

Mutual 50 Overview of Reserve Projects in the Long-Term Forecast (2025-2040)

As Of 12/12/2025

Project	Description	Forecast Schedule	Forecast	Average
			Project Expense	Expense/Year During Project
Building Exterior Rehabilitation	Approximately every 10 years for exterior rehabilitation of 19 manor buildings, assigned garages, & 20 carports: Carpentry repairs including below-deck lattice panels & wire mesh, deck recoating, & painting	2024-2029 2034-2039	\$2,253,000 \$2,196,000	\$375,500 \$366,000
Roof Replacements	Approximately every 40 years for replacement of roofs, gutters & downspouts for 19 manor buildings & assigned garages	2029-2034	\$2,334,000	\$389,000
	Approximately every 40 years for replacement of roofs, gutters & downspouts for 20 carports & 12 deeded garages	2040	\$138,000	\$138,000
Electrical Panel Repair & Replacements	Approximately every 40 years for repair and replacement of 22 main electrical panels in manor building utility closets	2025-2027 2031-2035	\$261,000 \$250,000	\$87,000 \$50,000
	Approximately every 40 years for replacement of sub electrical panels in 110 units & 1 sub panel for 12 deeded garages	2028-2030	\$333,000	\$111,000
Smoke & Carbon Monoxide Alarm Replacements	Every 10 years for replacement of AC-powered smoke/carbon monoxide alarms in unit hallways & battery-powered smoke alarms in bedrooms	2033	\$91,000	\$91,000
Landscape Maintenance	Every year for tree maintenance, removal, & replanting; retaining walls, irrigation, & landscape rehabilitation	2025-2040	\$750,000	\$46,875
Miscellaneous	Painting of 12 deeded garages	2032	\$12,000	\$12,000
	Patching & resealing of entries 22-25 pavement (paved during 2021 - 2023)	2037	\$59,000	\$59,000
	Every 2 years (starting in 2025) for dryer vent cleaning for 110 units		\$79,000	\$9,875