | | | | | \$25,000 | | | | | \$25,000 | | | | | \$25,000 | | \$100,000 |
| OUTDOOR POOL COPING & TILE REPAIRS | | | | | | | | | | | | | | | | | | | | | | \$0 |
| OUTDOOR SWIMMING POOL COVER | \$6,600 | | | | | | | | | | \$6,600 | | | | | | | | | | | \$13,200 |
| OUTDOOR SWIMMING POOL FURNITURE | | \$4,000 | | | | | \$4,000 | | | | | \$4,000 | | | | | \$4,000 | | | | | \$16,000 |
| BATHHOUSE ROOF | | | | | | | | | | \$5,500 | | | | | | | | | | | | \$5,500 |
| INDOOR SWIMMING POOL WHITECOAT | | | | | \$10,000 | | | | | \$10,000 | | | | | \$10,000 | | | | | \$10,000 | | \$40,000 |
| INDOOR SWIMMING POOL EQUIPMENT | | | | | | | | | | \$18,500 | | | | | | | | | | | | \$18,500 |
| WHIRLPOOL SPA WHITECOAT | \$1,200 | | | | \$1,200 | | | | | \$1,200 | | | | | \$1,200 | | | | | \$1,200 | | \$6,000 |
| WHIRLPOOL SPA EQUIPMENT | | | | | | | \$9,000 | | | | | | | | | | | \$9,000 | | | | \$18,000 |
| SAUNA / STEAM ROOM | \$3,000 | | | | | \$10,000 | | | | | | | | | | \$3,000 | | | | | | \$16,000 |
| BALCONY HANDRAILS | | \$33,350 | \$33,350 | \$33,350 | | | \$33,350 | \$33,350 | \$33,350 | | | \$33,350 | \$33,350 | \$33,350 | | \$33,350 | \$33,350 | \$33,350 | \$33,350 | | | \$400,200 |
| BALCONY CONCRETE | \$2,000 | | | | | \$2,500 | \$2,500 | \$2,500 | | | | | | | | \$2,500 | \$2,500 | \$2,500 | | | | \$17,000 |
| BALCONY COATING | | | | | | \$80,000 | \$80,000 | \$80,000 | | | | | | | | \$80,000 | \$80,000 | \$80,000 | | | | \$480,000 |
| BALCONY DOORS | | \$9,350 | \$9,350 | \$9,350 | | | \$9,350 | \$9,350 | \$9,350 | | | \$9,350 | \$9,350 | \$9,350 | | | \$9,350 | \$9,350 | \$9,350 | | | \$112,200 |
| ROOF MEMBRANE | | | | | | \$5,000 | | | | | \$5,000 | | | | | \$500,000 | | | | | | \$510,000 |
| ROOF BASE FLASHING | | | | | | | | | | | | | | | | \$68,000 | | | | | | \$68,000 |
| ROOF BALLAST | | | | | | | | | | | | | | | | \$30,000 | | | | | | \$30,000 |
| ROOF INSULATION | | | | | | | | | | | | | | | | \$100,000 | | | | | | \$100,000 |
| METAL COPING | \$1,200 | | | | | | | | | | | | | | | \$30,000 | | | | | | \$31,200 |
| EXTERIOR EIFS | | | | | | \$760,000 | | | | | | | | | | | | | | | | \$760,000 |
| EXTERIOR CONCRETE | | | | | | \$6,000 | | | | | | | | | | | | | | | | \$6,000 |
| EXTERIOR BRICK MASONRY | | \$8,500 | | | | | \$3,000 | | | | | \$3,000 | | | | | | \$6,000 | | | | \$20,500 |
| EXTERIOR SEALANT | | \$5,000 | | | | \$18,350 | \$18,350 | \$18,350 | | | | | | | | \$18,350 | \$18,350 | \$18,350 | | | | \$115,100 |
| MAIN ENTRANCE CANOPY | | | | | | \$6,000 | | | | | | | | | | \$6,000 | | | | | | \$12,000 |
| TOT LOT AND PICNIC AREAS | | \$1,000 | | | \$8,000 | | \$1,000 | | | | | \$8,000 | | \$1,000 | | | | | | \$8,000 | | \$27,000 |
| TOTAL per year | \$121,850 | \$76,700 | \$54,700 | \$214,750 | \$800,200 | \$965,650 | \$303,050 | \$643,350 | \$211,500 | \$159,100 | \$140,600 | \$98,200 | \$153,200 | \$240,700 | \$68,200 | \$1,293,700 | \$223,050 | \$893,550 | \$49,750 | \$120,200 | \$6,832,000 | |
| TOTAL per year, with inflation at 3% | \$121,850 | \$79,001 | \$58,031 | \$234,663 | \$900,632 | \$1,119,453 | \$361,858 | \$791,239 | \$267,922 | \$207,589 | \$188,955 | \$135,932 | \$218,427 | \$353,476 | \$103,159 | \$2,015,542 | \$357,930 | \$1,476,902 | \$84,696 | \$210,771 | \$9,288,028 | |
| TOTAL by year ending | \$121,850 | \$200,851 | \$258,882 | \$493,545 | \$1,394,178 | \$2,513,631 | \$2,875,488 | \$3,666,727 | \$3,934,649 | \$4,142,239 | \$4,331,193 | \$4,467,125 | \$4,685,552 | \$5,039,028 | \$5,142,186 | \$7,157,729 | \$7,515,659 | \$8,992,561 | \$9,077,257 | \$9,288,028 | | |