

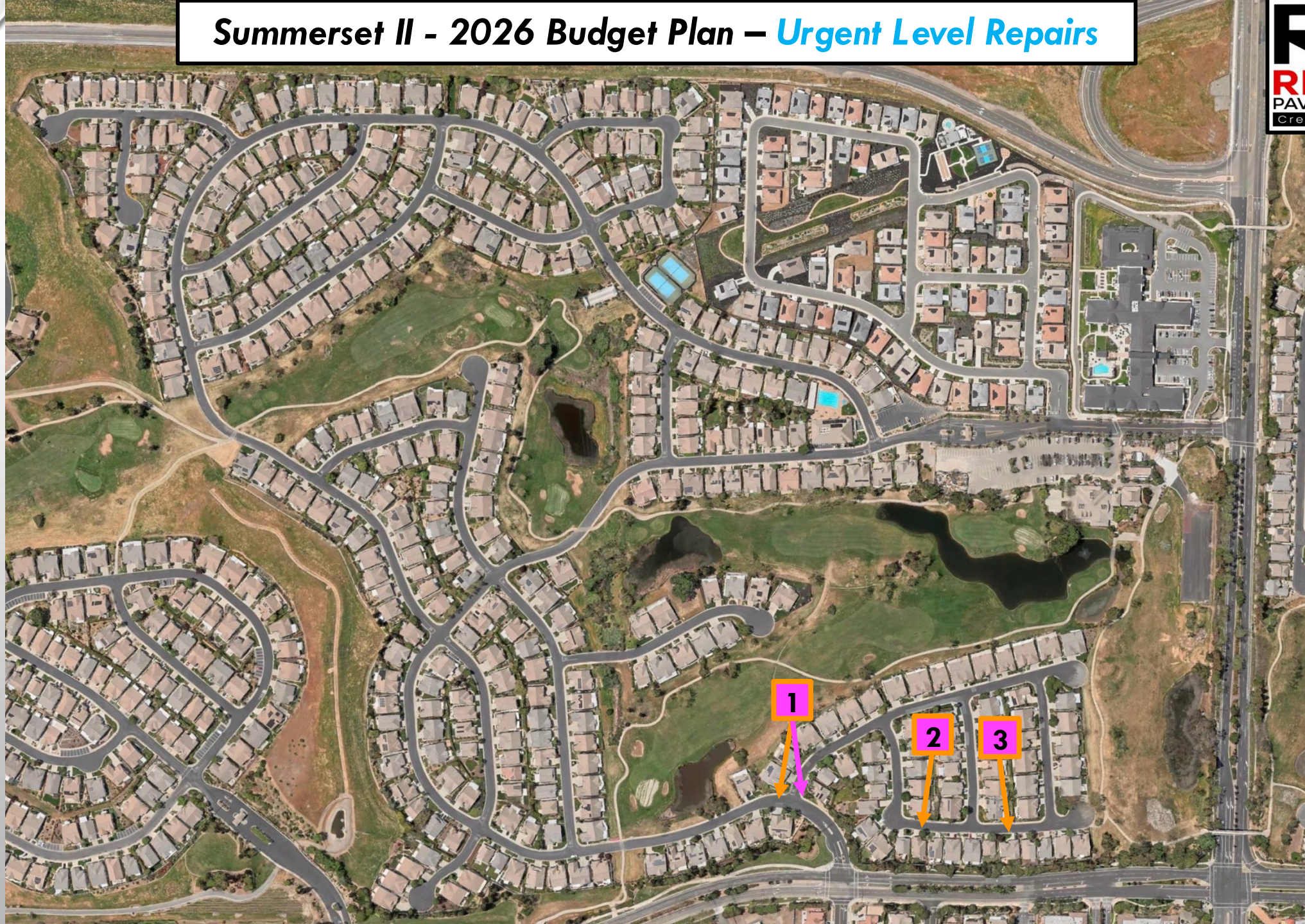
Summerset II Homeowner's Association

2026 Budget Plan & Pavement Maintenance Report

193 Summerset Dr, Brentwood, CA 94513



Summerset II - 2026 Budget Plan – Urgent Level Repairs



Urgent Level Repairs - Scope of Work...

1. $29 \times 4 = 116$ SF of Concrete Sidewalk with Ramp + 35 LF of Concrete Curb and Gutter + $62 \times 41 + 25 \times 24 + 39 \times 31 = 4,351$ SF of Asphalt R&R (Patch includes 3 water boxes, 2 monument boxes & 1 manhole)
2. 20 LF of Concrete Curb and Gutter + $21 \times 14 = 294$ SF of Asphalt Pave back - @ House 112
3. 25 LF of Concrete Curb and Gutter + $50 \times 26 = 1,300$ SF of Asphalt Pave back - @ House 98

Urgent Level Repairs – Totals...

