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Rocky Mountain Village Estates

Evergreen, CO

BRYAN FARLEY CAI-RS 00260 DESIGNATION RESERVE SPECIALIST

Report #: 8361-5
Beginning: January 1, 2024
Expires: December 31, 2024

RESERVE STUDY

Update "With-Site-Visit"

October 25, 2023

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is " predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**
  Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
  A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
  A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.

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Reserve Study Executive Summary — With-Site-Visit

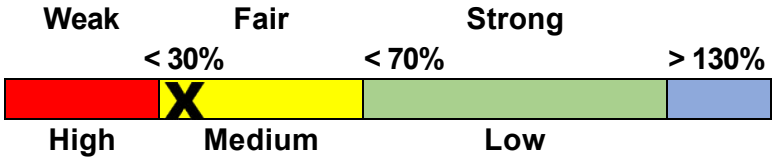
Rocky Mountain Village Estates
Evergreen, CO
Level of Service: **Update "With-Site-Visit"**

Report #: **8361-5**
# of Units: 130
January 1, 2024 through **December 31, 2024**

Findings & Recommendations — as of January 1, 2024

Starting Reserve Balance	**$647,917**
Fully Funded Reserve Balance	**$1,896,771**
Annual Rate (Cost) of Deterioration	**$169,365**
Percent Funded	**34.2 %**
Recommended 2024 Annual "Fully Funding" Contributions	**$247,500**
Alternate/Baseline Annual Minimum Contributions to Keep Reserves Above $0	**$195,000**
Recommended 2024 Special Assessments for Reserves	**$0**
Most Recent Annual Reserve Contribution Rate	**$179,304**

Reserve Fund Strength: 34.2%



Risk of Special Assessment: **High** **Medium** **Low**

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**1.00 %**
Annual Inflation Rate	**3.00 %**

• This Update "With-Site-Visit" is based on a prior Reserve Study for your 2020 Fiscal Year. We performed the site inspection on 9/8/2023.
• The Reserve Study was reviewed by a credentialed Reserve Specialist (RS).
• Your Reserve Fund is currently 34.2 % Funded. This means the client's special assessment & deferred maintenance risk is currently Medium.
• Based on this starting point and your anticipated future expenses, our recommendation is to budget the Annual Reserve contributions at $247,500 with 3% annual increases in order to be within the 70% to 130% level as noted above. 100% "Full" contribution rates are designed to achieve these funding objectives by the end of our 30-year report scope.
• The goal of the Reserve Study is to help the client offset the inevitable annual deterioration of the common area components. The Reserve Study will guide the client to establish an appropriate Reserve Contribution rate that offsets the annual deterioration of the components and 'keeps pace' with the rate of ongoing deterioration. No assets appropriate for Reserve designation were excluded. See the appendix for component details; the basis of our assumptions.
• We recommend that this Reserve Study be updated annually, with a With-Site-Visit Reserve Study every three years. Clients that update their Reserve Study annually with a No-Site-Visit Reserve Study reduce their risk of special assessment by ~ 35%.
• Please watch this 5-minute video to understand the key results of a Reserve Study - https://youtu.be/u83t4BRRIRE

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Sites & Grounds			
21010	Garage Concrete - Seal/Repair	10	5	$18,000
21090	Concrete Walkways - Repair - 5%	5	1	$3,400
21190	Asphalt - Seal/Repair	4	1	$11,000
21200	Asphalt - Resurface	25	4	$141,600
21210	Asphalt - Crack Fill/Repair	3	0	$1,750
21310	Site Rail: Metal - Replace	30	5	$8,000
21320	Site Fencing: Wood - Repair/Paint	5	1	$4,550
21330	Site Fencing: Wood - Replace	25	6	$42,250
21480	Carport Gutters - Replace	30	27	$3,150
21500	Carport Siding - Repair/Paint	7	3	$5,950
21520	Carport Roof - Replace	25	22	$24,000
21610	Sign/Monument - Refurbish/Replace	30	23	$11,800
21630	Flag Pole - Replace	30	5	$3,250
21660	Site Pole Lights - Replace	30	3	$24,000
21690	Outdoor/Site Furnishings - Replace	20	15	$1,750
21730	Grounds Equipment - Replace	12	5	$8,500
	Bergen Building Exteriors			
23020	Ext. Lights (Decorative) - Replace	25	5	$8,150
23310	Wood Exterior - Repair/Repaint	7	5	$102,500
23320	Wood/Composite Siding - Replace	60	29	$571,200
23330	EIFS - Seal/Paint	15	10	$14,250
23440	Windows (Common) - Replace - 20%	5	1	$12,400
23570	Roof: Composition Shingle - Replace	25	19	$234,600
23650	Gutters/Downspouts - Replace	30	24	$14,400
	Genesee Building Exteriors			
23020	Ext. Lights (Decorative) - Replace	25	5	$8,650
23310	Wood Exterior - Repair/Repaint	7	5	$102,500
23320	Wood/Composite Siding - Replace	60	29	$628,600
23330	EIFS - Seal/Paint	15	10	$14,250
23440	Windows (Common) - Replace - 20%	5	1	$12,400
23570	Roof: Composition Shingle - Replace	25	19	$258,150
23650	Gutters/Downspouts - Replace	30	24	$14,400
	Bergen Building Interiors			
24010	Interior Surfaces - Repaint - 1&2	10	1	$15,300
24010	Interior Surfaces - Repaint - 3&4	10	2	$15,300
24010	Interior Surfaces - Repaint - Lobby	10	3	$7,650
24030	Interior Lights - Replace	30	1	$10,200

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
24040	Stairwell Carpet - Replace	20	2	$18,500
24060	Mailboxes - Replace	30	3	$5,650
24070	Tile Flooring - Replace	50	15	$29,050
24080	Carpeting - Replace - 1&2	10	0	$31,150
24080	Carpeting - Replace - 3	10	4	$15,550
24080	Carpeting - Replace - 4	10	5	$15,550
24220	Furnishings/Décor - Update - 10%	5	1	$1,900
24240	Kitchen - Remodel	30	5	$10,100
24250	Kitchen Appliances - Replace	20	15	$4,450
24280	Bathrooms - Remodel	20	15	$12,000
24320	Guest Suite - Remodel	10	4	$4,750
24320	Meeting/Social Room - Remodel	10	1	$7,750
24350	Fireplace - Replace	30	3	$5,400
	Genesee Building Interiors			
24010	Interior Surfaces - Repaint - 1&2	10	1	$16,900
24010	Interior Surfaces - Repaint - 3	10	2	$8,450
24010	Interior Surfaces - Repaint - 4	10	3	$8,450
24010	Interior Surfaces - Repaint - Lobby	10	4	$8,450
24030	Interior Lights - Replace	30	0	$10,200
24040	Stairwell Carpet - Replace	20	2	$18,500
24060	Mailboxes - Replace	30	3	$5,650
24070	Tile Flooring - Replace	50	15	$29,050
24080	Carpeting - Replace - 1&2	10	0	$33,950
24080	Carpeting - Replace - 3&4	10	2	$33,950
24090	Wood Flooring - Replace	40	35	$7,600
24100	Wood Flooring - Refinish	10	5	$2,650
24220	Furnishings/Décor - Update - 10%	5	1	$1,650
24240	Kitchen - Remodel	30	1	$10,100
24250	Kitchen Appliances - Replace	20	1	$4,450
24280	Bathrooms - Remodel	20	1	$12,000
24320	Guest Suite - Remodel	10	4	$4,700
24320	Meeting/Social Room - Remodel	10	1	$9,000
24350	Fireplace - Replace	30	3	$5,400
	Bergen Mechanical Systems			
25010	Intercom/Entry System - Replace	15	6	$4,000
25050	Automatic Doors - Replace	25	10	$5,300
25060	Gate Operators - Replace	12	4	$4,000
25070	Garage Door - Replace	20	3	$3,500
25120	Elevator - Modernize	25	1	$137,500
25150	Elevator Cab - Remodel	25	1	$25,000
25210	AHU Furnace - Replace	30	24	$107,500
25280	Pumps/Motors - Repair/Replace - Sm.	5	1	$10,750

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
25280	Pumps/Motors - Repair/Replace 1/3HP	5	1	$1,000
25330	Surveillance System-Upgrade/Replace	15	13	$7,000
25410	Fire Control Panel - Update/Replace	20	0	$8,900
25440	Boilers - Replace - DHW	25	12	$36,000
25440	Boilers - Replace - Heating	25	24	$95,000
25470	Water Storage Tanks - Replace	30	17	$10,250
	Genesee Mechanical Systems			
25010	Intercom/Entry System - Replace	15	1	$4,000
25050	Automatic Doors - Replace	25	10	$5,300
25060	Gate Operators - Replace	12	10	$4,000
25070	Garage Door - Replace	20	7	$3,500
25120	Elevator - Modernize	25	1	$137,500
25150	Elevator Cab - Remodel	25	1	$25,000
25210	AHU Furnace - Replace	30	25	$107,500
25280	Pumps/Motors - Repair/Replace	5	1	$11,500
25280	Pumps/Motors - Repair/Replace 1/3HP	20	5	$5,000
25280	Pumps/Motors - Repair/Replace 2HP	20	5	$8,000
25330	Surveillance System-Upgrade/Replace	15	13	$7,000
25410	Fire Control Panel - Update/Replace	20	11	$8,900
25440	Boilers - Replace - DHW	25	20	$73,500
25440	Boilers - Replace - Heating	25	20	$95,000
25470	Water Storage Tanks - Replace	30	25	$10,250
95	**Total Funded Components**			

Introduction

A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.

RESERVE STUDY RESULTS

Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology

For this Update With-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

RESERVE COMPONENT "FOUR-PART TEST"

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

1) Visual Inspection (observed wear and age)
2) Association Reserves database of experience
3) Client History (install dates & previous life cycle information)
4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

1) Actual client cost history, or current proposals
2) Comparison to Association Reserves database of work done at similar associations
3) Vendor Recommendations
4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
2) Compare that to the Reserve Fund Balance, and express as a percentage.

Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?

RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*

FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During our site visit on 9/8/2023 we visually inspected the common area assets and were able to see a majority of the common areas. Please see photo appendix for component details; the basis of our assumptions.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections. The figure below summarizes the projected future expenses as defined by your Reserve Component List. A summary of these expenses are shown in the 30-Year Reserve Plan Summary Table, while details of the projects that make up these expenses are shown in the 30-Year Income/Expense Detail.

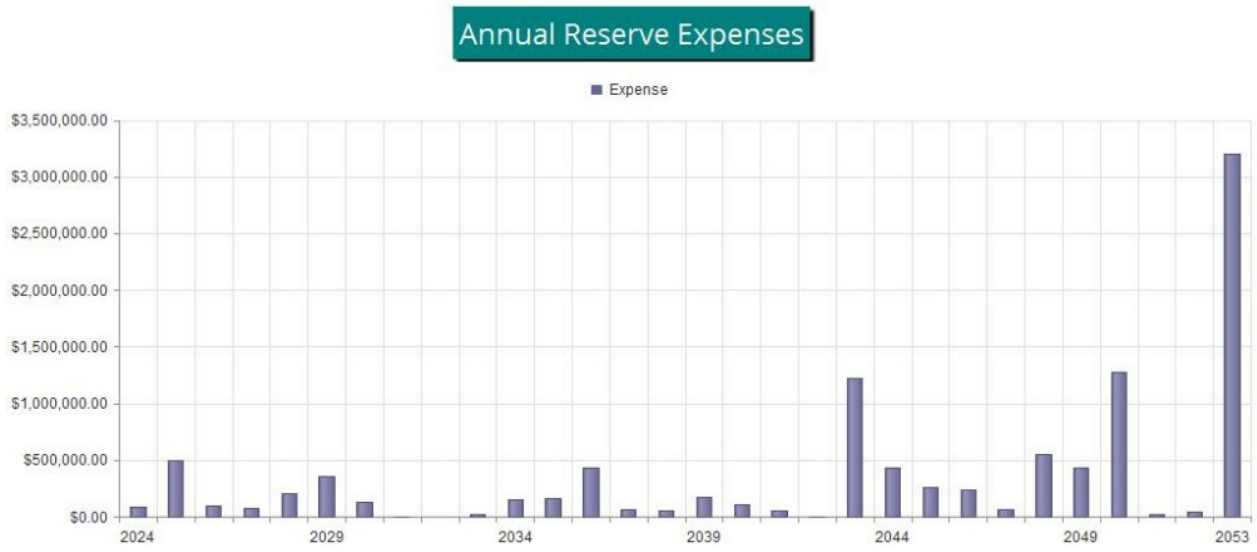


Figure 1

Reserve Fund Status

As of 1/1/2024 your Reserve Fund balance is projected to be $647,917 and your Fully Funded Balance is computed to be $1,896,771 (see the Fully Funded Balance Table). The Fully Funded Balance represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 34.2 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Annual budgeted contributions of $247,500. The overall 30-Year Plan, in perspective, is shown below in the Annual Reserve Funding (Fig. 2). This same information is shown numerically in both the 30-Year Reserve Plan Summary Table and the 30-Year Income/Expense Detail.

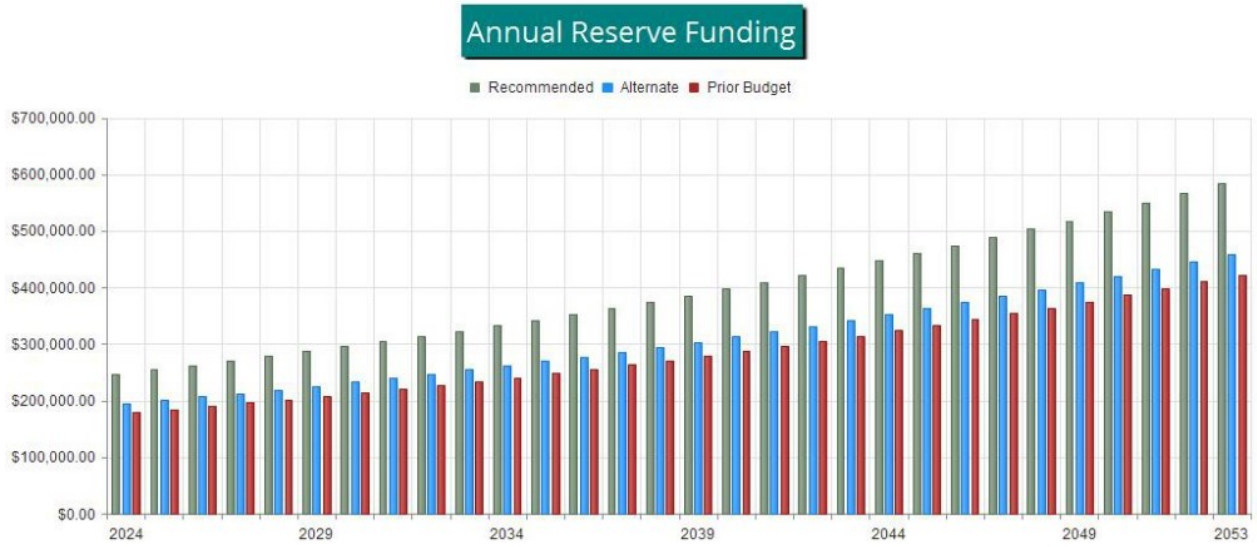


Figure 2

The reserve balance under our recommended Full Funding Plan, an alternate Baseline Funding Plan, and at your current budgeted contribution rate, compared to your always—changing Fully Funded Balance target is shown in the 30-Yr Cash Flow (Fig. 3).

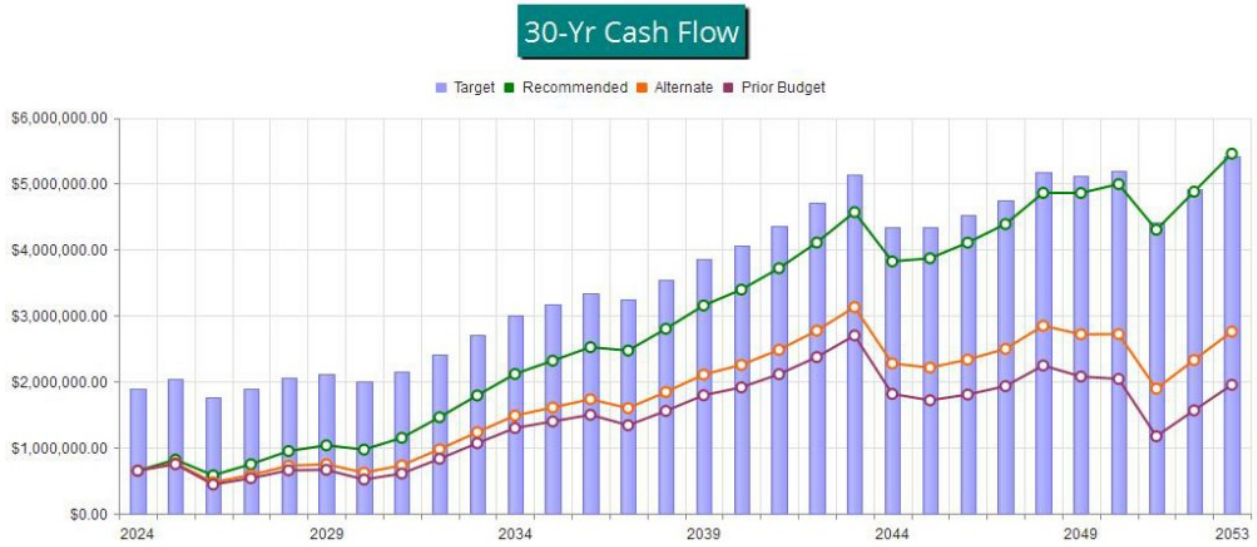


Figure 3

The information from Figure 3 is plotted on a Percent Funded scale in Figure 4. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan. A client that has a percent funded level of <30% may experience an ~ 20%-60% chance risk of special assessment. A client that is between 30% and 70% may experience an ~ 20%-5% chance risk of special assessment. A client that has a percent funded of >70% may experience an ~ <1% chance risk of special assessment.

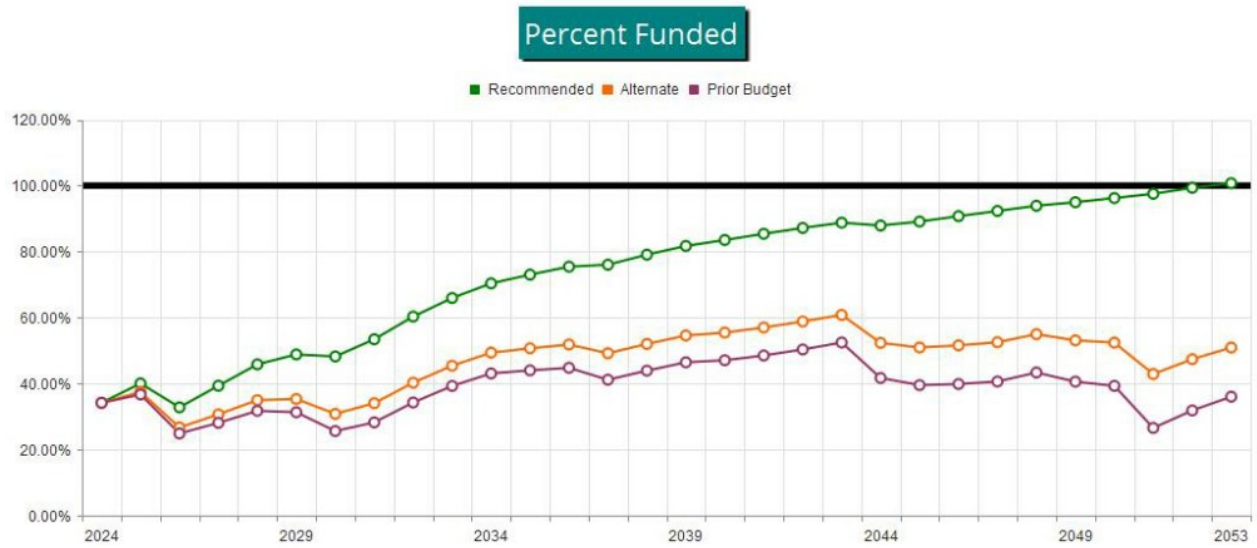


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Best Case	Current Cost Estimate Worst Case
	Sites & Grounds					
21010	Garage Concrete - Seal/Repair	~ 18000 GSF	10	5	$13,500	$22,500
21090	Concrete Walkways - Repair - 5%	5% of ~ 3900 GSF	5	1	$2,900	$3,900
21190	Asphalt - Seal/Repair	~ 51500 GSF	4	1	$10,000	$12,000
21200	Asphalt - Resurface	~ 51500 GSF	25	4	$128,700	$154,500
21210	Asphalt - Crack Fill/Repair	~ 51500 GSF	3	0	$1,500	$2,000
21310	Site Rail: Metal - Replace	~ 160 LF	30	5	$6,400	$9,600
21320	Site Fencing: Wood - Repair/Paint	~ 650 LF	5	1	$3,900	$5,200
21330	Site Fencing: Wood - Replace	~ 650 LF	25	6	$39,000	$45,500
21480	Carport Gutters - Replace	~ 350 LF	30	27	$2,800	$3,500
21500	Carport Siding - Repair/Paint	~ 2800 GSF	7	3	$4,900	$7,000
21520	Carport Roof - Replace	~ 7100 GSF	25	22	$22,000	$26,000
21610	Sign/Monument - Refurbish/Replace	~ (2) Monuments	30	23	$10,000	$13,600
21630	Flag Pole - Replace	~ (1) Flag Pole	30	5	$2,500	$4,000
21660	Site Pole Lights - Replace	~ (21) Pole Lights	30	3	$21,900	$26,100
21690	Outdoor/Site Furnishings - Replace	~ (4) Benches	20	15	$1,500	$2,000
21730	Grounds Equipment - Replace	~ (2) Mowers	12	5	$7,000	$10,000
	Bergen Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	~ (65) Fixtures	25	5	$6,500	$9,800
23310	Wood Exterior - Repair/Repaint	~ 40800 GSF	7	5	$95,000	$110,000
23320	Wood/Composite Siding - Replace	~ 40800 GSF	60	29	$489,600	$652,800
23330	EIFS - Seal/Paint	~ 6000 GSF	15	10	$12,000	$16,500
23440	Windows (Common) - Replace - 20%	~20% of (46) Windows	5	1	$11,000	$13,800
23570	Roof: Composition Shingle - Replace	~ 40800 GSF	25	19	$204,000	$265,200
23650	Gutters/Downspouts - Replace	~ 1600 LF	30	24	$12,800	$16,000
	Genesee Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	~ (69) Lights	25	5	$6,900	$10,400
23310	Wood Exterior - Repair/Repaint	~ 44900 GSF	7	5	$95,000	$110,000
23320	Wood/Composite Siding - Replace	~ 44900 GSF	60	29	$538,800	$718,400
23330	EIFS - Seal/Paint	~ 6000 GSF	15	10	$12,000	$16,500
23440	Windows (Common) - Replace - 20%	~20% of (46) Windows	5	1	$11,000	$13,800
23570	Roof: Composition Shingle - Replace	~ 44900 GSF	25	19	$224,500	$291,800
23650	Gutters/Downspouts - Replace	~ 1600 LF	30	24	$12,800	$16,000
	Bergen Building Interiors					
24010	Interior Surfaces - Repaint - 1&2	~ 9400 GSF	10	1	$11,800	$18,800
24010	Interior Surfaces - Repaint - 3&4	~ 9400 GSF	10	2	$11,800	$18,800
24010	Interior Surfaces - Repaint - Lobby	~ 4700 GSF	10	3	$5,900	$9,400
24030	Interior Lights - Replace	~ (74) Fixtures	30	1	$9,300	$11,100
24040	Stairwell Carpet - Replace	~ (3) Sets	20	2	$14,000	$23,000
24060	Mailboxes - Replace	~ (70) Boxes	30	3	$5,300	$6,000
24070	Tile Flooring - Replace	~ 660 GSF	50	15	$26,400	$31,700
24080	Carpeting - Replace - 1&2	~ 375 GSY	10	0	$26,400	$35,900
24080	Carpeting - Replace - 3	~ 190 GSY	10	4	$13,200	$17,900
24080	Carpeting - Replace - 4	~ 190 GSY	10	5	$13,200	$17,900

