RECORDING REQUESTED BY, AND WHEN RECORDED, MAIL TO:

City Clerk's Office City of Palm Desert 73-510 Fred Waring Drive Palm Desert, CA 92260-2578

> FOR THE BENEFIT OF THE CITY OF PALM DESERT - NO FEE -6103 OF THE GOVT. CODE

> > (This Space for Recorder's Use Only)

### Historic Property Preservation Agreement

("Mills Act Contract")

Between

### City of Palm Desert, California

a Municipal Corporation "City"

and

CARLOS M NISTAL "Owner"

#### Legal Description of Property

APN (640-260-0021) 381 SANDPIPER ST, PALM DESERT, CA 92260-3420

Dated: December 14, 2023

(Resolution No. 2022-08 – Case No. CRPC22-01
Approved at the Palm Desert City Council Meeting of February 10, 2022)

MILLS ACT CONTRACT APPROVED BY RESOLUTION NO. 2023-

(Title of Document)

# HISTORIC PROPERTY PRESERVATION AGREEMENT ("MILLS ACT CONTRACT or Agreement")

This agreement is made this December 14, 2023, by and between the City of Palm Desert, a municipal corporation ("City") and CARLOS M NISTAL ("Owner").

#### **RECITALS**

- 1. California Government Code section 50280, et. seq. allows cities the discretion to enter into contracts with the owners of qualified historic properties, as that term is defined in Government Code section 50280.1, for the purpose of providing for the use, maintenance, protection, and restoration of such historic property so as to retain its characteristics as property of historic significance.
- 2. Owner holds fee title in and to that certain real property, together with associated structures and improvements thereon, generally located at the street address <u>381</u> <u>SANDPIPER ST</u> Palm Desert, California ("Historic Property"). A legal description of the Historic Property is attached hereto as Exhibit "A," and incorporated herein by this reference.
- 3. On <u>February 10, 2022</u>, the Cultural Resources Preservation Committee and/or the City Council designated the Historic Property as an historic resource pursuant to the terms and provisions of Title 29 of the Palm Desert Municipal Code.
- 4. City and Owner desire to enter into this Agreement for the purpose of protecting and preserving the characteristics of historical significance of the Historic Property that help provide the community with its own unique civic identity and character.
- 5. Owner, in consideration for abiding by the terms of this Agreement, shall be entitled to qualify for a reassessment of valuation of the Historic Property, pursuant to the provisions of Chapter 3, Part 2, of Division 1 of the California Revenue and Taxation Code, and any corresponding adjustment in property taxes resulting therefrom.

<u>TERMS</u> NOW, THEREFORE, the City and Owner in consideration of mutual covenants and conditions set forth herein, do hereby agree as follows:

- 1. <u>Effective Date and Term of Agreement</u>. This Agreement shall be effective and commence on December 14, 2023, ("Effective Date") and shall remain in effect for a term of ten (10) years thereafter.
- 2. <u>Yearly Renewal</u>. Each year upon the anniversary of the Effective Date ("Renewal Date"), an additional one (1) year shall automatically be added to the remaining term of the Agreement unless a notice of nonrenewal is delivered as provided in Section 3 of this Agreement.
- 3. <u>Nonrenewal</u>. If either the Owner or City desires in any year not to renew this Agreement, Owner or City shall serve a written notice of nonrenewal upon the party in advance of the Renewal Date ("Notice of Nonrenewal"). The Notice of Nonrenewal shall be effective only if served by Owner upon City at least ninety (90) days prior to the Renewal Date, or if served by City upon Owner, the Notice of Nonrenewal shall be effective only if served upon Owner at least sixty (60) days prior to the Renewal Date. If either City or Owner serves a Notice of Nonrenewal in any year, this Agreement shall remain in effect for the balance of the term then remaining.
- 4. Owner Protest of City Nonrenewal. Within fifteen (15) days of Owner's receipt of the Notice of Nonrenewal from City, Owner may file with City a written protest of the Notice of Nonrenewal. Upon receipt of the written protect, the City Council shall set a hearing prior to the expiration of the Renewal Date of this Agreement. Owner may furnish the City Council with any information which Owner deems relevant and shall furnish the City Council with any information it may require. The City Council may, at any time prior to the annual Renewal Date, withdraw its Notice of Nonrenewal.
- 5. <u>Standards for Historical Property</u>. During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements, and restrictions:

- A. Owner shall preserve and maintain the characteristics of the cultural and historical significance of the Historic Property. Attached hereto as Exhibit "B," and incorporated herein by this reference, is a list of the minimum standards and conditions for maintenance, use, protection, and preservation of the Historic Property, which shall apply to the Historic Property and be complied with by Owner throughout the term of this Agreement. In addition, Owner shall comply with the terms of the City's Cultural Resources Ordinance 1168 (Title 29 of the Palm Desert Municipal Code), and shall obtain any applicable permits necessary to protect, preserve, restore, and rehabilitate the Historic Property so as to maintain its historical and cultural significance.
- B. Owner shall, where necessary, repair, maintain, restore, and rehabilitate the Historic Property according to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation and the City of Palm Desert. The condition of the exterior of the Historic Property on the effective date of this Agreement is documented in photographs attached as Exhibit "C" and incorporated herein by this reference. At a minimum, Owner shall continually maintain the exterior of the Historic Property in the same condition as documented in Exhibit "C."
- C. Owner shall carry out specific restoration, repair, maintenance, and/or rehabilitation projects on the Historic Property, as outlined in the attached Exhibit "D," which is incorporated herein by this reference. All such projects shall be undertaken and completed in accordance with the Secretary of Interior Standards for Rehabilitation and the City of Palm Desert design guidelines.
- D. Owner shall not be permitted to block the view corridor with any new structure, such as walls, fences, or shrubbery, so as to prevent the viewing of the Historic Property from the public right-of-way.

- 6. <u>Periodic Examinations</u>. Upon reasonable advance notice, Owner shall allow reasonable periodic examinations of the interior and exterior of the Historic Property by representatives of the County Assessor, the State Department of Parks and Recreation, the State Board of Equalization and/or City, as may be necessary to determine Owner's compliance with the terms and provisions of this Agreement. City shall inspect Historic Property prior to entering into this Agreement and at least every five years thereafter to determine Owner's continued compliance with Agreement.
- 7. <u>Provision of Information of Compliance</u>. Owner hereby agrees to furnish City with any and all information requested by City, which City deems necessary or advisable to determine eligibility of the Historic Property and compliance with the terms and provisions of this Agreement.

#### 8. Breach of Agreement; Remedies.

- A. Notice of Breach; Opportunity to Cure. If Owner breaches any provision of this Agreement, City may give written notice to Owner by registered or certified mail detailing Owner's violations. If such violation is not corrected to the reasonable satisfaction of City within thirty (30) days after the date of notice of violation, or within such a reasonable time as may be required to cure the violation (provided the acts to cure the violation are commenced within thirty (30) days and thereafter diligently pursued to completion), the City may, without further notice, declare Owner to be in breach of this Agreement. Upon City's declaration of Owner's breach, City may pursue any remedy available under local, state, or federal law, including those specifically provided for in this section.
- B. Remedy Cancellation. City may cancel this Agreement if City determines, following a duly noticed public hearing in accordance with Government Code section 50286, that Owner breached any of the conditions of the Agreement, Owner allowed the Historic Property to deteriorate to the point that it no longer meets the standards for a

- qualified historic property, or Owner failed to maintain and preserve the Historic Property in accordance with the terms of this Agreement. If this Agreement is cancelled, under this paragraph, Owner shall pay a cancellation fee to the Office of the Auditor for the County of Riverside as required by Government Code section 50286.
- C. <u>Alternative Remedies</u>. As an alternative to cancellation of this Agreement for Owner's breach of any condition, City may bring an action in court necessary to enforce this Agreement including, but not limited to, an action to enforce this Agreement by specific performance, injunction, or receivership.
- 9. <u>Destruction of Property; Eminent Domain; Cancellation</u>. If the Historic Property is destroyed by earthquake, fire, flood, or other natural disaster such that in the opinion of the City Building Official more than sixty percent (60%) of the original fabric of the structure must be replaced, this Agreement shall be cancelled because the historic value of the structure will have been destroyed. If the Historic Property is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the City Council to frustrate the purpose of this Agreement, this Agreement shall be cancelled. No cancellation fee pursuant to Government Code section 50286 shall be imposed if the Agreement is cancelled pursuant to this Section.
- 10. <u>Waiver</u>. City does not waive any claim of default by Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to the City to pursue in the event that there is a reach of this Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.
- 11. <u>Binding Effect of Agreement</u>. Owner hereby subjects the Historic Property to the covenants, conditions, and restrictions set forth in this Agreement. City and Owner hereby declare their specific intent that the covenants, conditions, and

restrictions set forth herein shall be deemed covenants running with the land and shall

inure to and be binding upon Owner's successors and assigns in title or interest to the

Historic Property. Each and every contract, deed or other instrument herein after

executed, covering or conveying the Historic Property, or any portion thereof, shall

conclusively be held to have been executed, delivered and accepted subject to the

covenants, reservations and restrictions are set forth in such contract, deed or other

instrument.

12. Covenants Run with the Land. City and Owner hereby declare their

understanding and intent that the burden of the covenants, reservations and

restrictions set forth herein touch and concern the land in that it restricts development

of the Historic Property. City and Owner hereby further declare their understanding

and intent that the benefit of such covenants, reservations and restrictions touch and

concern the land by enhancing and maintaining the cultural and historical

characteristics and significance of the Historic Property for the benefit of the public

and the Owner.

13. <u>Notice</u>. Any notice required to be given by the terms of this Agreement shall

be provided at the address of the respective parties as specified below or at any other

address as may be later specified by the parties hereto:

City:

City of Palm Desert

Planning Division

73-510 Fred Waring Drive

Palm Desert, CA 92260

Owner:

CARLOS M NISTAL

15845 LASSEN STREET

**NORTH HILLS, CALIFORNIA 91343** 

14. <u>Effect of Agreement</u>. None of the terms, provisions or conditions of this

Agreement shall be deemed to create a partnership between the parties hereto and

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any of their heirs, successors or assigns, nor shall such terms, provisions or conditions cause the parties to be considered joint venturers or members of any joint enterprise.

15. Indemnity of City. Owner shall defend, indemnify, and hold harmless City and its elected officials, officers, agents and employees from any actual or alleged claims, demands, causes of action, liability, loss, damage, or injury to property or persons, including wrongful death, whether imposed by a court of law or by administrative action of any federal, state or local governmental agency, arising out of or incident to (i) the direct or indirect use operation, or maintenance of the Historic Property by Owner or any contractor, subcontractor, employee, agent, lessee, licensee, invitee, or any other person; (ii) Owner's activities in connection with the Historic Property; and (iii) any restrictions on the use or development of the Historic Property, from application or enforcement of Title 29 of the City's Municipal Code, or from the enforcement of this Agreement. This indemnification includes, without limitation, the payment of all penalties, fines, judgments, awards, decrees, attorneys' fees, and related costs or expenses, and the reimbursement of City, its elected officials, employees, and/or agents for all legal expenses and costs incurred by each of them.

Owner's obligation to indemnify shall survive the termination, cancellation, or expiration of this Agreement and shall not be restricted to insurance proceeds, if any, received by City, its elected officials, employees, or agents.

- 16. <u>Binding Upon Successors</u>. All of the agreements, rights, covenants, reservations and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever.
- 17. <u>Legal Costs</u>. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, conditions or restrictions contained herein, or to determine the rights and duties of any party

hereunder, the prevailing party in such proceeding may recover all reasonable attorneys' fees to be fixed by the court, in addition to court costs and other relief ordered by the court.

- 18. <u>Severability</u>. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be affected thereby.
- 19. <u>Recordation</u>. No later than twenty (20) days after the Effective Date, City shall cause this Agreement to be recorded in the office of the County Recorder of the County of Riverside.
- 20. <u>Amendments</u>. This Agreement may be amended, in whole or in part, only by written recorded instrument executed by the parties hereto.
- 21. Governing Law and Venue. This Agreement shall be construed and governed in accordance with the laws of the State of California. Any action at law or in equity brought by either of the parties hereto for the purpose of enforcing a right or rights provided for by this Agreement shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county.

IN WITNESS WHEREOF, City and Owner have executed this Agreement on the day and year first above written.

Dated:	CITY OF PALM DESERT
	By KATHLEEN KELLY, MAYOR
	ATTEST:
	By ANTHONY J. MEJIA, CITY CLERK CITY OF PALM DESERT, CALIFORNIA
APPROVED AS TO FORM	
ISRA SHAH	
CITY ATTORNEY	
Dated:	OWNER
	By: CARLOS M NISTAL, OWNER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of }
} SS. County of }
On, <u>2023</u> , before me,, a Notary Public,
personally appeared, who
proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that
by his/her/their signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.
Signature

#### Exhibit "A"

#### LEGAL DESCRIPTION OF HISTORIC PROPERTY

The following described property in the City of Palm Desert, County of Riverside, State of California:

#### Parcel 1.

Lot 84 of Tract No. 3103, in the City of Palm Desert, County of Riverside, State of California, as per map recorded in Book 54, Page(s) 36 through 38, inclusive of Maps, in the Office of the County Recorder of said county;

#### Together with:

1. All buildings and other improvements on said premises, and

2. Easements for support and settlement where said Lot 84 adjoins Lot 82 and 83 together with easements for eaves or overhang as such exist of the recordation of this deed.

#### Parcel 2.

An undivided 1/24th interest in and to Lot 99 of Tract No. 3103, excepting therefrom that portion as conveyed to Country Club Cottages, Inc. by Deed recorded September 1, 1965 as instrument number 101369 in the office of the county recorder of said county.

## Exhibit "B" Property Maintenance Minimum Standards

- 1. The Historic District Property shall comply with all regulations of Title 8 and Title 9 of the Palm Desert Municipal Code, including the definition of "Good Repair" as outlined in Section 29.20 and 29.60.160;
- 2. The Historic Property shall continue to be maintained in a manner consistent with the level of maintenance that has customarily been employed at the property and consistent with the typical condominium development in the Palm Desert Area.
- 3. The Historic Property shall not have non-operational vehicles or portions of them in public view.
- 4. The Historic Property Shall not have stagnant or standing water.
- 5. The Historic Property Shall not have overgrown or decaying landscaping. All landscape features should be maintained including, but not limited to, grass, trees, and any plantings.
- 6. The Historic Property shall prominently display and properly maintain its City Landmark plaque.

Exhibit "C"
Exterior Photographs of Historic Property





## Exhibit "D" 10-Year Improvement Plan

381 Sandpiper St. Palm Desert, CA 92260 10 Year Project Improvement Plan Projects/Areas **Est. Annual Cost** Year Notes/Comments 1.1 HOA Annual Maintenance/Repairs Pro-rata share of HOA budget/homeowner (1 of 24 homeowners) 1 1.11 Operating Expenditures The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Circle 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2023-24 fiscal year (07/01-06/30) GL Acct Code 7080 Landscape Contract 43.200.00 1800.00 • Maintain and improve current landscape incl. ad hoc irrigation repairs 7091 Seed, Fertlizer, Plants 4,320.01 180.00 · Replace and care for turf and plants 7100 Landscape Repairs & Maint 3 235 03 134 79 Repairs and replacement to landscape elements 7120 Irrigation Repairs 2,940.43 122.52 • Repairs to 60 year old Irrigation system which covers 3 acres • Maintain historic lighting infrastructure 7121 Lighting Repairs & Maint 1,973.76 82.24 7130 Pool Contract 3,900.00 162.50 • Cleaning & upkeep to ensure proper chemical levels to preserve pool 7140 Pool & Spa Repairs 1,450.00 60.42 Specific pool and pool equipment related repairs • Prevent pest infestation/damage to buildings, structures and fixtures 7150 Pest Control 1.985.98 82.75 7190 Tree Trimming 3,585.00 149.38 • Palm tree trimming to ensure healthand appearnance of plants 7210 Common Area Repairs 1.452.63 60.53 • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting Subtotal 68,042.84 2,835.12 1.12 Reserve Expenditures Forecasted reserve expenditures by year from April 2022 Reserve Analysis Report - select categories specific to Mills Act; will be updated with actual expenditures over City 2023-24 fiscal year (07/01-06/30) Asphalt - Seal Coat 2,296.79 95.70 • Seal coat all asphalt (13,117 SF), incl. Pitahaya St. parking area. Grounds - Common Area 3,605.00 150.21 • Misc. reserve expenditures (fans, trash recepticles and gates, carports) Grounds - Mailboxes 3,605.00 150.21 • Replace two (2) mailboxes Irrigation - System Renovation, Phase 2 19,570.00 815.42 • Major renovation to irrigation system in four (4) phases Painting - Wrought Iron 4.635.00 193.13 • Paint the perimeter fencing and (13) light poles Pool Area - Extras 515.00 21.46 • Misc pool/pool area related repair (eg. pool mastic) Subtotal 34.226.79 1.426.12 Subtotal (HOA) 68,042.84 2.835.12 1.2 Specific Homeowner Projects Exterior structure repair and repaint 5.140.00 · Exterior unit sanding, repairs and repainting Subtotal (Homeowner) N/A **5,140.00** 9.401.23 Total Address 381 Sandpiper St. Palm Desert, CA 92260 381 Sandpiper St. Palm Desert, CA 92260 10 Year Project Improvement Plan Year Proiects/Areas Est. Annual Cost Notes/Comments 2 2.1 HOA Annual Maintenance/Repairs Pro-rata share of HOA budget/homeowner (1 of 24 homeowners) 2.11 Operating Expenditures The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Circle 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2024-25 fiscal year (07/01-06/30) 43 200 00 1800.00 7080 Landscape Contract · Maintain and improve current landscape incl. ad hoc irrigation repairs 7091 Seed, Fertlizer, Plants 4.320.01 180.00 · Replace and care for turf and plants 7100 Landscape Repairs & Maint 3.235.03 134.79 • Repairs and replacement to landscape elements 7120 Irrigation Repairs 2.940.43 122.52 • Repairs to 60 year old Irrigation system which covers 3 acres 1.973.76 7121 Lighting Repairs & Maint Maintain historic lighting infrastructure 82.24 7130 Pool Contract 3,900.00 162.50 • Cleaning & upkeep to ensure proper chemical levels to preserve pool 7140 Pool & Spa Repairs 1,450.00 60.42 • Specific pool and pool equipment related repairs 7150 Pest Control 1.985.98 82.75 • Prevent pest infestation/damage to buildings, structures and fixtures 7190 Tree Trimming 3,585.00 149.38 • Palm tree trimming to ensure healthand appearnance of plants Common Area Repairs 1,452.63 60.53 • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting Subtotal 68.042.84 2.835.12 Forecasted reserve expenditures by year from April 2022 Reserve 2.12 Reserve Expenditures Analysis Report - select categories specific to Mills Act; will be updated with actual expenditures over City 2024-25 fiscal year (07/01-06/30) Grounds - Common Area 3.713.15 154.71 • Misc. reserve expenditures (fans, trash recepticles and gates, carports) 21,218.00 884.08 Irrigation - System Renovation, Phase 3 Major renovation to irrigation system in four (4) phases Pool Area - Extras 530.45 22.10 • Misc pool/pool area related repair (eg. pool mastic) Pool Area - Pool, Replaster · Replaster the pool and replace the tile Subtotal 53,157.46 2,214.89 Subtotal (HOA) 121,200.30 5,050.01 2.2 Specific Homeowner Projects Foam Roof Respraying 2500.00 Foam Roof Respraying Subtotal (Homeowner) 2,500.00 Total 7.550.01

			Fet Ann	nual Cost	Notes/Comments
	Projects/Areas		HOA	Per	Notes/ Comments
3.1 HC	OA Annual Maintenance/Repairs				Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)
	• •				
3.11 Op	erating Expenditures				The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cir
					3") GL transaction records for areas specific to Mills Act; will be
GL Acct Cod	<u>de</u>				updated with GL actuals over City 2025-26 fiscal year (07/01-06/30)
7080	Landscape Contract		43,200.00	1800.00	<ul> <li>Maintain and improve current landscape incl. ad hoc irrigation rep</li> </ul>
7091	Seed, Fertlizer, Plants		4,320.01	180.00	<ul> <li>Replace and care for turf and plants</li> </ul>
7100	Landscape Repairs & Maint		3,235.03	134.79	<ul> <li>Repairs and replacement to landscape elements</li> </ul>
7120	Irrigation Repairs		2,940.43	122.52	<ul> <li>Repairs to 60 year old Irrigation system which covers 3 acres</li> </ul>
7121	Lighting Repairs & Maint		1,973.76	82.24	Maintain historic lighting infrastructure
7130	Pool Contract		3,900.00	162.50	Cleaning & upkeep to ensure proper chemical levels to preserve;
7140	Pool & Spa Repairs		1,450.00	60.42	Specific pool and pool equipment related repairs
7150	Pest Control		1,985.98	82.75	<ul> <li>Prevent pest infestation/damage to buildings, structures and fixtures</li> </ul>
7190	Tree Trimming		3,585.00	149.38	Palm tree trimming to ensure healthand appearnance of plants
7210	Common Area Repairs		1,452.63	60.53	Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting
7210	Common Area Repairs	Subtotal	68,042.84	2,835.12	Au not repairs to cabana, rence, stacwarks, electrical and lighting
		Jubiotai	00,042.04	2,033.12	
3.12 Re	serve Expenditures				Forecasted reserve expenditures by year from April 2022 Reserve
					Analysis Report - select categories specific to Mills Act; will be upda
					with actual expenditures over City 2025-26 fiscal year (07/01-06/30
	Ground common area		3,824.54	159.36	Misc. reserve expenditures (fans, trash recepticles and gates, ca
	Grounds - Entry Gates, Wrought Iron		7,430.54	309.61	Replace the wrought iron entry gates and locks
	Irrigation - System Renovation, Phase 4		21,854.54	910.61	Major renovation to irrigation system in four (4) phases
	Pool Area - Extras		546.36	22.77	Misc pool/pool area related repair (eg. pool mastic)
		Subtotal	33,655.98	1,402.33	,
	Subtota	Ι (ΗΟΔ)	101,698.82	4,237.45	
		· (110A)	101,030.02	4,237.43	
3.2 Sp	ecific Homeowner Projects Skylight replace or repair		N/A	1,000.00	Skylight replace or repair
			N/A		
	Subtotal (Homeow	/ner)	N/A	1,000.00	
oiect Impro	nyement Plan 381 Sandniner St.	Total	rt CA 92260	5,237.45	
oject Impro	ovement Plan 381 Sandpiper St. I Projects/Areas			5,237.45 nual Cost	Notes/Comments
oject Impro	vement Plan 381 Sandpiper St. I Projects/Areas				Notes/Comments
1	Projects/Areas		Est. Ann	ual Cost	Notes/Comments  Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)
4.1 HC	Projects/Areas OA Annual Maintenance/Repairs		Est. Ann	ual Cost	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)
4.1 HC	Projects/Areas		Est. Ann	ual Cost	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)
4.1 HC	Projects/Areas  OA Annual Maintenance/Repairs  Derating Expenditures		Est. Ann	ual Cost	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("C. 3") GL transaction records for areas specific to Mills Act; will be
4.1 HC	Projects/Areas  OA Annual Maintenance/Repairs  Derating Expenditures		Est. Ann	ual Cost	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cl 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30)
4.1 HC 4.11 Op	Projects/Areas  OA Annual Maintenance/Repairs  Description of the second		Est. Ann HOA	per Per	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("C 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30
4.1 HC 4.11 Op	Projects/Areas  DA Annual Maintenance/Repairs  Description of the second		43,200.00 4,320.01	eual Cost Per	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation re • Replace and care for turf and plants
4.1 HC 4.11 Op  GL Acct Coc 7080 7091	Projects/Areas  OA Annual Maintenance/Repairs  Description of the second		43,200.00 4,320.01 3,235.03	1800.00 180.00 134.79	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cd 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30)  Maintain and improve current landscape incl. ad hoc irrigation relations on the Replace and care for turf and plants  Repairs and replacement to landscape elements
4.1 HC 4.11 Op  GL Acct Coo 7080 7091 7100	Projects/Areas  OA Annual Maintenance/Repairs  De a contract  Landscape Contract  Seed, Fertlizer, Plants  Landscape Repairs & Maint  Irrigation Repairs		43,200.00 4,320.01 3,235.03 2,940.43	1800.00 180.00 184.79 122.52	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cd 3") Gl. transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation reelle Replace and care for turf and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres
4.1 HC 4.11 Op  GL Acct Coo 7080 7091 7100 7120	Projects/Areas  OA Annual Maintenance/Repairs  Description of the contract of		43,200.00 4,320.01 3,235.03 2,940.43 1,973.76	1800.00 180.00 134.79 122.52 82.24	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Co 3") Gl. transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation reelenges and care for turf and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure
4.1 HC 4.11 Op  GLACT Coc 7080 7091 7100 7120 7121 7130	Projects/Areas  DA Annual Maintenance/Repairs  Derating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract		43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00	1800.00 180.00 134.79 122.52 82.24 162.50	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cd 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation reellace and care for turf and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve
4.1 HC 4.11 Op  GLACET COC 7080 7090 7120 7120 7121 7130 7140	Projects/Areas  DA Annual Maintenance/Repairs  Derating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs		43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00	1800.00 180.00 134.79 122.52 82.24 162.50 60.42	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ca")  3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation ree  • Replace and care for turf and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve  • Specific pool and pool equipment related repairs
4.1 HC 4.11 Op  GLACCT COC 7080 7091 7100 7120 7121 7130 7140 7150	Projects/Areas  DA Annual Maintenance/Repairs  Description Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control		43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation re  • Replace and care for turf and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve  • Specific pool and pool equipment related repairs  • Prevent pest infestation/damage to buildings, structures and fixt
4.1 HC 4.11 Op  GLACIC Coc 7080 7091 7100 7120 7121 7130 7140 7150 7190	Projects/Areas  DA Annual Maintenance/Repairs  DE Annual Maintenance/Repairs  DE Andscape Contract  Seed, Fertlizer, Plants  Landscape Repairs & Maint  Irrigation Repairs  Lighting Repairs & Maint  Pool Contract  Pool & Spa Repairs  Pest Control  Tree Trimming		43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30, • Maintain and improve current landscape incl. ad hoc irrigation re • Replace and care for turf and plants • Repairs and replacement to landscape elements • Repairs to 60 year old Irrigation system which covers 3 acres • Maintain historic lighting infrastructure • Cleaning & upkeep to ensure proper chemical levels to preserve • Specific pool and pool equipment related repairs • Prevent pest infestation/damage to buildings, structures and fixt • Palm tree trimming to ensure healthand appearnance of plants
4.1 HC 4.11 Op  GLACCT COC 7080 7091 7100 7120 7121 7130 7140 7150	Projects/Areas  DA Annual Maintenance/Repairs  Description Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control	Palm Desei	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cd 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation re • Replace and care for turf and plants • Repairs and replacement to landscape elements • Repairs to 60 year old Irrigation system which covers 3 acres • Maintain historic lighting infrastructure • Cleaning & upkeep to ensure proper chemical levels to preserve • Specific pool and pool equipment related repairs • Prevent pest infestation/damage to buildings, structures and fixt • Palm tree trimming to ensure healthand appearnance of plants
4.1 HC 4.11 Op  GLACIC Coc 7080 7091 7100 7120 7121 7130 7140 7150 7190	Projects/Areas  DA Annual Maintenance/Repairs  DE Annual Maintenance/Repairs  DE Andscape Contract  Seed, Fertlizer, Plants  Landscape Repairs & Maint  Irrigation Repairs  Lighting Repairs & Maint  Pool Contract  Pool & Spa Repairs  Pest Control  Tree Trimming	Palm Desei	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30, • Maintain and improve current landscape incl. ad hoc irrigation relevant and care for turf and plants  Repairs and replacement to landscape elements  Repairs to 60 year old Irrigation system which covers 3 acres  Maintain historic lighting infrastructure  Cleaning & upkeep to ensure proper chemical levels to preserve per Specific pool and pool equipment related repairs  Prevent pest infestation/damage to buildings, structures and fixture Palm tree trimming to ensure healthand appearnance of plants
4.1 HC 4.11 Op  GL Acet Coc 7080 70901 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  DA Annual Maintenance/Repairs  DE Annual Maintenance/Repairs  DE Andscape Contract  Seed, Fertlizer, Plants  Landscape Repairs & Maint  Irrigation Repairs  Lighting Repairs & Maint  Pool Contract  Pool & Spa Repairs  Pest Control  Tree Trimming	Palm Desei	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30, • Maintain and improve current landscape incl. ad hoc irrigation re • Replace and care for turf and plants • Repairs and replacement to landscape elements • Repairs to 60 year old Irrigation system which covers 3 acres • Maintain historic lighting infrastructure • Cleaning & upkeep to ensure proper chemical levels to preserve • Specific pool and pool equipment related repairs • Prevent pest infestation/damage to buildings, structures and fixt • Palm tree trimming to ensure healthand appearnance of plants
4.1 HC 4.11 Op  GL Acet Coc 7080 70901 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  DA Annual Maintenance/Repairs  Derating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming Common Area Repairs	Palm Desei	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ca")  3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation ree.  • Replace and care for turf and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve  • Specific pool and pool equipment related repairs  • Prevent pest infestation/damage to buildings, structures and fixt  • Palm tree trimming to ensure healthand appearnance of plants  • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting
4.1 HC 4.11 Op  GL Acet Coc 7080 70901 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  DA Annual Maintenance/Repairs  Derating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming Common Area Repairs	Palm Desei	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cd 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30 • Maintain and improve current landscape incl. ad hoc irrigation re Replace and care for turf and plants  Repairs and replacement to landscape elements  Repairs to 60 year old Irrigation system which covers 3 acres  Maintain historic lighting infrastructure  Cleaning & upkeep to ensure proper chemical levels to preserve  Specific pool and pool equipment related repairs  Prevent pest infestation/damage to buildings, structures and fixt  Palm tree trimming to ensure healthand appearnance of plants  Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting.  Forecasted reserve expenditures by year from April 2022 Reserve Analysis Report - select categories specific to Mills Act; will be update.
4.1 HC 4.11 Op  GL Acet Coc 7080 70901 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  DA Annual Maintenance/Repairs  Derating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming Common Area Repairs	Palm Desei	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cd 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30 on Maintain and improve current landscape incl. ad hoc irrigation records Replace and care for turf and plants  Repairs and replacement to landscape elements  Repairs to 60 year old Irrigation system which covers 3 acres  Maintain historic lighting infrastructure  Cleaning & upkeep to ensure proper chemical levels to preserve  Specific pool and pool equipment related repairs  Prevent pest infestation/damage to buildings, structures and fixt Palm tree trimming to ensure healthand appearnance of plants  Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting  Forecasted reserve expenditures by year from April 2022 Reserve  Analysis Report - select categories specific to Mills Act; will be upday with actual expenditures over City 2026-27 fiscal year (07/01-06/30)
4.1 HC 4.11 Op  GL Acet Coc 7080 70901 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  DA Annual Maintenance/Repairs  Description of the contract of the control of the con	Palm Desei	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63 68,042.84	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cd 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30 on Maintain and improve current landscape incl. ad hoc irrigation records Replace and care for turf and plants  Repairs and replacement to landscape elements  Repairs to 60 year old Irrigation system which covers 3 acres  Maintain historic lighting infrastructure  Cleaning & upkeep to ensure proper chemical levels to preserve  Specific pool and pool equipment related repairs  Prevent pest infestation/damage to buildings, structures and fixt Palm tree trimming to ensure healthand appearnance of plants  Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting  Forecasted reserve expenditures by year from April 2022 Reserve  Analysis Report - select categories specific to Mills Act; will be upday with actual expenditures over City 2026-27 fiscal year (07/01-06/30)
4.1 HC 4.11 Op  GL Acet Coc 7080 70901 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  DA Annual Maintenance/Repairs  Description of the contract of	Palm Desei	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63 68,042.84	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ca") 3" Gl. transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation ree Replace and care for turf and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve especific pool and pool equipment related repairs  • Prevent pest infestation/damage to buildings, structures and fixthem Palm tree trimming to ensure healthand appearnance of plants  • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting the processed reserve expenditures by year from April 2022 Reserve Analysis Report - select categories specific to Mills Act; will be upday with actual expenditures over City 2026-27 fiscal year (07/01-06/30).  • Misc. reserve expenditures (fans, trash recepticles and gates, ca
4.1 HC 4.11 Op  GL Acet Coc 7080 70901 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  DA Annual Maintenance/Repairs  perating Expenditures  fe  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming Common Area Repairs  serve Expenditures  Grounds - Common Area Grounds - Shuffleboard	Palm Deser	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63 68,042.84 3,939.28 1,575.71 7,315.81 562.75	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Co" 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation relegates and care for turf and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve elements  • Specific pool and pool equipment related repairs  • Prevent pest infestation/damage to buildings, structures and fixthem to the palm tree trimming to ensure healthand appearance of plants  • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting the structure of the palm tree trimming to ensure healthand appearance of plants  • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting the structure of the palm tree trimming to ensure from April 2022 Reserve Analysis Report - select categories specific to Mills Act; will be updated to the structure of the palm tree trimming to ensure from April 2022 Reserve Analysis Report - select categories specific to Mills Act; will be updated to the structure of the structure of the palm tree trimming to ensure from April 2022 Reserve Analysis Report - select categories specific to Mills Act; will be updated to the structure of the structure
4.1 HC 4.11 Op  GL Acet Coc 7080 70901 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  DA Annual Maintenance/Repairs  DE Annual Maintenance/Repairs  DE Andscape Contract  Seed, Fertlizer, Plants  Landscape Repairs & Maint  Irrigation Repairs  Lighting Repairs & Maint  Pool Contract  Pool & Spa Repairs  Pest Control  Tree Trimming  Common Area Repairs  Serve Expenditures  Grounds - Common Area  Grounds - Shuffleboard  Grounds - Surveillance System	Palm Deser	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63 68,042.84	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cd 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30).  • Maintain and improve current landscape incl. ad hoc irrigation relevant in the Repairs and replacement to landscape elements.  • Repairs and replacement to landscape elements.  • Repairs to 60 year old Irrigation system which covers 3 acres.  • Maintain historic lighting infrastructure.  • Cleaning & upkeep to ensure proper chemical levels to preserve elements.  • Specific pool and pool equipment related repairs.  • Prevent pest infestation/damage to buildings, structures and fixt.  • Palm tree trimming to ensure healthand appearnance of plants.  • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting.  Forecasted reserve expenditures by year from April 2022 Reserve Analysis Report - select categories specific to Mills Act; will be updayith actual expenditures over City 2026-27 fiscal year (07/01-06/30).  • Misc. reserve expenditures (fans, trash recepticles and gates, can Resurface the shuffleboard court.  • Replace surveillance system (four dome cameras and one DVR)
4.1 HC 4.11 Op  GL Acet Coc 7080 70901 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  DA Annual Maintenance/Repairs  nerating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming Common Area Repairs  serve Expenditures  Grounds - Common Area Grounds - Shuffleboard Grounds - Surveillance System Pool Area - Extras	Subtotal Subtotal	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63 68,042.84 3,939.28 1,575.71 7,315.81 562.75	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30, • Maintain and improve current landscape incl. ad hoc irrigation relevant in the sepairs and replacement to landscape elements  Repairs and replacement to landscape elements  Repairs to 60 year old Irrigation system which covers 3 acres  Maintain historic lighting infrastructure  Cleaning & upkeep to ensure proper chemical levels to preserve possible specific pool and pool equipment related repairs  Prevent pest infestation/damage to buildings, structures and fixture palm tree trimming to ensure healthand appearnance of plants  Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting forecasted reserve expenditures by year from April 2022 Reserve Analysis Report - select categories specific to Mills Act; will be upday with actual expenditures over City 2026-27 fiscal year (07/01-06/30)  Misc. reserve expenditures (fans, trash recepticles and gates, categories surveillance system (four dome cameras and one DVR)
4.1 HC 4.11 Op  GLACCT Coc 7080 7091 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  DA Annual Maintenance/Repairs  nerating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming Common Area Repairs  serve Expenditures  Grounds - Common Area Grounds - Shuffleboard Grounds - Surveillance System Pool Area - Extras	Subtotal Subtotal	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63 68,042.84	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30, • Maintain and improve current landscape incl. ad hoc irrigation relevant in the sepairs and replacement to landscape elements  Repairs and replacement to landscape elements  Repairs to 60 year old Irrigation system which covers 3 acres  Maintain historic lighting infrastructure  Cleaning & upkeep to ensure proper chemical levels to preserve positions of the properties of the pr
4.1 HC 4.11 Op  GLACCT Coc 7080 7091 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  DA Annual Maintenance/Repairs  Projects/Areas  DA Annual Maintenance/Repairs  Projects/Areas  DE Annual Maintenance/Repairs  De Landscape Contract  Seed, Fertlizer, Plants  Landscape Repairs & Maint  Irrigation Repairs  Lighting Repairs & Maint  Pool Contract  Pool & Spa Repairs  Pest Control  Tree Trimming  Common Area Repairs  Perve Expenditures  Grounds - Common Area  Grounds - Shuffleboard  Grounds - Surveillance System  Pool Area - Extras	Subtotal Subtotal	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63 68,042.84	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci.3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation relevant in the sepairs and replacement to landscape elements  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve proper specific pool and pool equipment related repairs  • Prevent pest infestation/damage to buildings, structures and fixtuely palm tree trimming to ensure healthand appearmance of plants  • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting the structure of the structure o
4.1 HC 4.11 Op  GLACCT Coc 7080 7091 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  DA Annual Maintenance/Repairs  Perating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming Common Area Repairs  Serve Expenditures  Grounds - Common Area Grounds - Shuffleboard Grounds - Surveillance System Pool Area - Extras  Subtotal	Subtotal Subtotal	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,452.63 68,042.84 3,939.28 1,575.71 7,315.81 562.75 13,393.55	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cid 3") GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2026-27 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation replacement to landscape elements  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve proper specific pool and pool equipment related repairs  • Prevent pest infestation/damage to buildings, structures and fixits  • Palm tree trimming to ensure healthand appearmance of plants  • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting  Forecasted reserve expenditures by year from April 2022 Reserve Analysis Report - select categories specific to Mills Act; will be upday with actual expenditures over City 2026-27 fiscal year (07/01-06/30)  • Misc. reserve expenditures (fans, trash recepticles and gates, car Resurface the shuffleboard court.  • Replace surveillance system (four dome cameras and one DVR)  • Misc pool/pool area related repair (eg. pool mastic)

Projects/Areas	Palm Desert, CA 92260 Est. Ani HOA	nual Cost Per	Notes/Comments
5.1 HOA Annual Maintenance/Repairs			Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)
5.11 Operating Expenditures			The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ciri
p gp			3") GL transaction records for areas specific to Mills Act; will be
GL Acct Code			updated with GL actuals over City 2027-28 fiscal year (07/01-06/30)
7080 Landscape Contract	43,200.00	1800.00	Maintain and improve current landscape incl. ad hoc irrigation rep
No. 1091 Seed, Fertlizer, Plants	4,320.01	180.00	<ul> <li>Replace and care for turf and plants</li> </ul>
7100 Landscape Repairs & Maint	3,235.03	134.79	<ul> <li>Repairs and replacement to landscape elements</li> </ul>
0			Repairs to 60 year old Irrigation system which covers 3 acres
			Maintain historic lighting infrastructure
			Cleaning & upkeep to ensure proper chemical levels to preserve p
			Specific pool and pool equipment related repairs      Proyect post infectation/damage to buildings, structures and fixture.
			<ul> <li>Prevent pest infestation/damage to buildings, structures and fixtu</li> <li>Palm tree trimming to ensure healthand appearnance of plants</li> </ul>
ŭ			Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting
Common Area Repairs			Au noc repairs to cabana, rence, sidewards, electrical and lighting
	,	,	
5.12 Reserve Expenditures			Forecasted reserve expenditures by year from April 2022 Reserve
			Analysis Report - select categories specific to Mills Act; will be upda
Grounds Common Area	4.057.46	160.06	<ul> <li>with actual expenditures over City 2027-28 fiscal year (07/01-06/30)</li> <li>Misc. reserve expenditures (fans, trash recepticles and gates, car</li> </ul>
			Paint the wood and metal trim of the units
Painting - Wrought Iron	5,216.73	217.36	<ul> <li>Paint the perimeter fencing and (13) light poles.</li> </ul>
Pool Area - Extras	579.64	24.15	<ul> <li>Misc pool/pool area related repair (eg. pool mastic)</li> </ul>
Pool Area - Pool, Heater			Replace the Raypack pool heater
	Subtotal 25,/12.70	1,071.36	
Subtota	al (HOA) <u>93,755.54</u>	3.906.48	
<b>5.2 Specific Homeowner Projects</b> Exterior screen repair or replacements	N/A	500.00	Replace water heater
Cubbatal (Harras	21/2	500.00	
Subtotal (Hollied			
ect Improvement Plan 381 Sandpiper St		4,406.48	
Projects/Areas	Est. An	nual Cost Per	Notes/Comments
6.1 HOA Annual Maintenance/Repairs			Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)
6 11 Operating Evpanditures			The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cir
6.11 Operating Expenditures			3") GL transaction records for areas specific to Mills Act; will be
GI Acct Code			updated with GL actuals over City 2028-29 fiscal year (07/01-06/30)
7080 Landscape Contract	43,200.00	1800.00	Maintain and improve current landscape incl. ad hoc irrigation rep
7091 Seed, Fertlizer, Plants	4,320.01	180.00	Replace and care for turf and plants
7100 Landscape Repairs & Maint	3,235.03	134.79	Repairs and replacement to landscape elements
7120 Irrigation Repairs	2,940.43	122.52	<ul> <li>Repairs to 60 year old Irrigation system which covers 3 acres</li> </ul>
7121 Lighting Repairs & Maint	1,973.76	82.24	Maintain historic lighting infrastructure
Pool Contract		162.50	• Cleaning & upkeep to ensure proper chemical levels to preserve p
7140 Pool & Spa Repairs		60.42	Specific pool and pool equipment related repairs
7150 Pest Control	1,985.98	82.75	Prevent pest infestation/damage to buildings, structures and fixtu
_			Palm tree trimming to ensure healthand appearnance of plants
7210 Common Area Repairs	1,452.63 Subtotal 68,042.84	60.53 2,835.12	<ul> <li>Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting</li> </ul>
		2,333.12	
			Forecasted reserve expenditures by year from April 2022 Reserve
6.12 Reserve Expenditures			
6.12 Reserve Expenditures			
6.12 Reserve Expenditures  Asphalt - Seal Coat	2,662.61	110.94	
•	2,662.61 4,179.18	110.94 174.13	with actual expenditures over City 2028-29 fiscal year (07/01-06/30) • Seal coat all asphalt (13,117 SF), incl. Pitahaya St. parking area.
Asphalt - Seal Coat Grounds - Common Area Irrigation - Controllers (2017)	4,179.18 1,910.48	174.13 79.60	with actual expenditures over City 2028-29 fiscal year (07/01-06/30)  • Seal coat all asphalt (13,117 SF), incl. Pitahaya St. parking area.  • Misc. reserve expenditures (fans, trash recepticles and gates, care)  • Replace the five (2) controllers installed in 2017
Asphalt - Seal Coat Grounds - Common Area	4,179.18 1,910.48 597.03	174.13 79.60 24.88	with actual expenditures over City 2028-29 fiscal year (07/01-06/30)  • Seal coat all asphalt (13,117 SF), incl. Pitahaya St. parking area.  • Misc. reserve expenditures (fans, trash recepticles and gates, car
Asphalt - Seal Coat Grounds - Common Area Irrigation - Controllers (2017) Pool Area - Extras	4,179.18 1,910.48 597.03 Subtotal 9,349.30	174.13 79.60 24.88 389.55	with actual expenditures over City 2028-29 fiscal year (07/01-06/30)  • Seal coat all asphalt (13,117 SF), incl. Pitahaya St. parking area.  • Misc. reserve expenditures (fans, trash recepticles and gates, care)  • Replace the five (2) controllers installed in 2017
Asphalt - Seal Coat Grounds - Common Area Irrigation - Controllers (2017) Pool Area - Extras	4,179.18 1,910.48 597.03	174.13 79.60 24.88 389.55	with actual expenditures over City 2028-29 fiscal year (07/01-06/30)  • Seal coat all asphalt (13,117 SF), incl. Pitahaya St. parking area.  • Misc. reserve expenditures (fans, trash recepticles and gates, care)  • Replace the five (2) controllers installed in 2017
Asphalt - Seal Coat Grounds - Common Area Irrigation - Controllers (2017) Pool Area - Extras	4,179.18 1,910.48 597.03 Subtotal 9,349.30	174.13 79.60 24.88 389.55	with actual expenditures over City 2028-29 fiscal year (07/01-06/30)  • Seal coat all asphalt (13,117 SF), incl. Pitahaya St. parking area.  • Misc. reserve expenditures (fans, trash recepticles and gates, care)  • Replace the five (2) controllers installed in 2017
Asphalt - Seal Coat Grounds - Common Area Irrigation - Controllers (2017) Pool Area - Extras  Subtota	4,179.18 1,910.48 597.03 Subtotal 9,349.30 al (HOA) 77,392.14	174.13 79.60 24.88 389.55 <b>3,224.67</b>	<ul> <li>Misc. reserve expenditures (fans, trash recepticles and gates, car)</li> <li>Replace the five (2) controllers installed in 2017</li> <li>Misc pool/pool area related repair (eg. pool mastic)</li> </ul>
	7080 Landscape Contract 7091 Seed, Fertlizer, Plants 7100 Landscape Repairs & Maint 7120 Irrigation Repairs 7121 Lighting Repairs & Maint 7130 Pool Contract 7140 Pool & Spa Repairs 7150 Pest Control 7190 Tree Trimming 7210 Common Area Repairs  5.12 Reserve Expenditures  Grounds - Common Area Painting - Trim Painting - Wrought Iron Pool Area - Extras Pool Area - Pool, Heater  Subtotal  Subtotal (Homeov  Exterior screen repair or replacements  Subtotal (Homeov  Exterior Screen Repairs  6.1 HOA Annual Maintenance/Repairs 6.11 Operating Expenditures  GLAcct Code 7080 Landscape Contract 7091 Seed, Fertlizer, Plants 7100 Landscape Repairs & Maint 7120 Irrigation Repairs 7121 Lighting Repairs & Maint 7130 Pool Contract 7140 Pool & Spa Repairs	Total	Total

