

Long-term Replacement Plan

2023

Grandview Villas	2023 Monthly Contributions	\$357.00 /unit/quarter Escalate @	10.00% /year (2024-2030)
Units 48 Buildings 3			5.00% /year (2031-2033)
Year Built: 2001	Special Assessments:		1.00% /year (2034-2052)

Revenue	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning Balance	\$170,030	\$157,915	\$98,049	\$107,943	\$46,600	\$31,671	\$4,736	\$33,999	\$79,073	\$148,139	\$21,511	\$114,576	\$262,127	\$298,952
Annual Contributions	\$64,320	\$62,784	\$68,544	\$75,398	\$82,938	\$91,232	\$100,355	\$110,391	\$121,430	\$133,573	\$140,252	\$147,264	\$154,627	\$156,174
Special Assessments														
Other Income			\$245	\$270	\$117	\$79	\$12	\$85	\$198	\$370	\$54	\$286	\$655	\$747
Prior Year Short/Over														
Total Funds	\$234,350	\$220,699	\$166,838	\$183,611	\$129,655	\$122,982	\$105,103	\$144,475	\$200,701	\$282,082	\$161,816	\$262,127	\$417,409	\$455,873

Expenses	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Asphalt - Replace				\$-	\$-	\$-	\$-	\$-	\$-	\$230,139	\$-	\$-	\$-	\$-
Asphalt - Crack Fill				\$-	\$1,605	\$-	\$1,718	\$-	\$1,839	\$-	\$1,968	\$-	\$2,106	\$-
Asphalt - Repair (1Time)			\$1,500											
Asphalt - Seal Coat		\$6,445	\$-	\$-	\$17,658	\$-	\$-	\$-	\$-	\$20,922	\$-	\$-	\$-	\$-
Concrete - Repair (1Time)														
Concrete - Replace (partial)	\$16,063	\$18,938	\$14,000	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$19,653	\$-
Rail Fence - Replace				\$-	\$-	\$-	\$-	\$-	\$13,238	\$-	\$-	\$-	\$-	\$-
Wood Fence - Replace				\$8,648	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Wood Fence - Stain/Seal	\$120			\$-	\$-	\$1,583	\$-	\$-	\$-	\$-	\$1,876	\$-	\$-	\$-
Rock Veneer - repair				\$-	\$2,675	\$-	\$-	\$-	\$-	\$3,170	\$-	\$-	\$-	\$-
Retaning/Planter Walls - Refurbish				\$-	\$-	\$-	\$-	\$-	\$3,064	\$-	\$-	\$-	\$-	\$-
Wood Siding - Replace				\$-	\$-	\$-	\$-	\$65,402	\$-	\$-	\$-	\$-	\$-	\$-
Wood Surfaces - Repaint/Stain	\$33,800		\$28,083	\$-	\$30,054	\$-	\$32,164	\$-	\$34,421	\$-	\$36,837	\$-	\$39,423	\$-
Trees/Vegetation - Replace (partial)	\$2,106			\$-	\$-	\$5,536	\$-	\$-	\$-	\$-	\$6,559	\$-	\$-	\$-
Monument Signs - Refurbish				\$-	\$-	\$-	\$2,863	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Lighting - Replace				\$-	\$8,535	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Plumbing Repairs (non-roofing)		\$-	\$1,500											
Roof Vents Replace - Bldg 205		\$25,272												
Roof Vents Replace - Bldg 207						\$19,834								
Roof Vents Replace - Bldg 203				\$28,337										
Asphalt Roof - Replace Bldg 205	\$-	\$67,114	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Asphalt Roof - Replace Bldg 207		\$2,382		\$-	\$65,054	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Asphalt Roof - Replace Bldg 203				\$91,181	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Asphalt Roof - Replace 1st 1/2 of Garages					\$32,106									
Asphalt Roof - Replace 2nd 1/2 of Garages							\$34,359							
Asphalt Roof - Repair														
Gutters - Replace Bldg 205				\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Gutters - Replace Bldg 207					\$-	\$6,311	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Gutters - Replace Bldg 203				\$8,845	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Building Insulating (1 Time)		\$-												
Deck/Stainway - Rebuild				\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$174,268
Stainway Treads - Replace				\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$139,414
Interior Decks - Rebuild				\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$104,561
Garage Doors - Replace				\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$57,275	\$-
Rain Barrel Gutters	\$-		\$1,500											
Fire Suppression System - Repair														
Fire Control Panels - Replace				\$-	\$-	\$19,928	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Heat Tape Building 205 - Install														
Heat Tape - Repair				\$3,412	\$5,351	\$-	\$-	\$-	\$-	\$6,340	\$-	\$-	\$-	\$-
Storage Shed / Dumpster	\$14,900	\$-	\$7,000											
Shed - Replace				\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Fire Room Equipment Guards - Install			\$1,900	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Landscaping Equipment														
Other Expenses	\$ 5,672	\$2,500					\$3,000					\$3,500		
Total Expenses	\$72,661	\$122,651	\$58,895	\$137,011	\$97,984	\$118,246	\$71,104	\$65,402	\$52,562	\$260,571	\$47,240	\$-	\$118,457	\$418,243