Concrete Sidewalk with Ramp @ 4"... 116 SF in 1 location
Concrete Curb and Gutter @ 6"/12"... 80 LF in 3 locations
Asphalt Remove and Replace @ 4"... 4,351 SF in 1 location
Asphalt Pave Back @ 4"... 1,594 SF in 2 locations

Summerset II - 2026 Budget Plan – Urgent Level Repairs

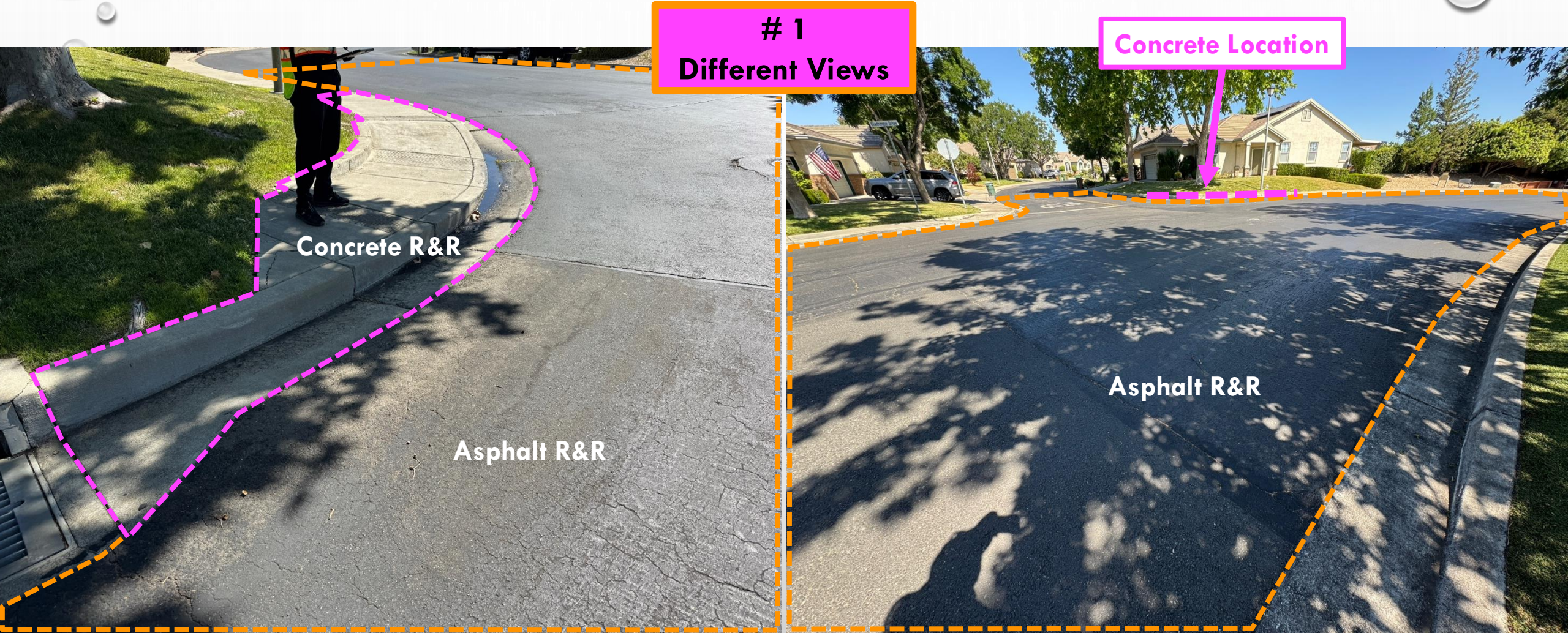
1 Different Views

Concrete Location

Concrete R&R

Asphalt R&R

Asphalt R&R

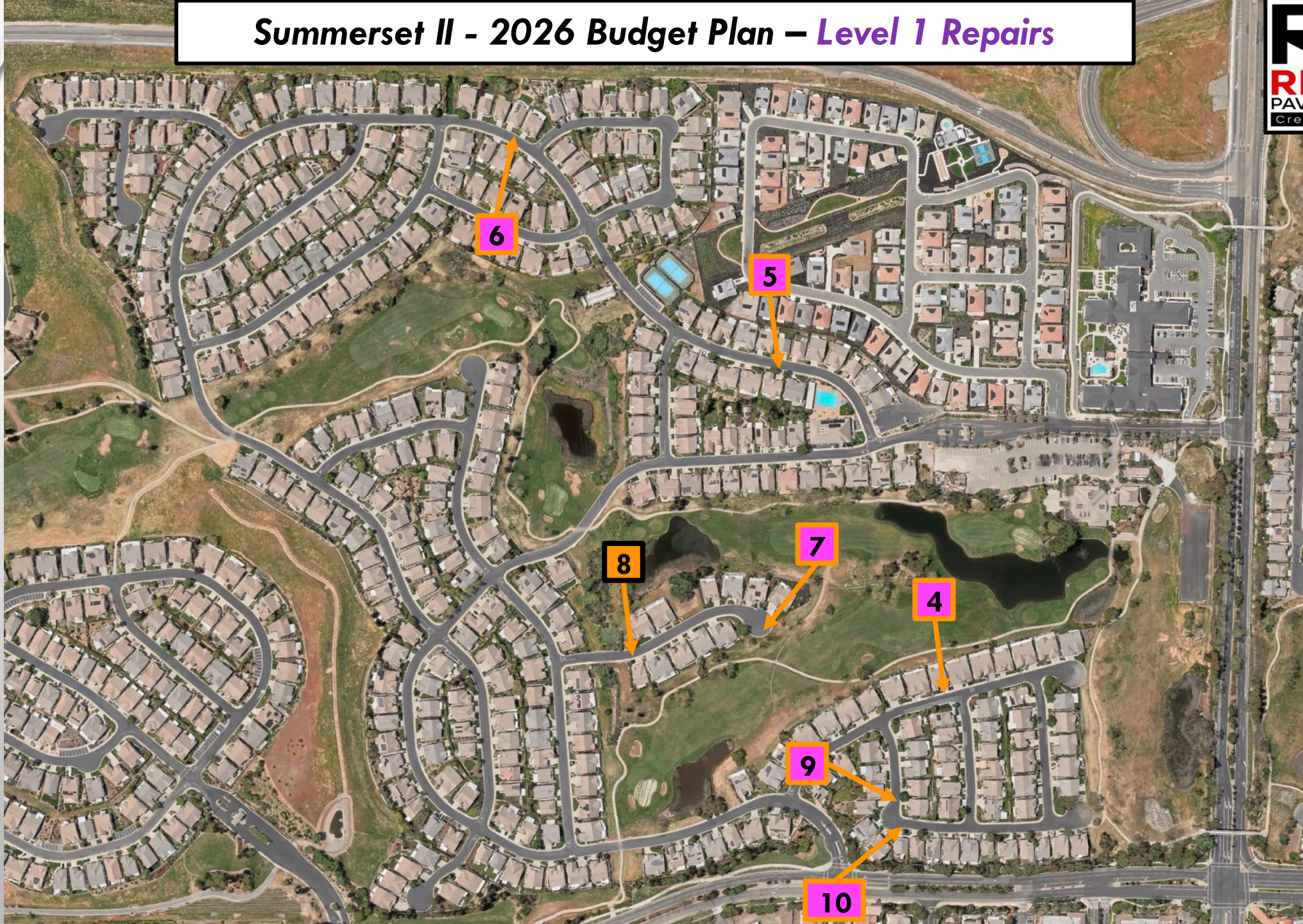


Summerset II - 2026 Budget Plan – Urgent Level Repairs

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Summerset II - 2026 Budget Plan – Level 1 Repairs



Level 1 Repairs - Scope of Work...

4. 34 LF of Concrete Curb and Gutter + $14 \times 2 = 28$ SF of Asphalt Pave back + (14 LF in front of the driveway) + $19 \times 9 = 171$ SF of Asphalt pave back - @ House 215
5. $14.5 \times 4 = 58$ SF of Concrete Sidewalk + 14.5 LF of Concrete Curb and Gutter + $17 \times 9 = 153$ SF Asphalt Pave back - @ House 224
6. 23 LF of Concrete Curb and Gutter + $25 \times 6 = 150$ SF of Asphalt Pave back - @ House 311/309
7. 14 LF of Concrete Curb and Gutter + $66 \times 18 = 1,188$ Asphalt R&R (Asphalt Pave back is included in the repair patch) - @ End of court 275 Monarch
8. $21 \times 12 = 252$ SF of Asphalt R&R - @ House 304
9. $20 \times 4 = 80$ SF of Concrete Sidewalk + 20 LF of Curb and Gutter + $23 \times 13 = 260$ SF of Asphalt Pave back - @ Left side of house 119
10. 7 LF of Concrete Curb and Gutter + $22 \times 13.5 = 297$ SF of Asphalt Pave back - @ House 114

Level 1 Repairs – Totals...

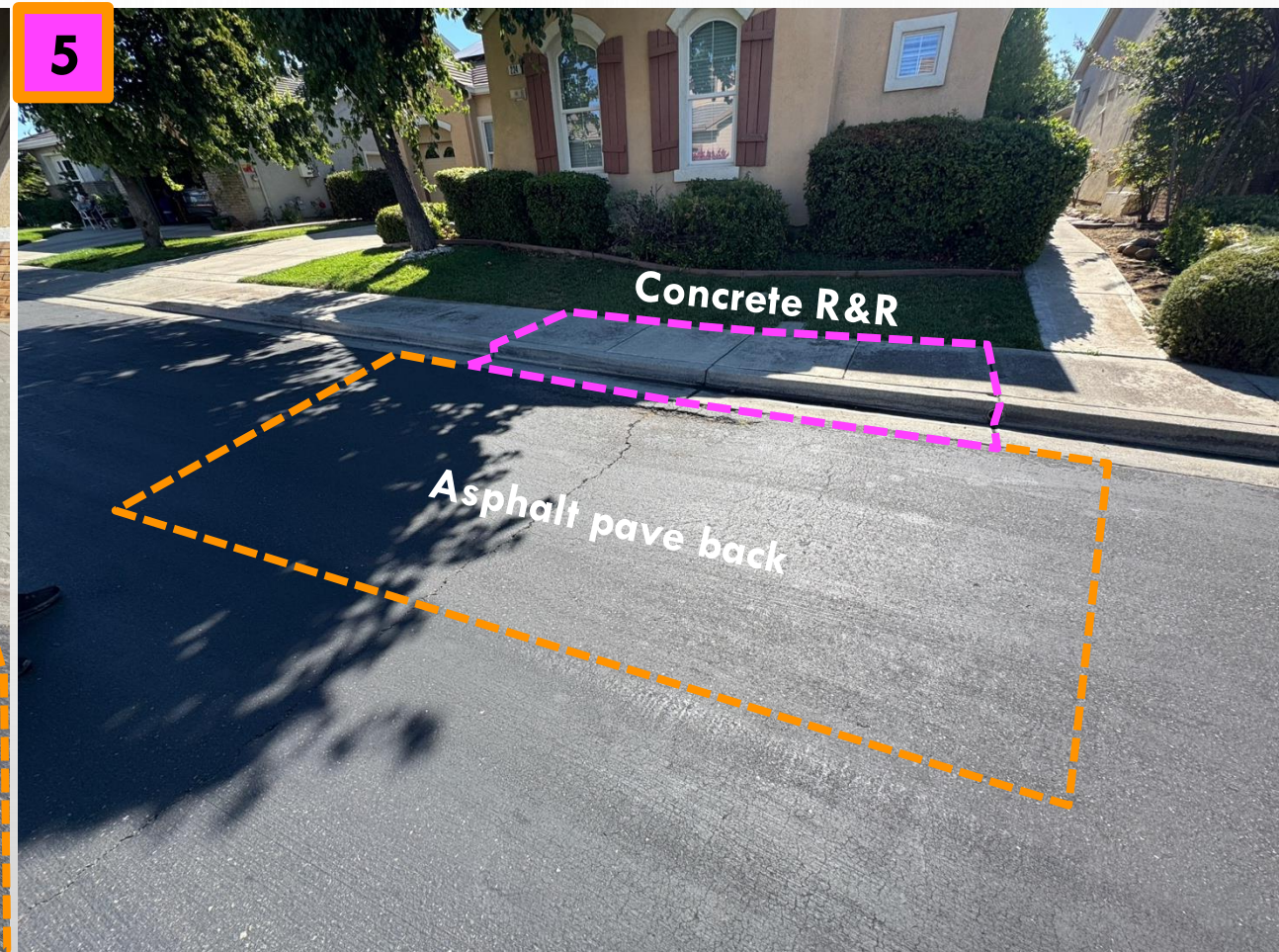
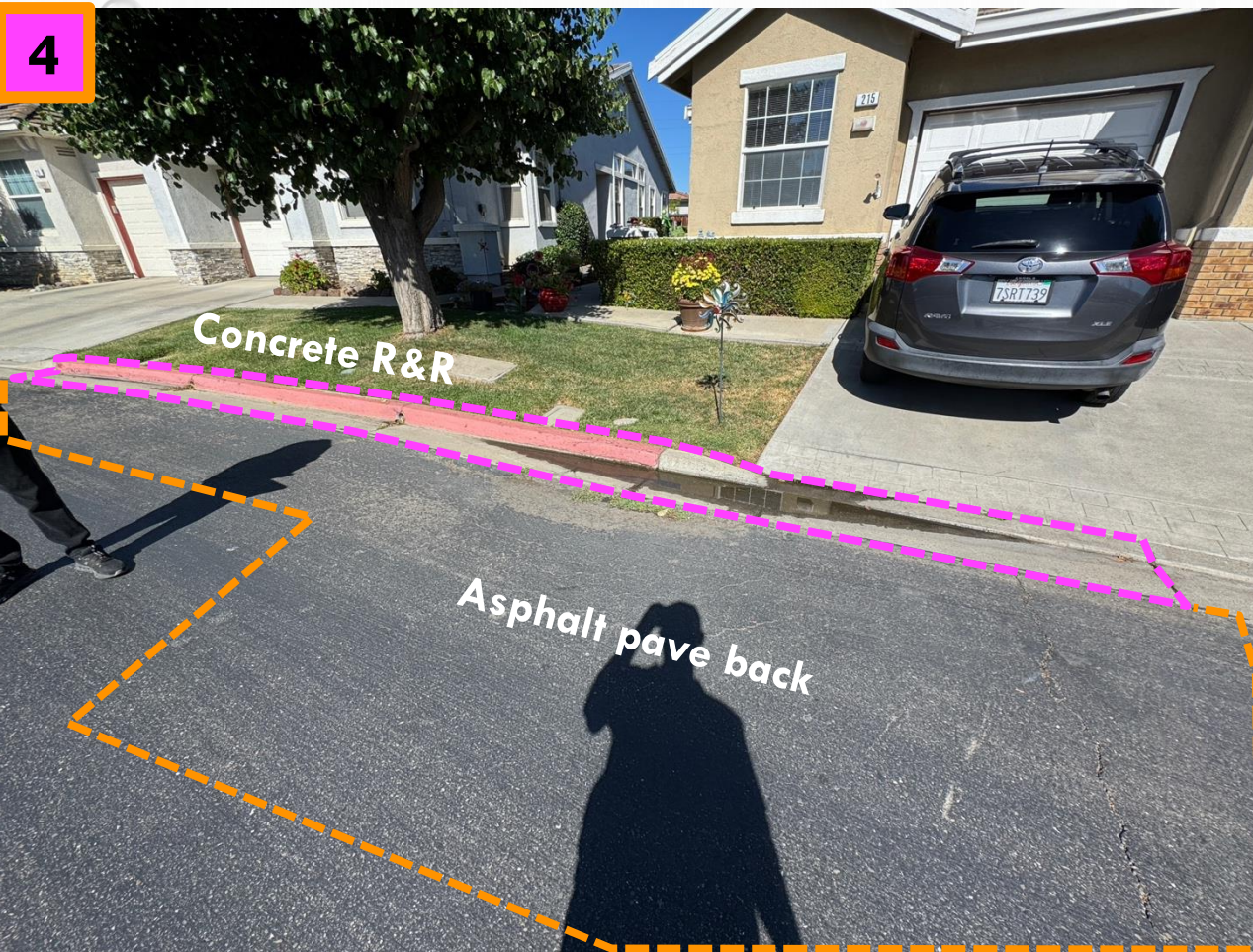
Concrete Sidewalk @ 4"... 138 SF in 2 locations

Concrete Curb and Gutter @ 6"/12"... 112.5 LF in 6 locations

Asphalt Remove and Replace @ 4"... 1,440 SF in 2 location

Asphalt Pave Back @ 4"... 1,059 SF in 5 locations

Summerset II - 2026 Budget Plan – Level 1 Repairs

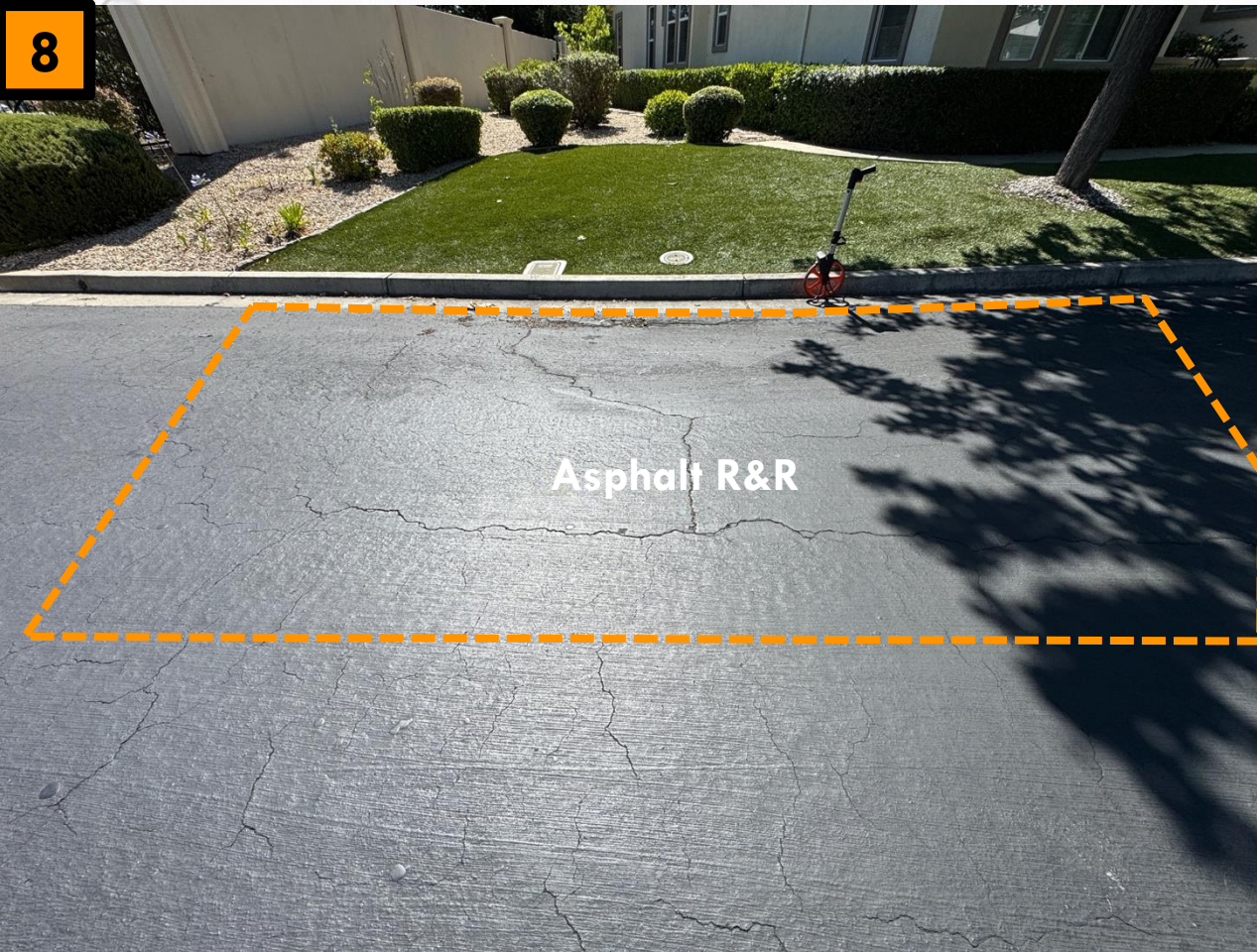


Summerset II - 2026 Budget Plan – Level 1 Repairs



Summerset II - 2026 Budget Plan – Level 1 Repairs

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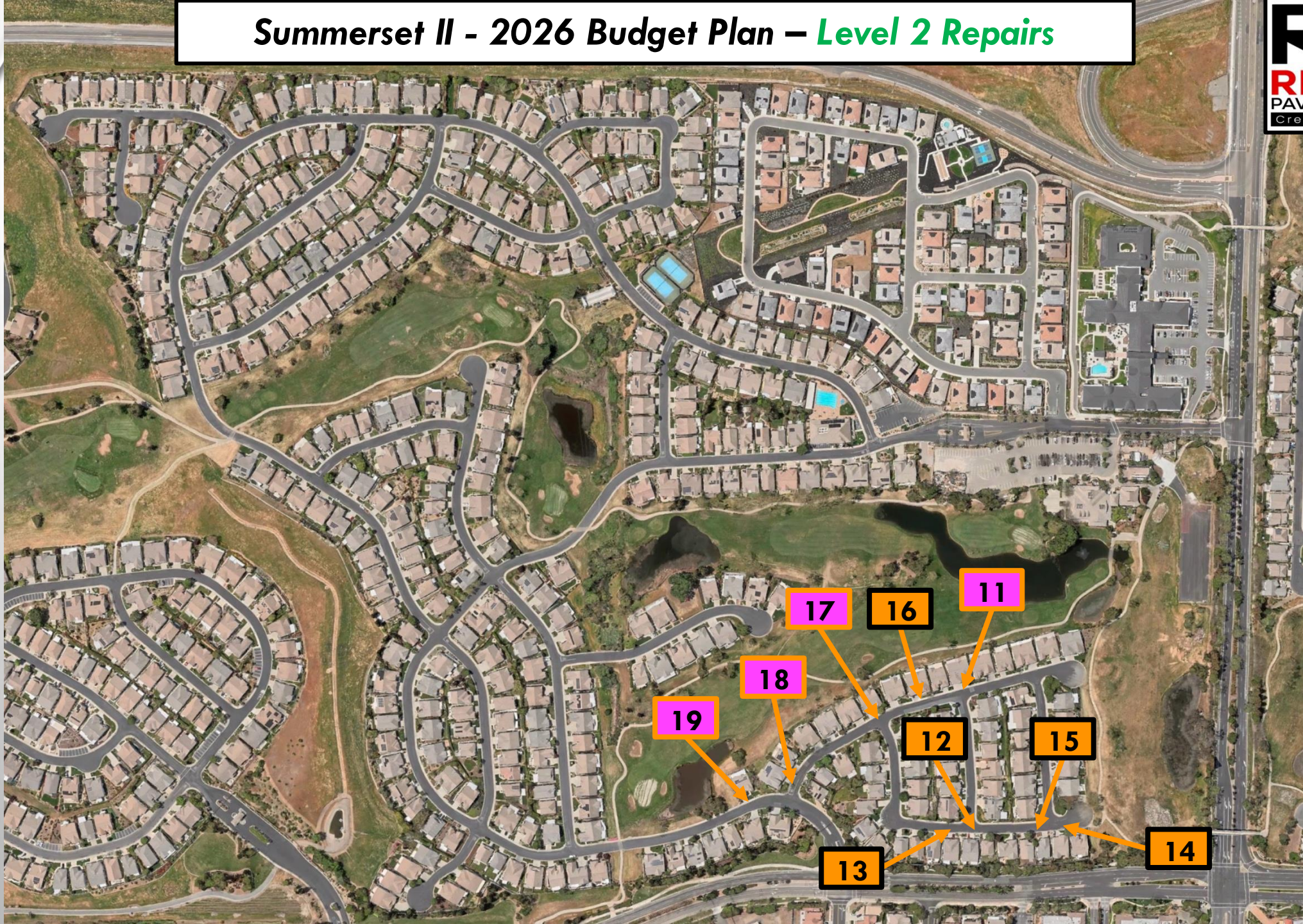


Summerset II - 2026 Budget Plan – Level 1 Repairs

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Summerset II - 2026 Budget Plan – Level 2 Repairs



Level 2 Repairs - Scope of Work...

11. 33 LF of Concrete Curb and Gutter + $14 \times 2 = 28$ SF of Asphalt Pave back (14 LF in front of the driveway) + $19 \times 9 = 171$ SF of Asphalt Pave back - @ Home 213
12. $18 \times 9 = 162$ SF of Asphalt R&R - @ House 102
13. $13 \times 9 = 117$ SF of Asphalt R&R - @ House 104
14. $14 \times 9 = 126$ SF of Asphalt R&R - @ House 92
15. $38 \times 13.25 = 504$ SF of Asphalt R&R - @ In between houses 94/96
16. $10 \times 6 = 60$ SF of Asphalt R&R - @ House 217
17. 18 LF of Concrete Curb and Gutter + $18 \times 9 = 162$ SF of Asphalt Pave back - @ House 221
18. 15 LF of Concrete Curb and Gutter + $17 \times 2 = 34$ SF of Asphalt Pave back - @ House 231
19. 21 LF of Concrete Curb and Gutter + $22 \times 9 = 198$ SF of Asphalt Pave back - @ House 233

Level 2 Repairs – Totals...

Concrete Curb and Gutter @ 6"/12"... 87 LF in 4 locations
Asphalt Remove and Replace @ 4"... 969 SF in 5 locations
Asphalt Pave Back @ 4"... 593 SF in 4 locations

Summerset II - 2026 Budget Plan – Level 2 Repairs



Summerset II - 2026 Budget Plan – Level 2 Repairs



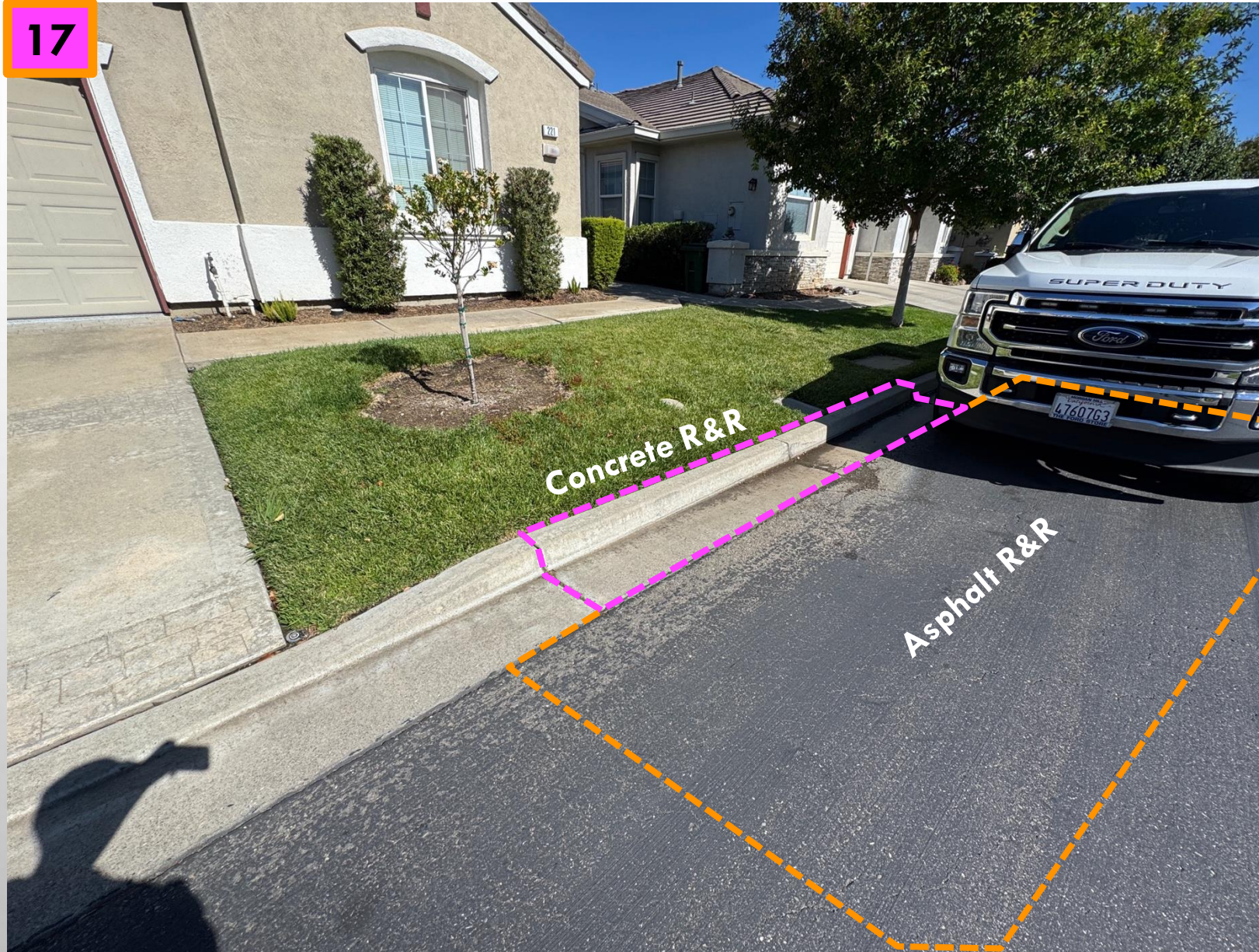
Summerset II - 2026 Budget Plan – Level 2 Repairs

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Summerset II - 2026 Budget Plan – Level 2 Repairs