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Best Case	Current Cost Estimate Worst Case
24220	Furnishings/Décor - Update - 10%	10% of ~ (85) Pieces	5	1	$1,400	$2,400
24240	Kitchen - Remodel	~ (1) Kitchen	30	5	$9,100	$11,100
24250	Kitchen Appliances - Replace	~ (4) Pieces	20	15	$3,100	$5,800
24280	Bathrooms - Remodel	~ (2) Bathrooms	20	15	$10,000	$14,000
24320	Guest Suite - Remodel	~ (1) Room	10	4	$3,500	$6,000
24320	Meeting/Social Room - Remodel	~ (1) Room	10	1	$6,000	$9,500
24350	Fireplace - Replace	~ (1) Fireplace	30	3	$4,700	$6,100
	Genesee Building Interiors					
24010	Interior Surfaces - Repaint - 1&2	~ 10400 GSF	10	1	$13,000	$20,800
24010	Interior Surfaces - Repaint - 3	~ 5200 GSF	10	2	$6,500	$10,400
24010	Interior Surfaces - Repaint - 4	~ 5200 GSF	10	3	$6,500	$10,400
24010	Interior Surfaces - Repaint - Lobby	~ 5200 GSF	10	4	$6,500	$10,400
24030	Interior Lights - Replace	~ (74) Fixtures	30	0	$9,300	$11,100
24040	Stairwell Carpet - Replace	~ (3) Sets	20	2	$14,000	$23,000
24060	Mailboxes - Replace	~ (70) Boxes	30	3	$5,300	$6,000
24070	Tile Flooring - Replace	~ 660 GSF	50	15	$26,400	$31,700
24080	Carpeting - Replace - 1&2	~ 410 GSY	10	0	$28,800	$39,100
24080	Carpeting - Replace - 3&4	~ 410 GSY	10	2	$28,800	$39,100
24090	Wood Flooring - Replace	~ 450 GSF	40	35	$6,500	$8,700
24100	Wood Flooring - Refinish	~ 450 GSF	10	5	$2,200	$3,100
24220	Furnishings/Décor - Update - 10%	10% of ~ (85) Pieces	5	1	$1,200	$2,100
24240	Kitchen - Remodel	~ (1) Kitchen	30	1	$9,100	$11,100
24250	Kitchen Appliances - Replace	~ (4) Pieces	20	1	$3,100	$5,800
24280	Bathrooms - Remodel	~ (2) Bathrooms	20	1	$10,000	$14,000
24320	Guest Suite - Remodel	~ (1) Room	10	4	$3,500	$5,900
24320	Meeting/Social Room - Remodel	~ (1) Room	10	1	$7,400	$10,600
24350	Fireplace - Replace	~ (1) Fireplace	30	3	$4,700	$6,100
	Bergen Mechanical Systems					
25010	Intercom/Entry System - Replace	~ (1) Unit	15	6	$3,500	$4,500
25050	Automatic Doors - Replace	~ (1) Operator	25	10	$5,000	$5,600
25060	Gate Operators - Replace	~ (1) Unit	12	4	$3,500	$4,500
25070	Garage Door - Replace	~ (1) Door	20	3	$3,000	$4,000
25120	Elevator - Modernize	~ (1) 5-Stop Elevator	25	1	$125,000	$150,000
25150	Elevator Cab - Remodel	~ (1) Cab	25	1	$20,000	$30,000
25210	AHU Furnace - Replace	~ (1) Unit	30	24	$100,000	$115,000
25280	Pumps/Motors - Repair/Replace - Sm.	33% of ~ (24) Pumps	5	1	$9,500	$12,000
25280	Pumps/Motors - Repair/Replace 1/3HP	20% of ~ (5) Pumps	5	1	$800	$1,200
25330	Surveillance System-Upgrade/Replace	~ (5) Cameras	15	13	$6,000	$8,000
25410	Fire Control Panel - Update/Replace	~ (1) Panel	20	0	$8,300	$9,500
25440	Boilers - Replace - DHW	~ (1) Unit	25	12	$30,000	$42,000
25440	Boilers - Replace - Heating	~ (2) Units	25	24	$90,000	$100,000
25470	Water Storage Tanks - Replace	~ (1) Tank	30	17	$9,500	$11,000
	Genesee Mechanical Systems					
25010	Intercom/Entry System - Replace	~ (1) Unit	15	1	$3,500	$4,500
25050	Automatic Doors - Replace	~ (1) Operator	25	10	$5,000	$5,600
25060	Gate Operators - Replace	~ (1) Unit	12	10	$3,500	$4,500
25070	Garage Door - Replace	~ (1) Doors	20	7	$3,000	$4,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
25120	Elevator - Modernize	~ (1) 5-Stop Elevator	25	1	$125,000	$150,000
25150	Elevator Cab - Remodel	(1) Cab	25	1	$20,000	$30,000
25210	AHU Furnace - Replace	~ (1) Unit	30	25	$100,000	$115,000
25280	Pumps/Motors - Repair/Replace	33% of ~ (36) Pumps	5	1	$11,000	$12,000
25280	Pumps/Motors - Repair/Replace 1/3HP	~ (2) Pumps	20	5	$4,000	$6,000
25280	Pumps/Motors - Repair/Replace 2HP	~ (2) Pumps	20	5	$6,000	$10,000
25330	Surveillance System-Upgrade/Replace	~ (5) Cameras	15	13	$6,000	$8,000
25410	Fire Control Panel - Update/Replace	~ (1) Panel	20	11	$8,300	$9,500
25440	Boilers - Replace - DHW	~ (1) Unit	25	20	$68,000	$79,000
25440	Boilers - Replace - Heating	~ (2) Units	25	20	$90,000	$100,000
25470	Water Storage Tanks - Replace	~ (1) Tank	30	25	$9,500	$11,000

95 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Sites & Grounds							
21010	Garage Concrete - Seal/Repair	$18,000	X	5	/	10	=	$9,000
21090	Concrete Walkways - Repair - 5%	$3,400	X	4	/	5	=	$2,720
21190	Asphalt - Seal/Repair	$11,000	X	3	/	4	=	$8,250
21200	Asphalt - Resurface	$141,600	X	21	/	25	=	$118,944
21210	Asphalt - Crack Fill/Repair	$1,750	X	3	/	3	=	$1,750
21310	Site Rail: Metal - Replace	$8,000	X	25	/	30	=	$6,667
21320	Site Fencing: Wood - Repair/Paint	$4,550	X	4	/	5	=	$3,640
21330	Site Fencing: Wood - Replace	$42,250	X	19	/	25	=	$32,110
21480	Carport Gutters - Replace	$3,150	X	3	/	30	=	$315
21500	Carport Siding - Repair/Paint	$5,950	X	4	/	7	=	$3,400
21520	Carport Roof - Replace	$24,000	X	3	/	25	=	$2,880
21610	Sign/Monument - Refurbish/Replace	$11,800	X	7	/	30	=	$2,753
21630	Flag Pole - Replace	$3,250	X	25	/	30	=	$2,708
21660	Site Pole Lights - Replace	$24,000	X	27	/	30	=	$21,600
21690	Outdoor/Site Furnishings - Replace	$1,750	X	5	/	20	=	$438
21730	Grounds Equipment - Replace	$8,500	X	7	/	12	=	$4,958
	Bergen Building Exteriors							
23020	Ext. Lights (Decorative) - Replace	$8,150	X	20	/	25	=	$6,520
23310	Wood Exterior - Repair/Repaint	$102,500	X	2	/	7	=	$29,286
23320	Wood/Composite Siding - Replace	$571,200	X	31	/	60	=	$295,120
23330	EIFS - Seal/Paint	$14,250	X	5	/	15	=	$4,750
23440	Windows (Common) - Replace - 20%	$12,400	X	4	/	5	=	$9,920
23570	Roof: Composition Shingle - Replace	$234,600	X	6	/	25	=	$56,304
23650	Gutters/Downspouts - Replace	$14,400	X	6	/	30	=	$2,880
	Genesee Building Exteriors							
23020	Ext. Lights (Decorative) - Replace	$8,650	X	20	/	25	=	$6,920
23310	Wood Exterior - Repair/Repaint	$102,500	X	2	/	7	=	$29,286
23320	Wood/Composite Siding - Replace	$628,600	X	31	/	60	=	$324,777
23330	EIFS - Seal/Paint	$14,250	X	5	/	15	=	$4,750
23440	Windows (Common) - Replace - 20%	$12,400	X	4	/	5	=	$9,920
23570	Roof: Composition Shingle - Replace	$258,150	X	6	/	25	=	$61,956
23650	Gutters/Downspouts - Replace	$14,400	X	6	/	30	=	$2,880
	Bergen Building Interiors							
24010	Interior Surfaces - Repaint - 1&2	$15,300	X	9	/	10	=	$13,770
24010	Interior Surfaces - Repaint - 3&4	$15,300	X	8	/	10	=	$12,240
24010	Interior Surfaces - Repaint - Lobby	$7,650	X	7	/	10	=	$5,355
24030	Interior Lights - Replace	$10,200	X	29	/	30	=	$9,860
24040	Stairwell Carpet - Replace	$18,500	X	18	/	20	=	$16,650
24060	Mailboxes - Replace	$5,650	X	27	/	30	=	$5,085
24070	Tile Flooring - Replace	$29,050	X	35	/	50	=	$20,335
24080	Carpeting - Replace - 1&2	$31,150	X	10	/	10	=	$31,150
24080	Carpeting - Replace - 3	$15,550	X	6	/	10	=	$9,330
24080	Carpeting - Replace - 4	$15,550	X	5	/	10	=	$7,775
24220	Furnishings/Décor - Update - 10%	$1,900	X	4	/	5	=	$1,520

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
24240	Kitchen - Remodel	$10,100	X	25	/	30	=	$8,417
24250	Kitchen Appliances - Replace	$4,450	X	5	/	20	=	$1,113
24280	Bathrooms - Remodel	$12,000	X	5	/	20	=	$3,000
24320	Guest Suite - Remodel	$4,750	X	6	/	10	=	$2,850
24320	Meeting/Social Room - Remodel	$7,750	X	9	/	10	=	$6,975
24350	Fireplace - Replace	$5,400	X	27	/	30	=	$4,860
	Genesee Building Interiors							
24010	Interior Surfaces - Repaint - 1&2	$16,900	X	9	/	10	=	$15,210
24010	Interior Surfaces - Repaint - 3	$8,450	X	8	/	10	=	$6,760
24010	Interior Surfaces - Repaint - 4	$8,450	X	7	/	10	=	$5,915
24010	Interior Surfaces - Repaint - Lobby	$8,450	X	6	/	10	=	$5,070
24030	Interior Lights - Replace	$10,200	X	30	/	30	=	$10,200
24040	Stairwell Carpet - Replace	$18,500	X	18	/	20	=	$16,650
24060	Mailboxes - Replace	$5,650	X	27	/	30	=	$5,085
24070	Tile Flooring - Replace	$29,050	X	35	/	50	=	$20,335
24080	Carpeting - Replace - 1&2	$33,950	X	10	/	10	=	$33,950
24080	Carpeting - Replace - 3&4	$33,950	X	8	/	10	=	$27,160
24090	Wood Flooring - Replace	$7,600	X	5	/	40	=	$950
24100	Wood Flooring - Refinish	$2,650	X	5	/	10	=	$1,325
24220	Furnishings/Décor - Update - 10%	$1,650	X	4	/	5	=	$1,320
24240	Kitchen - Remodel	$10,100	X	29	/	30	=	$9,763
24250	Kitchen Appliances - Replace	$4,450	X	19	/	20	=	$4,228
24280	Bathrooms - Remodel	$12,000	X	19	/	20	=	$11,400
24320	Guest Suite - Remodel	$4,700	X	6	/	10	=	$2,820
24320	Meeting/Social Room - Remodel	$9,000	X	9	/	10	=	$8,100
24350	Fireplace - Replace	$5,400	X	27	/	30	=	$4,860
	Bergen Mechanical Systems							
25010	Intercom/Entry System - Replace	$4,000	X	9	/	15	=	$2,400
25050	Automatic Doors - Replace	$5,300	X	15	/	25	=	$3,180
25060	Gate Operators - Replace	$4,000	X	8	/	12	=	$2,667
25070	Garage Door - Replace	$3,500	X	17	/	20	=	$2,975
25120	Elevator - Modernize	$137,500	X	24	/	25	=	$132,000
25150	Elevator Cab - Remodel	$25,000	X	24	/	25	=	$24,000
25210	AHU Furnace - Replace	$107,500	X	6	/	30	=	$21,500
25280	Pumps/Motors - Repair/Replace - Sm.	$10,750	X	4	/	5	=	$8,600
25280	Pumps/Motors - Repair/Replace 1/3HP	$1,000	X	4	/	5	=	$800
25330	Surveillance System-Upgrade/Replace	$7,000	X	2	/	15	=	$933
25410	Fire Control Panel - Update/Replace	$8,900	X	20	/	20	=	$8,900
25440	Boilers - Replace - DHW	$36,000	X	13	/	25	=	$18,720
25440	Boilers - Replace - Heating	$95,000	X	1	/	25	=	$3,800
25470	Water Storage Tanks - Replace	$10,250	X	13	/	30	=	$4,442
	Genesee Mechanical Systems							
25010	Intercom/Entry System - Replace	$4,000	X	14	/	15	=	$3,733
25050	Automatic Doors - Replace	$5,300	X	15	/	25	=	$3,180
25060	Gate Operators - Replace	$4,000	X	2	/	12	=	$667
25070	Garage Door - Replace	$3,500	X	13	/	20	=	$2,275
25120	Elevator - Modernize	$137,500	X	24	/	25	=	$132,000
25150	Elevator Cab - Remodel	$25,000	X	24	/	25	=	$24,000
25210	AHU Furnace - Replace	$107,500	X	5	/	30	=	$17,917

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
25280	Pumps/Motors - Repair/Replace	$11,500	X	4	/	5	=	$9,200
25280	Pumps/Motors - Repair/Replace 1/3HP	$5,000	X	15	/	20	=	$3,750
25280	Pumps/Motors - Repair/Replace 2HP	$8,000	X	15	/	20	=	$6,000
25330	Surveillance System-Upgrade/Replace	$7,000	X	2	/	15	=	$933
25410	Fire Control Panel - Update/Replace	$8,900	X	9	/	20	=	$4,005
25440	Boilers - Replace - DHW	$73,500	X	5	/	25	=	$14,700
25440	Boilers - Replace - Heating	$95,000	X	5	/	25	=	$19,000
25470	Water Storage Tanks - Replace	$10,250	X	5	/	30	=	$1,708
								$1,896,771

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Sites & Grounds				
21010	Garage Concrete - Seal/Repair	10	$18,000	$1,800	1.06 %
21090	Concrete Walkways - Repair - 5%	5	$3,400	$680	0.40 %
21190	Asphalt - Seal/Repair	4	$11,000	$2,750	1.62 %
21200	Asphalt - Resurface	25	$141,600	$5,664	3.34 %
21210	Asphalt - Crack Fill/Repair	3	$1,750	$583	0.34 %
21310	Site Rail: Metal - Replace	30	$8,000	$267	0.16 %
21320	Site Fencing: Wood - Repair/Paint	5	$4,550	$910	0.54 %
21330	Site Fencing: Wood - Replace	25	$42,250	$1,690	1.00 %
21480	Carport Gutters - Replace	30	$3,150	$105	0.06 %
21500	Carport Siding - Repair/Paint	7	$5,950	$850	0.50 %
21520	Carport Roof - Replace	25	$24,000	$960	0.57 %
21610	Sign/Monument - Refurbish/Replace	30	$11,800	$393	0.23 %
21630	Flag Pole - Replace	30	$3,250	$108	0.06 %
21660	Site Pole Lights - Replace	30	$24,000	$800	0.47 %
21690	Outdoor/Site Furnishings - Replace	20	$1,750	$88	0.05 %
21730	Grounds Equipment - Replace	12	$8,500	$708	0.42 %
	Bergen Building Exteriors				
23020	Ext. Lights (Decorative) - Replace	25	$8,150	$326	0.19 %
23310	Wood Exterior - Repair/Repaint	7	$102,500	$14,643	8.65 %
23320	Wood/Composite Siding - Replace	60	$571,200	$9,520	5.62 %
23330	EIFS - Seal/Paint	15	$14,250	$950	0.56 %
23440	Windows (Common) - Replace - 20%	5	$12,400	$2,480	1.46 %
23570	Roof: Composition Shingle - Replace	25	$234,600	$9,384	5.54 %
23650	Gutters/Downspouts - Replace	30	$14,400	$480	0.28 %
	Genesee Building Exteriors				
23020	Ext. Lights (Decorative) - Replace	25	$8,650	$346	0.20 %
23310	Wood Exterior - Repair/Repaint	7	$102,500	$14,643	8.65 %
23320	Wood/Composite Siding - Replace	60	$628,600	$10,477	6.19 %
23330	EIFS - Seal/Paint	15	$14,250	$950	0.56 %
23440	Windows (Common) - Replace - 20%	5	$12,400	$2,480	1.46 %
23570	Roof: Composition Shingle - Replace	25	$258,150	$10,326	6.10 %
23650	Gutters/Downspouts - Replace	30	$14,400	$480	0.28 %
	Bergen Building Interiors				
24010	Interior Surfaces - Repaint - 1&2	10	$15,300	$1,530	0.90 %
24010	Interior Surfaces - Repaint - 3&4	10	$15,300	$1,530	0.90 %
24010	Interior Surfaces - Repaint - Lobby	10	$7,650	$765	0.45 %
24030	Interior Lights - Replace	30	$10,200	$340	0.20 %
24040	Stairwell Carpet - Replace	20	$18,500	$925	0.55 %
24060	Mailboxes - Replace	30	$5,650	$188	0.11 %
24070	Tile Flooring - Replace	50	$29,050	$581	0.34 %
24080	Carpeting - Replace - 1&2	10	$31,150	$3,115	1.84 %
24080	Carpeting - Replace - 3	10	$15,550	$1,555	0.92 %
24080	Carpeting - Replace - 4	10	$15,550	$1,555	0.92 %
24220	Furnishings/Décor - Update - 10%	5	$1,900	$380	0.22 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
24240	Kitchen - Remodel	30	$10,100	$337	0.20 %
24250	Kitchen Appliances - Replace	20	$4,450	$223	0.13 %
24280	Bathrooms - Remodel	20	$12,000	$600	0.35 %
24320	Guest Suite - Remodel	10	$4,750	$475	0.28 %
24320	Meeting/Social Room - Remodel	10	$7,750	$775	0.46 %
24350	Fireplace - Replace	30	$5,400	$180	0.11 %
	Genesee Building Interiors				
24010	Interior Surfaces - Repaint - 1&2	10	$16,900	$1,690	1.00 %
24010	Interior Surfaces - Repaint - 3	10	$8,450	$845	0.50 %
24010	Interior Surfaces - Repaint - 4	10	$8,450	$845	0.50 %
24010	Interior Surfaces - Repaint - Lobby	10	$8,450	$845	0.50 %
24030	Interior Lights - Replace	30	$10,200	$340	0.20 %
24040	Stairwell Carpet - Replace	20	$18,500	$925	0.55 %
24060	Mailboxes - Replace	30	$5,650	$188	0.11 %
24070	Tile Flooring - Replace	50	$29,050	$581	0.34 %
24080	Carpeting - Replace - 1&2	10	$33,950	$3,395	2.00 %
24080	Carpeting - Replace - 3&4	10	$33,950	$3,395	2.00 %
24090	Wood Flooring - Replace	40	$7,600	$190	0.11 %
24100	Wood Flooring - Refinish	10	$2,650	$265	0.16 %
24220	Furnishings/Décor - Update - 10%	5	$1,650	$330	0.19 %
24240	Kitchen - Remodel	30	$10,100	$337	0.20 %
24250	Kitchen Appliances - Replace	20	$4,450	$223	0.13 %
24280	Bathrooms - Remodel	20	$12,000	$600	0.35 %
24320	Guest Suite - Remodel	10	$4,700	$470	0.28 %
24320	Meeting/Social Room - Remodel	10	$9,000	$900	0.53 %
24350	Fireplace - Replace	30	$5,400	$180	0.11 %
	Bergen Mechanical Systems				
25010	Intercom/Entry System - Replace	15	$4,000	$267	0.16 %
25050	Automatic Doors - Replace	25	$5,300	$212	0.13 %
25060	Gate Operators - Replace	12	$4,000	$333	0.20 %
25070	Garage Door - Replace	20	$3,500	$175	0.10 %
25120	Elevator - Modernize	25	$137,500	$5,500	3.25 %
25150	Elevator Cab - Remodel	25	$25,000	$1,000	0.59 %
25210	AHU Furnace - Replace	30	$107,500	$3,583	2.12 %
25280	Pumps/Motors - Repair/Replace - Sm.	5	$10,750	$2,150	1.27 %
25280	Pumps/Motors - Repair/Replace 1/3HP	5	$1,000	$200	0.12 %
25330	Surveillance System-Upgrade/Replace	15	$7,000	$467	0.28 %
25410	Fire Control Panel - Update/Replace	20	$8,900	$445	0.26 %
25440	Boilers - Replace - DHW	25	$36,000	$1,440	0.85 %
25440	Boilers - Replace - Heating	25	$95,000	$3,800	2.24 %
25470	Water Storage Tanks - Replace	30	$10,250	$342	0.20 %
	Genesee Mechanical Systems				
25010	Intercom/Entry System - Replace	15	$4,000	$267	0.16 %
25050	Automatic Doors - Replace	25	$5,300	$212	0.13 %
25060	Gate Operators - Replace	12	$4,000	$333	0.20 %
25070	Garage Door - Replace	20	$3,500	$175	0.10 %
25120	Elevator - Modernize	25	$137,500	$5,500	3.25 %
25150	Elevator Cab - Remodel	25	$25,000	$1,000	0.59 %
25210	AHU Furnace - Replace	30	$107,500	$3,583	2.12 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
25280	Pumps/Motors - Repair/Replace	5	$11,500	$2,300	1.36 %
25280	Pumps/Motors - Repair/Replace 1/3HP	20	$5,000	$250	0.15 %
25280	Pumps/Motors - Repair/Replace 2HP	20	$8,000	$400	0.24 %
25330	Surveillance System-Upgrade/Replace	15	$7,000	$467	0.28 %
25410	Fire Control Panel - Update/Replace	20	$8,900	$445	0.26 %
25440	Boilers - Replace - DHW	25	$73,500	$2,940	1.74 %
25440	Boilers - Replace - Heating	25	$95,000	$3,800	2.24 %
25470	Water Storage Tanks - Replace	30	$10,250	$342	0.20 %
95	Total Funded Components			$169,365	100.00 %