Fiscal Year End Totals	\$161,689	\$98,049	\$107,943	\$46,600	\$31,671	\$4,736	\$33,999	\$79,073	\$148,139	\$21,511	\$114,576	\$262,127	\$298,952	\$37,630
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate

Long-term Replacement Plan

2023

Grandview Villas	2023 Monthly Contributions
Units 48 Buildings 3	
Year Built: 2001	Special Assessments:

Revenue	2021	2022	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Beginning Balance	\$170,030	\$157,915	\$37,630	\$114,961	\$264,568	\$378,572	\$542,033	\$652,324	\$664,565	\$767,352	\$749,434	\$836,225
Annual Contributions	\$64,320	\$62,784	\$157,735	\$159,313	\$160,906	\$162,515	\$164,140	\$165,781	\$167,439	\$169,114	\$170,805	\$172,513
Special Assessments												
Other Income			\$94	\$287	\$661	\$946	\$1,355	\$1,631	\$1,661	\$1,918	\$1,874	\$2,091
Prior Year Short/Over												
Total Funds	\$234,350	\$220,699	\$195,460	\$274,561	\$426,135	\$542,033	\$707,528	\$819,736	\$833,666	\$938,384	\$922,112	\$1,010,829

Expenses	2021	2022	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Asphalt - Replace			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Asphalt - Crack Fill			\$2,253	\$-	\$2,412	\$-	\$2,581	\$-	\$2,762	\$-	\$2,956	\$-
Asphalt - Repair (1Time)												
Asphalt - Seal Coat		\$6,445	\$24,788	\$-	\$-	\$-	\$-	\$29,370	\$-	\$-	\$-	\$-
Concrete - Repair (1Time)												
Concrete - Replace (partial)	\$16,063	\$18,938	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$27,589	\$-
Rail Fence - Replace			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Wood Fence - Replace			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$17,043
Wood Fence - Stain/Seal	\$120		\$-	\$2,222	\$-	\$-	\$-	\$-	\$2,633	\$-	\$-	\$-
Rock Veneer - repair			\$3,756	\$-	\$-	\$-	\$-	\$4,450	\$-	\$-	\$-	\$-
Retaning/Planter Walls - Refurbish			\$-	\$-	\$-	\$-	\$4,302	\$-	\$-	\$-	\$-	\$-
Wood Siding - Replace			\$-	\$-	\$-	\$-	\$-	\$98,256	\$-	\$-	\$-	\$-
Wood Surfaces - Repaint/Stain	\$33,800		\$42,190	\$-	\$45,151	\$-	\$48,321	\$-	\$51,712	\$-	\$55,342	\$-
Trees/Vegetation - Replace (partial)	\$2,106		\$-	\$7,771	\$-	\$-	\$-	\$-	\$9,207	\$-	\$-	\$-
Monument Signs - Refurbish			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$4,762	\$-	\$-
Lighting - Replace			\$-	\$-	\$-	\$-	\$-	\$14,195	\$-	\$-	\$-	\$-
Plumbing Repairs (non-roofing)		\$-										
Roof Vents Replace - Bldg 205		\$25,272										
Roof Vents Replace - Bldg 207												
Roof Vents Replace - Bldg 203												
Asphalt Roof - Replace Bldg 205	\$-	\$67,114	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$167,901	\$-	\$-
Asphalt Roof - Replace Bldg 207		\$2,382	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Asphalt Roof - Replace Bldg 203			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$179,686
Asphalt Roof - Replace 1st 1/2 of Garages												
Asphalt Roof - Replace 2nd 1/2 of Garages												
Asphalt Roof - Repair												
Gutters - Replace Bldg 205			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$16,287	\$-	\$-
Gutters - Replace Bldg 207			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Gutters - Replace Bldg 203			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$17,430
Building Insulating (1 Time)		\$-										
Deck/Stainway - Rebuild			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Stainway Treads - Replace			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Interior Decks - Rebuild			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Garage Doors - Replace			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Rain Barrel Gutters	\$-											
Fire Suppression System - Repair												
Fire Control Panels - Replace			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Heat Tape Building 205 - Install												
Heat Tape - Repair			\$7,512	\$-	\$-	\$-	\$-	\$8,900	\$-	\$-	\$-	\$-
Storage Shed / Dumpster	\$14,900	\$-										
Shed - Replace			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Fire Room Equipment Guards - Install			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Landscaping Equipment												
Other Expenses	\$ 5,672	\$2,500			\$4,000					\$4,500		
Total Expenses	\$72,661	\$122,651	\$80,499	\$9,993	\$47,563	\$-	\$55,204	\$155,171	\$66,314	\$188,950	\$85,887	\$214,159