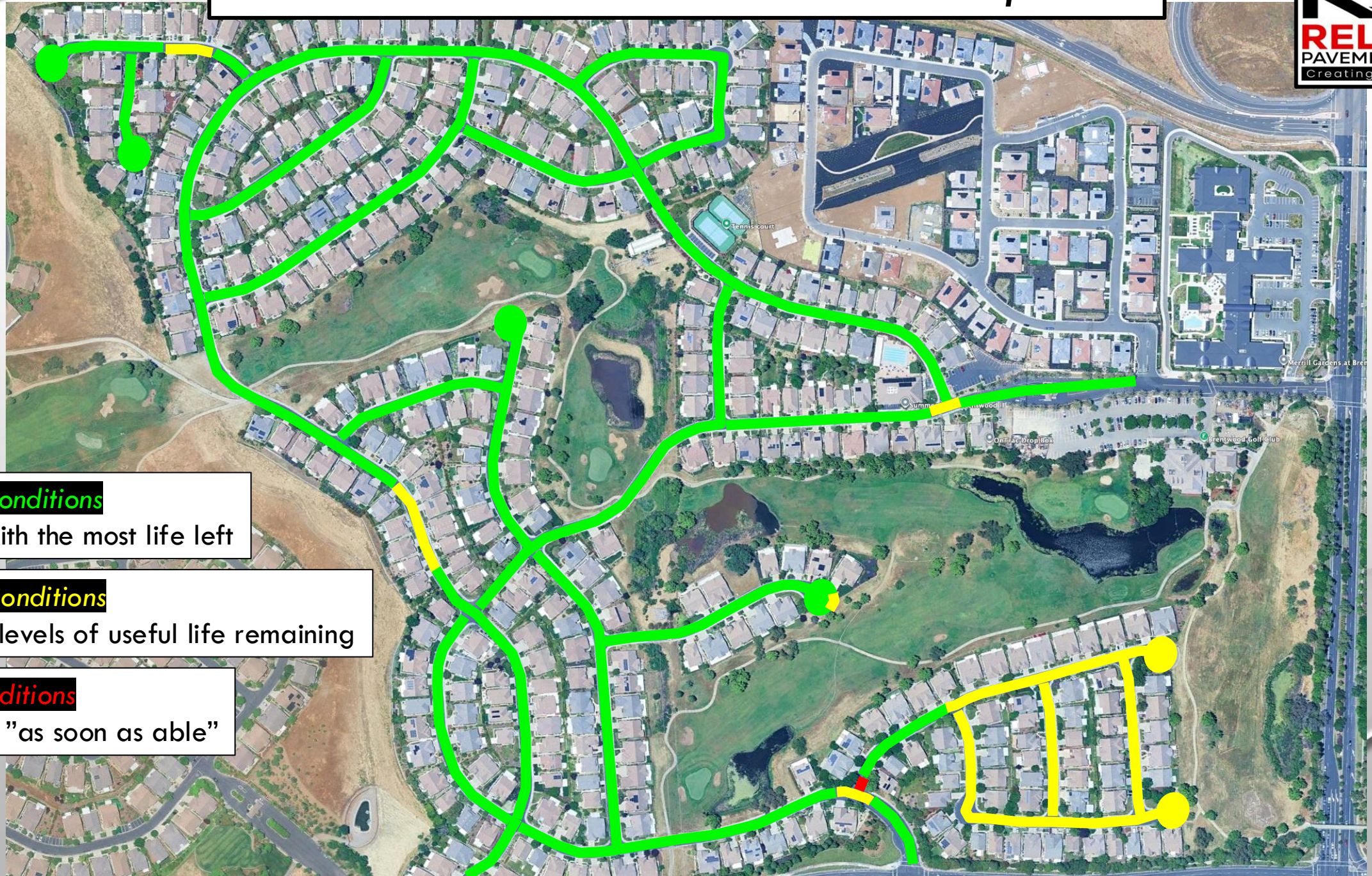
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Summerset II - 2026 Budget Plan – Level 2 Repairs



Summerset II - 2026 Pavement Conditions Report



Green Conditions

Areas with the most life left

Yellow Conditions

Various levels of useful life remaining

Red Conditions

Replace "as soon as able"

General Conditions - Summary

Areas marked with Red Conditions...

- These areas need replacement “as soon as able”.

Area marked with Yellow Conditions...

- These locations (many) will have various levels of “useful life remaining”

Area marked with Green Conditions...

- These areas have long life expectancy (useful life) remaining.
- Overall Seal Coat Conditions...
- 90% of the property has +/- 3 years of life expectancy remaining on the seal coat.
- 10% of the property has +/- 1 year of life expectancy remaining on the seal coat

Summerset II - 2026 Budget Plan

Examples of designated Red Conditions...



Examples of designated Yellow Conditions...



Examples of designated Green Conditions...



Budget Cost Breakdown...

Urgent Level Repairs

- Concrete Sidewalk with Ramp @ 4"... 116 SF in 1 location
- Concrete Curb and Gutter @ 6"/12"... 80 LF in 3 locations
- Asphalt Remove and Replace @ 4"... 4,351 SF in 1 location
- Asphalt Pave Back @ 4"... 1,594 SF in 2 locations

Total Cost... \$ 52,250.00

Level 1 Repairs

- Concrete Sidewalk @ 4"... 138 SF in 2 locations
- Concrete Curb and Gutter @ 6"/12"... 112.5 LF in 6 locations
- Asphalt Remove and Replace @ 4"... 1,440 SF in 2 location
- Asphalt Pave Back @ 4"... 1,059 SF in 5 locations

Total Cost... \$ 31,250.00

Level 2 Repairs

- Concrete Curb and Gutter @ 6"/12"... 87 LF in 4 locations
- Asphalt Remove and Replace @ 4"... 969 SF in 5 locations
- Asphalt Pave Back @ 4"... 593 SF in 4 locations

Total Cost... \$ 20,000.00

Total Budget Cost... \$ 103,500.00