

**Oakbridge Condominium Association
Team Engineering Spread Sheet - Threshold Funding Model**

Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Asphalt Pavement Crack Seal, Seal Coat, and ..								41,309		
Asphalt Paving Streets-Reclamation - Phase 2			106,090							
Asphalt Paving Streets-Reclamation - Phase 1										
Asphalt Walkways -Re-Paving		15,759								
Building 1 Stairway Window Units	5,000									
Building 2 Stairwell windows	3,000									
Building 4 Entry Door Hinge upgrade	2,000									
Canopy Replacement at Building Entrances								19,678		
Carpet, Hallways - Replacement		17,304								
Carpet, Hallways - Replacement		17,304								
Carpet, Hallways - Replacement			35,646							
Carpet, Hallways - Replacement			35,646							
Carpet, Stairway - Replacement										26,095
Carpet, Stairway - Replacement - Poor	15,000									
Club House Boiler		10,300								
Club House Equipment Room Fresh Air Make..	2,000									
Club House Interior Renovations			34,904							
Club House Water Heater										6,100
Club House and Pool HVAC Units							50,150			
Clubhouse Exercise Equipment										
Clubhouse patio			5,304							
Deck Repairs - Phase 1	29,960									
Deck Repairs - Phase 2		30,859								
Deck Repairs - Phase 3			31,785							
Deck Repairs - Phase 4				32,738						
Deck Repairs - Phase 5					33,720					
Drainage, Near-Surface			5,304							
Engineering of Pavement Design & Specificati..	5,000									
Exteriors -Future Project - Phase 1										
Exteriors -Future Project - Phase 2										
Exteriors -Future Project - Phase 3										
Exteriors -Future Project - Phase 4										
Exteriors -Loan Payment	80,460	80,460	80,460	80,460	80,460	80,460	80,460	80,460	80,460	80,460
Fire Door, Interior								66,413		

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Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Foundation Improvements Building 3	15,000									
Gutters	15,000									
Hot Tub									19,002	
Patio Repairs/Replacements			31,827							
Pole-mounted Parking Area Lights										
Pool						11,593				
Pool Equipment			11,352							
Retaining Wall		5,150								
Roofs - Phase 1										
Roofs - Phase 2										
Roofs - Phase 3										
Trash Area Enclosures			7,957							
Unit heater, Entry way for Building 1 and 4								6,149		
Year Total:	172,420	177,136	386,275	113,198	114,180	92,053	130,610	214,009	99,462	112,655

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Description	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Asphalt Pavement Crack Seal, Seal Coat, and ..			47,888					55,515		
Asphalt Paving Streets-Reclamation - Phase 2										
Asphalt Paving Streets-Reclamation - Phase 1										
Asphalt Walkways -Re-Paving										
Building 1 Stairway Window Units										
Building 2 Stairwell windows										
Building 4 Entry Door Hinge upgrade										
Canopy Replacement at Building Entrances										
Carpet, Hallways - Replacement	22,578									29,459
Carpet, Hallways - Replacement										
Carpet, Hallways - Replacement		46,510								
Carpet, Hallways - Replacement		46,510								
Carpet, Stairway - Replacement								33,057		
Carpet, Stairway - Replacement - Poor										
Club House Boiler										
Club House Equipment Room Fresh Air Make..										
Club House Interior Renovations	44,215								56,010	
Club House Water Heater										
Club House and Pool HVAC Units										
Clubhouse Exercise Equipment										6,137
Clubhouse patio										
Deck Repairs - Phase 1										
Deck Repairs - Phase 2										
Deck Repairs - Phase 3										
Deck Repairs - Phase 4										
Deck Repairs - Phase 5										
Drainage, Near-Surface										
Engineering of Pavement Design & Specificati..										
Exteriors -Future Project - Phase 1										377,091
Exteriors -Future Project - Phase 2										
Exteriors -Future Project - Phase 3										
Exteriors -Future Project - Phase 4										
Exteriors -Loan Payment	80,460	80,460								
Fire Door, Interior										

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Description	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Foundation Improvements Building 3										
Gutters										
Hot Tub										
Patio Repairs/Replacements										
Pole-mounted Parking Area Lights					37,815					
Pool										
Pool Equipment			15,256							
Retaining Wall										
Roofs - Phase 1			219,663							
Roofs - Phase 2				226,253						
Roofs - Phase 3					233,041					
Trash Area Enclosures								12,396		
Unit heater, Entry way for Building 1 and 4										
Year Total:	147,253	173,481	282,807	226,253	270,855			100,969	56,010	412,688

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Description	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Asphalt Pavement Crack Seal, Seal Coat, and ..			64,358					74,608		
Asphalt Paving Streets-Reclamation - Phase 2			191,610							
Asphalt Paving Streets-Reclamation - Phase 1		186,029								
Asphalt Walkways -Re-Paving										
Building 1 Stairway Window Units										
Building 2 Stairwell windows										
Building 4 Entry Door Hinge upgrade							4,443			
Canopy Replacement at Building Entrances							35,541			
Carpet, Hallways - Replacement									38,437	
Carpet, Hallways - Replacement										
Carpet, Hallways - Replacement	60,685									79,181
Carpet, Hallways - Replacement	60,685									79,181
Carpet, Stairway - Replacement						41,876				
Carpet, Stairway - Replacement - Poor										
Club House Boiler							21,566			
Club House Equipment Room Fresh Air Make..										
Club House Interior Renovations							70,952			
Club House Water Heater		8,697								
Club House and Pool HVAC Units		78,132								
Clubhouse Exercise Equipment										
Clubhouse patio			9,581							
Deck Repairs - Phase 1										
Deck Repairs - Phase 2										
Deck Repairs - Phase 3										
Deck Repairs - Phase 4										
Deck Repairs - Phase 5										
Drainage, Near-Surface										
Engineering of Pavement Design & Specificati..	9,031									
Exteriors -Future Project - Phase 1										
Exteriors -Future Project - Phase 2	388,404									
Exteriors -Future Project - Phase 3		400,056								
Exteriors -Future Project - Phase 4			412,058							
Exteriors -Loan Payment										
Fire Door, Interior										

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Description	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Foundation Improvements Building 3										
Gutters						31,407				
Hot Tub							32,349			
Patio Repairs/Replacements										
Pole-mounted Parking Area Lights										
Pool	18,061									
Pool Equipment			20,502							
Retaining Wall							10,783			
Roofs - Phase 1										
Roofs - Phase 2										
Roofs - Phase 3										
Trash Area Enclosures										
Unit heater, Entry way for Building 1 and 4			9,581							
Year Total:	536,867	672,915	707,689			73,282	135,650	114,591	38,437	158,361