Fiscal Year End Totals	\$161,689	\$98,049	\$114,961	\$264,568	\$378,572	\$542,033	\$652,324	\$664,565	\$767,352	\$749,434	\$836,225	\$796,670
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate

Long-term Replacement Plan

2023

Grandview Villas	2023 Monthly Contributions
Units 48 Buildings 3	
Year Built: 2001	Special Assessments:

Revenue	2021	2022	2045	2046	2047	2048	2049	2050	2051	2052
Beginning Balance	\$170,030	\$157,915	\$796,670	\$796,626	\$819,934	\$849,446	\$989,059	\$1,095,350	\$1,221,244	\$1,316,164
Annual Contributions	\$64,320	\$62,784	\$174,238	\$175,980	\$177,740	\$179,517	\$181,313	\$183,126	\$184,957	\$186,807
Special Assessments										
Other Income			\$1,992	\$1,992	\$2,050	\$2,124	\$2,473	\$2,738	\$3,053	\$3,290
Prior Year Short/Over										
Total Funds	\$234,350	\$220,699	\$972,899	\$974,598	\$999,724	\$1,031,087	\$1,172,844	\$1,281,214	\$1,409,255	\$1,506,261

Expenses	2021	2022	2045	2046	2047	2048	2049	2050	2051	2052
Asphalt - Replace			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Asphalt - Crack Fill			\$3,163	\$-	\$3,386	\$-	\$3,623	\$-	\$3,877	\$-
Asphalt - Repair (1Time)										
Asphalt - Seal Coat		\$6,445	\$34,798	\$-	\$-	\$-	\$-	\$41,229	\$-	\$-
Concrete - Repair (1Time)										
Concrete - Replace (partial)	\$16,063	\$18,938	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Rail Fence - Replace			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Wood Fence - Replace			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Wood Fence - Stain/Seal	\$120		\$-	\$3,120	\$-	\$-	\$-	\$-	\$3,696	\$-
Rock Veneer - repair			\$5,272	\$-	\$-	\$-	\$-	\$6,247	\$-	\$-
Retaning/Planter Walls - Refurbish			\$-	\$-	\$-	\$-	\$6,039	\$-	\$-	\$-
Wood Siding - Replace			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$147,613
Wood Surfaces - Repaint/Stain	\$33,800		\$59,226	\$-	\$63,383	\$-	\$67,832	\$-	\$72,593	\$-
Trees/Vegetation - Replace (partial)	\$2,106		\$-	\$10,909	\$-	\$-	\$-	\$-	\$12,925	\$-
Monument Signs - Refurbish			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Lighting - Replace			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Plumbing Repairs (non-roofing)		\$-								
Roof Vents Replace - Bldg 205		\$25,272								
Roof Vents Replace - Bldg 207										
Roof Vents Replace - Bldg 203										
Asphalt Roof - Replace Bldg 205	\$-	\$67,114	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Asphalt Roof - Replace Bldg 207		\$2,382	\$-	\$128,199	\$-	\$-	\$-	\$-	\$-	\$-
Asphalt Roof - Replace Bldg 203			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Asphalt Roof - Replace 1st 1/2 of Garages			\$63,269							
Asphalt Roof - Replace 2nd 1/2 of Garages					\$67,710					
Asphalt Roof - Repair										
Gutters - Replace Bldg 205			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Gutters - Replace Bldg 207			\$-	\$12,436	\$-	\$-	\$-	\$-	\$-	\$-
Gutters - Replace Bldg 203			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Building Insulating (1 Time)		\$-								
Deck/Stainway - Rebuild			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Stainway Treads - Replace			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Interior Decks - Rebuild			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Garage Doors - Replace			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Rain Barrel Gutters	\$-									
Fire Suppression System - Repair										
Fire Control Panels - Replace			\$-	\$-	\$-	\$42,028	\$-	\$-	\$-	\$-
Heat Tape Building 205 - Install										
Heat Tape - Repair			\$10,545	\$-	\$-	\$-	\$-	\$12,494	\$-	\$-
Storage Shed / Dumpster	\$14,900	\$-								
Shed - Replace			\$-	\$-	\$15,799	\$-	\$-	\$-	\$-	\$-
Fire Room Equipment Guards - Install			\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Landscaping Equipment										
Other Expenses	\$ 5,672	\$2,500			\$5,000					\$5,500
Total Expenses	\$72,661	\$122,651	\$176,273	\$154,664	\$150,278	\$42,028	\$77,494	\$59,970	\$93,091	\$147,613

Fiscal Year End Totals	\$161,689	\$98,049	\$796,626	\$819,934	\$849,446	\$989,059	\$1,095,350	\$1,221,244	\$1,316,164	\$1,358,648
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate