



Sitework

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Site 01 - Asphalt Paving - Roadway - Overlay Allowance - Heavy Traffic Areas 1								
R01	Locally overlay repave or repair sections of asphalt paving at heavy traffic locations as required. [24/25 update - Singing Tree east of Meadow Lane]	2025		\$19,283				
Site 02 - Asphalt Paving - Roadway Overlay Allowance - Heavy Traffic Areas 2								
R01	Overlay pave sections of asphalt paving, including sub-grade as required.	2027				\$20,656		
Site 03 - Asphalt Paving - Roadway Overlay Allowance - Heavy Traffic Areas 3								
R01	Allowance for ongoing overlay work or localized pavement repairs as required at high traffic locations.	2028					\$21,379	
Site 05 - Asphalt Roadway - Breaker's Scarp								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required.	2026			\$3,557			
Site 06 - Asphalt Roadway - Cormorant								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required. Note - this event is set to occur six years.	2028					\$4,265	
Site 07 - Asphalt Roadway - Cove Point								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required.	2026			\$7,521			
Site 09 - Asphalt Roadway - Entry Paving								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required. Note - this event is set to occur six years.	2028					\$1,485	
Site 12 - Asphalt Roadway - Gate House								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required. Note - this event is set to occur six years.	2028					\$2,856	
Site 13 - Asphalt Roadway - Gull Station								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required. Note last seal coat completed in 2016.	2028					\$4,171	
Site 19 - Asphalt Roadway - Rec Center Parking Lot								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required.	2028					\$3,575	



Site 20 - Asphalt Roadway - Singing Tree (entry to Meadow Lane)								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required.	2028					\$10,047	
Site 21 - Asphalt Roadway - Singing Tree (Meadow Lanes to Walking Wood incl. Main Garbage and Recycling								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required.	2026			\$5,751			
Site 22 - Asphalt Roadway - Spindrift								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required.	2026			\$4,808			
Site 23 - Asphalt Roadway - The Pines								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required.	2026			\$9,768			
Site 24 - Asphalt Roadway - Tintinnabulary (Singing Tree to Walking Wood)								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required.	2028					\$11,374	
Site 25 - Asphalt Roadway - Walking Wood (Breaker's Scarp to Overlook)								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required.	2028					\$1,896	
Site 26 - Asphalt Roadway - Walking Wood (Cove Point to Edgewater)								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required.	2026			\$4,424			
Site 27 - Asphalt Roadway - Walking Wood (Edgewater to North Loop)								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required.	2026			\$6,327			
Site 28 - Asphalt Roadway - Walking Wood (Singing Tree to Spindrift)								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required.	2026			\$2,832			
Site 29 - Asphalt Roadway - Walking Wood (South End)								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required.	2026			\$8,804			
Site 30 - Asphalt Roadway - Walking Wood (Spindrift to Cove Point)								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required.	2026			\$3,540			
Site 31 - Gravel Roadway - North Emergency Exit								



J01	Grade and stabilize with new gravel where needed.	2028					\$5,939	
Site 32 - Asphalt Paving - General								
J01	Localized pavement and restriping. Including speed bumps.	2026			\$1,664			\$1,844
J02	Allowance for engineering consultant to review sections of the site for maintenance and repair needs as required.	2029						\$5,778
Site 33 - Asphalt Roadway - Garbage, Recycling, and Dumpster Area								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required.	2026			\$3,327			

Sitework Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$19,283	\$62,317	\$20,656	\$66,983	\$7,622
Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$19,283	\$62,317	\$20,656	\$66,983	\$7,622



Enclosure

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Encl 01 - Exterior Paint & Caulking - Rec Center, Clubhouse, Pool, Indoor Tennis Court								
R01	Paint and seal the property.	2029						\$60,664
Encl 02 - Deck (Newer Section)								
J01	Inspect deck for signs of aging or failure. Look for excessive wear, cracking or splitting of boards, corrosion of fasteners, or loose boards or connections. Provide localized repairs as necessary.	2026			\$1,109			
R01	Replace boards and rebuild supports as necessary.	2027				\$6,025		
Encl 03 - Wood Decking - Clubhouse								
R01	Inspect deck for signs of aging or failure. Look for excessive wear, cracking or splitting of boards, corrosion of fasteners, or loose boards or connections. Provide localized repairs as necessary. Repaint deck	2026			\$555			
R02	Replace Decking.	2029						\$15,637
Encl 04 - Asphalt Shingle Roof - Rec Center and Clubhouse								
R01	Replace gutter's and downspouts	2027				\$5,738		
Encl 06 - Clubhouse Structure								
R01	Allowance for rehabilitation / renovation of clubhouse including code upgrades to stair and/or other elements. [Last used 2025]	2025		\$10,713				
Encl 08 - Doors - Clubhouse								
J01	Repaint door and frame.	2026			\$2,218			
J02	Check interior and exterior caulking for signs of distress including cracking, debonding or failure. Repair sealant as required.	2026			\$555		\$594	
Encl 09 - Windows - Clubhouse								
R01	Localized window replacement.	2028					\$1,782	

Electrical

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Elec 01 - Emergency Lighting System								
R01	Replace exit signs and emergency lighting system.	2025		\$3,214				
Elec 08 - Security Camera and Recording Device								
R01	Allowance for replacement of modernization of security recording devices	2029						\$3,135
R02	Modernize components of the CCTV system.	2028					\$4,157	
Elec 09 - Televisions								
R01	Replace as needed: 65" flat screen television. - Main Room. 50" flat screen television. - Library. 45" flat screen television. Hallway.	2027				\$3,214		

Mechanical



	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Mech 01 - Domestic Water Heaters & Storage - Clubhouse								
R01	Replace water heaters and controllers.	2025		\$1,607				
Mech 03 - Sanitary - Clubhouse								
J01	Insert video cameras into main lines to conduct pipe inspection. Auger or pressure wash lateral drain lines to the mains as required to remove blockage and maintain performance.	2027				\$5,738		
Mech 04 - Heater - Indoor Tennis Court								
R01	Allowance for repair and / or maintenance of indoor tennis court heaters.	2026			\$2,218		\$2,376	
R03	Allowance for replacement of unit heater. Heater #2 - not replaced	2026			\$16,631			
Mech 05 - Fans								
J01	Rebuild or replace failing components (motors, bearings, belts, etc) as required. Allowance is provided on a five year cycle for localized repair and replacement as required by use.	2028					\$1,188	
Mech 06 - Tennis Court Exhaust Fan and Power Louver								
J01	Allowance for repair of exhaust fans and power louvers plus two floor vents.	2026			\$3,327			
Fire Safety								
	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Fire 01 - Wet Pipe Sprinklers & Distribution								
J01	Sprinkler Piping - Conduct flow test on piping, both exposed and underground. Test Pressure control and reducing valves. Conduct hydrostatic testing.	2028					\$1,188	
J02	Sprinkler Heads - Test extra high temperature on sprinkler heads.	2028					\$1,188	
J03	Service test and flow test hoses connected to sprinkler system. Ensure water discharge from hose. Ensure water flow alarm operates.	2026			\$555			\$615
R01	Test, calibrate and if necessary replace gauges (accurate to 3% of full scale). System inspected in 2019	2028					\$1,188	
R02	Replace aging or failing valves and components. Replace backflow device. Indicated by testing.	2028					\$4,157	
Interior Finishes								
	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Finish 05 - Painted Finishes - Fitness Room & Upper Level								
R01	Repaint interior walls and ceilings.	2025		\$13,739				
Amenities								



	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Amen 01 - Fitness Equipment Room								
R01	Allowance for repair to existing equipment, replacement of single large equipment units and/or free weights that wear or age more quickly.	2025		\$4,285				\$4,918
Amen 02 - Indoor Tennis Court and Components								
R03	Clean tennis court curtains	2026			\$5,877			
R06	Repair and re-surface tennis court	2026			\$33,262			
Amen 03 - Fitness Room Fixtures and Finishes								
R01	Replace carpet flooring. Replace wall base material.	2025		\$7,124				
Amen 07 - AED / Defibrillator								
R01	Replace Defibrillator 1.	2026			\$3,548			
R02	Replace Defibrillator 2.	2029						\$3,688
Amen 08 - Electronic Piano								
R01	Replace electronic piano / organ	2027				\$5,738		
Amen 10 - Furnishings & Accessories								
R01	Allowance for small component repair or replacement between major renovation events.	2025		\$2,679				

Enclosure Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$10,713	\$4,435	\$11,763	\$2,376	\$76,300
Electrical Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$3,214	\$0	\$3,214	\$4,157	\$3,135
Mechanical Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$1,607	\$22,175	\$5,738	\$3,564	\$0
Fire Safety Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$0	\$555	\$0	\$7,720	\$615
Interior Finishes Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$13,739	\$0	\$0	\$0	\$0
Amenities Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$14,087	\$42,686	\$5,738	\$0	\$8,605
Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$43,358	\$69,850	\$26,451	\$17,816	\$88,654



Enclosure

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Encl 01 - Exterior Paint & Caulking - Gatehouse								
R01	Paint and seal the property.	2026			\$4,727			
Encl 02 - Exterior Decks								
J01	Inspect deck for signs of aging or failure. Look for excessive wear, cracking or splitting of boards, corrosion of fasteners, or loose boards or connections. Provide localized repairs as necessary.	2026			\$1,553			
R01	Replace deck boards and rebuild supports as necessary.	2028					\$4,276	
Encl 03 - Asphalt Shingle Roof - Gatehouse								
R01	Replace gutter's and downspouts	2028					\$2,245	
R02	Replace asphalt shingle roofs as indicated by yearly inspections or condition assessment.	2028					\$7,958	
Encl 04 - Siding - Gatehouse								
R01	Repair/Partial-Replacement of Siding Allowance.	2025		\$2,679				

Electrical

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Elec 01 - Electrical Distribution - Clubhouse								
R01	Allowance to repair or replace component of electrical distribution.	2026			\$1,664			
Elec 02 - Interior Light Fixtures - Gatehouse								
R01	Replace interior light fixtures.	2026			\$2,218			
Elec 03 - Security Camera and Recording Device								
R01	Allowance for replacement of modernization of security recording devices. Recording device is tied to the clubhouse system.	2029						\$3,074
R02	Modernize components of the CCTV system.	2027				\$0		

Mechanical

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Mech 01 - Domestic Water Heaters & Storage - Gatehouse								
R01	Replace water heaters.	2025		\$1,607				
Mech 02 - Sanitary - Gatehouse								
J02	Allowance for snaking or repair to sanitary lines.	2025		\$1,607				
Mech 03 - Furnace - Gatehouse								
R01	Replace gas furnace with energy efficient furnace.	2025		\$6,428				

Amenities

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Amen 01 - Gatehouse Appliances								
R01	Replace unit appliances - Kitchen.	2027				\$4,017		
Amen 02 - Office Equipment and Furniture								



R01	Replace miscellaneous electronic equipment. *Note: New copy machine purchased in 2022.	2025		\$2,679		\$2,869		\$3,074
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Enclosure Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$2,679	\$6,279	\$0	\$14,478	\$0
Electrical Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$0	\$3,881	\$0	\$0	\$3,074
Mechanical Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$9,642	\$0	\$0	\$0	\$0
Amenities Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$2,679	\$0	\$6,886	\$0	\$3,074
Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$14,998	\$10,160	\$6,886	\$14,478	\$6,147



Amenities

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Amen 01 - Mailbox Enclosure Components								
J01	Rekey cylinder on master lock.	2027				\$574		
R04	Replace mail bank.	2027				\$6,197		
Amen 02 - Public Signage - Innisfree								
R01	Replace damaged and outdated signage. This task is set on a short cycle to allow for ongoing, localized replacement as required.	2025		\$1,607				

Sitework

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Site 01 - Asphalt Paths - Innisfree								
R02	Sealcoat application	2028					\$2,008	
Site 03 - Trash Enclosure and Components - Innisfree								
R01	Restain wood fencing.	2027				\$1,378		
Site 04 - Wood Bridge - Innisfree								
J01	Allowance for drainage management at wetland drainage path under bridge - clear silt and debris. Relocate drainage lines as required.	2026			\$3,881			
R01	Allowance for localized repair to wood bridge including repair to broken or decayed wood elements, and replacement of rolled out traffic surfacing	2028					\$3,564	
Site 05 - Asphalt Seal Coat - Roadway - Morning Walk (Innisfree)								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required.	2028					\$10,102	
Site 06 - Asphalt Seal Coat - Roadway - Nesting Glade (Innisfree)								
R01	Reseal asphalt paving and localized crack repairs to mitigate sub-grade softening. Reapply striping and traffic markings as required.	2028					\$6,610	
Site 08 - Asphalt Paving - Overlay Allowance - Innisfree								
R01	Allowance to repave or apply asphalt overlay to sections of asphalt paving, including sub-grade as required.	2029						\$6,144
Site 09 - Tree Maintenance								
R01	Remove dead or dying trees.	2025		\$0		\$0		\$0
Site 10 - Culvert Drainage - Innisfree								
R01	Repair or maintenance of culverts - clear blockage, remove excess soil. Repairs sections of damaged culvert piping.	2026			\$3,327			\$3,688

Amenities Totals			Backlog	2025	2026	2027	2028	2029
			\$0	\$1,607	\$0	\$6,771	\$0	\$0
Sitework Totals			Backlog	2025	2026	2027	2028	2029
			\$0	\$0	\$7,207	\$1,378	\$22,281	\$9,832



Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$1,607	\$7,207	\$8,148	\$22,281	\$9,832



Enclosure

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Encl 01 - Maintenance Building								
R02	Repaint Maintenance Building	2027				\$1,722		
R03	Allowance for repairs or replacements for Maintenance building components.	2025		\$2,143				
R04	Maintenance replacement needs - siding, roofing, windows, paint, lights, etc.	2029						\$30,732

Amenities

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Amen 01 - Workshop Tools & Equipment								
R01	Allowance for ongoing repair or replacement of tools and equipment. Note this event is set as a short, reoccurring event to allow for ongoing replacement as needed. Stihl Equipment Added in 2019: Chain Saw, MS 261 C-M, Stihl Leaf Blower BGA 56, Stihl Back Pack Blower BR 600, Echo Battery Leaf Vacuum ES-600 (for use on the indoor tennis courts)	2025		\$2,679		\$2,869		\$3,074

Sitework

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Site 01 - Trash and Recycling Pens - Main								
J01	Provide repairs to trash enclosure and paint trash enclosure: wood fence and concrete masonry block walls.	2025		\$4,285				
J02	Allowance for maintenance/repair as necessary of gate.	2027				\$4,017		
J03	Allowance to repair gate.	2027				\$4,017		
R01	Sloping of concrete pad at trash concrete pad to ensure drainage.	2025		\$5,357				
R02	Allowance for wood fence repairs or board replacement, and for concrete block repairs. 2019 update: Fence is in good condition move event to future.	2029						\$4,303

Enclosure Totals			Backlog	2025	2026	2027	2028	2029
			\$0	\$2,143	\$0	\$1,722	\$0	\$30,732
Amenities Totals			Backlog	2025	2026	2027	2028	2029
			\$0	\$2,679	\$0	\$2,869	\$0	\$3,074
Sitework Totals			Backlog	2025	2026	2027	2028	2029
			\$0	\$9,642	\$0	\$8,033	\$0	\$4,303
Totals			Backlog	2025	2026	2027	2028	2029
			\$0	\$14,462	\$0	\$12,623	\$0	\$38,107



Enclosure

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Encl 01 - Asphalt Shingle Roof - Pool								
R01	Replace asphalt shingle roofs as indicated by yearly inspections or condition assessment.	2027				\$33,669		
Encl 02 - Windows								
R01	Replace windows.	2029						\$18,439

Electrical

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Elec 01 - Interior Light Fixtures - Clubhouse Pool								
R01	Replace interior light fixtures.	2023	\$4,500					

Interior Finishes

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Finish 01 - Pool - Interior Finishes								
R01	Allowance to repaint interior walls, trim and ceilings	2028					\$9,502	

Pool

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Pool 01 - Pool and Spa Finish								
R01	Refinish pool and spa tank to address any cracks or repairs. Major work completed in 2019. Increased cost for next event to account for inflation - assuming typical resurfacing.	2029						\$36,878
Pool 04 - Pool Pump								
R01	Replace pool water circulation pumps.	2027				\$4,040		
Pool 05 - Spa Pump								
R01	Replace pool water circulation pumps.	2029						\$4,303
Pool 06 - Spa Jet Pump								
R01	Replace spa jet pump.	2029						\$2,152
Pool 07 - Pool and Spa Equipment								
R01	Major equipment maintenance.	2025		\$3,214			\$3,564	
Pool 10 - Spa Filter								
R01	Allowance for upgrade/replacement of components of water treatment equipment.	2029						\$1,844
Pool 11 - Spa Vacuum Release System								
R01	Allowance for upgrade/replacement of components of water treatment equipment. Note system inspected in 2019. Not replaced as part of renovation.	2026			\$2,772			
Pool 12 - Pool Auto Chemical Release System								
J01	Allowance for miscellaneous repairs to the pool chlorine and filter system.	2026			\$887			\$984
Pool 13 - Spa Auto Chemical Release System								



J01	Allowance for miscellaneous repairs to the pool chlorine and filter system.	2026			\$887			\$984
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Sitework

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Site 01 - Tree Maintenance								
R01	This is a non-renewable asset.	2026			\$0		\$0	

Enclosure Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$0	\$0	\$33,669	\$0	\$18,439
Electrical Totals	Backlog	2025	2026	2027	2028	2029
	\$4,500	\$0	\$0	\$0	\$0	\$0
Interior Finishes Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$0	\$0	\$0	\$9,502	\$0
Pool Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$3,214	\$4,546	\$4,040	\$3,564	\$47,142
Sitework Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$0	\$0	\$0	\$0	\$0
Totals	Backlog	2025	2026	2027	2028	2029
	\$4,500	\$3,214	\$4,546	\$37,708	\$13,065	\$65,581



Enclosure

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Encl 01 - Miscellaneous								
J01	Basic Reserve Study Update.	2025		\$3,428		\$3,673		\$3,934
R01	Reserve study, site walk and meeting.	2026			\$4,990		\$5,345	

Electrical

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Elec 01 - Gate Entry Control and System								
R01	Allowance for maintenance or upgrade of gate system.	2028					\$2,138	
R02	Repair or replacement of Gate Entry/Exit motor and control system as required. Note: 1 of 2 gates were repaired in 2022.	2025		\$11,784				
Elec 02 - Security Surveillance (CCTV)								
J01	Service the work station and security surveillance system. Allowance for camera replacement. Note: 1 camera (of 5) was replaced in 2022 and added a VCR.	2025		\$1,072			\$1,188	
R01	Modernize components of the CCTV system.	2025		\$2,143				
Elec 03 - Trail Cameras								
R01	Renew cameras.	2026			\$111			\$123

Amenities

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Amen 02 - Work Truck (Ford)								
R01	Replace Work Truck	2027				\$22,951		
Amen 03 - Riding Mower								
R01	Replace riding mower.	2026			\$5,544			
Amen 05 - Mailbox Array								
J02	Rekey cylinder on master lock.	2028					\$594	
R03	Allowance for repair or replacement of mailbox lighting.	2024	\$2,070					
Amen 06 - Public Signage								
J01	Painting renewal of signage. Performed in house.	2025		\$1,607				
R01	Replace damaged and outdated signage.	2025		\$5,357				
Amen 07 - Wood Furniture								
R01	Repair or replace wood furniture. Note: Short 5 year cycle to allow for localized and ongoing repairs as required.	2025		\$4,285				

Sitework

	Description	Next Event	Backlog	2025	2026	2027	2028	2029
Site 01 - Safety Railings - Ocean Path								
J01	Inspect all railings - Attachments and finishes. Allowance to make repairs as required due to surf damage or decay.	2025		\$8,570		\$9,181		\$9,835
R01	Replace safety railings.	2028					\$29,693	
Site 02 - Asphalt Walking and Bike Paths - Ocean Path System								



R01	Allowance for cleaning, repair and installation of drainage or weep tubes at areas that collect of retain water. [2024 UD - Nort6h Path to Cove]	2025		\$3,750				
R02	Sealcoat Paths	2025		\$18,496				
R03	Allowance for overlay repairs as identified by the annual review.	2025		\$7,399				
Site 03 - Whale Watching Platform & Walkway								
J01	Allowance for localized repair to wood bridge including repair to broken or decayed wood elements, and replacement of rolled out traffic surfacing	2026			\$2,772			\$3,074
R01	Allowance for repairs to wood railings.	2026			\$3,327			\$3,688
Site 04 - Chainlink Fencing								
J01	Periodic repairs from storm damage.	2026			\$1,109			\$1,230
Site 05 - Asphalt Walking and Bike Paths - Center Path System								
R02	Allowance for overlay repairs as identified by the annual review. Allowance based on 10% of surface area	2025		\$4,553				\$5,225
Site 06 - Little Whale Cove Gazebo								
R01	Allowance for localized repair of deteriorated timber and roofing.	2026			\$4,435			\$4,918
Site 07 - Fido House								
R01	Replace Fido House	2027				\$1,406		
Site 08 - Wood Board Walks, Elevated Walkways and Bridges - Cedar Path System								
J01	Engineering evaluation at creek bridge, and local repairs.	2025		\$4,285				
R01	Allowance for localized repair to wood bridge and walkway including repair to broken or decayed wood elements, and replacement of rolled out traffic surfacing	2025		\$10,713			\$11,877	
Site 09 - Asphalt Walking and Bike Paths to Little Whale Cove								
R01	Allowance for installation of drainage or weep tubes at areas that collect of retain water.	2025		\$2,679				
R02	Sealcoat Walkways	2026			\$12,692			
R03	Allowance for overlay repairs as identified by the annual review. Allowance based on 10% of surface area.	2025		\$6,132				
Site 10 - Cinder Cone Lookout								
R01	Allowance for localized repair of timber frame elements and roof. Replace roof 2020 update notes: No dry rot on main structure, although some on connection pieces for cross braces for foundation and a little on railings around platform. Cedar shake roof	2024	\$6,210					



	shows signs of decay and some shakes have blown off.							
R02	Replace look out stair tread material - no cost - volunteer effort.	2028					\$0	
R03	Replace components of look out structure.	2028					\$14,253	
Site 11 - Real Estate Kiosk								
R01	Replace real estate kiosk as required.	2028					\$5,345	
Site 12 - Tennis Court - Outdoor								
R01	Tennis court repairs - Allowance for localized repairs to surface. Note: Some work has been done in house as of 2023.	2027				\$9,181		
R02	Re-surface tennis court	2029						\$15,981
R03	Replace tennis nets	2024	\$828					\$984
R04	Paint tennis court fence. Note cost included material only - volunteer labor per Assn notes.	2024	\$1,035					
Site 13 - Gravel path between Walking Wood and Tintinnabulary								
J01	Gravel path maintenance allowance.	2027				\$2,869		
Site 15 - Drainage Culverts								
R01	Allowance for addition or augmentation for culverts and site drainage.	2025		\$6,428				
R02	Repairs or maintenance of culverts - clear blocking, repair sections.	2026			\$5,544			\$6,147
Site 16 - The Pines Walking Path								
R01	Sealcoat Walkways	2025		\$2,679				
R02	Allowance for overlay repairs as identified by the annual review. Allowance based on 10% of surface area.	2029						\$4,303

Enclosure Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$3,428	\$4,990	\$3,673	\$5,345	\$3,934
Electrical Totals	Backlog	2025	2026	2027	2028	2029
	\$0	\$14,998	\$111	\$0	\$3,326	\$123
Amenities Totals	Backlog	2025	2026	2027	2028	2029
	\$2,070	\$11,248	\$5,544	\$22,951	\$594	\$0
Sitework Totals	Backlog	2025	2026	2027	2028	2029
	\$8,073	\$75,677	\$29,877	\$22,635	\$61,166	\$55,378
Totals	Backlog	2025	2026	2027	2028	2029
	\$10,143	\$105,350	\$40,521	\$49,258	\$70,430	\$59,435