

#	BECS ITEMS	Current 2017	Year 1 2018	Year 2 2019	Year 3 2020	Year 4 2021	Year 5 2022	Year 6 2023	Year 7 2024	Year 8 2025	Year 9 2026	Year 10 2027	Year 11 2028	Year 12 2029	Year 13 2030	Year 14 2031	Year 15 2032	Year 16 2033	Year 17 2034	Total
<b>PHASE I AND PHASE II:</b>																				
1	Repair Roof Trusses - 11 total	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000
2	Repair Attic Draftstop Walls	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000
3	Repair Attic Vent Lines. Ensure these connections are maintained.	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000
4	Phase I - Remove and Replace 100% Wood Trim with PVC Trim, one building per year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,000	\$ 98,000	\$ 98,000	\$ 98,000	\$ 98,000	\$ 98,000	\$ 98,000	\$ 98,000	\$ 98,000	\$ 98,000	\$ 98,000	\$ 882,000
5	Phase II - Remove and Replace 100% Wood Trim with PVC Trim, one building per year	\$ -	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,150,000
6	Repair Damaged and Displaced Vinyl Siding and Soffits	SEE SHEPARD CONSULTING - Line Item 52																		
7	Repair Damaged Wall Sheathing and Openings Behind Siding	\$ -	\$ 14,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,000
8	Phase I - Replace Roofing and Damaged Plywood Sheathing, one building per year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 648,000
9	Phase II - Provide temporary repairs. Replace Roofing and Damaged Plywood Sheathing, one building per year	\$ 5,000	\$ -	\$ -	\$ -	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230,000
<b>PHASE I:</b>																				
10	Foundation Settlement - prepare new design, and install new foundation system to support existing balcony posts.	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
11	Phase I - Replace stairs at center of each building (\$9,550 for two first floor; \$7,200 for second floor; \$6250 miscellaneous single-stairs) (27 total center stairs)	\$ 32,550	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 232,550
12	Two Pump Rooms - Replace water-damaged sheathing and insulation, and potentially damaged framing.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	Design and Install New Railings and New Code-approved Anchorage (consider re-using existing railings)	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 90,000
14	Electrical Hazards, including exposed wiring and loose lighting fixtures	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
15	Clean Lint from Clogged Dryer Vents (Consider installing new vents)	\$ 2,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,700
16	Install New Gutters, Downspouts and Drain Lines on rear side of three buildings	\$ 21,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,800
17	Seal Minor Wall Penetrations	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
18	Repair Concrete Walkway	SEE SHEPARD CONSULTING - Line Item 38																		
<b>PHASE II:</b>																				
19	One Electrical Room - Repair Water-Damaged framing, and provide new flashing and weatherproofing for room	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
20	Attic Extermination and Cleanout - Four buildings remaining.	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000
21	Replace Two Windows where condensation was observed, at same time as trim. (HOMEOWNER)	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
<b>RETAINING WALLS:</b>																				
22	Building Group #3 - Prepare new design, replace Failing Wall at top of slope, located behind settling balcony foundation.	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000
23	Building Group #5 - Replace Wall to Address Erosion, with exposed foundation at top of slope	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000
24	Building Group #7 - Replace short retaining wall with similar wall, or concrete curb	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
25	9800 Leatherfern Drive - Provide improved drainage where erosion is potentially undermining retaining wall foundation	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
26	9810 Leatherfern Drive - Provide improved drainage where erosion is undermining HVAC pad	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
27	Building Group #9 - Repair deteriorated timbers at retaining wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500
<b>GARAGES AND CARPORTS:</b>																				
28	148502 Boysenberry Drive - Repair Damaged Beam	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
29	18300 Feathertree Way - Repair Gutter and Door	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
<b>BECS ITEM SUB-TOTALS</b>		\$ 228,350	\$ 322,000	\$ 258,000	\$ 255,000	\$ 300,000	\$ 304,500	\$ 168,000	\$ 168,000	\$ 189,000	\$ 195,000	\$ 209,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 78,800	\$ 77,000	\$ 77,000	\$ 3,529,650

#	SHEPARD ITEMS	Current 2017	Year 1 2018	Year 2 2019	Year 3 2020	Year 4 2021	Year 5 2022	Year 6 2023	Year 7 2024	Year 8 2025	Year 9 2026	Year 10 2027	Year 11 2028	Year 12 2029	Year 13 2030	Year 14 2031	Year 15 2032	Year 16 2033	Year 17 2034	Total	
<b>SITE:</b>																					
30	Phase I - Remove overgrown landscaping, remove landscaping materials in contact with building facades, restore lawn/ground coverings to cover bare soils	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000	
31	Phase I and II - Restore grade at reoded areas and repair downspouts and splash blocks contributing to erosion problems (Partially covered by BECS gutters and downspouts - See line item #16.)	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	
32	Phase I - Budget to replace (and remove) timber retaining walls (Future Deterioration)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
33	Phase I - Concrete sidewalk and breezeway slab repairs, including trip hazards, slab replacements, failed sealants between slabs at common area patio, and gutter concrete repair; Phase II - repair slab cracks at building entries.	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 255,000	
34	Phase I - Repair, mill and pave asphalt, stripe pavement, and mark curbing and speed bumps	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
35	Phase I and II - Budget for signage painting and replacement (includes building-mounting signage)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ 8,000	
36	Phase I - Paint rusty metal site light poles and paint heads as required (25 poles)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	
37	Phase II - Paint rusty gas piping condensers	\$ 2,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200	
<b>BUILDING EXTERIORS:</b>																					
38	Phase I - Common area balconies - re-nail deck boards, clean and apply clear sealer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,200	\$ -	
39	Phase I - Private balconies - re-nail deck boards, clean and apply clear sealer (HOMEOWNER, \$4,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
40	Phase II - Private balconies - re-nail deck boards, clean and apply clear sealer (HOMEOWNER, \$4,200)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
41	Phase I - Budget to replace cracked and broken precast concrete stair treads at stairways on building ends (based on an order of 50 treads)	\$ 200	\$ -	\$ 200	\$ -	\$ 200	\$ -	\$ 200	\$ -	\$ 200	\$ -	\$ 200	\$ -	\$ 200	\$ -	\$ 200	\$ -	\$ 200	\$ -	\$ 1,800	
42	Phase I and II - Budget to clean and repair vinyl siding, Maintenance	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 90,000	
43	Phase I - Paint wood trim, metal railings, wood rail caps, and electrical closet and fire sprinkler riser doors and frames	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	
44	Phase II - Paint wood trim, metal railings, and electrical closet and fire sprinkler riser doors and frames	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	
45	Phase I - Reinstall missing or improperly attached guardrail fasteners at breezeways	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	
46	Phase I - Paint rusty mailboxes	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900	
<b>ROOFING:</b>																					
47	Phase II - Budget to replace dwelling building roofs	SEE BECS - Line Item 9																			
48	Phase II - Budget to replace garage and carport roofs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,500	
<b>BUILDING INTERIORS:</b>																					
49	Budget to replace the management office kitchen flooring, kitchen appliances, and all gym equipment.	\$ -	\$ -	\$ -	\$ -	\$ 33,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,000
<b>HVAC:</b>																					
50	Budget for office/fitness 4-ton HVAC split system	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,500	
<b>ELECTRICAL:</b>																					
51	Phase I - Make code repairs - open electrical junction box	\$ -	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 3,400	
52	Phase II - Budget to replace unit call boxes	\$ -	\$ 1,500	\$ -	\$ 1,500	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500	
53	Budget to replace wall heaters in fire sprinkler closets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 5,500	
<b>PLUMBING:</b>																					
54	Budget for office water heater replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	
<b>ACCESSIBILITY:</b>																					
55	Leasing office - Develop a barrier free plan for the management office, which would include installation of lever hardware on door to the weight room and restroom area, and complete renovation of the restroom	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000	
56	Leasing office parking - raise height of existing accessible sign, add "van accessible" sign and no parking in access aisle sign, and remark space to provide the required "van accessible" access aisle width	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	
<b>SHEPARD ITEM SUB-TOTALS</b>		\$ 64,800	\$ 41,700	\$ 40,400	\$ 21,700	\$ 53,400	\$ 71,700	\$ 154,900	\$ 144,700	\$ 102,100	\$ 70,700	\$ 65,900	\$ 170,700	\$ 20,900	\$ 20,700	\$ 24,900	\$ 20,700	\$ 32,100	\$ 20,200	\$ 1,142,200	

<b>COMBINED SUB-TOTALS</b>	\$ 293,150	\$ 363,700	\$ 298,400	\$ 276,700	\$ 353,400	\$ 376,200	\$ 322,900	\$ 312,700	\$ 291,100	\$ 265,700	\$ 274,900	\$ 345,700	\$ 195,900	\$ 195,700	\$ 199,900	\$ 99,500	\$ 109,100	\$ 97,200	\$ 4,671,850
<b>Contingency</b>	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 900,000
<b>TOTAL</b>	\$ 343,150	\$ 413,700	\$ 348,400	\$ 326,700	\$ 403,400	\$ 426,200	\$ 372,900	\$ 362,700	\$ 341,100	\$ 315,700	\$ 324,900	\$ 395,700	\$ 245,900	\$ 245,700	\$ 249,900	\$ 149,500	\$ 159,100	\$ 147,200	\$ 5,571,850
<b>Inflation</b>	1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56	1.60	1.65	
<b>TOTAL WITH 3% ANNUAL INFLATION</b>	\$ 343,150	\$ 426,111	\$ 369,618	\$ 356,994	\$ 454,030	\$ 494,083	\$ 445,262	\$ 446,075	\$ 432,095	\$ 411,917	\$ 436,638	\$ 547,741	\$ 350,595	\$ 360,819	\$ 377,996	\$ 232,916	\$ 255,309	\$ 243,299	\$ 6,984,648