

PARK VISTA 2027 CAPITAL PLAN RECOMMENDATION

September 21, 2026

OBJECTIVE

The objective of this document is to present a comprehensive capital plan for Park Vista that:

- Identifies investment priorities (e.g., roofs, pools, landscaping, painting, garages, driveways).
- Establishes planning-level budgets and cost estimates.
- Outlines a practical implementation timeline.
- Recommends a responsible funding strategy.
- Creates administrative flexibility and spending transparency.

BACKGROUND

The Park Vista 2035 Committee delivered a comprehensive assessment of our community's long-term needs on August 17, 2026. The Committee's needs analysis, supported by vendor estimates and regional comparisons, identified and prioritized \$2,663,000 in investments for our shared assets and amenities based on current conditions, anticipated needs, costs, and timing.

The areas evaluated were roofs, pools, landscaping (including trees, irrigation updates, and reclaimed water) painting, asphalt driveways, garage re-wiring and aesthetics.

With those priorities established, the next step is to turn the analysis into an actionable capital plan that determines what should be funded, when the work should occur, and how to pay for it responsibly while balancing affordability, speed, and quality.

RECOMMENDATION

Raise \$2,149,193 over six years via a special assessment, to fund this Park Vista capital investment plan, with homeowner contributions allocated using Park Vista's proportionate square-footage-based assessment allocation structure.

RATIONALE

The Park Vista community is nearly 50 years old. We have shared assets that are in need of significant repair, replacement or modernization. Rising costs, inflation, and evolving environmental and regulatory requirements have made long-term planning more important than ever. The last major investment our community made was in 2005 for \$874,000 (\$1,520,000 today, adjusted for inflation).

This proposed capital plan is an investment in the long-term condition, value, and financial health of Park Vista. The Board of Directors has a responsibility to properly maintain the community's shared assets and plan responsibly for future needs. Investing in roofs, paving, landscaping, painting, pools, and other infrastructure helps protect our homes, maintain Park Vista's appearance, and preserve the quality of our community. A clear, well-funded capital plan also demonstrates to current and prospective homeowners that Park Vista is planning responsibly for the future.

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PLAN CONSIDERATIONS

This 6-year capital plan proposal is intended to serve as a roadmap. As projects move forward, decisions will require a thoughtful balance of quality, speed, and affordability.

A longer, 6- to 7-year implementation period can make the financial impact more manageable for homeowners, but may defer some significant improvements. A shorter 5-year timeline would accelerate completion of the work, but would require greater financial commitment over a shorter period.

There may also be opportunities to adjust the scope or timing of certain discretionary improvements to manage costs. However, investments in essential infrastructure such as roofs and pools must continue to meet appropriate standards for safety, quality, and long-term performance.

DETAILS OF THE PLAN

The sections that follow provide support for this recommendation. For each area, the plan identifies the proposed scope of work, estimated investment, anticipated timing, and allocation of funding across the six-year implementation period. Together, these elements provide a clear roadmap for translating the Park Vista 2035 priorities into a coordinated and financially responsible capital plan.

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INVESTMENT PRIORITIES AND PLANNING LEVEL BUDGET ESTIMATE

Project Component	Estimated Budget	Description
Community Repaint	\$286,839	True Two-Coat System (Vista Paint Acribond 3000/Carefree) + 15% Wood/Fascia Repair Allowance
3" Hot-Mix Asphalt Repaving	\$355,000	Commercial-Grade 3" Compacted Pull & Slurry coat (Includes Phase 2 Slurry)
Repair/Foam Garage Roofs	\$210,000	Sequential Repair-full tar-and-gravel-to-foam of 11 garage banks + main residential flat repairs
Repair/Re-Foam Condo Roofs	\$500,000	Sequential Repair over 6 years
Common Area Pools & Spas	\$142,000	Replasters, hardware well elevations, code fixes & equipment
Arbor Care & Hardwood Removals	\$219,225	Comprehensive 373-tree trimming contract (\$123.1k) + replacements (\$40k) & preventive care (\$56.1k) over 5 years
Edging & Decomposed Granite Refresh	\$123,780	Replace plastic bender board with steel edging + 500-ton DG refresh
Garage Electrical & EV-Ready Rewiring	\$217,000	Load-managed smart submetering across 15 standalone structures
Operating Account Stabilization	\$38,618	True-up of any 2026 operating deficit loan under Civ. Code § 5515, and initial funding of operating account.
12.5% Cost Contingency Allocation	\$256,731	Buffer for structural overruns, macro inflation, and project management
GROSS CAPITAL PLAN TARGET	\$2,349,193	Comprehensive Infrastructure & Deficit Recovery Footprint
Less: Baseline Reserve Allocation	(\$200,000)	Deduction: Funded via existing regular assessment reserve allocation
NET SPECIAL ASSESSMENT BASE	\$2,149,193	Proposed Funding Base for Membership Approval

See Exhibit 1 for Detailed Project Anticipated Scope of Work

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IMPLEMENTATION TIMING

To manage cash flow, prioritize structural needs, and minimize community disruption, the capital plan is systematically phased.

This timeline strategically positions major paving and utility decisions in 2030–2031 to align with the anticipated Coachella Valley Water District (CVWD) non-potable connection. At that milestone, the Board will evaluate whether to adjust remaining project scopes to fund a comprehensive, non-potable irrigation conversion project estimated at approximately \$472,000.

Phase 1: 2027	Phase 2: 2028	Phase 3: Late 2029	Phase 4&5 2030-2032
• Roof Repairs (\$60,000): Immediate execution of localized residential flat roof and Spanish tile repairs. • Pool 6 Modernization (\$40,000): Full structural replaster, VGB-compliant dual split main drain installation, and electrical pad rewiring. • Sequenced Garage Roof Foaming (\$50,000): Begin commercial foam to restore structural integrity. • Pony Wall & Fence Painting (\$26,950): Faded patio walls and chipped perimeter fencing addressed immediately. • Arbor Care & Tree Management (Year 1: \$51,042): Trimming plus initial preventive management and root mitigation.	• Sequenced Garage Roof Foaming (\$50,000): Continue commercial foam to restore structural integrity. • Edging & DG (\$123,780): Replace deteriorated plastic bender board with steel edging & complete refresh of decomposed granite. • Driveway Slurry (\$35,000): Slurry coat applied to maintain asphalt until final stage. • "Behind the Hedges" Upgrades (\$62,000): Pool hardware well elevations, sub-panel rewiring, and modern timing clock installations. • Arbor Care & Tree Management (\$51,042): Trimming plus ongoing preventive management and root mitigation.	• Sequenced Garage Roof Foaming (\$50,000): Complete final garage commercial foaming. • Community Repaint (\$259,889): Complete exterior surface repaint across all 62 residential units and 15 standalone garage blocks. • Arbor Care & Tree Management (\$59,741): Final trimming (\$41,041) plus expanded tree replacement plantings and preventive care (\$18,700).	• Arbor Care & Tree Management (\$28,700): Continued preventive tree maintenance and strategic replacement plantings. • Arbor Care & Tree Management (\$28,700): Final year of scheduled preventive tree care and replacement planting program. (<i>Note: Estimated \$50,000 per year from operating budget to cover costs Year 6+</i>) • Garage Electrical & EV Submetering (\$217,000): Executed systematically to ensure any driveway disruption occurs prior to final paving. • 3" Hot-Mix Asphalt Repaving (\$320,000 Remaining Baseline Target): Complete excavation, grading, and installation of the 3-inch hot compacted asphalt loops (excludes Phase 2 slurry). • Strategic CVWD Pivot Review: Coincides with the projected 2030 CVWD non-potable waterline arrival. Review balance to evaluate absorbing the ~\$472,000 non-potable conversion. • Sequential Condo Roof Re-Foam: Estimate 10 per year

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CAPITAL PLAN FUNDING OPTIONS

Although this capital plan proposes a 6-year balanced funding term, the following table outlines an alternative 5-year "Fast Track" and a 7-year "Affordability Track" that the Board may consider to either speed up project execution or improve affordability.

Proportionate Allocation: This capital plan adheres to the square-footage allocation methodology mandated by our governing CC&Rs. Rather than imposing a flat, one-size-fits-all special assessment across all 62 residences, individual assessments are scaled directly to each lot's proportional common interest footprint (ranging from 1.17% for 1,930 sq. ft. units to 2.56% for 4,211 sq. ft. units).

The table below illustrates some typical allocated assessments for different size units for the three different timing tracks.

	5-Year Fast Track	6-Year Balanced Track	7-Year Affordability Track	Total Assessment
Small Unit (1.17% Share)				
Annual Payment	\$5,029.11	\$4,190.93	\$3,592.22	\$25,145.55
Medium Unit (1.46% Share)				
Annual Payment	\$6,275.64	\$5,229.70	\$4,482.60	\$31,378.21
Large Unit (2.56% Share)				
Annual Payment	\$11,003.87	\$9,169.89	\$7,859.90	\$55,019.33

Detailed allocations by specific unit for the 6-Year Balanced Track follow on the next page.

Note: Individual unit assessment allocations are calculated by multiplying the \$2,149,193 Net Special Assessment Base by each unit's rounded 2-decimal CC&R percentage share.

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PROPOSED 6-YEAR ASSESSMENT ALLOCATED BY UNIT

Residential Lot No.	Unit Sq. Feet	Utility Area Sq. Feet	Total Square Feet	2-Decimal CC&R % Share	Allocated Share Total	Allocated Share (Annual 6-Yr)
501	3915	46	3961	2.41%	\$51,796	\$8,633
502	3048	15	3063	1.86%	\$39,975	\$6,662
503	2382	18	2400	1.46%	\$31,378	\$5,230
504	2382	18	2400	1.46%	\$31,378	\$5,230
505	2382	18	2400	1.46%	\$31,378	\$5,230
506	2382	18	2400	1.46%	\$31,378	\$5,230
507	2266	17	2283	1.39%	\$29,874	\$4,979
508	3137	15	3152	1.92%	\$41,264	\$6,877
509	4165	46	4211	2.56%	\$55,019	\$9,170
510	3048	15	3063	1.86%	\$39,975	\$6,662
511	2382	18	2400	1.46%	\$31,378	\$5,230
512	2382	18	2400	1.46%	\$31,378	\$5,230
513	3145	15	3160	1.92%	\$41,264	\$6,877
514	3902	46	3948	2.40%	\$51,581	\$8,597
515	2382	18	2400	1.46%	\$31,378	\$5,230
516	2382	18	2400	1.46%	\$31,378	\$5,230
517	3801	46	3847	2.34%	\$50,291	\$8,382
518	3048	15	3063	1.86%	\$39,975	\$6,662
519	3048	15	3063	1.86%	\$39,975	\$6,662
520	2472	18	2490	1.51%	\$32,453	\$5,409
521	2382	18	2400	1.46%	\$31,378	\$5,230
522	1913	17	1930	1.17%	\$25,146	\$4,191
523	2148	17	2165	1.32%	\$28,369	\$4,728
524	2550	18	2568	1.56%	\$33,527	\$5,588
525	1913	17	1930	1.17%	\$25,146	\$4,191

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Residential Lot No.	Unit Sq. Feet	Utility Area Sq. Feet	Total Square Feet	2-Decimal CC&R % Share	Allocated Share Total	Allocated Share (Annual 6-Yr)
526	2318	29	2347	1.43%	\$30,733	\$5,122
527	2382	18	2400	1.46%	\$31,378	\$5,230
528	2605	18	2623	1.59%	\$34,172	\$5,695
529	2127	17	2144	1.30%	\$27,940	\$4,657
530	1913	17	1930	1.17%	\$25,146	\$4,191
531	3083	15	3098	1.88%	\$40,405	\$6,734
532	3894	46	3940	2.39%	\$51,366	\$8,561
533	3795	46	3841	2.33%	\$50,076	\$8,346
534	2382	18	2400	1.46%	\$31,378	\$5,230
535	1913	17	1930	1.17%	\$25,146	\$4,191
536	3048	15	3063	1.86%	\$39,975	\$6,662
537	3048	15	3063	1.86%	\$39,975	\$6,662
538	2132	17	2149	1.31%	\$28,154	\$4,692
539	2382	18	2400	1.46%	\$31,378	\$5,230
540	3942	39	3981	2.42%	\$52,010	\$8,668
541	2382	18	2400	1.46%	\$31,378	\$5,230
542	2382	18	2400	1.46%	\$31,378	\$5,230
543	1913	17	1930	1.17%	\$25,146	\$4,191
544	1913	17	1930	1.17%	\$25,146	\$4,191
545	2600	18	2618	1.59%	\$34,172	\$5,695
546	2382	18	2400	1.46%	\$31,378	\$5,230
547	1913	17	1930	1.17%	\$25,146	\$4,191
548	3795	62	3857	2.34%	\$50,291	\$8,382
549	2382	18	2400	1.46%	\$31,378	\$5,230
550	2382	18	2400	1.46%	\$31,378	\$5,230
551	2111	17	2128	1.29%	\$27,725	\$4,621

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Residential Lot No.	Unit Sq. Feet	Utility Area Sq. Feet	Total Square Feet	2-Decimal CC&R % Share	Allocated Share Total	Allocated Share (Annual 6-Yr)
552	1913	17	1930	1.17%	\$25,146	\$4,191
553	2382	18	2400	1.46%	\$31,378	\$5,230
554	2382	18	2400	1.46%	\$31,378	\$5,230
555	3808	46	3854	2.34%	\$50,291	\$8,382
556	1913	17	1930	1.17%	\$25,146	\$4,191
557	1913	17	1930	1.17%	\$25,146	\$4,191
558	2382	18	2400	1.46%	\$31,378	\$5,230
559	2382	18	2400	1.46%	\$31,378	\$5,230
560	2129	17	2146	1.30%	\$27,940	\$4,657
561	2130	17	2147	1.30%	\$27,940	\$4,657
562	3795	46	3841	2.33%	\$50,076	\$8,346
TOTAL	163,205	1,372	164,577	99.99%	\$2,148,978	\$358,163

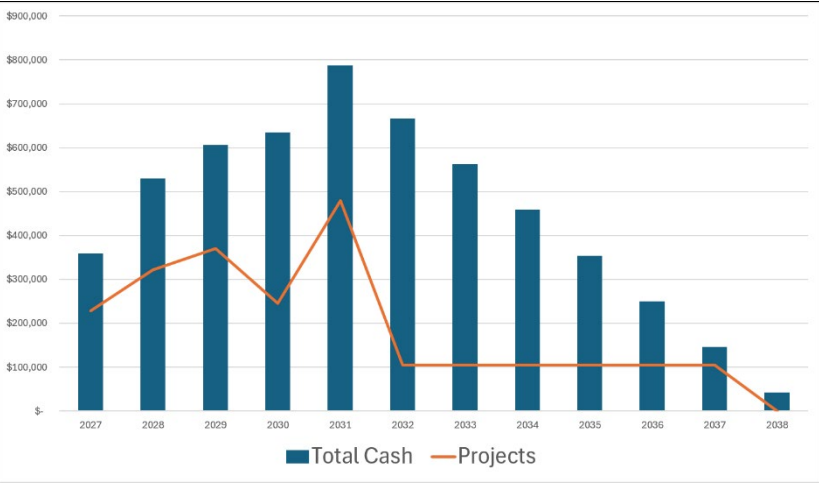
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PROJECT COSTS VS. TOTAL AVAILABLE CASH 2027-2038

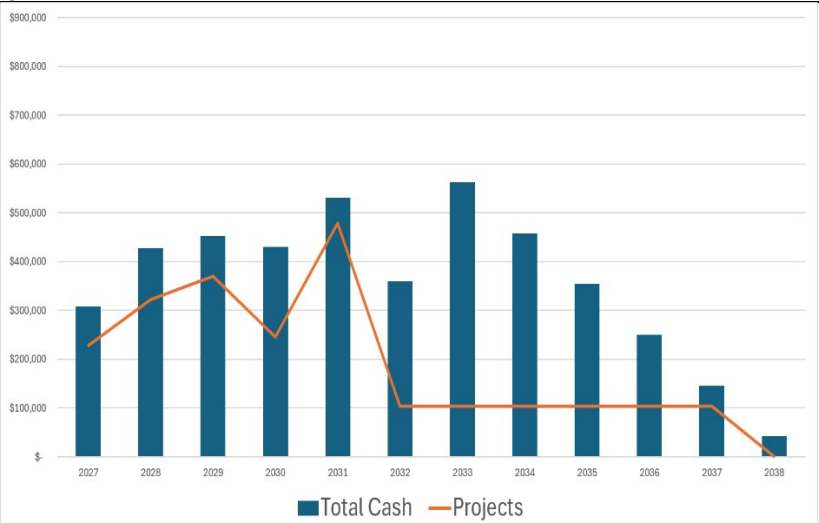
The funding schedule shows that it will take time to build sufficient cash balances to execute major projects. Comparing the 6-Year “Balanced Track” and 7-Year “Affordability Track” highlights the core policy choice facing the Board: individual monthly affordability versus reserve cash liquidity during active construction.

The blue bars represent total cash available for projects in that year. The orange line is the total cost of executed projects. Any portion of the blue bar above the orange line represents a cash cushion in that year. With the 6-Year Balanced Track we maintain a larger cash cushion for potential cost overruns and delinquencies.

6-Year Balanced Track



7-Year Affordability Track



See Exhibit 2: Project Funding Schedule.

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ADMINISTRATIVE CONSIDERATIONS

FLEXIBILITY

- To preserve financial stability, the Board will manage this capital plan dynamically. The Board retains the authority to modify or reduce the scope of work, adjust project timelines, or eliminate lower-priority projects to control expenditures and maintain homeowner affordability.
- The Board will periodically conduct field audits; if inflation or cost overruns have reduced available capital, the Board will evaluate remaining funds and projects and either propose a targeted closing assessment to finish remaining projects or delay other projects to build reserves. While current macro inflation could justify a 15%–20% contingency, the Board has deliberately capped the baseline proposal at 12.5% to help maintain homeowner affordability.
- Capital allocations to specific items are estimates only; the Board reserves the right to reallocate funds to cover deficiencies, retain them in reserves, pivot capital toward water-conservation upgrades (including a ~\$472,000 CVWD reclaimed water irrigation conversion and turf removal), or draw from the 12.5% Cost Contingency Allocation to fund minor common infrastructure assets.
- Nothing herein prohibits the Association from requesting special assessments in any year hereafter in accordance with our governing documents.

OPERATING ACCOUNT STABILIZATION

- The Operating Account Stabilization amount (\$38,618) shall be funded first and amounts more than any reserve loan shall be retained in the operating account.

SEPARATE CAPITAL PLAN RESERVE ACCOUNT & LIQUIDITY STRATEGY

- To help ensure transparent accounting all proceeds from this proposed special assessment will be deposited into a dedicated, secondary reserve account segregated from the Association's regular reserve account.
- Dual board officer signatures will be required for any withdrawals.
- To help protect capital while maximizing yield, the Board may utilize a certificate of deposit laddering program. This structure automatically sweeps funds into full FDIC-insured certificates of deposit (\$250,000 institution limit) across participating banks while maintaining a single management relationship. Maturities will be systematically staggered to mirror our four-phase project execution schedule, ensuring yield on idle funds without compromising liquidity when vendor payouts come due.

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ADMINISTRATIVE SET UP AND FEES

- The Association's property management company, Millennium Community Management (MCM) will charge a setup fee of \$310.00 to onboard this project and a dedicated reserve report has been requested.
- A monthly pass-through administrative processing fee of \$5.00 per monthly payment will be charged to cover ongoing ledger accounting for homeowners who opt to pay the assessment monthly.
- No fee will apply to homeowners who pay the assessment in full upfront or who subsequently pay off their remaining unpaid balance.
- The scope of work may be expanded to include an onsite project manager oversight role, or the Association may consider retaining an independent manager specifically to oversee proper project execution.

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EXHIBIT 1: DETAILED PROJECT ANTICIPATED SCOPE OF WORK

Project Description
A. Community Repaint (\$286,839 Total Allocation)
Unifies the community footprint under a single certified contract. • Scope: Exterior surfaces of all 62 units, 15 standalone garage blocks, patio pony walls, garage pedestrian doors, and 7 pool perimeter fences. • Application Spec: Commercial pressure washing followed by siliconized elastomeric caulking of stucco fissures. Stucco/masonry receives a true two-coat application. Wood linings, door jambs, and trim accents are manually back-rolled to force paint deep into porous fibers for maximum desert durability. Iron safety rails receive rust-inhibitive topcoats. • Wood/Fascia Repair Allowance (\$37,414 Allocation): A dedicated 15% contingency fund to absorb itemized change orders for hidden dry rot, degraded fascia, or warped patio wood exposed during prep work. • Material Spec: Vista Paint 3000 Acribond (100% Acrylic Flat) for stucco, masonry, and trim; Vista Paint 8300 Carefree (100% Acrylic Eggshell) for vehicle garage entries and utility frames. • Pony Walls/Pool Fences: A portion of allocated funds may be used to immediately address all faded pony walls and pool fences. When the community wide repainting occurs in 2029, this capital plan assumes the paint will be consistent with the pony wall paint color, therefore the pony walls will not need to be repainted. If a different paint color is chosen, any cost deficiency shall be funded by regular reserves.
B. 3" Hot-Mix Asphalt Paving (\$355,000 Allocation)
Covers ~49,800 sq ft of shared driveways, cluster turnaround aprons, and guest parking banks. Relies on an optimized target rate of \$7.13/sq ft based on a local vendor estimate. • Scope: Complete excavation and disposal of old asphalt, sub-base stabilization, cross-slope grading to preserve drainage, and a heavy commercial 3-inch hot-mix asphalt laydown. • Verification Spec: RFPs will mandate a minimum total weight profile of ~900 tons of asphalt mix to guarantee uniform 3" depth compliance. • Slurry Coat: Because the full 3" repaving is deferred to Phase 4, this target incorporates a \$35,000 interim slurry coat executed in Phase 2 to preserve the driving track, leaving a \$320,000 remaining balance for the final paving.

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Project Description

C. Roofing Infrastructure Strategy (\$710,000 Total Allocation)

The main residential roofs have not undergone comprehensive re-foaming for upwards of 20 years. This strategy splits funding into immediate actions and a rolling defensive reserve:

- **Immediate Garage Foam (\$150,000 Firm):** Fully convert 11 standalone tar and gravel garage banks to foam, to restore structural integrity and UV tight-sealing.
- **Immediate Residential Flat Repairs (\$60,000 Firm):** \$42,000 allocated to instantly remediate high-priority flat roof leaks. The remaining \$18,000 is designated for a "Tile Lift and Relay" on the Spanish tile sections to replace cracked clay tiles and repair underlying waterproof underlayments.
- **Main Roof Contingency Reserve (\$500,000 Fixed):** This \$500,000 reserve pool is established to fully re-foam unit roofs starting in Year 6. The Board retains full authority to shift timelines or reallocate funds as needed.

D. Common Area Pools & Spas (\$142,000 Allocation)

A comprehensive safety modernization, code enforcement, and equipment replacement campaign. In compliance with California protocols, structural VGB split drain conversions are isolated to occur strictly when a pool shell is drained for plastering, removing immediate retrofitting liabilities.

- **Pool 6 Modernization (\$40,000 Estimate):** Full structural replaster, VGB-compliant dual split main drain installation, electrical pad rewiring, and physical elevation of core hardware out of the subterranean deep well enclosure.
- **Proactive Replaster of 1 Additional Pool (\$40,000 Estimate):** Contingency fund for full plaster resurfacing, waterline tile markers, and VGB drain compliance on the next highest-priority pool asset.
- **Pads 1–7 Pump Elevation & Code Upgrades (\$44,000 Estimate):** Modifies the remaining pool enclosures "behind the hedges." Circulating and jet pumps will be elevated flush with grade out of damp wells, featuring full sub-panel rewiring, modern timing clocks, and GFCI/bonding verification to ensure uniform municipal code compliance.
- **Equipment & Automation Upgrades (\$18,000 Allocation):** Funds two (2) new energy-efficient gas heaters, upgraded filtration backflush valves, and automated liquid chlorine chemical dispensers to extend equipment life and reduce operational waste.
- **Remaining Pool Replasters (\$120,000):** Following this capital plan, three pools will remain on legacy plaster. The replaster cost for these three pools is estimated at \$40,000 per pool. These amounts may be funded from a portion of the Main Roof Contingency Reserve if the board deems replastering these 3 pools a priority or otherwise from the regular reserves.

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Project Description

E. Landscape Infrastructure & Arbor Care

- **One-Time Steel Edging Replacement (\$61,280):** Replaces deteriorated plastic bender board with commercial-grade steel edging throughout the community. Includes \$30,150 for 3,347 linear feet of brand-new edging and \$31,130 to extract and replace 3,382 linear feet of existing failing plastic edging.
- **Arbor Care & Removals (\$219,225 Target):** Incorporates a certified field bid of \$123,125 to execute a community-wide comprehensive canopy pruning, fruit removal, shaping, and structural hazard reduction across 373 identified specimen trees (including 75 Olives, 57 Citrus, 50 Palo Verdes, 40 Eucalyptus, 13 Orchids, 11 Pines, 11 Oleanders, 10 Cascalotes, and various hardwoods, Oaks, Jacarandas, and Ficus) staged over the first 3 years (1/3 per year, ~\$41,042/yr). Concurrently, the community enters an ongoing preventive tree management, root pruning, and replacement planting program (\$96,100 total allowance). The multi-year expenditure schedule is structured across 5 years as follows: Year 1 (2027): \$51,042, Year 2 (2028): \$51,042, Year 3 (2029): \$59,741, Year 4 (2030): \$28,700, and Year 5 (2031): \$28,700.
- **Decomposed Granite Refresh (\$62,500):** Comprehensive community-wide landscape refresh utilizing 500 tons of new DG (\$55,000 material cost at \$110/ton + \$7,500 labor).
- **Irrigation Upgrades & Repairs (Excess Amounts):** Any excess amounts available after the applications above shall be available for regular irrigation upgrades & repairs.

F. Garage Electrical Infrastructure & EV-Ready Rewiring (\$217,000 Target)

Establishes an aggregated utility framework across the 15 standalone garage blocks to handle electric vehicle charging and secondary appliances, halting common-fund utility bleeding.

- **Commercial Infrastructure Efficiencies:** To maximize funds, the design avoids 62 separate entries. Instead, it uses 15 centralized commercial-grade subpanels (one per structure), and continuous EMT master conduit backbones run along internal headers, reducing raw switchgear needs by nearly 80% and slashing contractor labor hours.
- **Revenue-Grade Smart Submetering:** Centralized, multi-point smart submetering enclosures (e.g., Leviton Series 4000) feature cellular/Wi-Fi cloud connectivity to automatically track real-time kWh usage for each individual garage bay, enabling direct homeowner billing.
- **Title 24 "EV-Ready" Branch Circuits:** Heavy-gauge copper wiring (THHN #8 AWG minimum) terminating in high-performance 240V industrial NEMA 14-50 receptacles or hardwired load-management gateways across all 62 individual bays.
- **Dynamic Software Load-Management:** Integrates an Automatic Load Management System (ALMS) to dynamically balance output capacities when multiple vehicles charge simultaneously within a building bank. This bypasses cost-prohibitive utility transformer replacements with Southern California Edison (SCE), prevents breaker trips, and

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Project Description

guarantees Title 24 compliance. All items must be permitted and installed by C-10 licensed electrical contractors.

G. Common Hardscape & Minor Infrastructure Placeholder (Funded via 12.5% Contingency)

To maintain an affordable and streamlined capital framework, the Board has intentionally chosen not to establish standalone capital categories or levy additional specific special assessments for low-frequency, secondary common assets. Instead, the 12.5% Cost Contingency Allocation (\$256,731) acts as a funding placeholder if costs come in below budget to absorb the lifecycle maintenance, repair, and replacement of the following common infrastructure components on an as-needed basis:

- **Concrete Hardscape & Pedestrian Walkways:** Dedicated to localized concrete grinding, mudjacking, or panel replacement to eliminate sidewalk trip hazards and maintain strict California liability compliance across all shared pathways and pool decks.
- **Architectural Common Lighting & Perimeter Masonry:** Reserves funding for community-wide common area utility retrofits, skylights, pool furniture, signage, architectural lighting failures, and structural wall repair that exceed standard annual operating budget thresholds.

Should the contingency reserve not be sufficient such amounts will be funded from regular reserves.

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EXHIBIT 2: DETAILED PROJECT FUNDING SCHEDULE

PARK VISTA 3 YEAR DRAFT PROJECT FUNDING SCHEDULE

2027	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27
Monthly Assessment	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850
Cumulative	\$ 29,850	\$ 59,700	\$ 89,550	\$ 119,400	\$ 149,249	\$ 179,099	\$ 208,949	\$ 238,799	\$ 268,649	\$ 298,499	\$ 328,349	\$ 358,199
Regular Reserve	\$ -	\$ (38,618)	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Total Available	\$ 29,850	\$ 21,082	\$ 50,932	\$ 80,782	\$ 110,631	\$ 160,481	\$ 190,331	\$ 220,181	\$ 250,031	\$ 279,881	\$ 309,731	\$ 359,581
Project Allocations												
Roof Repairs	\$ 60,000											
Garage Refoam											\$ 50,000	
Pool 6												
Behind the Hedges								\$ 40,000				
Hardwood Trees								\$ 51,042				
Edging & DG												
Painting				\$ 26,950								
EV Metering												
Driveways												
Net Available	\$ 29,850	\$ 21,082	\$ 50,932	\$ 53,832	\$ 23,681	\$ 73,531	\$ 63,381	\$ 42,189	\$ 72,039	\$ 101,889	\$ 81,739	\$ 131,589

2028	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	
Monthly Assessment	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	
Cumulative	\$ 131,589	\$ 161,439	\$ 191,289	\$ 221,138	\$ 250,988	\$ 280,838	\$ 310,688	\$ 340,538	\$ 370,388	\$ 400,238	\$ 430,088	\$ 459,938	
Regular Reserve					\$ 20,000	\$ 20,000						\$ 20,000	
Total Available	\$ 161,439	\$ 191,289	\$ 221,138	\$ 250,988	\$ 280,838	\$ 330,688	\$ 360,538	\$ 390,388	\$ 420,238	\$ 450,088	\$ 479,938	\$ 529,788	
Project Allocations													
Roof Repairs													
Garage Refoam				\$ 50,000									
Pool 6													
Behind the Hedges											\$ 62,000		
Hardwood Trees								\$ 51,042	\$ -	\$ -			
Edging & DG				\$ 61,280						\$ 62,500			
Painting													
EV Metering													
Driveways				\$ 35,000									
Net Available	\$ 161,439	\$ 191,289	\$ 171,138	\$ 200,988	\$ 134,558	\$ 184,408	\$ 214,258	\$ 193,066	\$ 222,916	\$ 190,266	\$ 158,116	\$ 207,966	

2029	Jan-29	Feb-29	Mar-29	Apr-29	May-29	Jun-29	Jul-29	Aug-29	Sep-29	Oct-29	Nov-29	Dec-29	
Monthly Assessment	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	\$ 29,850	
Cumulative	\$ 207,966	\$ 237,815	\$ 267,665	\$ 297,515	\$ 327,365	\$ 357,215	\$ 387,065	\$ 416,915	\$ 446,765	\$ 476,615	\$ 506,464	\$ 536,314	
Regular Reserve						\$ 20,000						\$ 20,000	
Total Available	\$ 237,815	\$ 267,665	\$ 297,515	\$ 327,365	\$ 357,215	\$ 407,065	\$ 436,915	\$ 466,765	\$ 496,615	\$ 526,464	\$ 556,314	\$ 606,164	
Project Allocations													
Roof Repairs													
Garage Refoam				\$ 50,000									
Pool 6													
Behind the Hedges													
Hardwood Trees								\$ 59,741					
Edging & DG													
Painting										\$ 64,972	\$ 64,972	\$ 64,972	\$ 64,972
EV Metering													
Driveways													
Net Available	\$ 237,815	\$ 267,665	\$ 247,515	\$ 277,365	\$ 307,215	\$ 357,065	\$ 386,915	\$ 357,024	\$ 321,901	\$ 286,779	\$ 251,657	\$ 236,534	