Maintain and improve current landscape (and it.) and care for turf and pare manner of plants and care for turf and care for turf and pare for turf and car	Project Impr	Projects/Areas		nual Cost	Notes/Comments
7.11 Operating Expenditures  6 Acricuse  789	_		НОА	Per	•
3	7.1 H	OA Annual Maintenance/Repairs			Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)
3		peratina Expenditures			The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci
Maintain and improve current inackage incl., ad hoc imigation	-	,			
Project Improvement Plan  **Total Subtotal (Honeware)*  **Total Su	GL Acct Co	ode			updated with GL actuals over City 2029-30 fiscal year (07/01-06/30)
123	7080	Landscape Contract	43,200.00	1800.00	<ul> <li>Maintain and improve current landscape incl. ad hoc irrigation re</li> </ul>
Project Improvement Projects   Subtotal (Honeware)   Subtotal (H	7091	Seed, Fertlizer, Plants	4,320.01	180.00	<ul> <li>Replace and care for turf and plants</li> </ul>
### 1,973.75 ### 2,124 Lighting Repairs & Maint ### 2,138 Pool Contract ### 3,900.00 ### 1,973.75 ### 2,138 Pool & Spa Repairs ### 2,000 & Spa Repairs	7100	Landscape Repairs & Maint	3,235.03	134.79	<ul> <li>Repairs and replacement to landscape elements</li> </ul>
Project Improvement Plan  8.1 HOA Annual Maintenance/Repairs  8.1 HOA Contract  9.8 Subtotal (43,000.00  1.45.263  8.1 HOA Annual Maintenance/Repairs  8.1 HOA Contract  9.8 Subtotal (40,000.00  1.45.263  8.1 HOA Annual Maintenance/Repairs  8.1 HOA Contract  1.45.263  8.1 HOA Annual Maintenance/Repairs  8.1 HOA Contract  1.45.263	7120	Irrigation Repairs	2,940.43	122.52	<ul> <li>Repairs to 60 year old Irrigation system which covers 3 acres</li> </ul>
1,450,00   5,00 k Spa Repairs   1,450,00   60,42   5,9cific pool and pod equipment related repairs   1,450,00   149,38   5,9cific pool and pod equipment related repairs   1,450,00   149,38   7,9cific pool and pod equipment related repairs   1,450,00   149,38   7,9cific pool and pod equipment related repairs   1,450,00   149,38   7,9cific pool and pod equipment related repairs   1,450,00   149,38   7,9cific pool and pod equipment related repairs   1,450,00	7121	Lighting Repairs & Maint	1,973.76		<ul> <li>Maintain historic lighting infrastructure</li> </ul>
Project Improvement Plan  8.1 HOA Annual Maintenance/Repairs  8.1 HOA Annual Maintenance/Repairs  8.1 HOA Annual Maintenance/Repairs  8.1 HOA Annual Maintenance/Repairs  8.1 HOA Contract  7.02 Specific Fertilizer, Plants  8.1 HOA Contract  7.03 Seed, Fertilizer, Plants  8.1 HOA Contract  7.04 Seed, Fertilizer, Plants  8.1 HOA Contract  7.05 Seed, Fertilizer, Plants  8.1 Logerating Expenditures  8.1 Logerating Repairs & Maint  9.00 Jay 2.00.00  1.00 Landscape Contract  7.00 Landscape Contract  7.00 Landscape Contract  7.00 Landscape Repairs & Maint  1.973.76  7.12 Seed, Fertilizer, Plants  8.1 Logerating Repairs & Maint  1.973.76  7.12 Seed, Fertilizer, Plants  8.1 Logerating Repairs & Maint  1.973.76  7.12 Seed, Fertilizer, Plants  8.1 Logerating Repairs & Maint  1.973.76  7.12 Seed, Fertilizer, Plants  8.1 Logerating Repairs & Maint  1.973.76  7.12 Seed, Fertilizer, Plants  8.1 Logerating Repairs & Maint  1.973.76  7.12 Seed, Fertilizer, Plants  8.1 Logerating Repairs & Maint  1.973.76  7.12 Seed, Fertilizer, Plants  8.1 Logerating Repairs & Maint  1.973.76  7.12 Seed, Fertilizer, Plants  8.1 Logerating Repairs & Maint  1.973.76  7.12 Seed, Fertilizer, Plants  8.1 Logerating Repairs & Maint  1.973.76  7.12 Seed, Fertilizer, Plants  8.11 Seed, Fertilizer, Plants  8.11 Seed, Fertilizer, Plants  8.11 Seed, Fertilizer, Plants  8.11 Seed, Fertilizer, Plants  8.12 Repairs & Maint  1.973.76  7.18 Seed, Fertilizer, Plants  8.19 Pool & Spa Repairs & Maint  1.973.76  7.18 Seed, Fertilizer, Plants  8.19 Pool & Spa Repairs & Maint  1.973.76  7.18 Seed, Fertilizer, Plants  8.19 Pool & Spa Repairs  1.452.63  8.22.4  8.24 Seever Expenditures  8.24 Seever Expenditures  8.25 Seed, Fertilizer, Plants  8.26 Seed, Fertilizer, Plants  9.00 Seed, Fertilizer,	7130	Pool Contract	3,900.00		<ul> <li>Cleaning &amp; upkeep to ensure proper chemical levels to preserve</li> </ul>
Tree Trimming 3,585.00 149.38 1,452.63 60.53 9 All not repairs to ensure healthand appearance of plants 4,304.56 1,452.63 60.53 9 All not repairs to cabana, fence, sidewalks, electrical and lighting for the properties of the pro		Pool & Spa Repairs			<ul> <li>Specific pool and pool equipment related repairs</li> </ul>
### A common Area Repairs    1,482.63   60.53     Subtotal 68,042.84   2,835.12     Forecasted reserve expenditures by year from April 2022 Reserve Analysis Report - select categories specific to Mills Act; will be updated and the project of the project specific to Mils Act; will be updated and the project specific to Mils Act; will be updated and the project specific to Mils Act; will be updated and the project specific to Mils Act; will be updated and the project specific to Mils Act; will be updated and the project specific to Mils Act; will be updated and the project specific to Mils Act; will be updated and the project specific to Mils Act; will be updated and the project specific to Mils Act; will be updated and the project specific to Mils Act; will be updated and the project specific to Mils Act; will be updated and the project specific to Mils Act; will be updated and the project specific to Mils Act; will be updated and the project specific to Mils Act; will be updated and the project specific to Mils Act; will be updated and the project specific to Mils Act; will be updated and the project specific to Mils Act; will be updated security system    Additional common Area					<ul> <li>Prevent pest infestation/damage to buildings, structures and fix</li> </ul>
7.12 Reserve Expenditures  Grounds - Common Area Pool Area - Extras  Subtotal (HOA) 72.962.34 3.040.10  7.2 Specific Homeowner Projects Roof foam resurfacing  Total 38.1 HOA Annual Maintenance/Repairs  8.1 HOA		•			
Forecasted reserve expenditures by year from April 2022 Reserve Analysis Report - select categories specific to Mills Act, will be uptwith actual expenditures over City 2029-30 fiscal year (07/01-06/3 Test analysis Report - select categories specific to Mills Act, will be uptwith actual expenditures over City 2029-30 fiscal year (07/01-06/3 Test analysis Report - select categories specific to Mills Act, will be uptwith actual expenditures over City 2029-30 fiscal year (07/01-06/3 Test analysis Report - select categories specific to Mills Act, will be uptwith actual expenditures over City 2029-30 fiscal year (07/01-06/3 Test analysis Report - select categories specific to Mills Act, will be uptwith actual expenditures over City 2029-30 fiscal year (07/01-06/3)  **Roof foam resurfacing**  **Subtotal** (HOA)**  **Total**  **Subtotal** (HOA)**  **Total**  **Subtotal** (Bould Indicated Period Indicated Indicated Period Indicated Indicated Period Indicated Period Indicated Period Indicated Indicated Period Indicated Indic	7210	Common Area Repairs			<ul> <li>Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting</li> </ul>
Analysis Report - select categories specific to Mills Act, will be uped with a Class over City 2029-30 fiscal year (07/01-06/3)  **Subtotal (HOA)**  Subtotal (HOA)**  Subtotal (HOA)**  Subtotal (HOA)**  **Total**  **Subtotal (Homeowner)**  **N/A 5,000.00  **N/A 5,000.00  **N/A 5,000.00  **Total**  **Subtotal (HOA)**  **Project Improvement Plan**  **381 Sandapiper St. Palm Desert, CA 92260  **Project Improvement Plan**  **381 Sandapiper St. Palm Desert, CA 92260  **Project Improvement Plan**  **Subtotal (HOA)**  **Project Improvement Plan**  **Subtotal (HOA)**  **Subtotal (HOA)**  **Project Improvement Plan**  **Subtotal (HOA)**  **Analysis Report - select categories specific to Mills Act, will be uped with GL actuals over City 2029-30 fiscal year (07/01-06/3)  **Roof spray foam (multi coat)*  **Notes/Comments**  **Notes/Comments**  **Notes/Comments**  **Notes/Comments**  **Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)*  The amounts show are from 2021 Sandapiper 3 on El Pasea HOA (17 a)*  **G. Act Close**  **Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)*  The amounts show are from 2021 Sandapiper 3 on El Pasea HOA (17 a)*  **G. Act Close**  **Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)*  The amounts show are from 2021 Sandapiper 3 on El Pasea HOA (17 a)*  **G. Act Close**  **Roof spray foam (multi coat)*  **Notes/Comments*  **Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)*  The amounts show are from 2021 Sandapiper 3 on El Pasea HOA (17 a)*  **G. Hoat Close**  **G. Act Close**  **Roof spray foam (multi coat)*  **Notes/Comments*  **Notes/Comments*  **Notes/Comments*  **Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)*  **Roof spray foam (multi coat)*  **Notes/Comments*  **Notes/Comment			Subtotal 68,042.84	2,835.12	
Analysis Report - select categories specific to Mills Act, will be uped with a Class over City 2029-30 fiscal year (07/01-06/3)  **Subtotal (HOA)**  Subtotal (HOA)**  Subtotal (HOA)**  Subtotal (HOA)**  **Total**  **Subtotal (Homeowner)**  **N/A 5,000.00  **N/A 5,000.00  **N/A 5,000.00  **Total**  **Subtotal (HOA)**  **Project Improvement Plan**  **381 Sandapiper St. Palm Desert, CA 92260  **Project Improvement Plan**  **381 Sandapiper St. Palm Desert, CA 92260  **Project Improvement Plan**  **Subtotal (HOA)**  **Project Improvement Plan**  **Subtotal (HOA)**  **Subtotal (HOA)**  **Project Improvement Plan**  **Subtotal (HOA)**  **Analysis Report - select categories specific to Mills Act, will be uped with GL actuals over City 2029-30 fiscal year (07/01-06/3)  **Roof spray foam (multi coat)*  **Notes/Comments**  **Notes/Comments**  **Notes/Comments**  **Notes/Comments**  **Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)*  The amounts show are from 2021 Sandapiper 3 on El Pasea HOA (17 a)*  **G. Act Close**  **Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)*  The amounts show are from 2021 Sandapiper 3 on El Pasea HOA (17 a)*  **G. Act Close**  **Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)*  The amounts show are from 2021 Sandapiper 3 on El Pasea HOA (17 a)*  **G. Act Close**  **Roof spray foam (multi coat)*  **Notes/Comments*  **Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)*  The amounts show are from 2021 Sandapiper 3 on El Pasea HOA (17 a)*  **G. Hoat Close**  **G. Act Close**  **Roof spray foam (multi coat)*  **Notes/Comments*  **Notes/Comments*  **Notes/Comments*  **Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)*  **Roof spray foam (multi coat)*  **Notes/Comments*  **Notes/Comment	7 12 D	osarua Evnandituras			Forecasted reserve expenditures by year from April 2022 Reserve
## Actual expenditures over City 2029-30 fiscal year (07/01-06/3	7.12 M	eserve Experiantares			
Age   Counts   Common Area   Age   Counts   Co					
Subtotal (HOA)  72,962.34 3,040.10  7.2 Specific Homeowner Projects Roof foam resurfacing Subtotal (Homeowner)  Total 8,040.10  Project Improvement Plan 381 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 381 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 381 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 381 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 381 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 381 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 381 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 381 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 381 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 381 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 382 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 383 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 384 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 385 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 385 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 385 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 385 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 385 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 385 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 385 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 385 Sandpiper St. Palm Desert, CA 92260  Project Improvement Plan 385 Sandpiper St. Palm Desert Ca 9260  Project Improvement Plan 385 Sandpiper St. Palm Desert Ca 9260  Project Improvement Plan 385 Sandpiper St. Palm Desert Ca 9260  Project Improvement Plan 385 Sandpiper St. Palm Desert Ca 9260  Project Improvement Plan 385 Sandpiper St. Palm Desert Ca 9260  Project Improvement Plan 385 Sandpiper St. Palm Desert Ca 9260  Project Improvement Plan 385 Sandpiper St. Palm Desert Ca 9260  Project Improvement Plan 385 Sandpiper St. Palm Desert Ca 9260  Project Improvement		Grounds - Common Area	4,304.56	179.36	7
Subtotal (HOA) 72,962.34 3,040.10  7.2 Specific Homeowner Projects Roof foam resurfacing Subtotal (Homeowner)  Total 8,040.10  Project Improvement Plan 381 Sandpiper St. Polim Desert, CA 92260  Projects/Areas Est. Annual Cost HOA  Per  8.1 HOA Annual Maintenance/Repairs  8.1 HOA Annual Maintenance/Repairs  8.1 HOParating Expenditures  8.1 Operating Expenditures  8.1 Gatest Code 7001 Seed, Fertilizer, Plants 1,200.01 1800.00 7001 Seed, Fertilizer, Plants 1,200.00 7001 Seed, Fert		Pool Area - Extras	614.94	25.62	<ul> <li>Misc pool/pool area related repair (eg. pool mastic)</li> </ul>
7.2 Specific Homeowner Projects Roof foam resurfacing Subtotal (Homeowner)  Tota  To			Subtotal 4,919.50	204.98	
7.2 Specific Homeowner Projects Roof foam resurfacing Subtotal (Homeowner)  Total 8.040.10    N/A   5.000.00   Notes/Comments   Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)   The amounts show are from 2021 Sandpiper 3 on El Poseo HOA ("CI 3") GL transaction records for areas specific to Mills Act; will be updivith GL actuals over City 2030-31 fiscal year (107.01-06/30 on the standard palants of the s		Subtot	al (HOA) 72 962 3/	3 0/0 10	
Roof foam resurfacing   Subtotal (Homeowner)   N/A 5,000.00			ui (110A) <u>72,302.3-</u>	3,040.10	
Subtotal (Homeowner)    N/A   5,000.00	7.2 Sp		N1//	E 000 00	Poof caray form (multi-cont)
Project Improvement Plan  381 Sandpiper St. Palm Desert, CA 92260  Projects/Areas  Est. Annual Cost Per  Ba.1 HOA Annual Maintenance/Repairs  8.11 Operating Expenditures  8.11 Operating Expenditures  8.12 Landscape Contract  100 Landscape Repairs & Maint  110 Lingtain Repairs  111 Lighting Repairs & Maint  111 Pool & Spa Repairs  112 Lighting Repairs  1130 Pool & Spa Repairs  1140 Pool & Spa Repairs  1150 Pest Control  1190 Common Area Repairs  Subtotal  110 Pool Cobana  110 Pool Cobana  110 Pool Cobana  110 Pool Cabana  110 Pool Cabana  111 Pool Cabana  111 Pool Cabana  111 Pool Cabana  111 Pool Cabana  112 Pool Cabana  113 Pool Cabana  114 Pool Cabana  115 Po					• Rooi spray roam (muiu coat)
### Projects   Project			eowner) <u>np</u>	3,000.00	
8.1 HOA Annual Maintenance/Repairs 8.11 Operating Expenditures  8.12 Operating Expenditures  8.13 Operating Expenditures  8.14 Operating Expenditures  8.15 Operating Expenditures  8.16 Annual Maintenance/Repairs 8.17 Operating Expenditures  8.18 Operating Expenditures  8.19 Operating Expenditures  8.10 Operating Expenditures  8.10 Operating Expenditures  8.11 Operating Expenditures  8.12 Operating Expenditures  8.13 Operating Expenditures  8.14 Operating Expenditures  8.15 Operating Expenditures  8.16 Annual Maintenance/Repairs 8 8.17 Operating Expenditures  8.18 Operating Expenditures  8.19 Operating Expenditures  8.10 Operating Expenditures  8.10 Operating Expenditures  8.11 Operating Expenditures  8.12 Operating Expenditures  8.13 Operating Expenditures  8.14 Operating Expenditures  8.15 Operating Expenditures  8.16 Operating Expenditures  8.17 Operating Expenditures  8.18 Operating Expenditures  8.19 Operating Expenditures  8.10 Operating Expenditures  8.10 Operating Expenditures  8.11 Operating Expenditures  8.12 Operating Expenditures  8.13 Operating Expenditures  8.14 Operating Expenditures  8.15 Operating Expenditures  8.16 Operating Expenditures  8.17 Operating Expenditures  8.18 Operating Expenditures  8.19 Operating Expenditures  9 Operating Expenditures  9 Operating Expenditures  9 Operating Operating Infoatructure  1					
8.1 HOA Annual Maintenance/Repairs  8.11 Operating Expenditures  8.12 Operating Expenditures  8.14 Operating Expenditures  8.15 Operating Expenditures  8.16 Operating Expenditures  8.17 Operating Expenditures  8.18 Operating Expenditures  8.18 Operating Expenditures  8.19 Operating Expenditures  8.10 Operating Expenditures  8.10 Operating Expenditures  8.11 Operating Expenditures  8.12 Operating Expenditures  8.13 Operating Expenditures  8.14 Operating Expenditures  8.15 Operating Expenditures  8.16 Operating Expenditures  8.18 Operating Operating Indicating	Proiect Impr	ovement Plan 381 Sandpiper St.		8,040.10	
8.11 Operating Expenditures  GLACET Code    Author Code			. Palm Desert, CA 92260 <b>Est. An</b>	nual Cost	Notes/Comments
3") GL transaction records for areas specific to Mills Act; will be upd with GL actuals over City 2030-31 fiscal year (07/01-06/30)  **Notice of the proof of the		Projects/Areas	. Palm Desert, CA 92260 <b>Est. An</b>	nual Cost	·
Seed, Fertlizer, Plants   4,320.00   180.00   180.00   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape incl. ad hoc irrigation research   Maintain and improve current landscape lands   Maintain historic lighting infrastructure   Cleaning & upkeep to ensure proper chemical levels to preserve   Maintain historic lighting infrastructure   Cleaning & upkeep to ensure proper chemical levels to foscal   Maintain historic lighting infrastructure   Cleaning & upkeep to ensure proper chemical levels to 60 year old Irrigation system which covers 3 acres   Maintain historic lig		Projects/Areas	. Palm Desert, CA 92260 <b>Est. An</b>	nual Cost	
Landscape Contract  43,200.00  1800.00  Seed, Fertlizer, Plants  4,320.01  1800.00  Landscape Repairs & Maint  3,235.03  122.52  121 Lighting Repairs & Maint  1,973.76  2,940.43  122.52  Pool Contract  3,900.00  162.50  Pest Control  1,985.98  3,585.00  149.38  Subtotal  68,042.84  2,835.12  8.12 Reserve Expenditures  Maintain and improve current landscape incl. ad hoc irrigation re  Replairs and replacement to landscape elements  Repairs to 60 year old Irrigation system which covers 3 acres  Maintain instoric lighting infrastructure  Cleaning & upkeep to ensure proper chemical levels to preserve prevent pest infestation/damage to buildings, structures and fixt  Prevent pest infestation/damage to buildings, structures and fixt  Painting - Pool Cabana  Pool Area - Extras  Subtotal  Subtotal  Subtotal  Subtotal  Subtotal  Subtotal  N/A  1,500.00  N/A  1,500.00  1,985.98  8.22  Maintain and improve current landscape incl. ad hoc irrigation re Replace and care for tuff and plants  Repairs and replacement to landscape elements  Repairs and replacement to landscape and care for tuff and plants  Repairs and replacement to landscape elements	8.1 H	Projects/Areas  OA Annual Maintenance/Repairs	. Palm Desert, CA 92260 <b>Est. An</b>	nual Cost	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cit
Pept Control Tree Trimming Tre	8.1 H	Projects/Areas  OA Annual Maintenance/Repairs	. Palm Desert, CA 92260 <b>Est. An</b>	nual Cost	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci 3") GL transaction records for areas specific to Mills Act; will be upo
Pool Control Pest Control Tree Trimming Tree Triming Tree Triming Tree Trimming Tree Trimming Tree Trimming Tree T	8.1 H	Projects/Areas  OA Annual Maintenance/Repairs perating Expenditures	. Palm Desert, CA 92260 Est. An HOA	nual Cost Per	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci. 3") GL transaction records for areas specific to Mills Act; will be upowith GL actuals over City 2030-31 fiscal year (07/01-06/30)
Prigation Repairs   Prig	8.1 H 8.11 O	Projects/Areas  OA Annual Maintenance/Repairs  perating Expenditures  Landscape Contract	Palm Desert, CA 92260  Est. An  HOA  43,200.00	nual Cost Per	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci 3") GL transaction records for areas specific to Mills Act; will be upowith GL actuals over City 2030-31 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation re
121 Lighting Repairs & Maint 1,973.76 121 Lighting Repairs & Maint 1,973.76 123 Pool Contract 1,980.00 162.50 1,450.00 1,985.98 1,452.63 1,462.63 1,462.63 1	8.11 H 8.11 O GL Acct CC 7080 7091	Projects/Areas  OA Annual Maintenance/Repairs  perating Expenditures  Landscape Contract Seed, Fertlizer, Plants	Palm Desert, CA 92260  Est. An HOA  43,200.00 4,320.01	1800.00 180.00	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci 3") GL transaction records for areas specific to Mills Act; will be upowith GL actuals over City 2030-31 fiscal year (07/01-06/30)  Maintain and improve current landscape incl. ad hoc irrigation reports to the second state of the second seco
Pool Contract  7130 Pool Contract  7140 Pool & Spa Repairs  7150 Pest Control  7150 Pest Control  7150 Tree Trimming  7150 Common Area Repairs  7150 Palm Tree trimming to ensure healthand appearance of plants  7150 Palm Tree trimming to ensure healthand appearance of laths to e	8.1 Ho 8.11 O GL Acct Cc 7080 7091 7100	Projects/Areas  OA Annual Maintenance/Repairs  perating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint	Palm Desert, CA 92260  Est. An HOA  43,200.00 4,320.01 3,235.03	1800.00 180.00 134.79	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci 3") GL transaction records for areas specific to Mills Act; will be upo with GL actuals over City 2030-31 fiscal year (07/01-06/30)  Maintain and improve current landscape incl. ad hoc irrigation re Replace and care for turf and plants  Repairs and replacement to landscape elements
7140 Pool & Spa Repairs 7150 Pest Control 7150 Pest Control 7150 Tree Trimming 7150 Common Area Repairs 7150 Pest Control 7150	8.1 H 8.11 O GL Acct Co 7080 7091 7100 7120	Projects/Areas  OA Annual Maintenance/Repairs perating Expenditures  Date Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs	43,200.00 4,320.01 3,2940.43	1800.00 180.00 184.79 122.52	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci 3") GL transaction records for areas specific to Mills Act; will be upowith GL actuals over City 2030-31 fiscal year (07/01-06/30)  Maintain and improve current landscape incl. ad hoc irrigation relevance en Replace and care for turf and plants  Repairs and replacement to landscape elements  Repairs to 60 year old Irrigation system which covers 3 acres
Pest Control 1,985.98 82.75 Tree Trimming 3,585.00 149.38 7210 Common Area Repairs 1,452.63 Subtotal 68,042.84 2,835.12  8.12 Reserve Expenditures  Grounds - Common Area Painting - Pool Cabana Pool Area - Extras Pool Area - Extras Subtotal (HOA)  Subtotal (HOA)  Reserve Expenditures  1,985.98 82.75 149.38 80.01 149.38 9 Pervent pest infestation/damage to buildings, structures and fixting the particle of plants  Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting to the company of the plants of the p	8.1 H 8.11 O GL Acct Cd 7080 7091 7100 7120 7121	Projects/Areas  OA Annual Maintenance/Repairs perating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint	Est. An HOA  43,200.00 4,320.01 3,235.03 2,940.43 1,973.76	1800.00 180.00 184.79 122.52 82.24	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci 3") GL transaction records for areas specific to Mills Act; will be upowith GL actuals over City 2030-31 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation reelengate and care for turf and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure
Tree Trimming 3,585.00 149.38 Common Area Repairs 1,452.63 60.53 Subtotal 68,042.84 2,835.12  8.12 Reserve Expenditures  Grounds - Common Area Painting - Pool Cabana Pool Area - Extras 633.39 26.39 Subtotal (HOA) 76,910.24 3,204.59  8.2 Specific Homeowner Projects Updated security system N/A 1,500.00  Palm tree trimming to ensure healthand appearnance of plants • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting • All hoc repairs to cabana, fence, sidewalks, electrical and lighting • All hoc repairs to cabana, fence, sidewalks, electrical and lighting • All hoc repairs to cabana, fence, sidewalks, electrical and lighting • All hoc repairs to cabana, fence, sidewalks, electrical and lighting • All hoc repairs to cabana, fence, sidewalks, electrical and lighting • All hoc repairs to cabana, fence, sidewalks, electrical and lighting • All hoc repairs to cabana, fence, sidewalks, electrical and lighting • All hoc repairs to cabana, fence, sidewalks, electrical and lighting • All hoc repairs to cabana, fence, sidewalks, electrical and lighting • All hoc repairs to cabana, fence, sidewalks, electrical and lighting • All hoc repairs to cabana, fence, sidewalks, electrical and lighting • All hoc repairs to cabana, fence, sidewalks, electrical and lighting • All hoc repairs to cabana, fence, sidewalks, electrical and lighting • All hoc repairs to cabana, fence, sidewalks and sidewalks	8.1 H 8.11 O  GL Acct CC 7080 7091 7100 7120 7121 7130	Projects/Areas  OA Annual Maintenance/Repairs perating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract	43,200.00 43,230.01 3,230.01 3,235.03 2,940.43 1,973.76 3,900.00	1800.00 180.00 180.00 134.79 122.52 82.24 162.50	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci 3") GL transaction records for areas specific to Mills Act; will be upowith GL actuals over City 2030-31 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation reelenge end care for turf and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve proper chemical levels to
**Subtotal (HOA) 76,910.24 **Subtotal Forestand (Post Subtotal (HOA) 76,910.24 **Subtotal (HOA) 76,910	8.1 H 8.11 O GL Acct CC 7080 7090 7100 7120 7121 7130 7140	Projects/Areas  OA Annual Maintenance/Repairs perating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00	1800.00 180.00 134.79 122.52 82.24 162.50 60.42	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci 3") GL transaction records for areas specific to Mills Act; will be upowith GL actuals over City 2030-31 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation re • Replace and care for turf and plants • Repairs and replacement to landscape elements • Repairs to 60 year old Irrigation system which covers 3 acres • Maintain historic lighting infrastructure • Cleaning & upkeep to ensure proper chemical levels to preserve possible propers of the propers of t
Subtotal 68,042.84 2,835.12  8.12 Reserve Expenditures  63,042.84 2,835.12  8.12 Reserve Expenditures  Forecasted reserve expenditures by year from April 2022 Reserve Analysis Report - select categories specific to Mills Act; will be upde with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030	8.1 H  8.11 O  GLACT CC  7080  7091  7100  7120  7121  7130  7140  7150	Projects/Areas  OA Annual Maintenance/Repairs  perating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci 3") GL transaction records for areas specific to Mills Act; will be upo with GL actuals over City 2030-31 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation re • Replace and care for turf and plants • Repairs and replacement to landscape elements • Repairs to 60 year old Irrigation system which covers 3 acres • Maintain historic lighting infrastructure • Cleaning & upkeep to ensure proper chemical levels to preserve possible propers of the propers of
8.12 Reserve Expenditures  Grounds - Common Area Painting - Pool Cabana Pool Area - Extras  Subtotal (HOA)  Subtotal (HOA)  Area - Extras  Subtotal (HOA)  Subtotal (HOA)  Area - Extras  Area - Extras  Area - Extras - Ext	8.1 H  8.11 O  GL Acct Ct. 7080 7091 7100 7120 7121 7130 7140 7150 7190	Projects/Areas  OA Annual Maintenance/Repairs perating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming	43,200.00 43,200.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci 3") GL transaction records for areas specific to Mills Act; will be upo with GL actuals over City 2030-31 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation rej • Replace and care for turf and plants • Repairs and replacement to landscape elements • Repairs to 60 year old Irrigation system which covers 3 acres • Maintain historic lighting infrastructure • Cleaning & upkeep to ensure proper chemical levels to preserve possible specific pool and pool equipment related repairs • Prevent pest infestation/damage to buildings, structures and fixtue.
Analysis Report - select categories specific to Mills Act; will be updowith actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 with actual expenditures over City 2030-31 fiscal year (07/01-06/30 wit	8.1 H  8.11 O  GL Acct Ct. 7080 7091 7100 7120 7121 7130 7140 7150 7190	Projects/Areas  OA Annual Maintenance/Repairs perating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cid") 3") GL transaction records for areas specific to Mills Act; will be upa with GL actuals over City 2030-31 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation repleced and care for turf and plants  • Replace and care for turf and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve proper chemical levels to preserve proper pro
Grounds - Common Area Painting - Pool Cabana Pool Area - Extras  Subtotal (HOA)  Subtotal (HOA)  A 2,500.01  Subtotal (HOA)  Subtotal (HOA)  N/A 1,500.00  With actual expenditures over City 2030-31 fiscal year (07/01-06/30  Misc. reserve expenditures (fans, trash recepticles and gates, call the composition of the co	8.1 H  8.11 O  GLACT CC 7080 7091 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  OA Annual Maintenance/Repairs perating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming Common Area Repairs	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cid") 3") GL transaction records for areas specific to Mills Act; will be upo with GL actuals over City 2030-31 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation replacement and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve propers of the propers of the propers of the propers of the plants of th
Grounds - Common Area Painting - Pool Cabana Pool Area - Extras  Pool Area - Extras  Subtotal (HOA)  Subtotal (HOA)  Subtotal (HOA)  N/A  N/A  N/A  1,500.00  N/A  1,500.00  NISc. reserve expenditures (fans, trash recepticles and gates, care of the composition	8.1 H  8.11 O  GLACT CC 7080 7091 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  OA Annual Maintenance/Repairs perating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming Common Area Repairs	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cid") 3") GL transaction records for areas specific to Mills Act; will be upa with GL actuals over City 2030-31 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation replacement and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve pospecific pool and pool equipment related repairs  • Prevent pest infestation/damage to buildings, structures and fixtue  • Palm tree trimming to ensure healthand appearnance of plants  • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting
Painting - Pool Cabana Pool Area - Extras  Subtotal  Subtotal  (HOA) 76,910.24 3,204.59  8.2 Specific Homeowner Projects Updated security system  N/A 1,500.00  Updated exterior security system	8.1 H  8.11 O  GLACT CC 7080 7091 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  OA Annual Maintenance/Repairs perating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming Common Area Repairs	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Ci 3") GL transaction records for areas specific to Mills Act; will be upon with GL actuals over City 2030-31 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation relevant and replacement to landscape elements  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve proper chemical levels to preserve proper p
Pool Area - Extras  Subtotal (HOA) 76,910.24 3,204.59  8.2 Specific Homeowner Projects Updated security system  N/A 1,500.00  Updated exterior security system  Misc pool/pool area related repair (eg. pool mastic)  Misc pool/pool area related repair (eg. pool mastic)	8.1 H 8.11 O  GLACT CC 7080 7091 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  OA Annual Maintenance/Repairs  perating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming Common Area Repairs	### ##################################	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cia")  3") GL transaction records for areas specific to Mills Act; will be upa with GL actuals over City 2030-31 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation repended in the sepairs and replacement to landscape elements  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve per specific pool and pool equipment related repairs  • Prevent pest infestation/damage to buildings, structures and fixtue.  • Palm tree trimming to ensure healthand appearnance of plants  • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting the structure of
Subtotal 8,867.40 369.48  Subtotal (HOA) 76,910.24 3,204.59  8.2 Specific Homeowner Projects Updated security system N/A 1,500.00 • Updated exterior security system	8.1 H 8.11 O  GLACT CC 7080 7091 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  OA Annual Maintenance/Repairs perating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming Common Area Repairs  eserve Expenditures  Grounds - Common Area	### Application	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cia 3") GL transaction records for areas specific to Mills Act; will be upa with GL actuals over City 2030-31 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation regeles and care for turf and plants  • Replace and care for turf and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve proper chemical levels to preserve proper proper the proper infestation/damage to buildings, structures and fixtue.  • Palm tree trimming to ensure healthand appearmance of plants  • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting the proper proper cap for the proper proper cap for the proper plants and high the proper plants.  • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting the proper plants are proper cap for the proper plants.  • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting the proper plants.
8.2 Specific Homeowner Projects  Updated security system  N/A 1,500.00  • Updated exterior security system	8.1 H 8.11 O  GLACT CC 7080 7091 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  OA Annual Maintenance/Repairs  perating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming Common Area Repairs  Peserve Expenditures  Grounds - Common Area Painting - Pool Cabana	### ##################################	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cir 3") GL transaction records for areas specific to Mills Act; will be upd with GL actuals over City 2030-31 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation region in the sepairs and replacement to landscape elements  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve proper of the proper of the proper contains and fixture in the proper co
Updated security systemN/A1,500.00 ■ Updated exterior security system	8.1 H 8.11 O  GLACT CC 7080 7091 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  OA Annual Maintenance/Repairs  perating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming Common Area Repairs  Peserve Expenditures  Grounds - Common Area Painting - Pool Cabana	### Assumption of the content of the	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cia 3") GL transaction records for areas specific to Mills Act; will be upd with GL actuals over City 2030-31 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation regenerated in the properties of the properties
Updated security systemN/A1,500.00 ● Updated exterior security system	8.1 H 8.11 O  GLACT CC 7080 7091 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  OA Annual Maintenance/Repairs perating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming Common Area Repairs  eserve Expenditures  Grounds - Common Area Painting - Pool Cabana Pool Area - Extras	### Accordance	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cia 3") GL transaction records for areas specific to Mills Act; will be upd with GL actuals over City 2030-31 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation regenerated in the properties of the properties
	8.1 H 8.11 O  GLACTCC 7080 7091 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  OA Annual Maintenance/Repairs  perating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming Common Area Repairs  eserve Expenditures  Grounds - Common Area Painting - Pool Cabana Pool Area - Extras  Subtota	### Accordance	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cia 3") GL transaction records for areas specific to Mills Act; will be upd with GL actuals over City 2030-31 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation regenerated in the properties of the properties
	8.1 H 8.11 O  GLACTCC 7080 7091 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  OA Annual Maintenance/Repairs  perating Expenditures  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming Common Area Repairs  eserve Expenditures  Grounds - Common Area Painting - Pool Cabana Pool Area - Extras  Subtota	### Assumption of the content of the	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12  184.74 158.35 26.39 369.48  3,204.59	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cid") 3") GL transaction records for areas specific to Mills Act; will be upa with GL actuals over City 2030-31 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation regelence and care for turf and plants  • Replace and care for turf and plants  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve proper chemical levels to preserve proper pr
	8.1 H 8.11 O  GLACTCC 7080 7091 7100 7120 7121 7130 7140 7150 7190 7210	Projects/Areas  OA Annual Maintenance/Repairs  perating Expenditures  Dade  Landscape Contract Seed, Fertlizer, Plants Landscape Repairs & Maint Irrigation Repairs Lighting Repairs & Maint Pool Contract Pool & Spa Repairs Pest Control Tree Trimming Common Area Repairs  Peserve Expenditures  Grounds - Common Area Painting - Pool Cabana Pool Area - Extras  Subtota  Decific Homeowner Projects Updated security system	### Associated Reserve CA 92260    Est. An HOA	1800.00 180.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12  184.74 158.35 26.39 369.48  3,204.59	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cid") 3") GL transaction records for areas specific to Mills Act; will be upd with GL actuals over City 2030-31 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation regelence and care for turf and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve positions of the proper of the proper of the preserve position of the proper

	Projects/Areas	Est. Anı	nual Cost	Notes/Comments
		HOA	Per	
9.1 HOA	Annual Maintenance/Repairs			Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)
	Transaction Control Nepalis			
9.11 Oper	ating Expenditures			The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cir
				3") GL transaction records for areas specific to Mills Act; will be
GL Acct Code 7080	Landscape Contract	43,200.00	1800.00	<ul> <li>updated with GL actuals over City 2031-32 fiscal year (07/01-06/30)</li> <li>Maintain and improve current landscape incl. ad hoc irrigation rej</li> </ul>
-	Seed, Fertlizer, Plants	4,320.00		Replace and care for turf and plants
	Landscape Repairs & Maint	3,235.03		Repairs and replacement to landscape elements
	rrigation Repairs	2,940.43		Repairs to 60 year old Irrigation system which covers 3 acres
	Lighting Repairs & Maint	1,973.76		Maintain historic lighting infrastructure
	Pool Contract	3,900.00		Cleaning & upkeep to ensure proper chemical levels to preserve
7140 F	Pool & Spa Repairs	1,450.00	60.42	Specific pool and pool equipment related repairs
7150	Pest Control	1,985.98	82.75	<ul> <li>Prevent pest infestation/damage to buildings, structures and fixt</li> </ul>
7190	Tree Trimming	3,585.00	149.38	<ul> <li>Palm tree trimming to ensure healthand appearnance of plants</li> </ul>
7210 <b>(</b>	Common Area Repairs	1,452.63	60.53	<ul> <li>Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting</li> </ul>
	Subtotal	68,042.84	2,835.12	
0 12 Pasas	rve Expenditures			Forecasted reserve expenditures by year from April 2022 Reserve
3.12 Nesei	ive Experiurtures			Analysis Report - select categories specific to Mills Act; will be updated
				with actual expenditures over City 2031-32 fiscal year (07/01-06/30
(	Grounds - Common Area	4,566.71	190.28	Misc. reserve expenditures (fans, trash recepticles and gates, ca
	Painting - Wrought Iron	5,871.48		<ul> <li>Paint the perimeter fencing and (13) light poles.</li> </ul>
F	Pool Area - Extras	652.39		<ul> <li>Misc pool/pool area related repair (eg. pool mastic)</li> </ul>
	Subtotal	11,090.58	462.11	
	Subtotal (HOA)	79,133.42	3,297.23	
9.2 Spec	ific Homeowner Projects			
F	Paint Exterior	N/A		Service vintage sliding doors
	Subtotal (Homeowner)	N/A	3,500.00	
Project Improver	Total ment Plan 381 Sandpiper St. Palm Deser	+ 64 03360	6,797.23	
Toject improver	nent Fluir 561 Sunupiper St. Fullii Desei			
	Projects/Areas	Est. Ann HOA	ual Cost Per	Notes/Comments
10.1 HO				
	A Annual Maintenance/Repairs			Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)
				Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Circ
10.11 Oper	A Annual Maintenance/Repairs			Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Circ 3") GL transaction records for areas specific to Mills Act; will be upda
10.11 Oper	A Annual Maintenance/Repairs rating Expenditures	НОА	Per	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Circ 3") GL transaction records for areas specific to Mills Act; will be upda with GL actuals over City 2032-33 fiscal year (07/01-06/30)
10.11 Open  GL Acct Code  7080 L;	A Annual Maintenance/Repairs rating Expenditures andscape Contract	HOA 43,200.00	Per	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cira") GL transaction records for areas specific to Mills Act; will be upda with GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation repairs.
10.11 Oper GL Acct Code 7080 Li 7091 Si	A Annual Maintenance/Repairs  rating Expenditures  andscape Contract eed, Fertlizer, Plants	HOA 43,200.00 4,320.01	1800.00 180.00	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cira")" GL transaction records for areas specific to Mills Act; will be upda with GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation reports.  • Replace and care for turf and plants
10.11 Open  GL Acct Code  7080 Li 7091 Si 7100 Li	A Annual Maintenance/Repairs  rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint	43,200.00 4,320.01 3,235.03	1800.00 180.00 134.79	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cira")" GL transaction records for areas specific to Mills Act; will be updo with GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation representation of the properties of the propert
10.11 Open  GL Acct Code  7080 Li 7091 Si 7100 Li 7120 Ir	A Annual Maintenance/Repairs rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint rigation Repairs	HOA 43,200.00 4,320.01	1800.00 180.00	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cira") ") GL transaction records for areas specific to Mills Act; will be updawith GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation rep. • Replace and care for turf and plants • Repairs and replacement to landscape elements • Repairs to 60 year old Irrigation system which covers 3 acres
10.11 Open  GL Acct Code  7080 L;  7091 S;  7100 L;  7120 Ir  7121 L;	A Annual Maintenance/Repairs  rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint	43,200.00 4,320.01 3,235.03 2,940.43	1800.00 180.00 134.79 122.52	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cira") (GL transaction records for areas specific to Mills Act; will be updawith GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation repose Replace and care for turf and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure
10.11 Open  GL Acct Code  7080 L;  7091 S;  7100 L;  7120 Ir  7121 L;  7130 P	A Annual Maintenance/Repairs rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint rrigation Repairs ighting Repairs & Maint	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76	1800.00 180.00 134.79 122.52 82.24	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cira") (GL transaction records for areas specific to Mills Act; will be updawith GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation repose Replace and care for turf and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure
10.11 Open  GL Acct Code  7080 L; 7091 L; 7190 L; 7120 Ir 7121 L; 7130 P 7140 P	A Annual Maintenance/Repairs rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint rrigation Repairs ighting Repairs & Maint ool Contract	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00	1800.00 180.00 134.79 122.52 82.24 162.50	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cira")" GL transaction records for areas specific to Mills Act; will be updawith GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation reports and replacement to landscape elements  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve por specific pool and pool equipment related repairs
10.11 Open  GL Acct Code  7080 L; 7091 L; 7190 L; 7120 Ir 7121 L; 7130 P 7140 P 7150 P	A Annual Maintenance/Repairs rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint rigation Repairs ighting Repairs & Maint ool Contract ool & Spa Repairs	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00	1800.00 180.00 134.79 122.52 82.24 162.50 60.42	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cira")" GL transaction records for areas specific to Mills Act; will be updawith GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation reports and replacement to landscape elements  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve por specific pool and pool equipment related repairs
10.11 Open  GL Acct Code 7080 Li 7091 Si 7100 Li 7120 Ir 7121 Li 7130 P 7140 P 7150 P 7190 T	A Annual Maintenance/Repairs rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint regation Repairs ighting Repairs & Maint ool Contract ool & Spa Repairs eest Control ree Trimming fommon Area Repairs	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,985.98 3,585.00 1,452.63	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Circ 3") GL transaction records for areas specific to Mills Act; will be upda with GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation reports. Replace and care for turf and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve possible propers of the
10.11 Open  GL Acct Code 7080 Li 7091 Si 7100 Li 7120 Ir 7121 Li 7130 P 7140 P 7150 P 7190 T	A Annual Maintenance/Repairs rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint regation Repairs ighting Repairs & Maint ool Contract ool & Spa Repairs eest Control ree Trimming fommon Area Repairs	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Circ 3") GL transaction records for areas specific to Mills Act; will be upda with GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation repation Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve potential specific pool and pool equipment related repairs  • Prevent pest infestation/damage to buildings, structures and fixture  • Palm tree trimming to ensure healthand appearmance of plants  • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting
10.11 Open  GL Acct Code  7080 Li 7091 Si 7100 Li 7120 Ir 7121 Li 7130 P 7140 P 7150 P 7190 T 7210 C	A Annual Maintenance/Repairs rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint regation Repairs ighting Repairs & Maint ool Contract ool & Spa Repairs eest Control ree Trimming fommon Area Repairs	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,985.98 3,585.00 1,452.63	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Circ 3") GL transaction records for areas specific to Mills Act; will be upda with GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation reposed in the separation of the separation in the separation of
10.11 Open  GL Acct Code  7080 Li 7091 Si 7100 Li 7120 Ir 7121 Li 7130 P 7140 P 7150 P 7190 T 7210 C	A Annual Maintenance/Repairs rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint rigation Repairs ighting Repairs & Maint ool Contract ool & Spa Repairs est Control iree Trimming common Area Repairs Subtotal	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,985.98 3,585.00 1,452.63	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cira")  ") GL transaction records for areas specific to Mills Act; will be updawith GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation repairs and replacement to landscape elements  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve por Specific pool and pool equipment related repairs  • Prevent pest infestation/damage to buildings, structures and fixture  • Palm tree trimming to ensure healthand appearmance of plants  • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting  Forecasted reserve expenditures by year from April 2022 Reserve And Report - select categories specific to Mills Act; will be updated with
10.11 Open  GL Acct Code  7080 L: 7091 Sr. 7100 L: 7120 Ir 7121 L: 7130 P. 7140 P. 7150 P. 7190 T. 7210 C.	A Annual Maintenance/Repairs rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint regation Repairs ighting Repairs & Maint ool Contract ool & Spa Repairs eest Control ree Trimming fommon Area Repairs subtotal	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,985.98 3,585.00 1,452.63 68,042.84	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cira")  ") Gl transaction records for areas specific to Mills Act; will be upda with GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation representation of the properties of the properties of the properties of Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve propercies of the properties of the pr
10.11 Open  61 Acct Code  7080 Li 7091 Si 7120 Ir 7121 Li 7130 P 7140 P 7150 P 7190 C  10.12 Rese	A Annual Maintenance/Repairs rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint rrigation Repairs ighting Repairs & Maint ool Contract ool & Spa Repairs eest Control ree Trimming common Area Repairs  sreve Expenditures  Grounds - Common Area	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63 68,042.84	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cira")  ") GL transaction records for areas specific to Mills Act; will be updawith GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation repose Replace and care for turf and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve posescific pool and pool equipment related repairs  • Prevent pest infestation/damage to buildings, structures and fixture  • Palm tree trimming to ensure healthand appearmance of plants  • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting  Forecasted reserve expenditures by year from April 2022 Reserve And Report - select categories specific to Mills Act; will be updated with actual expenditures over City 2032-33 fiscal year (07/01-06/30)  • Misc. reserve expenditures (fans, trash recepticles and gates, carp.
10.11 Open  GL Acct Code 7080 Li 7091 Si 7100 Li 7120 Ir 7121 Li 7130 P 7140 P 7150 P 7190 T 7210 C  10.12 Rese	A Annual Maintenance/Repairs rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint regation Repairs ighting Repairs & Maint ool Contract ool & Spa Repairs eest Control ree Trimming fommon Area Repairs subtotal	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63 68,042.84	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cira")  ") Gl transaction records for areas specific to Mills Act; will be upda with GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation representation of the properties of the properties of the properties of Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve propercies of the properties of the pr
10.11 Open  GL Acct Code  7080 Li 7091 Si 7100 Li 7120 Ir 7121 Li 7130 P 7140 P 7150 P 7190 T 7210 C  10.12 Rese	A Annual Maintenance/Repairs rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint rrigation Repairs ighting Repairs & Maint ool Contract ool & Spa Repairs est Control iree Trimming common Area Repairs  subtotal  erve Expenditures  Grounds - Common Area ainting - Trim	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63 68,042.84	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cira") "GL transaction records for areas specific to Mills Act; will be updawith GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation reposition reposition and improve current landscape incl. ad hoc irrigation reposition and replacement to landscape elements  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve positions and pool equipment related repairs  • Prevent pest infestation/damage to buildings, structures and fixture  • Palm tree trimming to ensure healthand appearmance of plants  • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting  Forecasted reserve expenditures by year from April 2022 Reserve And Report - select categories specific to Mills Act; will be updated with actual expenditures over City 2032-33 fiscal year (07/01-06/30)  • Misc. reserve expenditures (fans, trash recepticles and gates, carposition).
10.11 Open  GL Acct Code  7080 L: 7091 Sr. 7100 L: 7120 Ir 7121 L: 7130 P. 7140 P. 7150 P. 7190 T. 7210 C.  10.12 Rese	A Annual Maintenance/Repairs rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint rrigation Repairs ighting Repairs & Maint ool Contract ool & Spa Repairs est Control ree Trimming common Area Repairs  subtotal erve Expenditures  sirounds - Common Area ainting - Trim ainting - Units, Stucco & Trim ool Area - Extras ool Area - Pool, Pump	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,985.98 3,585.00 1,452.63 68,042.84 4,703.71 13,546.68 54,159.83 671.96 2,217.46	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cira")  "I) GL transaction records for areas specific to Mills Act; will be updawith GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation reports and replacement to landscape elements  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve porton of the covernian of the cover
10.11 Open  GL Acct Code  7080 L: 7091 Sr. 7100 L: 7120 Ir 7121 L: 7130 P. 7140 P. 7150 P. 7190 T. 7210 C.  10.12 Rese	A Annual Maintenance/Repairs rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint rrigation Repairs ighting Repairs & Maint ool Contract ool & Spa Repairs est Control iree Trimming formmon Area Repairs Subtotal erve Expenditures  srounds - Common Area ainting - Trim ainting - Units, Stucco & Trim ool Area - Pool, Pump Subtotal	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,452.63 68,042.84 4,703.71 13,546.68 54,159.83 671.96 2,217.46 75,299.64	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12 195.99 564.45 2256.66 28.00 92.39 3,137.49	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cira")  "I Gl. transaction records for areas specific to Mills Act; will be updawith GL actuals over City 2032-33 fiscal year (07/01-06/30)  Maintain and improve current landscape incl. ad hoc irrigation repairs.  Repairs and replacement to landscape elements.  Repairs to 60 year old Irrigation system which covers 3 acres.  Maintain historic lighting infrastructure.  Cleaning & upkeep to ensure proper chemical levels to preserve possible pool and pool equipment related repairs.  Prevent pest infestation/damage to buildings, structures and fixture.  Palm tree trimming to ensure healthand appearmance of plants.  Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting.  Forecasted reserve expenditures by year from April 2022 Reserve And Report - select categories specific to Mills Act; will be updated with actual expenditures over City 2032-33 fiscal year (07/01-06/30).  Misc. reserve expenditures (fans, trash recepticles and gates, carp.).  Paint the wood and metal trim of the units.  Paint residential units exteriors.  Misc pool/pool area related repair (eg. pool mastic).
10.11 Open  GL Acct Code  7080 L: 7091 Sr. 7100 L: 7120 Ir 7121 L: 7130 P. 7140 P. 7150 P. 7190 T. 7210 C.  10.12 Rese	A Annual Maintenance/Repairs rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint regation Repairs ighting Repairs & Maint ool Contract ool & Spa Repairs eest Control ree Trimming common Area Repairs  subtotal  erve Expenditures  srounds - Common Area ainting - Trim ainting - Units, Stucco & Trim ool Area - Extras ool Area - Pool, Pump  Subtotal  Subtotal (HOA)	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,452.63 68,042.84 4,703.71 13,546.68 54,159.83 671.96 2,217.46 75,299.64	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cira")  "I Gl. transaction records for areas specific to Mills Act; will be updawith GL actuals over City 2032-33 fiscal year (07/01-06/30)  Maintain and improve current landscape incl. ad hoc irrigation repairs.  Repairs and replacement to landscape elements.  Repairs to 60 year old Irrigation system which covers 3 acres.  Maintain historic lighting infrastructure.  Cleaning & upkeep to ensure proper chemical levels to preserve possible pool and pool equipment related repairs.  Prevent pest infestation/damage to buildings, structures and fixture.  Palm tree trimming to ensure healthand appearmance of plants.  Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting.  Forecasted reserve expenditures by year from April 2022 Reserve And Report - select categories specific to Mills Act; will be updated with actual expenditures over City 2032-33 fiscal year (07/01-06/30).  Misc. reserve expenditures (fans, trash recepticles and gates, carp.).  Paint the wood and metal trim of the units.  Paint residential units exteriors.  Misc pool/pool area related repair (eg. pool mastic).
10.11 Open  GL Acct Code  7080 Li 7091 Si 7100 Li 7120 Ir 7121 Li 7130 P 7140 P 7150 P 7190 T 7210 C  10.12 Rese	A Annual Maintenance/Repairs rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint rigation Repairs & Maint rigation Repairs & Maint ool Contract ool & Spa Repairs est Control tree Trimming formon Area Repairs Subtotal erve Expenditures  strouchs - Common Area ainting - Trim ainting - Units, Stucco & Trim ool Area - Extras ool Area - Pool, Pump Subtotal  Subtotal (HOA) cific Homeowner Projects	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,452.63 68,042.84 4,703.71 13,546.68 54,159.83 671.96 2,217.46 75,299.64	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12 195.99 564.45 2256.66 28.00 92.39 3,137.49	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cira")  "I GL transaction records for areas specific to Mills Act; will be updated with GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation representation and improve current landscape elements  • Replace and care for turf and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve por specific pool and pool equipment related repairs  • Prevent pest infestation/damage to buildings, structures and fixture  • Palm tree trimming to ensure healthand appearmance of plants  • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting  Forecasted reserve expenditures by year from April 2022 Reserve And Report - select categories specific to Mills Act; will be updated with actual expenditures over City 2032-33 fiscal year (07/01-06/30)  • Misc. reserve expenditures (fans, trash recepticles and gates, carp.)  • Paint tres idential units exteriors  • Misc pool/pool area related repair (eg. pool mastic)  • Replace the Pentair Intelle-Flo variable speed pool pump
10.11 Open  GL Acct Code  7080 Li 7091 Si 7100 Li 7120 Ir 7121 Li 7130 P 7140 P 7150 P 7190 T 7210 C  10.12 Rese	A Annual Maintenance/Repairs rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint rrigation Repairs ighting Repairs & Maint ool Contract ool & Spa Repairs est Control iree Trimming formmon Area Repairs Subtotal erve Expenditures  sirounds - Common Area ainting - Trim ainting - Units, Stucco & Trim ool Area - Extras ool Area - Pool, Pump Subtotal  Subtotal (HOA) cific Homeowner Projects unflap and post replacement	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,452.63 68,042.84 4,703.71 13,546.68 54,159.83 671.96 2,217.46 75,299.64	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12  195.99 564.45 2256.66 28.00 92.39 3,137.49  5,972.60	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Circa") [3") GL transaction records for areas specific to Mills Act; will be upda with GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation repairs en Repairs and replacement to landscape elements  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve points of the proper structure of the prop
10.11 Open  GL Acct Code  7080 Li 7091 Si 7100 Li 7120 Ir 7121 Li 7130 P 7140 P 7150 P 7190 T 7210 C  10.12 Rese	A Annual Maintenance/Repairs rating Expenditures  andscape Contract eed, Fertlizer, Plants andscape Repairs & Maint rigation Repairs & Maint rigation Repairs & Maint ool Contract ool & Spa Repairs est Control tree Trimming formon Area Repairs Subtotal erve Expenditures  strouchs - Common Area ainting - Trim ainting - Units, Stucco & Trim ool Area - Extras ool Area - Pool, Pump Subtotal  Subtotal (HOA) cific Homeowner Projects	43,200.00 4,320.01 3,235.03 2,940.43 1,973.76 3,900.00 1,450.00 1,452.63 68,042.84 4,703.71 13,546.68 54,159.83 671.96 2,217.46 75,299.64	1800.00 180.00 134.79 122.52 82.24 162.50 60.42 82.75 149.38 60.53 2,835.12 195.99 564.45 2256.66 28.00 92.39 3,137.49	Pro-rata share of HOA budget/homeowner (1 of 24 homeowners)  The amounts show are from 2021 Sandpiper 3 on El Paseo HOA ("Cir 3") GL transaction records for areas specific to Mills Act; will be updawith GL actuals over City 2032-33 fiscal year (07/01-06/30)  • Maintain and improve current landscape incl. ad hoc irrigation rependence and care for turf and plants  • Replace and care for turf and plants  • Repairs and replacement to landscape elements  • Repairs to 60 year old Irrigation system which covers 3 acres  • Maintain historic lighting infrastructure  • Cleaning & upkeep to ensure proper chemical levels to preserve penditure post infestation/damage to buildings, structures and fixtuent plant tree trimming to ensure healthand appearmance of plants  • Ad hoc repairs to cabana, fence, sidewalks, electrical and lighting forecasted reserve expenditures by year from April 2022 Reserve And Report - select categories specific to Mills Act; will be updated with actual expenditures over City 2032-33 fiscal year (07/01-06/30)  • Misc. reserve expenditures (fans, trash recepticles and gates, car plaint the wood and metal trim of the units  • Paint residential units exteriors  • Misc pool/pool area related repair (eg. pool mastic)  • Replace the Pentair Intelle-Flo variable speed pool pump