30-Year Reserve Plan Summary

Report # 8361-5
With-Site-Visit

Fiscal Year Start: 2024	Interest: 1.00 %	Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2024	$647,917	$1,896,771	34.2 %		Medium	38.03 %	$247,500	$0	$7,320	$85,950
2025	$816,787	$2,039,592	40.0 %		Medium	3.00 %	$254,925	$0	$6,975	$499,808
2026	$578,880	$1,765,658	32.8 %		Medium	3.00 %	$262,573	$0	$6,630	$100,467
2027	$747,615	$1,900,216	39.3 %		Medium	3.00 %	$270,450	$0	$8,466	$80,206
2028	$946,325	$2,065,232	45.8 %		Medium	3.00 %	$278,563	$0	$9,894	$201,522
2029	$1,033,260	$2,115,962	48.8 %		Medium	3.00 %	$286,920	$0	$10,005	$361,520
2030	$968,666	$2,009,306	48.2 %		Medium	3.00 %	$295,528	$0	$10,571	$128,420
2031	$1,146,344	$2,145,611	53.4 %		Medium	3.00 %	$304,394	$0	$13,023	$4,305
2032	$1,459,457	$2,420,092	60.3 %		Medium	3.00 %	$313,526	$0	$16,236	$0
2033	$1,789,219	$2,713,678	65.9 %		Medium	3.00 %	$322,931	$0	$19,513	$16,636
2034	$2,115,028	$3,005,566	70.4 %		Low	3.00 %	$332,619	$0	$22,148	$153,408
2035	$2,316,387	$3,172,164	73.0 %		Low	3.00 %	$342,598	$0	$24,175	$162,509
2036	$2,520,650	$3,341,419	75.4 %		Low	3.00 %	$352,876	$0	$24,943	$428,370
2037	$2,470,099	$3,249,159	76.0 %		Low	3.00 %	$363,462	$0	$26,337	$60,357
2038	$2,799,542	$3,540,646	79.1 %		Low	3.00 %	$374,366	$0	$29,750	$50,596
2039	$3,153,062	$3,858,617	81.7 %		Low	3.00 %	$385,597	$0	$32,718	$177,998
2040	$3,393,379	$4,062,819	83.5 %		Low	3.00 %	$397,165	$0	$35,540	$108,398
2041	$3,717,687	$4,352,989	85.4 %		Low	3.00 %	$409,080	$0	$39,106	$59,007
2042	$4,106,866	$4,711,135	87.2 %		Low	3.00 %	$421,352	$0	$43,359	$2,979
2043	$4,568,598	$5,146,383	88.8 %		Low	3.00 %	$433,993	$0	$41,930	$1,223,509
2044	$3,821,012	$4,346,453	87.9 %		Low	3.00 %	$447,013	$0	$38,431	$437,982
2045	$3,868,473	$4,340,794	89.1 %		Low	3.00 %	$460,423	$0	$39,851	$263,604
2046	$4,105,144	$4,524,027	90.7 %		Low	3.00 %	$474,236	$0	$42,441	$235,106
2047	$4,386,715	$4,751,846	92.3 %		Low	3.00 %	$488,463	$0	$46,211	$61,971
2048	$4,859,418	$5,174,856	93.9 %		Low	3.00 %	$503,117	$0	$48,563	$553,835
2049	$4,857,262	$5,114,265	95.0 %		Low	3.00 %	$518,210	$0	$49,228	$432,260
2050	$4,992,440	$5,187,717	96.2 %		Low	3.00 %	$533,756	$0	$46,449	$1,271,418
2051	$4,301,226	$4,409,996	97.5 %		Low	3.00 %	$549,769	$0	$45,878	$18,659
2052	$4,878,214	$4,910,573	99.3 %		Low	3.00 %	$566,262	$0	$51,644	$41,183
2053	$5,454,937	$5,414,592	100.7 %		Low	3.00 %	$583,250	$0	$41,621	$3,207,050

	Fiscal Year	2024	2025	2026	2027	2028
	Starting Reserve Balance	$647,917	$816,787	$578,880	$747,615	$946,325
	Annual Reserve Funding	$247,500	$254,925	$262,573	$270,450	$278,563
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$7,320	$6,975	$6,630	$8,466	$9,894
	Total Income	$902,737	$1,078,688	$848,083	$1,026,532	$1,234,782
#	Component					
	Sites & Grounds					
21010	Garage Concrete - Seal/Repair	$0	$0	$0	$0	$0
21090	Concrete Walkways - Repair - 5%	$0	$3,502	$0	$0	$0
21190	Asphalt - Seal/Repair	$0	$11,330	$0	$0	$0
21200	Asphalt - Resurface	$0	$0	$0	$0	$159,372
21210	Asphalt - Crack Fill/Repair	$1,750	$0	$0	$1,912	$0
21310	Site Rail: Metal - Replace	$0	$0	$0	$0	$0
21320	Site Fencing: Wood - Repair/Paint	$0	$4,687	$0	$0	$0
21330	Site Fencing: Wood - Replace	$0	$0	$0	$0	$0
21480	Carport Gutters - Replace	$0	$0	$0	$0	$0
21500	Carport Siding - Repair/Paint	$0	$0	$0	$6,502	$0
21520	Carport Roof - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21630	Flag Pole - Replace	$0	$0	$0	$0	$0
21660	Site Pole Lights - Replace	$0	$0	$0	$26,225	$0
21690	Outdoor/Site Furnishings - Replace	$0	$0	$0	$0	$0
21730	Grounds Equipment - Replace	$0	$0	$0	$0	$0
	Bergen Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$0	$0	$0	$0
23320	Wood/Composite Siding - Replace	$0	$0	$0	$0	$0
23330	EIFS - Seal/Paint	$0	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$12,772	$0	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Genesee Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$0	$0	$0	$0
23320	Wood/Composite Siding - Replace	$0	$0	$0	$0	$0
23330	EIFS - Seal/Paint	$0	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$12,772	$0	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Bergen Building Interiors					
24010	Interior Surfaces - Repaint - 1&2	$0	$15,759	$0	$0	$0
24010	Interior Surfaces - Repaint - 3&4	$0	$0	$16,232	$0	$0
24010	Interior Surfaces - Repaint - Lobby	$0	$0	$0	$8,359	$0
24030	Interior Lights - Replace	$0	$10,506	$0	$0	$0
24040	Stairwell Carpet - Replace	$0	$0	$19,627	$0	$0
24060	Mailboxes - Replace	$0	$0	$0	$6,174	$0
24070	Tile Flooring - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$31,150	$0	$0	$0	$0
24080	Carpeting - Replace - 3	$0	$0	$0	$0	$17,502
24080	Carpeting - Replace - 4	$0	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$1,957	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0
24320	Guest Suite - Remodel	$0	$0	$0	$0	$5,346
24320	Meeting/Social Room - Remodel	$0	$7,983	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$5,901	$0
	Genesee Building Interiors					
24010	Interior Surfaces - Repaint - 1&2	$0	$17,407	$0	$0	$0
24010	Interior Surfaces - Repaint - 3	$0	$0	$8,965	$0	$0
24010	Interior Surfaces - Repaint - 4	$0	$0	$0	$9,234	$0

	Fiscal Year	2024	2025	2026	2027	2028
24010	Interior Surfaces - Repaint - Lobby	$0	$0	$0	$0	$9,511
24030	Interior Lights - Replace	$10,200	$0	$0	$0	$0
24040	Stairwell Carpet - Replace	$0	$0	$19,627	$0	$0
24060	Mailboxes - Replace	$0	$0	$0	$6,174	$0
24070	Tile Flooring - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$33,950	$0	$0	$0	$0
24080	Carpeting - Replace - 3&4	$0	$0	$36,018	$0	$0
24090	Wood Flooring - Replace	$0	$0	$0	$0	$0
24100	Wood Flooring - Refinish	$0	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$1,700	$0	$0	$0
24240	Kitchen - Remodel	$0	$10,403	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$4,584	$0	$0	$0
24280	Bathrooms - Remodel	$0	$12,360	$0	$0	$0
24320	Guest Suite - Remodel	$0	$0	$0	$0	$5,290
24320	Meeting/Social Room - Remodel	$0	$9,270	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$5,901	$0
	Bergen Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operators - Replace	$0	$0	$0	$0	$4,502
25070	Garage Door - Replace	$0	$0	$0	$3,825	$0
25120	Elevator - Modernize	$0	$141,625	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$25,750	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace - Sm.	$0	$11,073	$0	$0	$0
25280	Pumps/Motors - Repair/Replace 1/3HP	$0	$1,030	$0	$0	$0
25330	Surveillance System-Upgrade/Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$8,900	$0	$0	$0	$0
25440	Boilers - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tanks - Replace	$0	$0	$0	$0	$0
	Genesee Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$4,120	$0	$0	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operators - Replace	$0	$0	$0	$0	$0
25070	Garage Door - Replace	$0	$0	$0	$0	$0
25120	Elevator - Modernize	$0	$141,625	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$25,750	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace	$0	$11,845	$0	$0	$0
25280	Pumps/Motors - Repair/Replace 1/3HP	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace 2HP	$0	$0	$0	$0	$0
25330	Surveillance System-Upgrade/Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25440	Boilers - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tanks - Replace	$0	$0	$0	$0	$0
	Total Expenses	$85,950	$499,808	$100,467	$80,206	$201,522
	Ending Reserve Balance	$816,787	$578,880	$747,615	$946,325	$1,033,260

	Fiscal Year	2029	2030	2031	2032	2033
	Starting Reserve Balance	$1,033,260	$968,666	$1,146,344	$1,459,457	$1,789,219
	Annual Reserve Funding	$286,920	$295,528	$304,394	$313,526	$322,931
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$10,005	$10,571	$13,023	$16,236	$19,513
	Total Income	$1,330,186	$1,274,765	$1,463,762	$1,789,219	$2,131,663
#	Component					
	Sites & Grounds					
21010	Garage Concrete - Seal/Repair	$20,867	$0	$0	$0	$0
21090	Concrete Walkways - Repair - 5%	$0	$4,060	$0	$0	$0
21190	Asphalt - Seal/Repair	$12,752	$0	$0	$0	$14,353
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21210	Asphalt - Crack Fill/Repair	$0	$2,090	$0	$0	$2,283
21310	Site Rail: Metal - Replace	$9,274	$0	$0	$0	$0
21320	Site Fencing: Wood - Repair/Paint	$0	$5,433	$0	$0	$0
21330	Site Fencing: Wood - Replace	$0	$50,449	$0	$0	$0
21480	Carport Gutters - Replace	$0	$0	$0	$0	$0
21500	Carport Siding - Repair/Paint	$0	$0	$0	$0	$0
21520	Carport Roof - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21630	Flag Pole - Replace	$3,768	$0	$0	$0	$0
21660	Site Pole Lights - Replace	$0	$0	$0	$0	$0
21690	Outdoor/Site Furnishings - Replace	$0	$0	$0	$0	$0
21730	Grounds Equipment - Replace	$9,854	$0	$0	$0	$0
	Bergen Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$9,448	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$118,826	$0	$0	$0	$0
23320	Wood/Composite Siding - Replace	$0	$0	$0	$0	$0
23330	EIFS - Seal/Paint	$0	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$14,806	$0	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Genesee Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$10,028	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$118,826	$0	$0	$0	$0
23320	Wood/Composite Siding - Replace	$0	$0	$0	$0	$0
23330	EIFS - Seal/Paint	$0	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$14,806	$0	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Bergen Building Interiors					
24010	Interior Surfaces - Repaint - 1&2	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - 3&4	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - Lobby	$0	$0	$0	$0	$0
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Stairwell Carpet - Replace	$0	$0	$0	$0	$0
24060	Mailboxes - Replace	$0	$0	$0	$0	$0
24070	Tile Flooring - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 3	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 4	$18,027	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$2,269	$0	$0	$0
24240	Kitchen - Remodel	$11,709	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0
24320	Guest Suite - Remodel	$0	$0	$0	$0	$0
24320	Meeting/Social Room - Remodel	$0	$0	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Genesee Building Interiors					
24010	Interior Surfaces - Repaint - 1&2	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - 3	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - 4	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - Lobby	$0	$0	$0	$0	$0
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Stairwell Carpet - Replace	$0	$0	$0	$0	$0
24060	Mailboxes - Replace	$0	$0	$0	$0	$0
24070	Tile Flooring - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$0	$0	$0	$0	$0

	Fiscal Year	2029	2030	2031	2032	2033
24080	Carpeting - Replace - 3&4	$0	$0	$0	$0	$0
24090	Wood Flooring - Replace	$0	$0	$0	$0	$0
24100	Wood Flooring - Refinish	$3,072	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$1,970	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0
24320	Guest Suite - Remodel	$0	$0	$0	$0	$0
24320	Meeting/Social Room - Remodel	$0	$0	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Bergen Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$4,776	$0	$0	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operators - Replace	$0	$0	$0	$0	$0
25070	Garage Door - Replace	$0	$0	$0	$0	$0
25120	Elevator - Modernize	$0	$0	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace - Sm.	$0	$12,836	$0	$0	$0
25280	Pumps/Motors - Repair/Replace 1/3HP	$0	$1,194	$0	$0	$0
25330	Surveillance System-Upgrade/Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25440	Boilers - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tanks - Replace	$0	$0	$0	$0	$0
	Genesee Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operators - Replace	$0	$0	$0	$0	$0
25070	Garage Door - Replace	$0	$0	$4,305	$0	$0
25120	Elevator - Modernize	$0	$0	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace	$0	$13,732	$0	$0	$0
25280	Pumps/Motors - Repair/Replace 1/3HP	$5,796	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace 2HP	$9,274	$0	$0	$0	$0
25330	Surveillance System-Upgrade/Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25440	Boilers - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tanks - Replace	$0	$0	$0	$0	$0
	Total Expenses	$361,520	$128,420	$4,305	$0	$16,636
	Ending Reserve Balance	$968,666	$1,146,344	$1,459,457	$1,789,219	$2,115,028

	Fiscal Year	2034	2035	2036	2037	2038
	Starting Reserve Balance	$2,115,028	$2,316,387	$2,520,650	$2,470,099	$2,799,542
	Annual Reserve Funding	$332,619	$342,598	$352,876	$363,462	$374,366
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$22,148	$24,175	$24,943	$26,337	$29,750
	Total Income	$2,469,795	$2,683,159	$2,898,469	$2,859,899	$3,203,658
#	Component					
	Sites & Grounds					
21010	Garage Concrete - Seal/Repair	$0	$0	$0	$0	$0
21090	Concrete Walkways - Repair - 5%	$0	$4,706	$0	$0	$0
21190	Asphalt - Seal/Repair	$0	$0	$0	$16,154	$0
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21210	Asphalt - Crack Fill/Repair	$0	$0	$2,495	$0	$0
21310	Site Rail: Metal - Replace	$0	$0	$0	$0	$0
21320	Site Fencing: Wood - Repair/Paint	$0	$6,298	$0	$0	$0
21330	Site Fencing: Wood - Replace	$0	$0	$0	$0	$0
21480	Carport Gutters - Replace	$0	$0	$0	$0	$0
21500	Carport Siding - Repair/Paint	$7,996	$0	$0	$0	$0
21520	Carport Roof - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21630	Flag Pole - Replace	$0	$0	$0	$0	$0
21660	Site Pole Lights - Replace	$0	$0	$0	$0	$0
21690	Outdoor/Site Furnishings - Replace	$0	$0	$0	$0	$0
21730	Grounds Equipment - Replace	$0	$0	$0	$0	$0
	Bergen Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$0	$146,140	$0	$0
23320	Wood/Composite Siding - Replace	$0	$0	$0	$0	$0
23330	EIFS - Seal/Paint	$19,151	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$17,164	$0	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Genesee Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$0	$146,140	$0	$0
23320	Wood/Composite Siding - Replace	$0	$0	$0	$0	$0
23330	EIFS - Seal/Paint	$19,151	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$17,164	$0	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Bergen Building Interiors					
24010	Interior Surfaces - Repaint - 1&2	$0	$21,179	$0	$0	$0
24010	Interior Surfaces - Repaint - 3&4	$0	$0	$21,814	$0	$0
24010	Interior Surfaces - Repaint - Lobby	$0	$0	$0	$11,234	$0
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Stairwell Carpet - Replace	$0	$0	$0	$0	$0
24060	Mailboxes - Replace	$0	$0	$0	$0	$0
24070	Tile Flooring - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$41,863	$0	$0	$0	$0
24080	Carpeting - Replace - 3	$0	$0	$0	$0	$23,521
24080	Carpeting - Replace - 4	$0	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$2,630	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0
24320	Guest Suite - Remodel	$0	$0	$0	$0	$7,185
24320	Meeting/Social Room - Remodel	$0	$10,728	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Genesee Building Interiors					
24010	Interior Surfaces - Repaint - 1&2	$0	$23,394	$0	$0	$0
24010	Interior Surfaces - Repaint - 3	$0	$0	$12,048	$0	$0
24010	Interior Surfaces - Repaint - 4	$0	$0	$0	$12,409	$0
24010	Interior Surfaces - Repaint - Lobby	$0	$0	$0	$0	$12,781
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Stairwell Carpet - Replace	$0	$0	$0	$0	$0
24060	Mailboxes - Replace	$0	$0	$0	$0	$0
24070	Tile Flooring - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$45,626	$0	$0	$0	$0

	Fiscal Year	2034	2035	2036	2037	2038
24080	Carpeting - Replace - 3&4	$0	$0	$48,405	$0	$0
24090	Wood Flooring - Replace	$0	$0	$0	$0	$0
24100	Wood Flooring - Refinish	$0	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$2,284	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0
24320	Guest Suite - Remodel	$0	$0	$0	$0	$7,109
24320	Meeting/Social Room - Remodel	$0	$12,458	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Bergen Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
25050	Automatic Doors - Replace	$7,123	$0	$0	$0	$0
25060	Gate Operators - Replace	$0	$0	$0	$0	$0
25070	Garage Door - Replace	$0	$0	$0	$0	$0
25120	Elevator - Modernize	$0	$0	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace - Sm.	$0	$14,881	$0	$0	$0
25280	Pumps/Motors - Repair/Replace 1/3HP	$0	$1,384	$0	$0	$0
25330	Surveillance System-Upgrade/Replace	$0	$0	$0	$10,280	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25440	Boilers - Replace - DHW	$0	$0	$51,327	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tanks - Replace	$0	$0	$0	$0	$0
	Genesee Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
25050	Automatic Doors - Replace	$7,123	$0	$0	$0	$0
25060	Gate Operators - Replace	$5,376	$0	$0	$0	$0
25070	Garage Door - Replace	$0	$0	$0	$0	$0
25120	Elevator - Modernize	$0	$0	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace	$0	$15,919	$0	$0	$0
25280	Pumps/Motors - Repair/Replace 1/3HP	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace 2HP	$0	$0	$0	$0	$0
25330	Surveillance System-Upgrade/Replace	$0	$0	$0	$10,280	$0
25410	Fire Control Panel - Update/Replace	$0	$12,320	$0	$0	$0
25440	Boilers - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tanks - Replace	$0	$0	$0	$0	$0
	Total Expenses	$153,408	$162,509	$428,370	$60,357	$50,596
	Ending Reserve Balance	$2,316,387	$2,520,650	$2,470,099	$2,799,542	$3,153,062

	Fiscal Year	2039	2040	2041	2042	2043
	Starting Reserve Balance	$3,153,062	$3,393,379	$3,717,687	$4,106,866	$4,568,598
	Annual Reserve Funding	$385,597	$397,165	$409,080	$421,352	$433,993
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$32,718	$35,540	$39,106	$43,359	$41,930
	Total Income	$3,571,377	$3,826,085	$4,165,873	$4,571,577	$5,044,521
#	Component					
	Sites & Grounds					
21010	Garage Concrete - Seal/Repair	$28,043	$0	$0	$0	$0
21090	Concrete Walkways - Repair - 5%	$0	$5,456	$0	$0	$0
21190	Asphalt - Seal/Repair	$0	$0	$18,181	$0	$0
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21210	Asphalt - Crack Fill/Repair	$2,726	$0	$0	$2,979	$0
21310	Site Rail: Metal - Replace	$0	$0	$0	$0	$0
21320	Site Fencing: Wood - Repair/Paint	$0	$7,301	$0	$0	$0
21330	Site Fencing: Wood - Replace	$0	$0	$0	$0	$0
21480	Carport Gutters - Replace	$0	$0	$0	$0	$0
21500	Carport Siding - Repair/Paint	$0	$0	$9,834	$0	$0
21520	Carport Roof - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21630	Flag Pole - Replace	$0	$0	$0	$0	$0
21660	Site Pole Lights - Replace	$0	$0	$0	$0	$0
21690	Outdoor/Site Furnishings - Replace	$2,726	$0	$0	$0	$0
21730	Grounds Equipment - Replace	$0	$0	$14,049	$0	$0
	Bergen Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$0	$0	$0	$179,734
23320	Wood/Composite Siding - Replace	$0	$0	$0	$0	$0
23330	EIFS - Seal/Paint	$0	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$19,898	$0	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$411,373
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Genesee Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$0	$0	$0	$179,734
23320	Wood/Composite Siding - Replace	$0	$0	$0	$0	$0
23330	EIFS - Seal/Paint	$0	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$19,898	$0	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$452,668
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Bergen Building Interiors					
24010	Interior Surfaces - Repaint - 1&2	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - 3&4	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - Lobby	$0	$0	$0	$0	$0
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Stairwell Carpet - Replace	$0	$0	$0	$0	$0
24060	Mailboxes - Replace	$0	$0	$0	$0	$0
24070	Tile Flooring - Replace	$45,259	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 3	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 4	$24,226	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$3,049	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$6,933	$0	$0	$0	$0
24280	Bathrooms - Remodel	$18,696	$0	$0	$0	$0
24320	Guest Suite - Remodel	$0	$0	$0	$0	$0
24320	Meeting/Social Room - Remodel	$0	$0	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Genesee Building Interiors					
24010	Interior Surfaces - Repaint - 1&2	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - 3	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - 4	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - Lobby	$0	$0	$0	$0	$0
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Stairwell Carpet - Replace	$0	$0	$0	$0	$0
24060	Mailboxes - Replace	$0	$0	$0	$0	$0
24070	Tile Flooring - Replace	$45,259	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$0	$0	$0	$0	$0

	Fiscal Year	2039	2040	2041	2042	2043
24080	Carpeting - Replace - 3&4	$0	$0	$0	$0	$0
24090	Wood Flooring - Replace	$0	$0	$0	$0	$0
24100	Wood Flooring - Refinish	$4,129	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$2,648	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0
24320	Guest Suite - Remodel	$0	$0	$0	$0	$0
24320	Meeting/Social Room - Remodel	$0	$0	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Bergen Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operators - Replace	$0	$6,419	$0	$0	$0
25070	Garage Door - Replace	$0	$0	$0	$0	$0
25120	Elevator - Modernize	$0	$0	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace - Sm.	$0	$17,251	$0	$0	$0
25280	Pumps/Motors - Repair/Replace 1/3HP	$0	$1,605	$0	$0	$0
25330	Surveillance System-Upgrade/Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25440	Boilers - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tanks - Replace	$0	$0	$16,942	$0	$0
	Genesee Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$6,419	$0	$0	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operators - Replace	$0	$0	$0	$0	$0
25070	Garage Door - Replace	$0	$0	$0	$0	$0
25120	Elevator - Modernize	$0	$0	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace	$0	$18,454	$0	$0	$0
25280	Pumps/Motors - Repair/Replace 1/3HP	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace 2HP	$0	$0	$0	$0	$0
25330	Surveillance System-Upgrade/Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25440	Boilers - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tanks - Replace	$0	$0	$0	$0	$0
	Total Expenses	$177,998	$108,398	$59,007	$2,979	$1,223,509
	Ending Reserve Balance	$3,393,379	$3,717,687	$4,106,866	$4,568,598	$3,821,012

	Fiscal Year	2044	2045	2046	2047	2048
	Starting Reserve Balance	$3,821,012	$3,868,473	$4,105,144	$4,386,715	$4,859,418
	Annual Reserve Funding	$447,013	$460,423	$474,236	$488,463	$503,117
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$38,431	$39,851	$42,441	$46,211	$48,563
	Total Income	$4,306,455	$4,368,748	$4,621,821	$4,921,388	$5,411,097
#	Component					
	Sites & Grounds					
21010	Garage Concrete - Seal/Repair	$0	$0	$0	$0	$0
21090	Concrete Walkways - Repair - 5%	$0	$6,325	$0	$0	$0
21190	Asphalt - Seal/Repair	$0	$20,463	$0	$0	$0
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21210	Asphalt - Crack Fill/Repair	$0	$3,256	$0	$0	$3,557
21310	Site Rail: Metal - Replace	$0	$0	$0	$0	$0
21320	Site Fencing: Wood - Repair/Paint	$0	$8,464	$0	$0	$0
21330	Site Fencing: Wood - Replace	$0	$0	$0	$0	$0
21480	Carport Gutters - Replace	$0	$0	$0	$0	$0
21500	Carport Siding - Repair/Paint	$0	$0	$0	$0	$12,095
21520	Carport Roof - Replace	$0	$0	$45,986	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$23,288	$0
21630	Flag Pole - Replace	$0	$0	$0	$0	$0
21660	Site Pole Lights - Replace	$0	$0	$0	$0	$0
21690	Outdoor/Site Furnishings - Replace	$0	$0	$0	$0	$0
21730	Grounds Equipment - Replace	$0	$0	$0	$0	$0
	Bergen Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$0	$0	$0	$0
23320	Wood/Composite Siding - Replace	$0	$0	$0	$0	$0
23330	EIFS - Seal/Paint	$0	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$23,068	$0	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$29,272
	Genesee Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$0	$0	$0	$0
23320	Wood/Composite Siding - Replace	$0	$0	$0	$0	$0
23330	EIFS - Seal/Paint	$0	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$23,068	$0	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$29,272
	Bergen Building Interiors					
24010	Interior Surfaces - Repaint - 1&2	$0	$28,463	$0	$0	$0
24010	Interior Surfaces - Repaint - 3&4	$0	$0	$29,316	$0	$0
24010	Interior Surfaces - Repaint - Lobby	$0	$0	$0	$15,098	$0
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Stairwell Carpet - Replace	$0	$0	$35,448	$0	$0
24060	Mailboxes - Replace	$0	$0	$0	$0	$0
24070	Tile Flooring - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$56,260	$0	$0	$0	$0
24080	Carpeting - Replace - 3	$0	$0	$0	$0	$31,610
24080	Carpeting - Replace - 4	$0	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$3,535	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0
24320	Guest Suite - Remodel	$0	$0	$0	$0	$9,656
24320	Meeting/Social Room - Remodel	$0	$14,417	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Genesee Building Interiors					
24010	Interior Surfaces - Repaint - 1&2	$0	$31,439	$0	$0	$0
24010	Interior Surfaces - Repaint - 3	$0	$0	$16,191	$0	$0
24010	Interior Surfaces - Repaint - 4	$0	$0	$0	$16,677	$0
24010	Interior Surfaces - Repaint - Lobby	$0	$0	$0	$0	$17,177
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Stairwell Carpet - Replace	$0	$0	$35,448	$0	$0
24060	Mailboxes - Replace	$0	$0	$0	$0	$0
24070	Tile Flooring - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$61,317	$0	$0	$0	$0

	Fiscal Year	2044	2045	2046	2047	2048
24080	Carpeting - Replace - 3&4	$0	$0	$65,052	$0	$0
24090	Wood Flooring - Replace	$0	$0	$0	$0	$0
24100	Wood Flooring - Refinish	$0	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$3,069	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$8,278	$0	$0	$0
24280	Bathrooms - Remodel	$0	$22,324	$0	$0	$0
24320	Guest Suite - Remodel	$0	$0	$0	$0	$9,554
24320	Meeting/Social Room - Remodel	$0	$16,743	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Bergen Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$7,441	$0	$0	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operators - Replace	$0	$0	$0	$0	$0
25070	Garage Door - Replace	$0	$0	$0	$6,908	$0
25120	Elevator - Modernize	$0	$0	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$218,525
25280	Pumps/Motors - Repair/Replace - Sm.	$0	$19,998	$0	$0	$0
25280	Pumps/Motors - Repair/Replace 1/3HP	$0	$1,860	$0	$0	$0
25330	Surveillance System-Upgrade/Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$16,074	$0	$0	$0	$0
25440	Boilers - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$193,115
25470	Water Storage Tanks - Replace	$0	$0	$0	$0	$0
	Genesee Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operators - Replace	$0	$0	$7,664	$0	$0
25070	Garage Door - Replace	$0	$0	$0	$0	$0
25120	Elevator - Modernize	$0	$0	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace	$0	$21,393	$0	$0	$0
25280	Pumps/Motors - Repair/Replace 1/3HP	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace 2HP	$0	$0	$0	$0	$0
25330	Surveillance System-Upgrade/Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25440	Boilers - Replace - DHW	$132,749	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$171,581	$0	$0	$0	$0
25470	Water Storage Tanks - Replace	$0	$0	$0	$0	$0
	Total Expenses	$437,982	$263,604	$235,106	$61,971	$553,835
	Ending Reserve Balance	$3,868,473	$4,105,144	$4,386,715	$4,859,418	$4,857,262

	Fiscal Year	2049	2050	2051	2052	2053
	Starting Reserve Balance	$4,857,262	$4,992,440	$4,301,226	$4,878,214	$5,454,937
	Annual Reserve Funding	$518,210	$533,756	$549,769	$566,262	$583,250
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$49,228	$46,449	$45,878	$51,644	$41,621
	Total Income	$5,424,700	$5,572,644	$4,896,873	$5,496,120	$6,079,808
#	Component					
	Sites & Grounds					
21010	Garage Concrete - Seal/Repair	$37,688	$0	$0	$0	$0
21090	Concrete Walkways - Repair - 5%	$0	$7,332	$0	$0	$0
21190	Asphalt - Seal/Repair	$23,032	$0	$0	$0	$25,922
21200	Asphalt - Resurface	$0	$0	$0	$0	$333,690
21210	Asphalt - Crack Fill/Repair	$0	$0	$3,887	$0	$0
21310	Site Rail: Metal - Replace	$0	$0	$0	$0	$0
21320	Site Fencing: Wood - Repair/Paint	$0	$9,812	$0	$0	$0
21330	Site Fencing: Wood - Replace	$0	$0	$0	$0	$0
21480	Carport Gutters - Replace	$0	$0	$6,997	$0	$0
21500	Carport Siding - Repair/Paint	$0	$0	$0	$0	$0
21520	Carport Roof - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21630	Flag Pole - Replace	$0	$0	$0	$0	$0
21660	Site Pole Lights - Replace	$0	$0	$0	$0	$0
21690	Outdoor/Site Furnishings - Replace	$0	$0	$0	$0	$0
21730	Grounds Equipment - Replace	$0	$0	$0	$0	$20,031
	Bergen Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$221,051	$0	$0	$0
23320	Wood/Composite Siding - Replace	$0	$0	$0	$0	$1,346,070
23330	EIFS - Seal/Paint	$29,836	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$26,742	$0	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Genesee Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$221,051	$0	$0	$0
23320	Wood/Composite Siding - Replace	$0	$0	$0	$0	$1,481,337
23330	EIFS - Seal/Paint	$29,836	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$26,742	$0	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Bergen Building Interiors					
24010	Interior Surfaces - Repaint - 1&2	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - 3&4	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - Lobby	$0	$0	$0	$0	$0
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Stairwell Carpet - Replace	$0	$0	$0	$0	$0
24060	Mailboxes - Replace	$0	$0	$0	$0	$0
24070	Tile Flooring - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 3	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 4	$32,558	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$4,098	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0
24320	Guest Suite - Remodel	$0	$0	$0	$0	$0
24320	Meeting/Social Room - Remodel	$0	$0	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Genesee Building Interiors					
24010	Interior Surfaces - Repaint - 1&2	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - 3	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - 4	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - Lobby	$0	$0	$0	$0	$0
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Stairwell Carpet - Replace	$0	$0	$0	$0	$0
24060	Mailboxes - Replace	$0	$0	$0	$0	$0
24070	Tile Flooring - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$0	$0	$0	$0	$0

	Fiscal Year	2049	2050	2051	2052	2053
24080	Carpeting - Replace - 3&4	$0	$0	$0	$0	$0
24090	Wood Flooring - Replace	$0	$0	$0	$0	$0
24100	Wood Flooring - Refinish	$5,549	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$3,558	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0
24320	Guest Suite - Remodel	$0	$0	$0	$0	$0
24320	Meeting/Social Room - Remodel	$0	$0	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Bergen Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operators - Replace	$0	$0	$0	$9,152	$0
25070	Garage Door - Replace	$0	$0	$0	$0	$0
25120	Elevator - Modernize	$0	$296,531	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$53,915	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace - Sm.	$0	$23,183	$0	$0	$0
25280	Pumps/Motors - Repair/Replace 1/3HP	$0	$2,157	$0	$0	$0
25330	Surveillance System-Upgrade/Replace	$0	$0	$0	$16,015	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25440	Boilers - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tanks - Replace	$0	$0	$0	$0	$0
	Genesee Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operators - Replace	$0	$0	$0	$0	$0
25070	Garage Door - Replace	$0	$0	$7,775	$0	$0
25120	Elevator - Modernize	$0	$296,531	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$53,915	$0	$0	$0
25210	AHU Furnace - Replace	$225,081	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace	$0	$24,801	$0	$0	$0
25280	Pumps/Motors - Repair/Replace 1/3HP	$10,469	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace 2HP	$16,750	$0	$0	$0	$0
25330	Surveillance System-Upgrade/Replace	$0	$0	$0	$16,015	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25440	Boilers - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tanks - Replace	$21,461	$0	$0	$0	$0
	Total Expenses	$432,260	$1,271,418	$18,659	$41,183	$3,207,050
	Ending Reserve Balance	$4,992,440	$4,301,226	$4,878,214	$5,454,937	$2,872,758

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Bryan Farley, R.S., president of the Colorado LLC, is a credentialed Reserve Specialist (#260). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified. Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing. Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.

Component Details

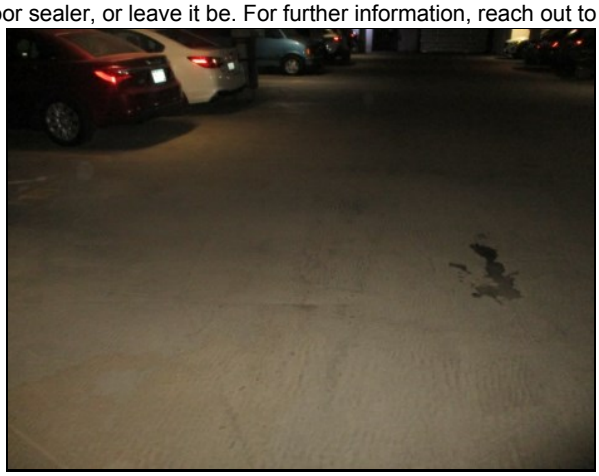
The primary purpose of the photographic appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The photographs herein represent a wide range of elements that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding: 1) Common area maintenance, repair & replacement reasonability 2) Components must have a limited life 3) Life limit must be predictable 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of annual operating expenses). Some components are recommended for reserve funding, while others are not. The components that meet these criteria in our judgment are shown with corresponding maintenance, repair or replacement cycles to the left of the photo (UL = Useful Life or how often the project is expected to occur, RUL = Remaining Useful Life or how many years from our reporting period) and a representative market cost range termed "Best Cost" and "Worst Cost" below the photo. There are many factors that can result in a wide variety of potential costs; we are attempting to represent a market average for budget purposes. Where there is no UL, the component is expected to be a one-time expense. Where no pricing, the component is deemed inappropriate for Reserve Funding.

Sites & Grounds

Comp #: 21010 Garage Concrete - Seal/Repair **Quantity: ~ 18000 GSF**
Location: Common Areas
Funded?: Yes.
History:
Comments: Concrete surfaces were observed to be in fair condition. Some cracking was noted during our inspection. Concrete parking structures, especially subterranean, face moisture intrusion threats frequently. To combat this, a variety of concrete sealers are available. Siloxanes and salines are frequently employed. Many of these coatings enjoy up to 10 years of adequate service. In addition they readily accept most traffic marking coatings like acrylics and chlorinated rubber. When maintenance time arrives, the floor has often been polished smooth and sealed by a decade of foot and wheel traffic. This leaves property owners with the choice to refinish the floor sealer, or leave it be. For further information, reach out to manufacturers of these products.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: $ 13,500 Worst Case: $ 22,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21030 Parking Structure - Inspect **Quantity: ~ (2) Structures**

Location: Common Areas

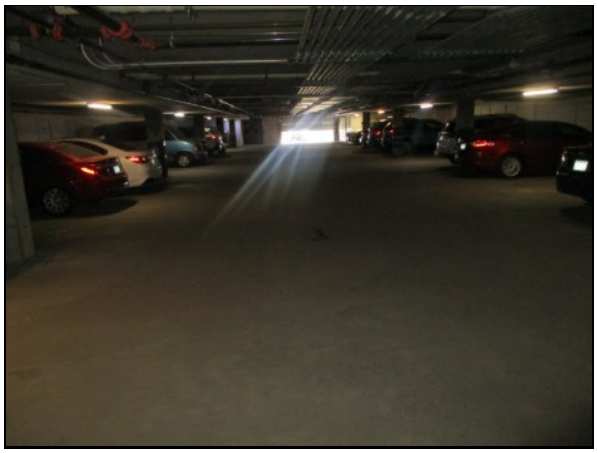
Funded?: No.

History:

Comments: Forensic building evaluation is beyond the scope of this Reserve Study. We are unable to inspect the issues causing this issue, however we recommend that the garage be inspected by an envelope specialist. A reserve study conducts a limited visual review, no observation or evaluation of the underlying waterproofing was available. We think it is reasonable to assume the assembly consists of structural concrete slab (parking garage ceiling below) with a waterproof membrane installed on top of the concrete structural slab, and then the concrete topping slab on top of the waterproof membrane. The concrete topping slab helps extend the useful life of the waterproofing by protecting it from deterioration by ultra violet sunlight and general wear and tear. The concrete also increases the useful life of the roof by limiting the amount of water that reaches the waterproofing and limits the amount of thermal expansion and contraction, since waterproofing is not exposed to direct sunlight. The down side to this type of system is that the waterproofing cannot be viewed to determine its current condition, or to estimate its useful life. Spot repairs can also be difficult to pinpoint and tend to be more costly to repair. Inspect, clean and repair as needed. Update the Reserve Study when information from inspections becomes available.

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 21090 Concrete Walkways - Repair - 5% **Quantity: 5% of ~ 3900 GSF**

Location: Common areas

Funded?: Yes.

History:

Comments: Repair any trip and fall hazards immediately to ensure safety. As routine maintenance, inspect regularly, pressure wash for appearance and repair promptly as needed to prevent water penetrating into the base and causing further damage. In our experience, larger repair/replacement expenses emerge as the community ages, especially as trees adjacent to sidewalks continue to grow. In general, costs related to this component are expected to be included in the Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:
5 years

Remaining Life:
1 years

Best Case: $ 2,900 Worst Case: $ 3,900

Cost Source: Allowance

Comp #: 21190 Asphalt - Seal/Repair **Quantity: ~ 51500 GSF**

Location: Common Areas

Funded?: Yes.

History: Sealed in 2021

Comments: Asphalt seal was observed to be in fair condition with no major issues noted at the time of the inspection. Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of lower traffic asphalt areas such as these. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a waterproof membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coat also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coat ultimately extends useful life of asphalt, postponing the asphalt resurfacing, which can be one of the larger cost items in this study (see component #21200 for asphalt resurfacing costs). Repair asphalt before seal coating. Surface preparation and dry weather, during and following application, is key to lasting performance. The ideal conditions are a warm, sunny day with low humidity. Rain can cause major problems when seal coating and should never be done when showers are threatening. Incorporate any striping and curb repair into this project. Fill cracks and clean oil stains promptly in between cycles as routine maintenance. Prior to a seal coat application, the areas will be cleaned with push blowers and wire brooms.Be aware that sealcoat will not adhere to heavily saturated oil spots. Vendors typically recommend infrared patching on areas with saturated oil spots to ensure adherence of sealcoat.

Useful Life:
4 years

Remaining Life:
1 years

Best Case: $ 10,000 Worst Case: $ 12,000

Cost Source: Client Cost History + Inflation

Comp #: 21200 Asphalt - Resurface **Quantity: ~ 51500 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Asphalt pavement determined to be in fair condition typically exhibits a mostly uniform surface but with minor to moderate raveling and surface wear. If present, crack patterns are normal for the age of the asphalt and not extreme, and there are no signs of advanced deterioration, such as large block cracking patterns, “alligatoring” or potholes. Overall appears to be aging normally and still up to an appropriate aesthetic standard. Useful life below assumes regular seal coating and repairs. The lack of seal coating and repairs can greatly decrease the asphalt’s useful life. Resurfacing is typically one of the larger expense items in a Reserve Study. When need to resurface is apparent within a couple of years, consult with geotechnical engineer for recommendations, specifications / scope of work and project oversight. As routine maintenance, keep surfaces clean and free of debris, ensure that drains are free flowing, repair cracks, and clean oil stains promptly. Assuming proactive maintenance, plan to resurface at roughly the time frame below. If regular maintenance and sealing is deferred, client may need more extensive repair and replacement projects. Funding below assumes that asphalt has adequate subgrade as well as asphalt fill depth. If fill depth is less than 2", client may need to consider a remove and replacement project which can increase costs by 50%, or more. Further resources: Pavement Surface Condition Field Rating Manual for Asphalt Pavement. http://co-asphalt.com/resources/maintenance-and-preservation/

Useful Life:
25 years

Remaining Life:
4 years

Best Case: $ 128,700 Worst Case: $ 154,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21210 Asphalt - Crack Fill/Repair **Quantity: ~ 51500 GSF**

Location: Common Areas
Funded?: Yes.
History: Client reportedly completes this project every 2-3 years (1) year prior to seal coating
Comments: No major cracking or separation observed at the time of our inspection. This line item allows the association to budget for predictable crack fill and localized repair on periodic basis.

Useful Life:
3 years

Remaining Life:
0 years

Best Case: $ 1,500 Worst Case: $ 2,000

Cost Source: Client Cost History + Inflation

Comp #: 21310 Site Rail: Metal - Replace **Quantity: ~ 160 LF**

Location: Common Areas
Funded?: Yes.
History:
Comments: Client reportedly paints the handrails as an on-going Operating expense. Funding is for the replacement of the rails only. Metal railing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include corrosion, loose or unstable pieces/sections or hardware, and/or overgrowth by surrounding vegetation. Overall, appears to be in serviceable but declining condition. In our experience, metal fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost.

Useful Life:
30 years

Remaining Life:
5 years

Best Case: $ 6,400 Worst Case: $ 9,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21320 Site Fencing: Wood - Repair/Paint **Quantity: ~ 650 LF**

Location: Common Areas

Funded?: Yes.

History: Painted in 2014

Comments: Regular uniform, professional paint or sealer applications are recommended for appearance, protection of wood and maximum design life. In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:
5 years

Remaining Life:
1 years

Best Case: $ 3,900 Worst Case: $ 5,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21330 Site Fencing: Wood - Replace **Quantity: ~ 650 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include a small percentage of warped, split and/or rotted sections. In general, appearance is consistent but declining. As routine maintenance, inspect regularly for any damage, repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform, professional sealing/painting will help to maintain appearance and maximize life. In our experience, wood fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. Recommendation and costs shown here are based on replacement with similar style and material. However, the Association might want to consider replacing with more sturdy, lower-maintenance products like composite, vinyl, etc. Although installation costs are higher, total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:
25 years

Remaining Life:
6 years

Best Case: $ 39,000 Worst Case: $ 45,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21400 Retaining Walls - Inspect **Quantity: Numerous LF**

Location: Common Areas

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational expense.

History:

Comments: No significant or widespread cracking, settling or other problems observed. Assumed to have been properly designed and installed with adequate base and surrounding drainage. Inspect regularly, repair as needed from Operating budget. If shifting, cracking, etc. are observed, consult with civil or geotechnical engineer for repair scope. At this time, no expectation of large scale repairs or replacement no Reserve funding recommended. An allowance for partial repairs/replacements may be added during future Reserve Study updates if warranted by association history.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 21480 Carport Gutters - Replace **Quantity: ~ 350 LF**

Location: Garage

Funded?: Yes.

History: Replaced in 2021

Comments: As routine maintenance, inspect regularly, keep gutters and downspouts free of debris. If buildings are located near trees, keep trees trimmed back to avoid accumulation of leaves on the roof surface which will accumulate in the gutters and increase maintenance requirements while reducing life expectancy. In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:
30 years

Remaining Life:
27 years

Best Case: $ 2,800 Worst Case: $ 3,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21500 Carport Siding - Repair/Paint **Quantity: ~ 2800 GSF**

Location: Common Areas

Funded?: Yes.

History: Painted in 2020

Comments: Carports determined to be in fair condition typically exhibit worn or faded color and rougher texture. Appearance is generally consistent but declining. Recurring inspection, repairs and repainting should be anticipated at the approximate interval shown below. In our experience, if not maintained, advanced deterioration will eventually set in, which can lead to structural weakening and reduced life expectancy for complete replacement timeline.

Useful Life:
7 years

Remaining Life:
3 years

Best Case: $ 4,900 Worst Case: $ 7,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21510 Carport Siding - Replace **Quantity: ~ 2800 GSF**
Location: Common Areas
Funded?: No.
History:
Comments: Funding for this component is covered in the scope of work of the larger siding replacement projects for each residential buildings. Please refer to component # 23320 for more general information.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 21520 Carport Roof - Replace **Quantity: ~ 7100 GSF**
Location: Common Areas
Funded?: Yes.
History: Replaced in 2021
Comments: A Reserve Study conducts only a limited visual review, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any). Costs below factors //www.asphaltroofing.org/ Roof Consultant Institute (RCI) http://www.nrca.net. Asphalt Roofing Manufacturers Association (ARMA) http:replacement with an architectural grade laminated shingle. As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the snow season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters, and downspouts clear and free of debris. At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design, provide installation oversight. We recommend that all Associations hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including roof, walls, windows, decks, exterior painting, and caulking/sealant. There is a wealth of information available through Roofing Organizations such as National Roofing Contractors Association (NRCA) http://www.rci-online.org

Useful Life:
25 years

Remaining Life:
22 years

Best Case: $ 22,000 Worst Case: $ 26,000

Cost Source: Client Cost History + Inflation

Comp #: 21610 Sign/Monument - Refurbish/Replace **Quantity: ~ (2) Monuments**
Location: Common Areas
Funded?: Yes.
History: Refurbished in 2017
Comments: Monument signage determined to be in good condition typically exhibits good appearance and aesthetics in keeping with local area. Generally uniform and attractive finishes. If present, lettering is clean, complete and legible and any surrounding landscaping, lighting, etc. is attractive and functioning. As routine maintenance, inspect regularly, clean/touch-up and repair as an Operating expense. Plan to refurbish or replace at the interval below. Timing and scope of refurbishing or replacement projects is subjective but should always be scheduled in order to maintain good curb appeal. In our experience, most Associations choose to refurbish or replace signage periodically in order to maintain good appearance and aesthetics in keeping with local area, often before signage is in poor physical condition. If present, concrete walls are expected to be painted and repaired as part of refurbishing, but not fully replaced unless otherwise noted. Costs can vary significantly depending on style/type desired, and may include additional costs for design work, landscaping, lighting, water features, etc. Reserve Study updates should incorporate any estimates or information collected regarding potential projects.

Useful Life:
30 years

Remaining Life:
23 years

Best Case: $ 10,000 Worst Case: $ 13,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21630 Flag Pole - Replace **Quantity: ~ (1) Flag Pole**
Location: Common Areas
Funded?: Yes.
History:
Comments: Flag poles determined to be in good condition typically exhibit good surface finishes and are standing straight with no tilting/leaning. Appropriate for local aesthetic standards.

Useful Life:
30 years

Remaining Life:
5 years

Best Case: $ 2,500 Worst Case: $ 4,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21660 Site Pole Lights - Replace **Quantity: ~ (21) Pole Lights**

Location: Common Areas

Funded?: Yes.

History:

Comments: Pole lights determined to be in fair condition typically exhibit somewhat faded/worn appearance but overall assembly is sturdy and aging normally. Serviceable physical condition and still appropriate for aesthetic standards. Observed during daylight hours assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout Association. Replacement costs can vary greatly estimates shown here are based on replacement with a comparable size and design, unless otherwise noted.

Useful Life:
30 years

Remaining Life:
3 years

Best Case: $ 21,900 Worst Case: $ 26,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21690 Outdoor/Site Furnishings - Replace **Quantity: ~ (4) Benches**

Location: Common Areas

Funded?: Yes.

History:

Comments: Outdoor/site furniture determined to be in good condition typically exhibits little to no significant signs of wear or age. Style is attractive and appropriate for the local aesthetic standards of the development. Inspect regularly, clean for appearance and repair as needed from general Operating funds. Cost to replace individual pieces may not meet threshold for Reserve funding. We recommend planning for regular intervals of complete replacement at the time frame indicated below, to maintain a good, consistent appearance in the common areas. Costs shown are based on replacement with comparable types unless otherwise noted.

Useful Life:
20 years

Remaining Life:
15 years

Best Case: $ 1,500 Worst Case: $ 2,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21720 Landscaping - Refurbish **Quantity: Throughout Development**

Location: Common Areas

Funded?: No. Too indeterminate for Reserve designation - handle as an Operating expense.

History:

Comments: In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 21730 Grounds Equipment - Replace **Quantity: ~ (2) Mowers**

Location: Garage

Funded?: Yes.

History:

Comments: Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use, but plan to replace at the approximate interval shown below. Unless otherwise noted, cost estimates reflect replacement with a comparable vehicle, either new or lightly used.

Useful Life:
12 years

Remaining Life:
5 years

Best Case: $ 7,000 Worst Case: $ 10,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23020 Ext. Lights (Decorative) - Replace **Quantity: ~ (65) Fixtures**

Location: Building Exteriors
Funded?: Yes.
History:
Comments: Exterior lights determined to be in fair condition typically exhibit more moderate signs of wear and age, but are generally believed to be aging normally with no unusual conditions noted. Observed during daylight hours, but assumed to be in functional operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. Individual replacements should be considered an Operating expense. If available, an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:
25 years

Remaining Life:
5 years

Best Case: $ 6,500 Worst Case: $ 9,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23310 Wood Exterior - Repair/Repaint **Quantity: ~ 40800 GSF**

Location: Building Exteriors

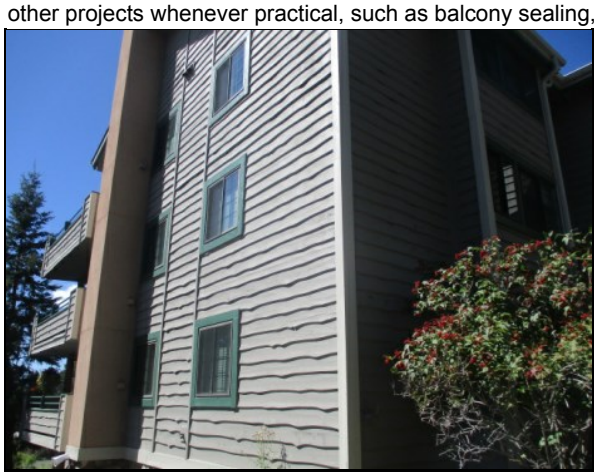
Funded?: Yes.

History: Painted in 2022

Comments: This component also covers the painting of the carports. Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking, peeling, blistering, etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory. As routine maintenance, inspect regularly (including sealants), repair locally and touch-up paint as needed. Typical paint cycles can vary greatly depending upon many factors including type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Proper sealant/caulking is critical to preventing water intrusion and resulting damage to the building structure. Incorrect installations of sealant are common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to project. For best results, the association may want to consult with a building envelope specialist or waterproofing contractor to specify types of materials to be used and define complete scope of work before bidding. Best practice is to coordinate this type of work with other projects whenever practical, such as balcony sealing, planter waterproofing, etc.

Useful Life:
7 years

Remaining Life:
5 years



Best Case: $ 95,000 Worst Case: $ 110,000

Cost Source: Client Cost History + Inflation

Comp #: 23320 Wood/Composite Siding - Replace **Quantity: ~ 40800 GSF**

Location: Building Exteriors

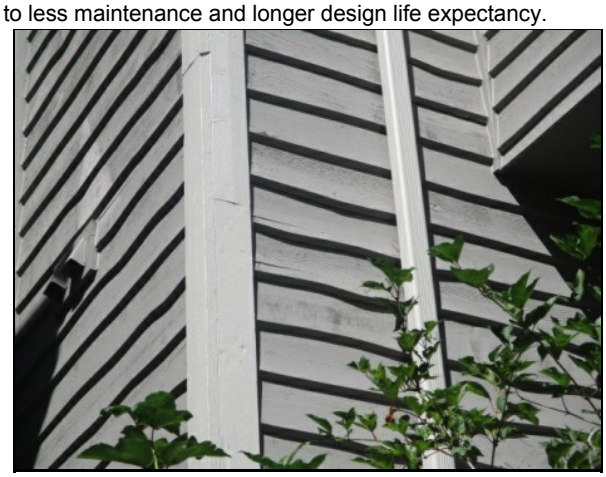
Funded?: Yes.

History:

Comments: Wood siding determined to be in fair condition typically exhibits some color fading and inconsistency, with minor, isolated locations showing more advanced surface wear, cracking, splintering, etc. Composite siding is a compressed, glued wood fiber material. It is important to paint this type of siding regularly due to its ability to absorb water quickly when the surface is deteriorated or weathered. Once the composite siding takes on water the siding will swell and crack. At next replacement, association might want to consider replacing with more sturdy, lower-maintenance products. Although installation costs are higher, total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:
60 years

Remaining Life:
29 years



Best Case: $ 489,600 Worst Case: $ 652,800

Cost Source: Client Cost History + Inflation

Comp #: 23330 EIFS - Seal/Paint **Quantity: ~ 6000 GSF**

Location: Building Exteriors

Funded?: Yes.

History: Painted in 2019

Comments: Painted exterior surfaces determined to be in good condition typically exhibit minimal signs of wear and age such as chalking, peeling, blistering, etc. Hairline cracks should not be present at this stage. Overall appearance is attractive. Stucco/EIFS is a relatively low maintenance material, although sealants require more maintenance. As annual maintenance inspect sealants for any visible problems. Replacing sealants is an important part of maintaining stucco's waterproofing. Sealants are typically located at the intersections of the stucco and other material such as windows, door and vents. We have assumed the sealants are silicone, which under good conditions may have a useful life of approximately 15 to 20 years. Urethane sealants would have a useful life of 8-12 years. At time of sealant replacement we recommend recoating the stucco to minimize water penetration and for appearance. Stucco can be recoated to help limited the amount of water penetrating into the stucco. There are three general options for recoating stucco. The least expensive option is applying a new acrylic topcoat, the second option is coating with an elastomeric finish, preferably permeable (~50% more expensive than acrylic) and a third option is a skim coat of stucco (about three times as expensive as acrylic). Generally the more expensive option has the longest useful life, and the least expensive has the shortest useful life. Additional information on Stucco is available at the Portland Cement Association's website http//www.cement.org/stucco/index.asp Stucco is not an impermeable material and allows moisture to penetrate the surface, become captured by the water resistive barrier (WRB) beneath (typically Tyvek, felt or similar material), and either evaporate back through to the exterior or drain down and out the base of the wall assembly through a weep screed. Typically north facing sides will typically retain more moisture, which could cause a quicker rate of deterioration.

Useful Life:
15 years

Remaining Life:
10 years

Best Case: $ 12,000 Worst Case: $ 16,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23370 Stone Veneer - Maintain/Repair **Quantity: Numerous GSF**

Location: Building Exteriors

Funded?: No. Too indeterminate for Reserve designation - handle as an Operating expense.

History:

Comments: Brick or other masonry siding is typically a low maintenance surface that requires minimal, infrequent repair. However, in some cases (usually after several decades or more), the original mortar between bricks may require repointing to restore appearance and adequately protect against water intrusion. Repointing involves raking out a portion of the existing mortar and installing new mortar and continuing on until all affected sections have been replaced. In our experience, there is not a well-defined predictable timeline for repointing work, usually making this project inappropriate for Reserve funding. If re-pointing is a concern, we strongly recommend further inspection by a qualified engineer and/or masonry specialist to diagnose existing conditions and recommend a scope of work. If warranted, the Reserve Study can be adjusted to include funding recommendations going forward.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 23440 Windows (Common) - Replace - 20% **Quantity: ~20% of (46) Windows**

Location: Building Exteriors

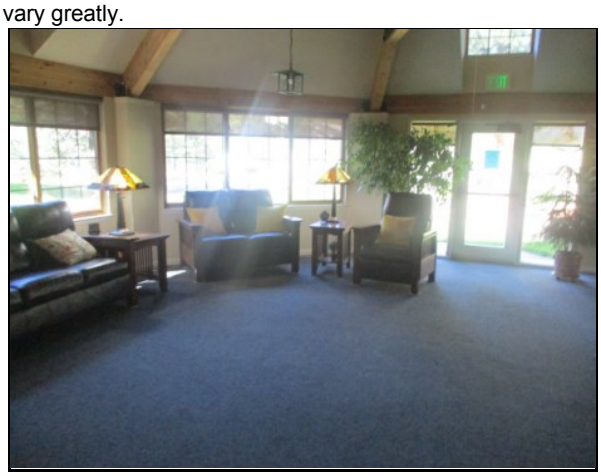
Funded?: Yes.

History:

Comments: Only includes common area windows in hallways and other common rooms. It was reported that the unit windows are the responsibility of the individual unit owner. Windows determined to be in fair condition typically exhibit normal signs of wear for their age, including more surface wear to framework and hardware, but no advanced corrosion or other concerns. At this stage, windows and doors are believed to be functional and aging normally, but more advanced technology may be available. Inspect regularly, including sealant, if any, and repair as needed. Proper sealant/caulking is critical to keeping water out of the walls, and preventing water damage. With ordinary care and maintenance, useful life is long but difficult to predict. Many factors affect useful life including quality of window installed, waterproofing flashing details, exposure to wind driven rain. In many cases, windows are replaced on an ongoing basis to select areas as-needed rather than to an entire building at one time. This component should be re-evaluated as the building ages and more problems develop, and funding recommendations should be adjusted accordingly. An allowance for partial replacements may be warranted if certain windows are more deteriorated than others. Consult with vendors to ensure replacement windows are compliant with all applicable building codes. Note there are many types of windows available in today's market and costs can vary greatly.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: $ 11,000 Worst Case: $ 13,800

Cost Source: Allowance

Comp #: 23570 Roof: Composition Shingle - Replace **Quantity: ~ 40800 GSF**

Location: Building Exteriors

Funded?: Yes.

History: Replaced in 2018

Comments: Asphalt shingle roofs determined to be in fair condition and typically exhibit normal signs of wear and deterioration, including some loss of granule cover, and light to moderate curling/lifting, especially in most exposed areas. Overall believed to be aging normally. A reserve study conducts only a limited visual review, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any). Costs below factors replacement with an architectural grade laminated shingle. As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the snow season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters, and downspouts clear and free of debris. At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design, provide installation oversight. We recommend that all Associations hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including: roof, walls, windows, decks, exterior painting, and caulking/sealant. There is a wealth of information available through Roofing Organizations such as: National Roofing Contractors Association (NRCA) http://www.nrca.net. Asphalt Roofing Manufacturers Association (ARMA) http://www.asphaltroofing.org/ Roof Consultant Institute (RCI) http://www.rci-online.org

Useful Life:
25 years

Remaining Life:
19 years

Best Case: $ 204,000 Worst Case: $ 265,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23650 Gutters/Downspouts - Replace **Quantity: ~ 1600 LF**

Location: Building Exteriors

Funded?: Yes.

History: Replaced in 2018

Comments: As routine maintenance, inspect regularly, keep gutters and downspouts free of debris. If buildings are located near trees, keep trees trimmed back to avoid accumulation of leaves on the roof surface which will accumulate in the gutters and increase maintenance requirements while reducing life expectancy. In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:
30 years

Remaining Life:
24 years

Best Case: $ 12,800 Worst Case: $ 16,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23660 Heat Tape - Replace **Quantity: Heat Tape**

Location: Building Exteriors

Funded?: No. Operating expense

History:

Comments: Client reported that the maintenance and repair of the heat tape is incorporated as-needed into an Association's Operating budget, or included as an add-on cost to roof replacement or maintenance projects. No recommendation for Reserve funding at this time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 23020 Ext. Lights (Decorative) - Replace **Quantity: ~ (69) Lights**

Location: Building Exteriors
Funded?: Yes.
History:
Comments: Exterior lights determined to be in fair condition typically exhibit more moderate signs of wear and age, but are generally believed to be aging normally with no unusual conditions noted. Observed during daylight hours, but assumed to be in functional operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. Individual replacements should be considered an Operating expense. If available, an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:
25 years

Remaining Life:
5 years

Best Case: $ 6,900 Worst Case: $ 10,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23310 Wood Exterior - Repair/Repaint **Quantity: ~ 44900 GSF**

Location: Building Exteriors

Funded?: Yes.

History: Painted in 2022

Comments: This component also covers the painting of the carports. Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking, peeling, blistering, etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory. As routine maintenance, inspect regularly (including sealants), repair locally and touch-up paint as needed. Typical paint cycles can vary greatly depending upon many factors including type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Proper sealant/caulking is critical to preventing water intrusion and resulting damage to the building structure. Incorrect installations of sealant are common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to project. For best results, the association may want to consult with a building envelope specialist or waterproofing contractor to specify types of materials to be used and define complete scope of work before bidding. Best practice is to coordinate this type of work with other projects whenever practical, such as balcony sealing, planter waterproofing, etc.

Useful Life:
7 years

Remaining Life:
5 years

Best Case: $ 95,000 Worst Case: $ 110,000

Cost Source: Client Cost History + Inflation

Comp #: 23320 Wood/Composite Siding - Replace **Quantity: ~ 44900 GSF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Wood siding determined to be in fair condition typically exhibits some color fading and inconsistency, with minor, isolated locations showing more advanced surface wear, cracking, splintering, etc. Composite siding is a compressed, glued wood fiber material. It is important to paint this type of siding regularly due to its ability to absorb water quickly when the surface is deteriorated or weathered. Once the composite siding takes on water the siding will swell and crack. At next replacement, association might want to consider replacing with more sturdy, lower-maintenance products. Although installation costs are higher, total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:
60 years

Remaining Life:
29 years

Best Case: $ 538,800 Worst Case: $ 718,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23330 EIFS - Seal/Paint **Quantity: ~ 6000 GSF**

Location: Building Exteriors

Funded?: Yes.

History: Painted in 2019

Comments: Painted exterior surfaces determined to be in good condition typically exhibit minimal signs of wear and age such as chalking, peeling, blistering, etc. Hairline cracks should not be present at this stage. Overall appearance is attractive. Stucco/EIFS is a relatively low maintenance material, although sealants require more maintenance. As annual maintenance, inspect stucco and sealants for any visible problems. Replacing sealants is an important part of maintaining stucco's waterproofing. Sealants are typically located at the intersections of the stucco and other material such as windows, door and vents. We have assumed the sealants are silicone, which under good conditions may have a useful life of approximately 15 to 20 years. Urethane sealants would have a useful life of 8-12 years. At time of sealant replacement we recommend recoating the stucco to minimize water penetration and for appearance. Stucco can be recoated to help limited the amount of water penetrating into the stucco. There are three general options for recoating stucco. The least expensive option is applying a new acrylic topcoat, the second option is coating with an elastomeric finish, preferably permeable (~50% more expensive than acrylic) and a third option is a skim coat of stucco (about three times as expensive as acrylic). Generally the more expensive option has the longest useful life, and the least expensive has the shortest useful life. Additional information on Stucco is available at the Portland Cement Association's website http//www.cement.org/stucco/index.asp Stucco is not an impermeable material and allows moisture to penetrate the surface, become captured by the water resistive barrier (WRB) beneath (typically Tyvek, felt or similar material), and either evaporate back through to the exterior or drain down and out the base of the wall assembly through a weep screed. Typically north facing sides will typically retain more moisture, which could cause a quicker rate of deterioration.

Useful Life:
15 years

Remaining Life:
10 years

Best Case: $ 12,000 Worst Case: $ 16,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23370 Stone Veneer - Maintain/Repair **Quantity: Numerous GSF**

Location: Building Exteriors

Funded?: No. Too indeterminate for Reserve designation - handle as an Operating expense.

History:

Comments: Brick or other masonry siding is typically a low maintenance surface that requires minimal, infrequent repair. However, in some cases (usually after several decades or more), the original mortar between bricks may require repointing to restore appearance and adequately protect against water intrusion. Repointing involves raking out a portion of the existing mortar and installing new mortar and continuing on until all affected sections have been replaced. In our experience, there is not a well-defined predictable timeline for repointing work, usually making this project inappropriate for Reserve funding. If re-pointing is a concern, we strongly recommend further inspection by a qualified engineer and/or masonry specialist to diagnose existing conditions and recommend a scope of work. If warranted, the Reserve Study can be adjusted to include funding recommendations going forward.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 23440 Windows (Common) - Replace - 20% **Quantity: ~20% of (46) Windows**

Location: Building Exteriors

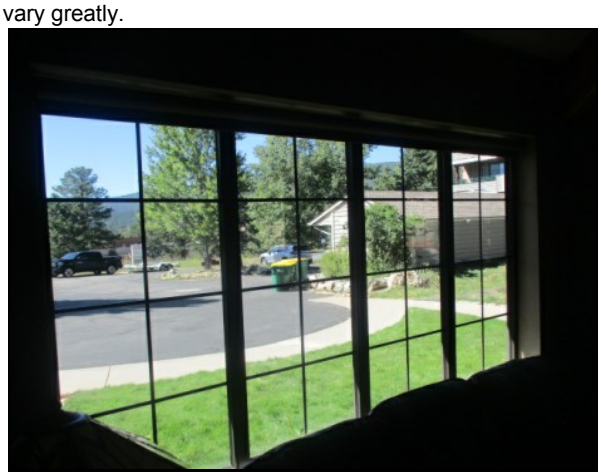
Funded?: Yes.

History:

Comments: Only includes common area windows in hallways and other common rooms. It was reported that the unit windows are the responsibility of the individual unit owner. Windows determined to be in fair condition typically exhibit normal signs of wear for their age, including more surface wear to framework and hardware, but no advanced corrosion or other concerns. At this stage, windows and doors are believed to be functional and aging normally, but more advanced technology may be available. Inspect regularly, including sealant, if any, and repair as needed. Proper sealant/caulking is critical to keeping water out of the walls, and preventing water damage. With ordinary care and maintenance, useful life is long but difficult to predict. Many factors affect useful life including quality of window installed, waterproofing flashing details, exposure to wind driven rain. In many cases, windows are replaced on an ongoing basis to select areas as-needed rather than to an entire building at one time. This component should be re-evaluated as the building ages and more problems develop, and funding recommendations should be adjusted accordingly. An allowance for partial replacements may be warranted if certain windows are more deteriorated than others. Consult with vendors to ensure replacement windows are compliant with all applicable building codes. Note there are many types of windows available in today's market and costs can vary greatly.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: $ 11,000 Worst Case: $ 13,800

Cost Source: Allowance

Comp #: 23570 Roof: Composition Shingle - Replace **Quantity: ~ 44900 GSF**

Location: Building Exteriors

Funded?: Yes.

History: Replaced in 2018

Comments: Asphalt shingle roofs determined to be in fair condition and typically exhibit normal signs of wear and deterioration, including some loss of granule cover, and light to moderate curling/lifting, especially in most exposed areas. Overall believed to be aging normally. A reserve study conducts only a limited visual review, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any). Costs below factors replacement with an architectural grade laminated shingle. As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the snow season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters, and downspouts clear and free of debris. At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design, provide installation oversight. We recommend that all Associations hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including: roof, walls, windows, decks, exterior painting, and caulking/sealant. There is a wealth of information available through Roofing Organizations such as: National Roofing Contractors Association (NRCA) http://www.nrca.net. Asphalt Roofing Manufacturers Association (ARMA) http://www.asphaltroofing.org/ Roof Consultant Institute (RCI) http://www.rci-online.org

Useful Life:
25 years

Remaining Life:
19 years

Best Case: $ 224,500 Worst Case: $ 291,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23650 Gutters/Downspouts - Replace **Quantity: ~ 1600 LF**

Location: Building Exteriors
Funded?: Yes.
History: Replaced in 2018
Comments: As routine maintenance, inspect regularly, keep gutters and downspouts free of debris. If buildings are located near trees, keep trees trimmed back to avoid accumulation of leaves on the roof surface which will accumulate in the gutters and increase maintenance requirements while reducing life expectancy. In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:
30 years

Remaining Life:
24 years

Best Case: $ 12,800 Worst Case: $ 16,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23660 Heat Tape - Replace **Quantity: ~ 900 LF**

Location: Building Exteriors
Funded?: No. Operating expense
History:
Comments: Client reported that the maintenance and repair of the heat tape is incorporated as-needed into an Association's Operating budget, or included as an add-on cost to roof replacement or maintenance projects. No recommendation for Reserve funding at this time.

Useful Life:

Remaining Life:

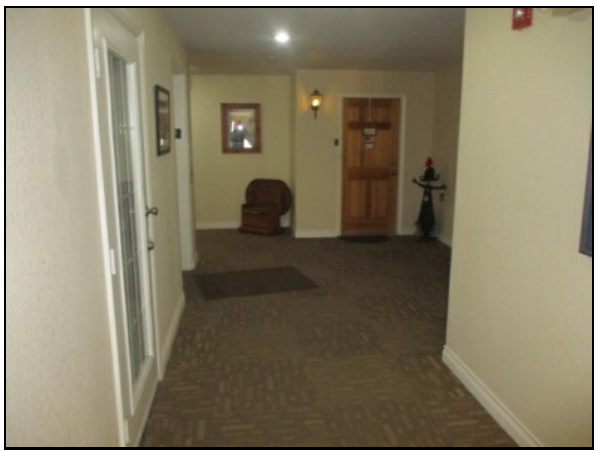
Best Case: Worst Case:

Cost Source:

Comp #: 24010 Interior Surfaces - Repaint - 1&2 **Quantity: ~ 9400 GSF**
Location: Interiors
Funded?: Yes.
History:
Comments: Includes 1st and Second Floors. Client reported that the interiors are painted annually. Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard.

Useful Life:
10 years

Remaining Life:
1 years



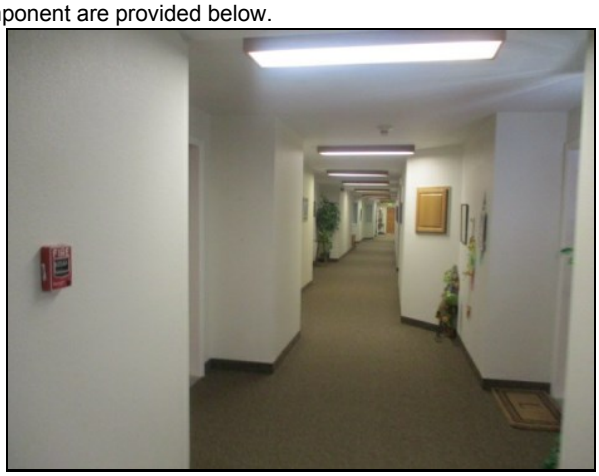
Best Case: $ 11,800 Worst Case: $ 18,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24010 Interior Surfaces - Repaint - 3&4 **Quantity: ~ 9400 GSF**
Location: Interiors - 3rd and 4th floors
Funded?: Yes.
History:
Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: $ 11,800 Worst Case: $ 18,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24010 Interior Surfaces - Repaint - Lobby **Quantity: ~ 4700 GSF**
Location: Interiors - Lobby
Funded?: Yes.
History:
Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
10 years

Remaining Life:
3 years

Best Case: $ 5,900 Worst Case: $ 9,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24030 Interior Lights - Replace **Quantity: ~ (74) Fixtures**
Location: Interiors
Funded?: Yes.
History:
Comments: Interior wall lights were noted to be in fair condition with no significant damage/deterioration observed or reported to us. As routine maintenance, inspect, repair and change bulbs as needed. Best practice is to coordinate at same time as other interior projects (especially painting) whenever possible to minimize downtime and maintain consistent quality standard. Timing of replacements is ultimately subjective. Estimates shown here are based on our experience with similar properties and general aesthetic qualities. A wide variety of fixture styles is available funding recommendations are based on replacement with comparable quality fixtures.

Useful Life:
30 years

Remaining Life:
1 years

Best Case: $ 9,300 Worst Case: $ 11,100

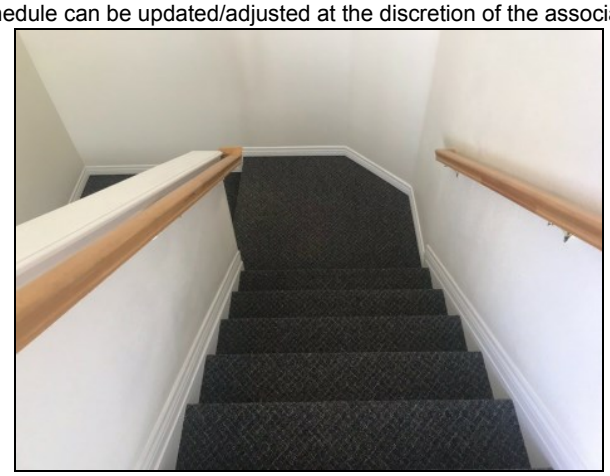
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24040 Stairwell Carpet - Replace **Quantity: ~ (3) Sets**

Location: Interiors
Funded?: Yes.
History: Replaced in 2006
Comments: Minor evidence of staining, matting, or loose seams observed. As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Timing and interval is somewhat subjective, but not as flexible as other flooring finishes (tile, wood, etc.). Estimates shown here are based on our experience with similar properties and general aesthetic qualities. Schedule can be updated/adjusted at the discretion of the association for planning purposes.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: $ 14,000 Worst Case: $ 23,000

Cost Source: Estimate Provided by Client

Comp #: 24060 Mailboxes - Replace **Quantity: ~ (70) Boxes**

Location: Building Interiors
Funded?: Yes.
History:
Comments: Mailboxes determined to be in fair condition typically exhibit some amount of surface wear and/or rusting, but remain in serviceable and generally decent aesthetic condition. Clean and inspect regularly, change lock cylinders, lubricate hinges and repair as needed from Operating budget. Metal mailbox structures located inside protected interior areas can have very long life expectancies. In our experience, it is prudent to expect replacement at the approximate interval shown below in order to maintain good appearance consistent with other interior areas. Timing of replacements is ultimately subjective.

Useful Life:
30 years

Remaining Life:
3 years

Best Case: $ 5,300 Worst Case: $ 6,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24070 Tile Flooring - Replace **Quantity: ~ 660 GSF**

Location: Building Interiors

Funded?: Yes.

History:

Comments: Tiled surfaces were determined to be in fair condition. Floors did not exhibit any extensive un-even or broken sections. No evidence of heavy deterioration or broken tiles. As part of ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed. If available, best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal in the common areas. Replacement costs can vary greatly depending on size and type of tiles selected. Our recommendation is to replace at the approximate schedule shown here, but this schedule can be adjusted at the association's discretion. "

Useful Life:
50 years

Remaining Life:
15 years

Best Case: $ 26,400 Worst Case: $ 31,700

Cost Source: Estimate Provided by Client

Comp #: 24080 Carpeting - Replace - 1&2 **Quantity: ~ 375 GSY**

Location: Interiors - 1st and 2nd floors

Funded?: Yes.

History:

Comments: Carpeted surfaces were determined to be in poor condition. Evidence of staining, matting, and loose seams noted. Expect the need to replace the carpeting soon based upon the aesthetics of the building. As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Timing and interval is somewhat subjective, but not as flexible as other flooring finishes (tile, wood, etc.). Estimates shown here are based on our experience with similar properties and general aesthetic qualities. Schedule can be updated/adjusted at the discretion of the client for planning purposes.

Useful Life:
10 years

Remaining Life:
0 years

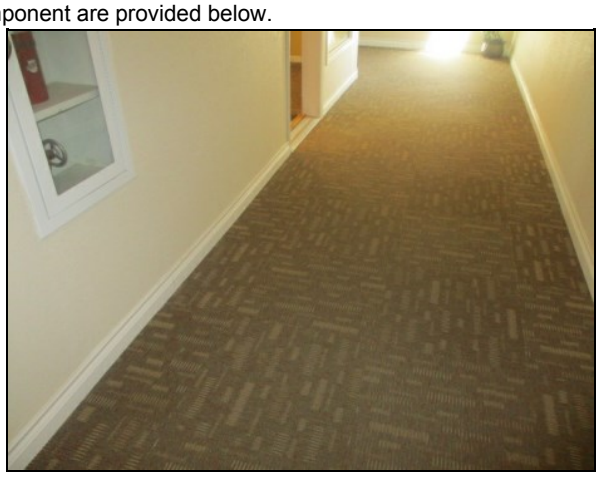
Best Case: $ 26,400 Worst Case: $ 35,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24080 Carpeting - Replace - 3 **Quantity: ~ 190 GSY**
Location: Interiors - 3rd floor
Funded?: Yes.
History:
Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
10 years

Remaining Life:
4 years



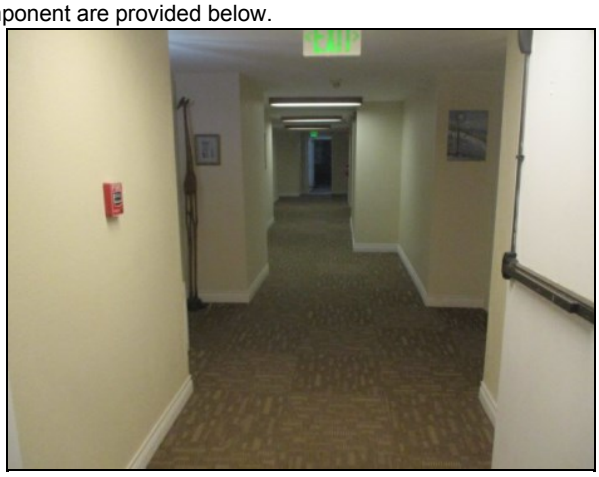
Best Case: $ 13,200 Worst Case: $ 17,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24080 Carpeting - Replace - 4 **Quantity: ~ 190 GSY**
Location: Interiors - 4th Floor
Funded?: Yes.
History:
Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: $ 13,200 Worst Case: $ 17,900

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24220 Furnishings/Décor - Update - 10% **Quantity: 10% of ~ (85) Pieces**

Location: Clubhouse

Funded?: Yes.

History:

Comments: Includes (1) couch, (2) love-seats, (3) lounges, (9) folding tables, (58) folding chairs, (1) coffee table , (1) rocking chair, (1) piano, (4) side tables, (1) tv, (4) Lamps. The furniture and décor appeared in fair condition. No damage, fading, or outdated appearances of the furniture was observed. This component recommends funding for periodic replacement/refurbishment of interior furnishings and decor such as furniture, artwork, window treatments, misc. decorative items, etc., in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the amount of items to be replaced at each project, and the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement, painting, etc. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the association's good judgment.

Useful Life:
5 years

Remaining Life:
1 years

Best Case: $ 1,400 Worst Case: $ 2,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24240 Kitchen - Remodel **Quantity: ~ (1) Kitchen**

Location: Common Areas

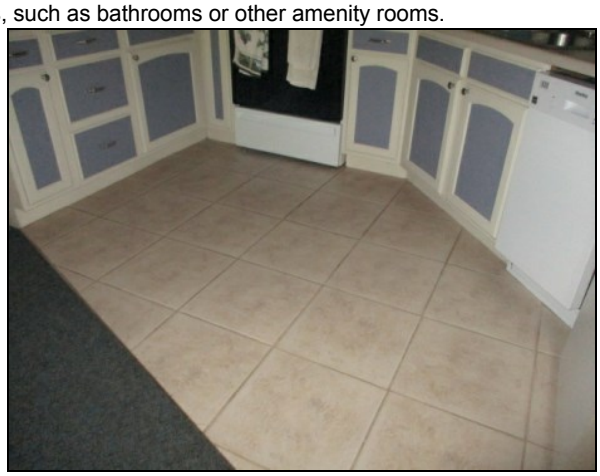
Funded?: Yes.

History:

Comments: Includes 12 LF of wall cabinets, 12 LF of base cabinets, (1) sink. Kitchen was observed to be in fair condition. Counters and cabinets were clean and mostly free of issues. Fixtures appeared to be in fair condition. Kitchen materials typically have an extended useful life. However, many clients choose to refurbish the kitchen periodically for aesthetic updating. This may include refurbishment/refinishing of kitchen cabinets and countertops, replacement of sinks, installation/replacement of under-cabinet lighting, etc. Should ideally be coordinated with replacement of the kitchen appliances. Best practice is to coordinate this project with other amenity areas, such as bathrooms or other amenity rooms.

Useful Life:
30 years

Remaining Life:
5 years



Best Case: $ 9,100 Worst Case: $ 11,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24250 Kitchen Appliances - Replace **Quantity: ~ (4) Pieces**
Location: Common Areas
Funded?: Yes.
History: Replaced in 2019
Comments: Includes (1) stove, (1) microwave, (1) refrigerator and (1) dishwasher. Kitchen appliances were observed to be in fair condition. Appliances were reported to be older, but functional and free of issues. Individual appliances were not tested during inspection, and are assumed to be in functional operating condition unless otherwise noted. Useful life can vary greatly depending on level of use, quality, care and maintenance, etc. Funding recommendation shown here is for replacing with comparable quality commercial-grade appliances.

Useful Life:
20 years

Remaining Life:
15 years

Best Case: $ 3,100 Worst Case: $ 5,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24280 Bathrooms - Remodel **Quantity: ~ (2) Bathrooms**
Location: Common Areas
Funded?: Yes.
History:
Comments: Bathrooms were determined to be in good condition. Flooring did not exhibit any un-even or broken sections. Fixtures appeared to be in good condition. As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, decor, etc. Best practice is to coordinate this type of project with other areas whenever possible. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the client's good judgment.

Useful Life:
20 years

Remaining Life:
15 years

Best Case: $ 10,000 Worst Case: $ 14,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24320 Guest Suite - Remodel **Quantity: ~ (1) Room**

Location: Common Areas
Funded?: Yes.
History: Completed in 2018
Comments: Access to the guest suite was not possible at the time of inspection. No issues reported at the time of inspection. Room was believed to be in fair condition. Common rooms should be considered a significant aesthetic priority, even if use is minimal. Costs to remodel shown here may include replacement/restoration of flooring, interior painting, lighting, furnishings, decor, etc. Costs can vary greatly depending on overall scope of work and types of finishes/furnishings selected. Comprehensive updating should be anticipated at longer intervals to maintain a current, high-quality standard attractive to existing owners as well as potential buyers.

Useful Life:
10 years

Remaining Life:
4 years

Best Case: $ 3,500 Worst Case: $ 6,000

Cost Source: Allowance

Comp #: 24320 Meeting/Social Room - Remodel **Quantity: ~ (1) Room**

Location: Common Areas
Funded?: Yes.
History:
Comments: Includes 6 LF of base cabinet, 6 LF of wall cabinet, (1) sink, (2) chairs, (1) table and 25 GSY carpeting. Rooms were observed to be in fair condition. Flooring was mostly clean and free of any major issues. Fixtures appeared to be in good condition. Common rooms should be considered a significant aesthetic priority, even if use is minimal. Costs to remodel shown here may include replacement/restoration of flooring, interior painting, lighting, furnishings, decor, etc. Costs can vary greatly depending on overall scope of work and types of finishes/furnishings selected. Comprehensive updating should be anticipated at longer intervals to maintain a current, high-quality standard attractive to existing owners as well as potential buyers.

Useful Life:
10 years

Remaining Life:
1 years

Best Case: $ 6,000 Worst Case: $ 9,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24350 Fireplace - Replace **Quantity: ~ (1) Fireplace**

Location: Common Areas

Funded?: Yes.

History:

Comments: Fireplaces should be inspected and evaluated regularly by servicing vendor. In some cases, replacement is warranted due to lack of available replacement parts, or to upgrade to more efficient technology. Treat routine repairs/maintenance as an Operating expense. Plan for replacement at the typical service life expectancy indicated below. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system.

Useful Life:
30 years

Remaining Life:
3 years

Best Case: $ 4,700 Worst Case: $ 6,100

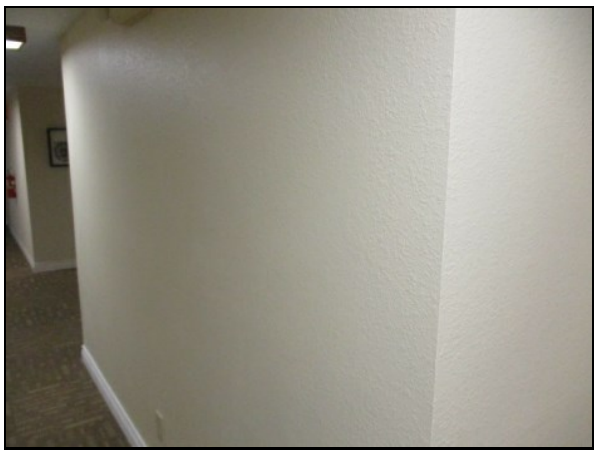
Cost Source: ArARI Cost Database: Similar Project Cost History

Genesee Building Interiors

Comp #: 24010 Interior Surfaces - Repaint - 1&2 **Quantity: ~ 10400 GSF**
Location: Interiors - 1st and 2nd floors
Funded?: Yes.
History:
Comments: Includes 1st and Second Floors. Client reported that the interiors are painted annually. Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard.

Useful Life:
10 years

Remaining Life:
1 years



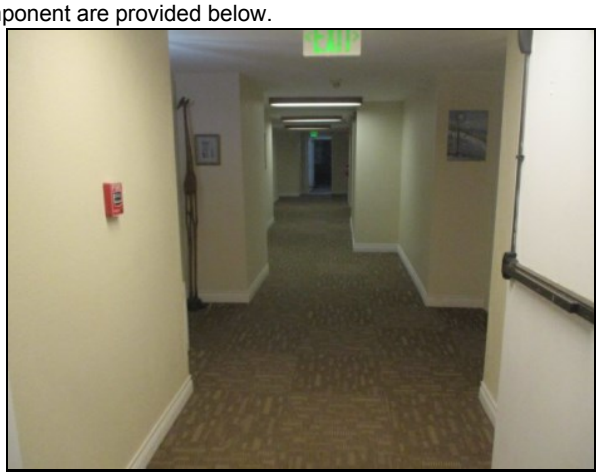
Best Case: $ 13,000 Worst Case: $ 20,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24010 Interior Surfaces - Repaint - 3 **Quantity: ~ 5200 GSF**
Location: Interiors - 3rd floor
Funded?: Yes.
History:
Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: $ 6,500 Worst Case: $ 10,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24010 Interior Surfaces - Repaint - 4 **Quantity: ~ 5200 GSF**
Location: Interiors - 4th Floor
Funded?: Yes.
History:
Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
10 years

Remaining Life:
3 years

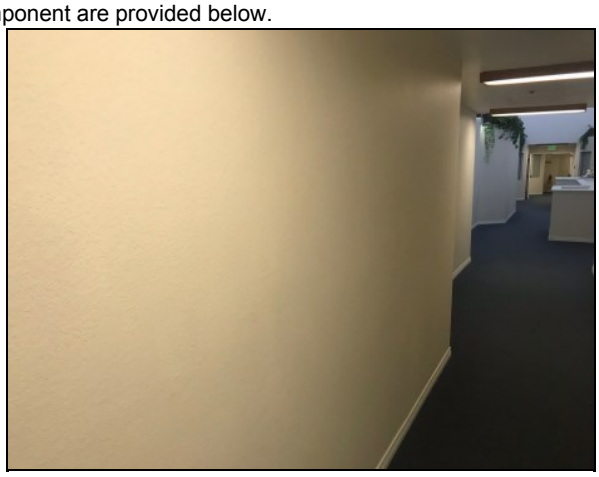
Best Case: $ 6,500 Worst Case: $ 10,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24010 Interior Surfaces - Repaint - Lobby **Quantity: ~ 5200 GSF**
Location: Interiors
Funded?: Yes.
History:
Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
10 years

Remaining Life:
4 years



Best Case: $ 6,500 Worst Case: $ 10,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24030 Interior Lights - Replace **Quantity: ~ (74) Fixtures**

Location: Interiors

Funded?: Yes.

History:

Comments: Interior wall lights were noted to be in fair condition with no significant damage/deterioration observed or reported to us. As routine maintenance, inspect, repair and change bulbs as needed. Best practice is to coordinate at same time as other interior projects (especially painting) whenever possible to minimize downtime and maintain consistent quality standard. Timing of replacements is ultimately subjective. Estimates shown here are based on our experience with similar properties and general aesthetic qualities. A wide variety of fixture styles is available funding recommendations are based on replacement with comparable quality fixtures.

Useful Life:
30 years

Remaining Life:
0 years

Best Case: $ 9,300 Worst Case: $ 11,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24040 Stairwell Carpet - Replace **Quantity: ~ (3) Sets**

Location: Interiors

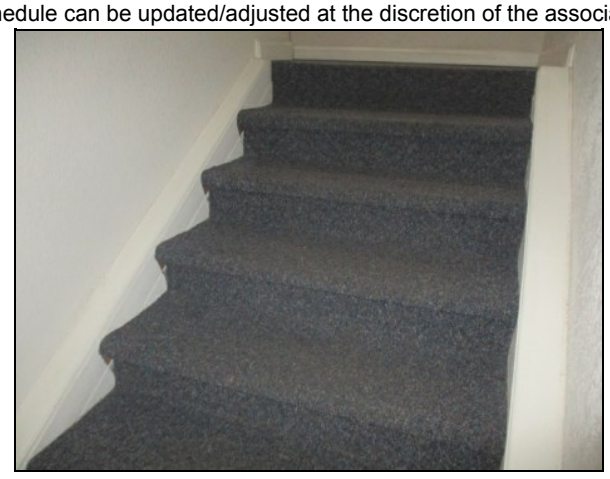
Funded?: Yes.

History: Replaced in 2006

Comments: Minor evidence of staining, matting, or loose seams observed. As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Timing and interval is somewhat subjective, but not as flexible as other flooring finishes (tile, wood, etc.). Estimates shown here are based on our experience with similar properties and general aesthetic qualities. Schedule can be updated/adjusted at the discretion of the association for planning purposes.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: $ 14,000 Worst Case: $ 23,000

Cost Source: Estimate Provided by Client

Comp #: 24060 Mailboxes - Replace **Quantity: ~ (70) Boxes**
Location: Interiors
Funded?: Yes.
History:
Comments: Mailboxes determined to be in fair condition typically exhibit some amount of surface wear and/or rusting, but remain in serviceable and generally decent aesthetic condition. Clean and inspect regularly, change lock cylinders, lubricate hinges and repair as needed from Operating budget. Metal mailbox structures located inside protected interior areas can have very long life expectancies. In our experience, it is prudent to expect replacement at the approximate interval shown below in order to maintain good appearance consistent with other interior areas. Timing of replacements is ultimately subjective.

Useful Life:
30 years

Remaining Life:
3 years

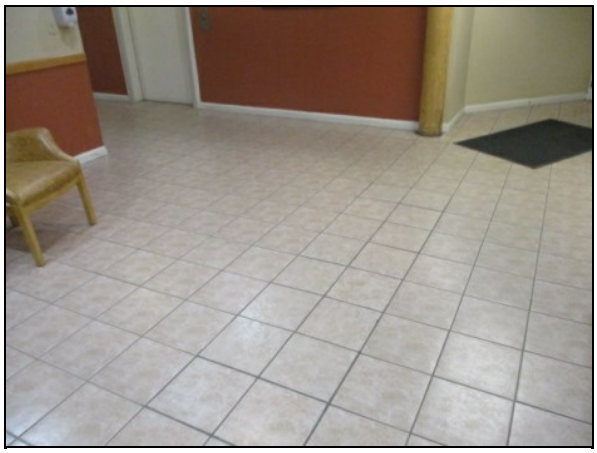
Best Case: $ 5,300 Worst Case: $ 6,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24070 Tile Flooring - Replace **Quantity: ~ 660 GSF**
Location: Building Interiors
Funded?: Yes.
History:
Comments: Tile surfaces will need to be replaced ahead of schedule due to an unavailability of matching replacement tile. Tiled surfaces were determined to be in fair condition. Floors did not exhibit any extensive un-even or broken sections. No evidence of heavy deterioration or broken tiles. As part of ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed. If available, best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal in the common areas. Replacement costs can vary greatly depending on size and type of tiles selected. Our recommendation is to replace at the approximate schedule shown here, but this schedule can be adjusted at the association's discretion.

Useful Life:
50 years

Remaining Life:
15 years



Best Case: $ 26,400 Worst Case: $ 31,700

Cost Source: Estimate Provided By Client

Comp #: 24080 Carpeting - Replace - 1&2 **Quantity: ~ 410 GSY**

Location: Interiors - 1st and 2nd floors
Funded?: Yes.
History:
Comments: Minor evidence of staining, matting, or loose seams observed. As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Timing and interval is somewhat subjective, but not as flexible as other flooring finishes (tile, wood, etc.). Estimates shown here are based on our experience with similar properties and general aesthetic qualities. Schedule can be updated/adjusted at the discretion of the association for planning purposes.

Useful Life:
10 years

Remaining Life:
0 years

Best Case: $ 28,800 Worst Case: $ 39,100

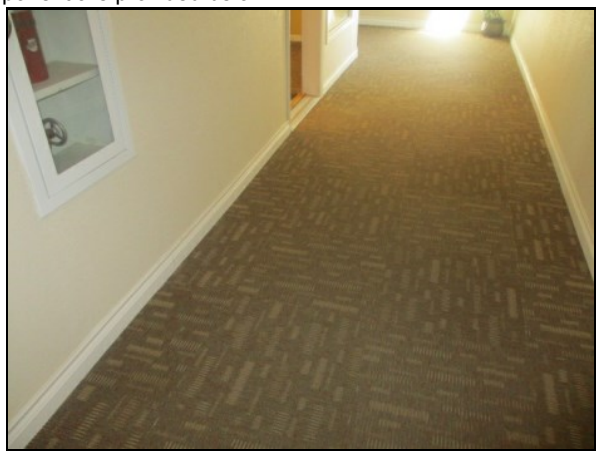
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24080 Carpeting - Replace - 3&4 **Quantity: ~ 410 GSY**

Location: Interiors - 3rd and 4th floors
Funded?: Yes.
History:
Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: $ 28,800 Worst Case: $ 39,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24090 Wood Flooring - Replace **Quantity: ~ 450 GSF**

Location: Interiors

Funded?: Yes.

History:

Comments: Wood flooring surfaces were determined to be in good condition. Floors did not exhibit any un-even or broken sections. No evidence of deterioration. At longer intervals, wood flooring may eventually be replaced due to wear and deterioration, as well as for aesthetic changes in the common areas. Estimates shown here are based on our experience with similar properties and general aesthetic qualities. Schedule can be updated/adjusted at the discretion of the client for planning purposes.

Useful Life:
40 years

Remaining Life:
35 years

Best Case: $ 6,500 Worst Case: $ 8,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24100 Wood Flooring - Refinish **Quantity: ~ 450 GSF**

Location: Interiors

Funded?: Yes.

History:

Comments: Wood surfaces were determined to be in good condition. No evidence of staining observed. Wood flooring should be refinished periodically to restore appearance and prolong total life of the surface prior to replacement.

Useful Life:
10 years

Remaining Life:
5 years

Best Case: $ 2,200 Worst Case: $ 3,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24220 Furnishings/Décor - Update - 10% **Quantity: 10% of ~ (85) Pieces**
Location: Clubhouse
Funded?: Yes.
History:
Comments: Includes (1) couch, (2) loveseats, (3) lounges, (9) folding tables, (58) folding chairs, (1) coffee table , (1) rocking chair, (1) piano, (4) side tables, (1) tv, (4) Lamps. The furniture and dÃ©cor appeared in fair condition. No damage, fading, or outdated appearances of the furniture was observed. This component recommends funding for periodic replacement/refurbishment of interior furnishings and decor such as furniture, artwork, window treatments, misc. decorative items, etc., in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending on the amount of items to be replaced at each project, and the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement, painting, etc. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the association's good judgment.

Useful Life:
5 years

Remaining Life:
1 years

Best Case: $ 1,200 Worst Case: $ 2,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24240 Kitchen - Remodel **Quantity: ~ (1) Kitchen**
Location: Clubhouse
Funded?: Yes.
History:
Comments: Includes 12 LF of wall cabinets, 12 LF of base cabinets, (1) sink. Kitchen was observed to be in fair condition. Counters and cabinets were clean and mostly free of issues. Fixtures appeared to be in fair condition. Kitchen materials typically have an extended useful life. However, many clients choose to refurbish the kitchen periodically for aesthetic updating. This may include refurbishment/refinishing of kitchen cabinets and countertops, replacement of sinks, installation/replacement of under-cabinet lighting, etc. Should ideally be coordinated with replacement of the kitchen appliances. Best practice is to coordinate this project with other amenity areas, such as bathrooms or other amenity rooms.

Useful Life:
30 years

Remaining Life:
1 years

Best Case: $ 9,100 Worst Case: $ 11,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24250 Kitchen Appliances - Replace **Quantity: ~ (4) Pieces**

Location: Clubhouse

Funded?: Yes.

History:

Comments: Includes (1) stove, (1) microwave, (1) refrigerator and (1) dishwasher. Kitchen appliances were observed to be in fair condition. Appliances were reported to be older, but functional and free of issues. Individual appliances were not tested during inspection, and are assumed to be in functional operating condition unless otherwise noted. Useful life can vary greatly depending on level of use, quality, care and maintenance, etc. Funding recommendation shown here is for replacing with comparable quality commercial-grade appliances.

Useful Life:
20 years

Remaining Life:
1 years

Best Case: $ 3,100 Worst Case: $ 5,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24280 Bathrooms - Remodel **Quantity: ~ (2) Bathrooms**

Location: Common Areas

Funded?: Yes.

History:

Comments: Bathrooms were determined to be in fair condition. Flooring did not exhibit any un-even or broken sections. Fixtures appeared to be in slightly outdated condition, but no major issues observed. As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, decor, etc. Best practice is to coordinate this type of project with other areas whenever possible. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on the association's good judgment.

Useful Life:
20 years

Remaining Life:
1 years

Best Case: $ 10,000 Worst Case: $ 14,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24310 Office - Remodel **Quantity: ~ (1) Office**

Location: Office

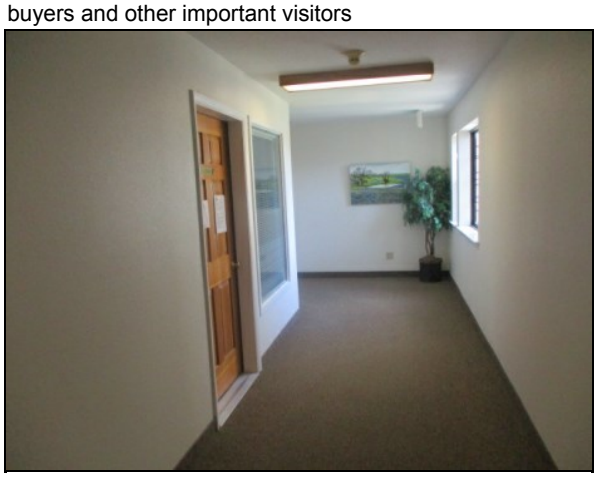
Funded?: No.

History:

Comments: Includes (1) Haller mini fridge, (3) desks, (5) file cabinets, (1) printer, (1) table. Office was observed to be in good condition. Flooring was clean and free of issues. Fixtures and equipment appeared to be in good condition. Periodic office remodeling is prudent in order to maintain an attractive, functional workspace for personnel. Typical projects often include replacement of room finishes and furnishings, and may also include replacement of IT equipment, phones, office supplies, storage units, etc. Life estimates can vary greatly depending on level of use and preferences of Association. If the office is used as a public" area for hosting potential buyers and other important visitors

Useful Life:

Remaining Life:



Best Case: Worst Case:

Cost Source:

Comp #: 24320 Guest Suite - Remodel **Quantity: ~ (1) Room**

Location: Clubhouse

Funded?: Yes.

History: Partial remodel in 2018

Comments: The guest suite was occupied at the time of inspection. No issues reported at the time of inspection. Room was believed to be in fair condition. Common rooms should be considered a significant aesthetic priority, even if use is minimal. Costs to remodel shown here may include replacement/restoration of flooring, interior painting, lighting, furnishings, decor, etc. Costs can vary greatly depending on overall scope of work and types of finishes/furnishings selected. Comprehensive updating should be anticipated at longer intervals to maintain a current, high-quality standard attractive to existing owners as well as potential buyers.

Useful Life:
10 years

Remaining Life:
4 years

Best Case: $ 3,500 Worst Case: $ 5,900

Cost Source: Allowance

Comp #: 24320 Meeting/Social Room - Remodel **Quantity: ~ (1) Room**

Location: Common Areas
Funded?: Yes.
History:
Comments: Includes 6 LF of base cabinet, 6 LF of wall cabinet, (1) sink, (4) book cases, (1) table, (4) chairs and (25) GSY of carpeting . Room was observed to be in fair condition. Flooring was mostly clean and free of any major issues. Fixtures appeared to be in good condition. Common rooms should be considered a significant aesthetic priority, even if use is minimal. Costs to remodel shown here may include replacement/restoration of flooring, interior painting, lighting, furnishings, decor, etc. Costs can vary greatly depending on overall scope of work and types of finishes/furnishings selected. Comprehensive updating should be anticipated at longer intervals to maintain a current, high-quality standard attractive to existing owners as well as potential buyers.

Useful Life:
10 years

Remaining Life:
1 years

Best Case: $ 7,400 Worst Case: $ 10,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24350 Fireplace - Replace **Quantity: ~ (1) Fireplace**

Location: Common Areas
Funded?: Yes.
History:
Comments: Fireplaces should be inspected and evaluated regularly by servicing vendor. In some cases, replacement is warranted due to lack of available replacement parts, or to upgrade to more efficient technology. Treat routine repairs/maintenance as an Operating expense. Plan for replacement at the typical service life expectancy indicated below. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system.

Useful Life:
30 years

Remaining Life:
3 years

Best Case: $ 4,700 Worst Case: $ 6,100

Cost Source: ArARI Cost Database: Similar Project Cost History

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Comp #: 24360 Fitness Equipment - Replace **Quantity: Numerous Pieces**

Location: Building Interiors

Funded?: No.

History:

Comments: It was reported that the fitness equipment has been donated over the years by the residents. There is no plan to assume responsibility of the fitness equipment. No recommendation for Reserve funding at this time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 25010 Intercom/Entry System - Replace **Quantity: ~ (1) Unit**
Location: Common Areas
Funded?: Yes.
History: Replaced in 2015
Comments: Previous work on this component included substantial rewiring to update outdated system. Funding going forward is expected to only include the entry box itself. Access/intercom system was not inspected internally during site inspection. Should be checked and repaired as needed by servicing vendor as routine maintenance. Individual components can often be replaced for relatively low cost as an Operating expense. Plan for complete replacement at the approximate interval shown here for functional and aesthetic considerations.

Useful Life:
15 years

Remaining Life:
6 years

Best Case: $ 3,500 Worst Case: $ 4,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25050 Automatic Doors - Replace **Quantity: ~ (1) Operator**

Location: Building Interiors

Funded?: Yes.

History:

Comments: (Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Plan to replace at the approximate interval shown here due to use, exposure, and advancements in technology. Should be inspected regularly as an Operating/maintenance expense to ensure proper function. Clean frequently and repair promptly when needed to maintain good appearance.

Useful Life:
25 years

Remaining Life:
10 years

Best Case: $ 5,000 Worst Case: $ 5,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25060 Gate Operators - Replace **Quantity: ~ (1) Unit**

Location: Garage

Funded?: Yes.

History: Replaced in 2016

Comments: Raynor control hoist 2.0 model CST211SS serial # 2685344 1/2 hp. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Monitor actual expenses closely for future Reserve Study updates. In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:
12 years

Remaining Life:
4 years

Best Case: $ 3,500 Worst Case: $ 4,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25070 Garage Door - Replace **Quantity: ~ (1) Door**

Location: Garage

Funded?: Yes.

History:

Comments: We strongly recommend regular inspections, maintenance and repairs to help extend useful life cycles. Clean for appearance and paint/touch-up as needed as a general maintenance expense. In general, costs related to replacement of this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:
20 years

Remaining Life:
3 years

Best Case: $ 3,000 Worst Case: $ 4,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25120 Elevator - Modernize **Quantity: ~ (1) 5-Stop Elevator**

Location: Utility room

Funded?: Yes.

History:

Comments: Elevators should be inspected regularly and tested as a preventive maintenance expense. This modernization project typically includes replacement/upgrade of controller(s), mechanical door components, push-button fixtures, and includes additional allowances for electrical work or fire alarm work by others, code-required changes, etc. Elevator vendors typically recommend modernization cycles of approximately 25 years for continued smooth, safe operation, technology advances and/or code changes. In our experience, actual interval is typically 20-30 years or sometimes longer, depending on level of use, maintenance, availability of replacement parts, etc. When remaining useful life is below 5 years, we recommend beginning discussions with your elevator vendor to determine the most cost effective specifications and approach to a modernization project. Modernization should be anticipated and planned for, as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime, schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates, and installation for compliance. Costs shown here may need to be re-evaluated depending on unpredictable electrical or fire safety code changes and should be monitored during future Reserve Study updates.

Useful Life:
25 years

Remaining Life:
1 years

Best Case: $ 125,000 Worst Case: $ 150,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 25150 Elevator Cab - Remodel **Quantity: ~ (1) Cab**

Location: Common Areas

Funded?: Yes.

History:

Comments: Elevator cabs determined to be in fair condition typically exhibit normal signs of wear and age, such as scuffing and surface wear to flooring and wall paneling, but remain generally clean and without any signs of advanced wear or damage. At this stage, aesthetic standards are still being upheld and cabs are aging normally overall. This component recommends budgeting for periodic remodeling of the elevator cab interior(s) to ensure good physical condition and maintain aesthetic standards of the property. Timing of this elective project is ultimately at the discretion of the client, but ideally should be coordinated with mechanical modernization to minimize downtime. Cost can vary greatly depending upon chosen design, and our estimates assume remodeling to a similar standard as currently in place. If higher quality standards are being considered, increases may need to be incorporated into future updates. A general allowance based upon our experience and consultation with elevator vendors is shown below for budgeting purposes, but any new information or cost estimates should be incorporated into future Reserve Study updates when known. Note if present, any service-only cabs are not expected to be a significant aesthetic priority and are not included here unless otherwise noted.

Useful Life:
25 years

Remaining Life:
1 years

Best Case: $ 20,000 Worst Case: $ 30,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 25210 AHU Furnace - Replace **Quantity: ~ (1) Unit**
Location: Utility Room
Funded?: Yes.
History: Replaced in 2018
Comments: Reznor model HXE250-6-SMVJ serial #EARK66KIN59926MV4. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
30 years

Remaining Life:
24 years

Best Case: $ 100,000 Worst Case: $ 115,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 25280 Pumps/Motors - Repair/Replace - Sm. **Quantity: 33% of ~ (24) Pumps**
Location: Common Areas
Funded?: Yes.
History: Replaced in 2018
Comments: Includes (24) small Grundfos pumps. Expect eventual need for tear down and rebuild (more cost-effective than buying new units) at roughly the interval below. Treat smaller repair / replacement below the reserve funding threshold (< 1% of the annual operating expenses, excluding reserves) as general maintenance item(s) within operating budget.

Useful Life:
5 years

Remaining Life:
1 years

Best Case: $ 9,500 Worst Case: $ 12,000

Cost Source: Allowance

Comp #: 25280 Pumps/Motors - Repair/Replace 1/3HP **Quantity: 20% of ~ (5) Pumps**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes (5) 1/3 HP Grundfos pumps. Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
5 years

Remaining Life:
1 years

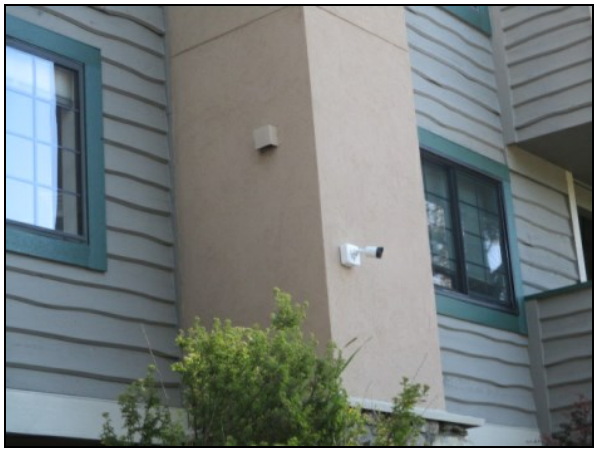
Best Case: $ 800 Worst Case: $ 1,200

Cost Source: Allowance

Comp #: 25330 Surveillance System-Upgrade/Replace **Quantity: ~ (5) Cameras**
Location: Common Areas
Funded?: Yes.
History: Installed in 2022
Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible, camera locations should be protected and isolated to prevent tampering and/or theft. Typical modernization projects may include addition and/or replacement of cameras, recording equipment, monitors, software, etc. Unless otherwise noted, costs assume that existing wiring can be re-used and only the actual cameras and other equipment will be replaced. In many cases, replacement or modernization is warranted due to advancement in technology, not necessarily due to functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
15 years

Remaining Life:
13 years



Best Case: $ 6,000 Worst Case: $ 8,000

Cost Source: Client Cost History + Inflation

Comp #: 25410 Fire Control Panel - Update/Replace **Quantity: ~ (1) Panel**
Location: Common Areas
Funded?: Yes.
History:
Comments: Panel is a Fire-Lite model. Our inspection is for planning and budgeting purposes only fire alarm equipment is assumed to have been designed and installed properly and is assumed to comply with all relevant building codes. Regular testing and inspections should be conducted as an Operating expense. In many cases, manufacturers discontinue support of equipment after a certain number of years, which may limit availability of replacement parts as the system ages. Cost estimates assume that existing wiring can be re-used and that only panel and devices will be replaced. If wiring requires replacement, estimates should be increased accordingly, but in our experience wiring should have an indefinite useful life. Cost estimates are based on quantity and type of existing equipment, not including any expansion or upgrades, which may be required. We recommend reviewing system components with fire alarm vendor on a regular basis. If expansion of system is found to be required, the Reserve Study should be updated and any additional costs should be factored accordingly.

Useful Life:
20 years

Remaining Life:
0 years

Best Case: $ 8,300 Worst Case: $ 9,500

Cost Source: Client Cost History + Inflation

Comp #: 25420 Exit/Emergency Fixtures - Replace **Quantity: ~ (41) Fixtures**
Location: Common Areas
Funded?: No. Too indeterminate for Reserve designation - handle as an Operating expense.
History:
Comments: In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 25430 CO Monitors - Replace **Quantity: ~ (2) Monitors**

Location: Common Areas

Funded?: No. Too small for Reserve designation - handle as an Operating expense.

History:

Comments: In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 25440 Boilers - Replace - DHW **Quantity: ~ (1) Unit**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2011

Comments: Includes (1) Laars Mighty Therm 2 750k BTU unit. Model no. MT2VG750NACK1BJN serial # - C12 239483. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. With routine inspection and maintenance, the boiler should have an approximate useful life as shown below before replacement with future technology and efficiencies will be warranted. Life expectancy can vary based on level of use and location on the property. When considering replacements, the Association should strongly consider replacing with high-efficiency models. Although initial cost may be higher than conventional alternatives, the payback period in energy savings is often a fraction of the overall life span of the boiler itself. Costs to replace are based on replacement with same approximate size and capacity.

Useful Life:
25 years

Remaining Life:
12 years

Best Case: $ 30,000 Worst Case: $ 42,000

Cost Source: Client Cost History + Inflation

Comp #: 25440 Boilers - Replace - Heating **Quantity: ~ (2) Units**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2023

Comments: Includes (2) Laars NeoTherm LC 600k BTU units. Model no. NTH600NJX3. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. With routine inspection and maintenance, the boiler should have an approximate useful life as shown below before replacement with future technology and efficiencies will be warranted. Life expectancy can vary based on level of use and location on the property. When considering replacements, the Association should strongly consider replacing with high-efficiency models. Although initial cost may be higher than conventional alternatives, the payback period in energy savings is often a fraction of the overall life span of the boiler itself. Costs to replace are based on replacement with same approximate size and capacity.

Useful Life:
25 years

Remaining Life:
24 years

Best Case: $ 90,000 Worst Case: $ 100,000

Cost Source: Estimate Provided by Client

Comp #: 25470 Water Storage Tanks - Replace **Quantity: ~ (1) Tank**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2011

Comments: Includes (1) Rheem 115 gallon tank. Model no. ST120A 115 gallon Serial no. RR 0112D00472. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Hot water storage tanks should be inspected for leaks and other problems routinely by servicing vendor or maintenance staff. Small repairs and cleaning should be considered an Operating expense and conducted as needed. Plan to replace at the approximate interval shown below, ideally coordinated with replacement of the boiler/hot water heater itself in order to achieve better pricing and minimize system downtime.

Useful Life:
30 years

Remaining Life:
17 years

Best Case: $ 9,500 Worst Case: $ 11,000

Cost Source: Client Cost History + Inflation

Comp #: 25500 Expansion Tank - Replace **Quantity: ~ (1) Tank**

Location:

Funded?: No. Too small for Reserve designation.

History:

Comments: In general, costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 25010 Intercom/Entry System - Replace **Quantity: ~ (1) Unit**
Location: Common Areas
Funded?: Yes.
History:
Comments: Previous work on this component included substantial rewiring to update outdated system. Funding going forward is expected to only include the entry box itself. Access/intercom system was not inspected internally during site inspection. Should be checked and repaired as needed by servicing vendor as routine maintenance. Individual components can often be replaced for relatively low cost as an Operating expense. Plan for complete replacement at the approximate interval shown here for functional and aesthetic considerations.

Useful Life:
15 years

Remaining Life:
1 years

Best Case: $ 3,500 Worst Case: $ 4,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25050 Automatic Doors - Replace **Quantity: ~ (1) Operator**

Location: Building Interiors

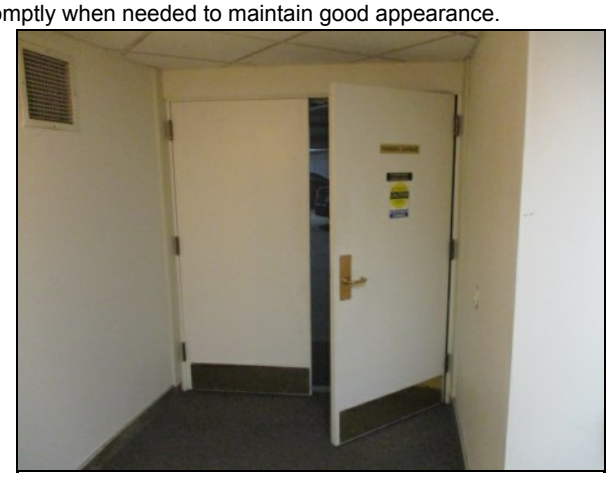
Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Plan to replace at the approximate interval shown here due to use, exposure, and advancements in technology. Should be inspected regularly as an Operating/maintenance expense to ensure proper function. Clean frequently and repair promptly when needed to maintain good appearance.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: $ 5,000 Worst Case: $ 5,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25060 Gate Operators - Replace **Quantity: ~ (1) Unit**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2022

Comments: Includes (1) LiftMaster 1/2HP operator. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Monitor actual expenses closely for future Reserve Study updates. In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:
12 years

Remaining Life:
10 years

Best Case: $ 3,500 Worst Case: $ 4,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25070 Garage Door - Replace **Quantity: ~ (1) Doors**

Location: Common Areas

Funded?: Yes.

History:

Comments: We strongly recommend regular inspections, maintenance and repairs to help extend useful life cycles. Clean for appearance and paint/touch-up as needed as a general maintenance expense. In general, costs related to replacement of this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:
20 years

Remaining Life:
7 years

Best Case: $ 3,000 Worst Case: $ 4,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25120 Elevator - Modernize **Quantity: ~ (1) 5-Stop Elevator**

Location: Utility room

Funded?: Yes.

History:

Comments: Client Requested this component be broken down into 4 components to reduce downtime of a single repair, this method has significantly higher life cycle cost. Otis ABA21040B model serial number 19706. Elevators should be inspected regularly and tested as a preventive maintenance expense. This modernization project typically includes replacement/upgrade of controller(s), mechanical door components, push-button fixtures, and includes additional allowances for electrical work or fire alarm work by others, code-required changes, etc. Elevator vendors typically recommend modernization cycles of approximately 25 years for continued smooth, safe operation, technology advances and/or code changes. In our experience, actual interval is typically 20-30 years or sometimes longer, depending on level of use, maintenance, availability of replacement parts, etc. When remaining useful life is below 5 years, we recommend beginning discussions with your elevator vendor to determine the most cost effective specifications and approach to a modernization project. Modernization should be anticipated and planned for, as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime, schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates, and installation for compliance. Costs shown here may need to be re-evaluated depending on unpredictable electrical or fire safety code changes and should be monitored during future Reserve Study updates.

Useful Life:
25 years

Remaining Life:
1 years

Best Case: $ 125,000 Worst Case: $ 150,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 25150 Elevator Cab - Remodel **Quantity: (1) Cab**

Location: Common Areas

Funded?: Yes.

History:

Comments: Elevator cabs determined to be in fair condition typically exhibit normal signs of wear and age, such as scuffing and surface wear to flooring and wall paneling, but remain generally clean and without any signs of advanced wear or damage. At this stage, aesthetic standards are still being upheld and cabs are aging normally overall. This component recommends budgeting for periodic remodeling of the elevator cab interior(s) to ensure good physical condition and maintain aesthetic standards of the property. Timing of this elective project is ultimately at the discretion of the client, but ideally should be coordinated with mechanical modernization to minimize downtime. Cost can vary greatly depending upon chosen design, and our estimates assume remodeling to a similar standard as currently in place. If higher quality standards are being considered, increases may need to be incorporated into future updates. A general allowance based upon our experience and consultation with elevator vendors is shown below for budgeting purposes, but any new information or cost estimates should be incorporated into future Reserve Study updates when known. Note if present, any service-only cabs are not expected to be a significant aesthetic priority and are not included here unless otherwise noted.

Useful Life:
25 years

Remaining Life:
1 years

Best Case: $ 20,000 Worst Case: $ 30,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 25210 AHU Furnace - Replace **Quantity: ~ (1) Unit**
Location: Common Areas
Funded?: Yes.
History: Replaced in 2019
Comments: Reznor model HXE250 Serial #EAUA65R7N06107. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
30 years

Remaining Life:
25 years

Best Case: $ 100,000 Worst Case: $ 115,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 25280 Pumps/Motors - Repair/Replace **Quantity: 33% of ~ (36) Pumps**
Location: Common Areas
Funded?: Yes.
History:
Comments: Expect eventual need for tear down and rebuild (more cost-effective than buying new units) at roughly the interval below. Treat smaller repair / replacement below the reserve funding threshold (< 1% of the annual operating expenses, excluding reserves) as general maintenance item(s) within operating budget.

Useful Life:
5 years

Remaining Life:
1 years

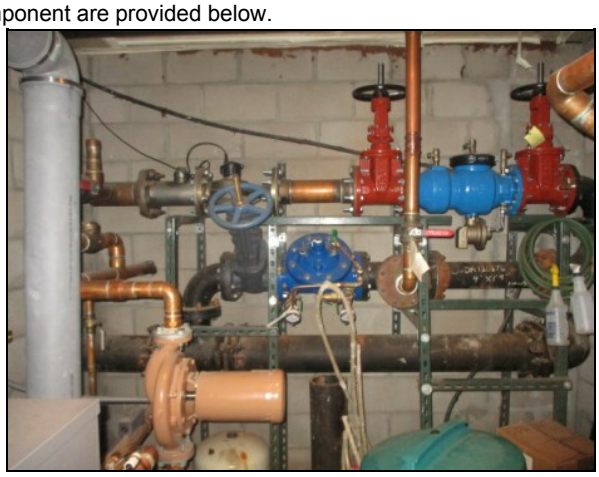
Best Case: $ 11,000 Worst Case: $ 12,000

Cost Source: Allowance

Comp #: 25280 Pumps/Motors - Repair/Replace 1/3HP **Quantity: ~ (2) Pumps**
Location: Common Areas
Funded?: Yes.
History:
Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: $ 4,000 Worst Case: $ 6,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25280 Pumps/Motors - Repair/Replace 2HP **Quantity: ~ (2) Pumps**
Location: Common Areas
Funded?: Yes.
History:
Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
20 years

Remaining Life:
5 years

Best Case: $ 6,000 Worst Case: $ 10,000

Cost Source: Allowance

Comp #: 25330 Surveillance System-Upgrade/Replace **Quantity: ~ (5) Cameras**
Location: Common Areas
Funded?: Yes.
History: Installed in 2022
Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible, camera locations should be protected and isolated to prevent tampering and/or theft. Typical modernization projects may include addition and/or replacement of cameras, recording equipment, monitors, software, etc. Unless otherwise noted, costs assume that existing wiring can be re-used and only the actual cameras and other equipment will be replaced. In many cases, replacement or modernization is warranted due to advancement in technology, not necessarily due to functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
15 years

Remaining Life:
13 years

Best Case: $ 6,000 Worst Case: $ 8,000

Cost Source: Client Cost History + Inflation

Comp #: 25410 Fire Control Panel - Update/Replace **Quantity: ~ (1) Panel**
Location: Common Areas
Funded?: Yes.
History: Replaced in 2015
Comments: Panel is a Notifier model. Our inspection is for planning and budgeting purposes only fire alarm equipment is assumed to have been designed and installed properly and is assumed to comply with all relevant building codes. Regular testing and inspections should be conducted as an Operating expense. In many cases, manufacturers discontinue support of equipment after a certain number of years, which may limit availability of replacement parts as the system ages. Cost estimates assume that existing wiring can be re-used and that only panel and devices will be replaced. If wiring requires replacement, estimates should be increased accordingly, but in our experience wiring should have an indefinite useful life. Cost estimates are based on quantity and type of existing equipment, not including any expansion or upgrades, which may be required. We recommend reviewing system components with fire alarm vendor on a regular basis. If expansion of system is found to be required, the Reserve Study should be updated and any additional costs should be factored accordingly.

Useful Life:
20 years

Remaining Life:
11 years

Best Case: $ 8,300 Worst Case: $ 9,500

Cost Source: Client Cost History + Inflation

Comp #: 25420 Exit/Emergency Fixtures - Replace **Quantity: ~ (41) Fixtures**
Location: Common Areas
Funded?: No.
History:
Comments: In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 25430 CO Monitors - Replace **Quantity: ~ (2) Monitors**

Location: Common Areas

Funded?: No. Too small for Reserve designation - handle as an Operating expense.

History:

Comments: In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 25440 Boilers - Replace - DHW **Quantity: ~ (1) Unit**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2019

Comments: Includes (1) Laars NeoTherm 500k BTU unit. Model no. NTH500NJN3. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. With routine inspection and maintenance, the boiler should have an approximate useful life as shown below before replacement with future technology and efficiencies will be warranted. Life expectancy can vary based on level of use and location on the property. When considering replacements, the Association should strongly consider replacing with high-efficiency models. Although initial cost may be higher than conventional alternatives, the payback period in energy savings is often a fraction of the overall life span of the boiler itself. Costs to replace are based on replacement with same approximate size and capacity.

Useful Life:
25 years

Remaining Life:
20 years

Best Case: $ 68,000 Worst Case: $ 79,000

Cost Source: Client Cost History + Inflation

Comp #: 25440 Boilers - Replace - Heating **Quantity: ~ (2) Units**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2019

Comments: Includes (2) Laars NeoTherm LC 500k BTU units. Model no. NTH500NJN3. Reported that the total cost to replace the boilers was $96,924.67, however this project required substantial re-plumbing work to upgrade to a modern system which is reportedly a one time cost event. Teledyne Laars Mighty Them model HH 0600 IN 09 K 1A CX serial # C95A01063 and C95A 01064 600K BTU. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. With routine inspection and maintenance, the boiler should have an approximate useful life as shown below before replacement with future technology and efficiencies will be warranted. Life expectancy can vary based on level of use and location on the property. When considering replacements, the Association should strongly consider replacing with high-efficiency models. Although initial cost may be higher than conventional alternatives, the payback period in energy savings is often a fraction of the overall life span of the boiler itself. Costs to replace are based on replacement with same approximate size and capacity.

Useful Life:
25 years

Remaining Life:
20 years

Best Case: $ 90,000 Worst Case: $ 100,000

Cost Source: Client Cost History + Inflation

Comp #: 25470 Water Storage Tanks - Replace **Quantity: ~ (1) Tank**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2019

Comments: Includes (1) Rheem 175 gal. tank. Model no. ST1751 Serial no. A171910711. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Hot water storage tanks should be inspected for leaks and other problems routinely by servicing vendor or maintenance staff. Small repairs and cleaning should be considered an Operating expense and conducted as needed. Plan to replace at the approximate interval shown below, ideally coordinated with replacement of the boiler/hot water heater itself in order to achieve better pricing and minimize system downtime.

Useful Life:
30 years

Remaining Life:
25 years

Best Case: $ 9,500 Worst Case: $ 11,000

Cost Source: Client Cost History + Inflation

Comp #: 25500 Expansion Tank - Replace **Quantity: ~ (0) Tanks**

Location: Common Areas

Funded?: No. Too small for Reserve designation - handle as an Operating expense.

History:

Comments: In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source:

Comp #: 25570 Irrigation Clocks - Replace **Quantity: ~ (1) Controller**

Location:

Funded?: No. Too small for Reserve designation - handle as an Operating expense.

History:

Comments: In general, costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case: Worst Case:

Cost Source: