

| Three Seasons Condominium Association | | | | | | | | | | | | | | | | | | | |
|---|---------------------|---------------|------------------|-----------|-----------|-----------|-----------|-----------|--------------|----------------|----------------|--------------|--------------|---------------|---------------|-------------|--------------|---------------|---------------|
| Ten Year Capital Plan, Fiscal | | | | | | | | | | | | | | | | | | | |
| Project Title: | Last Year Completed | Life In Years | Project Estimate | Fiscal | Fiscal YE | Fiscal YE | Fiscal YE | Fiscal YE | Fiscal | Fiscal YE 2020 | Fiscal YE 2021 | Fiscal YE | Fiscal YE | Fiscal YE | Fiscal YE | Fiscal YE | Fiscal YE | Fiscal YE | Fiscal YE |
| | | | | 2013 | 2014 | 2015 | 2016 | 2017 | 2018/19 | (Summer 2019) | (Summer 2020) | 2022 | 2023 | 2024 | 2024 | 2026 | 2027 | 2028 | 2029 |
| Parking Lot Maintenance - Short Term | 2013 | 2 | 11,000 | 11,010.00 | 2,426.00 | 9,874.00 | 9305 | 8,200.00 | \$ 4,855.00 | | | | | | | | | | |
| Parking Lot Maintenance - Long Term | 1996 | 20 | 95000 | | | | | | | | | | | | | | | | |
| Parking Lot Maintenance - Long Term | | | | | | | | | | | \$ 220,000.00 | | | | | | | | |
| Paint Stucco | 1999 | 10 | 15000 | | | | | | \$ 5,500.00 | | | | | | | | | | |
| Stucco Maintenance | 2016 | 6 | 5000 | | 2,800.00 | | 13,000.00 | | \$ 9,900.00 | \$ 12,000.00 | | | | | | | | | |
| Bathroom Upgrades | 2016 | | | | | | | | | \$ 6,000.00 | | | | | | | | | |
| Cedar Shake Replacement | south-2012 | | | | | | | | | | | | | | | | | | |
| Stain Exterior/Paint | 2009 | 10 | 40000 | 5,963.06 | | | | | \$ 8,550.00 | | \$ 3,000.00 | \$ 15,000.00 | | | | | | | |
| Paint Interior / Doors/Windows | 2010 | 10 | 16000 | | 2,100.00 | | | | \$ 27,275.00 | | | | | | | | | | |
| Game Room Paint/ Carpet | 1992 | 10 | 5500 | | | | | | | | | | | | | | | | |
| Games | 79/93 | 10 | 3500 | | | | | | | | | | | | | | | | |
| Mail Carpet & Repair | N-2005/S-2012 | 8 | 30000 | | | | | | | | | | | | | | | | |
| 2nd/3rd Floor & Stair Carpet | 2014 | 15 | 28000 | | | 6423 | | 8,361.00 | | | \$ 13,000.00 | | | | | | | | |
| Conference Room Carpet / Furniture | 1995 | 12 | 9500 | | | | | | | | | | | | | | | | |
| Pool & Hot Tub Refurbishing | 1999 | 10 | 13950 | | | | | | | | | | | | | | | | \$ 25,000.00 |
| Pool Heater | 2012 | 10 | 8500 | | | | | | | | | | | | | | | | \$ 8,500.00 |
| Pool Paint | 1998 | 5 | 7000 | | | | | | \$ 8,500.00 | | | | | | | | | | \$ 7,000.00 |
| Pool Cover | 2017 | 7 | 9500 | | | | | 8,000.00 | \$ 2,400.00 | | | | | | | | | | |
| Hot Tub Heater | 2006 | 10 | 2800 | | | | | | \$ 1,500.00 | | | | | | | | | | \$ 1,500.00 |
| Hot Tub Paint | 2016 | 5 | 2000 | | | 2,000.00 | | | | | | | | | | | | | \$ 2,000.00 |
| Common Hot Water Heaters | 1993 | 15 | 7000 | | | | | | | | | | | | | | | | \$ 7,000.00 |
| Fire Suppression Work | | | | | | | | | | \$ 50,000.00 | | | | | | | | | |
| Sauna | 1980 | 10 | | | | | | | | | | | | | | | | | \$ 4,500.00 |
| North & South Mall Heat | 1996 | 25 | 35000 | | | | | | | | | | | | | | | | \$ 45,000.00 |
| South Mall Ventilation | 1979 | 25 | 2000 | | | | | | | | \$ 2,000.00 | | | | | | | | |
| Roof work/fencing repair/skylights | 1990 | 20 | 250,000 | | 4,100.00 | | | 2,975.00 | \$ 8,100.00 | \$ 65,000.00 | | | | | | | | | \$ 275,000.00 |
| Washers/Dryers (3 pair) | 00/02 | 20 | 7200 | | | | | | | | | | | | | | | | \$ 7,200.00 |
| Chimney Work | 1979 | 30 | 70000 | | | | | | \$ 10,654.00 | | | | | | | | | | |
| Decking - South | 1997 | 12 | 12000 | | | | | | | | \$ 12,000.00 | | | | | | | | |
| Deck Rellings | 2006 | 30 | 36000 | | | | | 1,740.00 | | \$ 7,300.00 | | | | | | | | | |
| Decking Replacement 2nd/3rd Floors | 2006 | 30 | 95000 | | | | | | | | | | | | | | | | |
| Sliding Doors/deck doors | 2006 | 30 | 145000 | | | | | | | \$ 1,000.00 | \$ 9,400.00 | | | | | | | | |
| Elevator Overhaul | 1995 | 15 | 9000 | | | | | | | | | | | | | | | | \$ 9,000.00 |
| South Atrium Window Replacement | 2016 | 25 | 50000 | | | | 6,400.00 | | | | | | | | | | | | |
| South mall common/HT windows | 2010 | 25 | 25000 | | | | | | | \$ 1,000.00 | | | | | | | | | \$ 50,000.00 |
| South Mall Wood Refinishing/ Stairwells | 1996 | 10 | 9700 | | | 9,700.00 | | | | | | | | | | | | | |
| 2ND Floor Atrium Furniture | 2009 | 10 | 2000 | | | | | | | | | | | | | | | | \$ 2,000.00 |
| Living Room Windows Replace | 2006 | 30 | ? | | | | | | | | | | | | | | | | |
| South Wall Cedar Shakes | 2012 | 20 | 17,000 | | | | | | | | | | | | | | | | |
| North Wall Cedar Shakes | 1990 | 20 | 17,000 | | | | | | | | | | | | | | | | |
| South First Floor Int Shake | 1990 | 20 | 15,000 | | | | | | | | | | | | | | | | |
| Entry Doors | 2000 | 20 | 22,000 | | | 1,540.00 | | 4,000.00 | | | \$ 7,500.00 | | | \$ 7,500.00 | \$ 7,500.00 | \$ 7,500.00 | | | |
| Retaining Walls | 2012 | 30 | 58,000 | | | | | | | | | | | | | | | | |
| Lights | 2013 | 30 | 7,500 | | 4,500.00 | | | | | | | | | | | | | | \$ 6,000.00 |
| Stair repair/retread | 0 | 30 | ??? | | | | | | \$ 2,100.00 | | | | | | | | | | |
| Common Furniture | 0 | 10 | 3,000 | | | | | | | | | | | | | | | | \$ 3,000.00 |
| Interior Shakes/Metal | 0 | 20 | 17,500 | | | | | | | | | | | | | | | | \$ 17,500.00 |
| Unit and Common Drain Pipes | 1980 | 40 | 200,000 | | | | | | | | | | | | | | | | \$ 200,000.00 |
| Contingency | | | | 2,545.96 | | 4,130.55 | 4,605.90 | | \$ 3,000.00 | \$ 8,000.00 | \$ 26,690.00 | \$ 13,005.00 | \$ 6,600.00 | \$ 22,755.00 | \$ 42,675.00 | \$ - | \$ 3,750.00 | \$ 14,250.00 | \$ - |
| Annual Needs Total: | | | | 19,519.02 | 15,625.00 | 31,667.55 | 35,311.55 | 32,766.00 | \$ 92,334.00 | \$ 150,300.00 | \$ 293,590.00 | \$ 99,705.00 | \$ 50,600.00 | \$ 174,455.00 | \$ 327,175.00 | \$ - | \$ 28,750.00 | \$ 109,250.00 | \$ 200,000.00 |