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Update "No-Site-Visit" Reserve Study



Rocky Mountain Village Estates Evergreen, CO

Report #: 8361-3
For Period Beginning: January 1, 2019
Expires: December 31, 2019

Date Prepared: February 18, 2019



Hello, and welcome to your Reserve Study!

This Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

With respect to Reserves, this Report will tell you "where you are," and "where to go from here."

In this Report, you will find...

- 1) A List of What you're Reserving For**
- 2) An Evaluation of your Reserve Fund Size and Strength**
- 3) A Recommended Multi-Year Reserve Funding Plan**

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

303-394-9181



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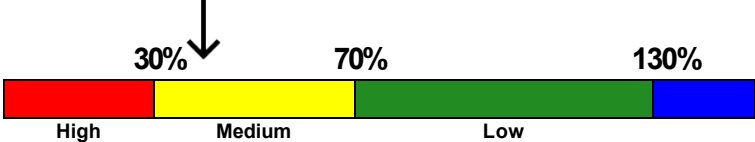
3- Minute Executive Summary

Association: Rocky Mountain Village Estates **Assoc. #: 8361-3**
Location: Evergreen, CO **# of Units:130**
Report Period: January 1, 2019 through December 31, 2019

Findings/Recommendations as-of: January 1, 2019

Projected Starting Reserve Balance	\$626,566
Current Fully Funded Reserve Balance	\$1,550,083
Average Reserve Deficit or (Surplus) Per Unit	\$7,104
Percent Funded	40.4 %
Recommended 2019 Monthly "Fully Funding" Contributions	\$14,564
Baseline Monthly Minimum Contributions to Keep Reserves Above \$0	\$12,900
Recommended 2019 Special Assessments for Reserves	\$0
Most Recent Monthly Reserve Contribution Rate	\$12,337

Reserves % Funded: 40.4%



Special Assessment Risk:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 1.25 %
Annual Inflation Rate 3.00 %

- This is a Update "No-Site-Visit" Reserve Study, based on a prior Reserve Study for your 2018 Fiscal Year. No site inspection was performed as part of this Reserve Study.
- The Reserve Study was Reviewed by a credentialed Reserve Specialist (RS #260).
- Your Reserve Fund is currently 40.4 % Funded. This means the client’s special assessment & deferred maintenance risk is currently Medium. The objective of your multi-year Funding Plan is to fund your Reserves to a level where you will enjoy a low risk of such Reserve cash flow problems.
- Based on this starting point and your anticipated future expenses, our recommendation is to budget the Monthly Reserve contributions at \$14,564 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.
- No assets appropriate for Reserve designation were excluded. See photo 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. Research has found that clients who update their Reserve Study annually with a No-Site-Visit Reserve Study reduce their risk of special assessment by ~ 35%.
- A sample 'How to Read a Reserve Study' video tutorial can be found by following this link - tiny.cc/reservestudy

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Sites & Grounds				
2131	Asphalt - Seal/Repair	4	6	\$9,650
2133	Asphalt - Resurface	25	5	\$95,000
2135	Asphalt - Crack Fill/Repair	4	6	\$9,650
2153	Handrails: Metal - Replace	30	9	\$8,250
2155	Site Fencing: Wood - Replace	25	4	\$26,500
2171	Carport Roofs - Replace	25	0	\$24,000
2175	Carports - Paint/Repair	5	3	\$4,350
2181	Sign/Monument - Refurbish/Replace	10	8	\$3,100
2185	Site Pole Lights - Replace	30	4	\$30,500
2237	Lawn Mowers - Replace	12	10	\$7,450
Bergen Building Exteriors				
2303	Exterior Wall Lights - Replace	25	0	\$6,900
2337	Wood Exterior - Seal/Paint	7	4	\$95,000
2339	Stucco/EIFS - Seal/Paint	15	8	\$9,100
2353	Wood/Composite Siding - Replace	60	34	\$525,000
2361	Common Windows - Replace - 20%	5	3	\$6,200
2377	Roof: Composition Shingle - Replace	25	16	\$160,000
Genesee Building Exteriors				
2303	Exterior Wall Lights - Replace	25	0	\$7,300
2337	Wood Exterior - Seal/Paint	7	5	\$115,000
2339	Stucco/EIFS - Seal/Paint	15	8	\$9,100
2353	Wood/Composite Siding - Replace	60	36	\$575,000
2361	Common Windows - Replace - 20%	30	4	\$6,200
2377	Roof: Composition Shingle - Replace	25	22	\$165,000
Bergen Building Interiors				
2401	Interior Walls - Repaint - 1&2	10	0	\$10,850
2401	Interior Walls - Repaint - 3&4	10	2	\$10,850
2401	Interior Walls - Repaint - L	10	0	\$5,050
2405	Interior Lights - Replace	30	4	\$10,300
2407	Stairwell Carpet- Refurbish	20	7	\$15,500
2409	Tile Flooring - Replace	50	2	\$24,500
2411	Carpet - Replace - 1&2	10	0	\$28,000
2411	Carpet - Replace - 3	10	4	\$13,500
2411	Carpet - Replace - 4	10	10	\$13,500
2421	Mailboxes - Replace	30	4	\$6,200
2425	Furnishings and Décor - Update -10%	5	0	\$1,450
2427	Bathrooms - Remodel	30	4	\$5,550
2433	Common Rooms - Remodel	30	4	\$20,500
2433	Guest Suite - Remodel	10	9	\$4,000
2435	Kitchen - Remodel	30	4	\$8,550
2437	Kitchen Appliances - Replace	20	0	\$2,250
2979	Fireplace - Replace	30	8	\$4,650
Genesee Building Interiors				
2401	Interior Walls - Repaint - 1&2	10	0	\$12,000
2401	Interior Walls - Repaint - 3	10	6	\$5,900

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2401	Interior Walls - Repaint - 4	10	3	\$5,900
2401	Interior Walls - Repaint - L	10	0	\$5,900
2405	Interior Lights - Replace	30	4	\$10,300
2407	Stairwell Carpet- Refurbish	20	20	\$15,500
2409	Tile Flooring - Replace	50	0	\$24,500
2411	Carpet - Replace - 1&2	10	0	\$30,500
2411	Carpet - Replace - 3&4	10	7	\$30,500
2421	Mailboxes - Replace	30	6	\$6,200
2425	Furnishings and Décor - Update -10%	5	0	\$1,450
2427	Bathrooms - Remodel	30	6	\$5,550
2433	Common Rooms - Remodel	30	6	\$15,000
2433	Guest Suite - Remodel	10	9	\$4,000
2435	Kitchen - Remodel	30	6	\$8,550
2437	Kitchen Appliances - Replace	20	0	\$2,250
2979	Fireplace - Replace	30	10	\$4,650
Bergen Mechanical Systems				
2501	Intercom/Entry System - Replace	15	11	\$3,100
2513	Elevator Controller - Modernize	25	13	\$64,500
2513	Elevator Doors- Modernize	25	12	\$22,000
2513	Elevator Engine - Modernize	25	11	\$22,000
2517	Elevator Cab – Remodel	25	0	\$19,500
2523	AHU Furnace - Replace	30	0	\$45,000
2533	Pumps/Valves - Repair/Replace - 33%	5	4	\$9,600
2553	Fire Control Panel - Update/Replace	20	0	\$37,500
2561	Boilers - Replace - DHW	25	18	\$31,000
2561	Boilers - Replace - Heating	25	23	\$51,500
2565	Water Storage Tanks - Replace	30	23	\$7,200
Genesee Mechanical Systems				
2501	Entry System - Replace	15	6	\$3,100
2513	Elevator Controller - Modernize	25	15	\$64,500
2513	Elevator Doors- Modernize	25	14	\$22,000
2513	Elevator Engine - Modernize	25	13	\$22,000
2517	Elevator Cab – Remodel	25	0	\$19,500
2523	AHU Furnace - Replace	30	0	\$45,000
2533	Pumps- Repair/Replace - 33%	5	4	\$10,150
2553	Fire Control Panel - Replace	20	16	\$7,700
2561	Boilers - Replace - DHW	25	0	\$60,000
2561	Boilers - Replace - Heating	25	0	\$115,000
2565	Water Storage Tanks - Replace	30	0	\$9,100

78 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year.

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 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 No-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 updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

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



RESERVE COMPONENT "FOUR-PART TEST"

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.

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-yr Summary Table, while details of the projects that make up these expenses are shown in the Cash Flow Detail Table.

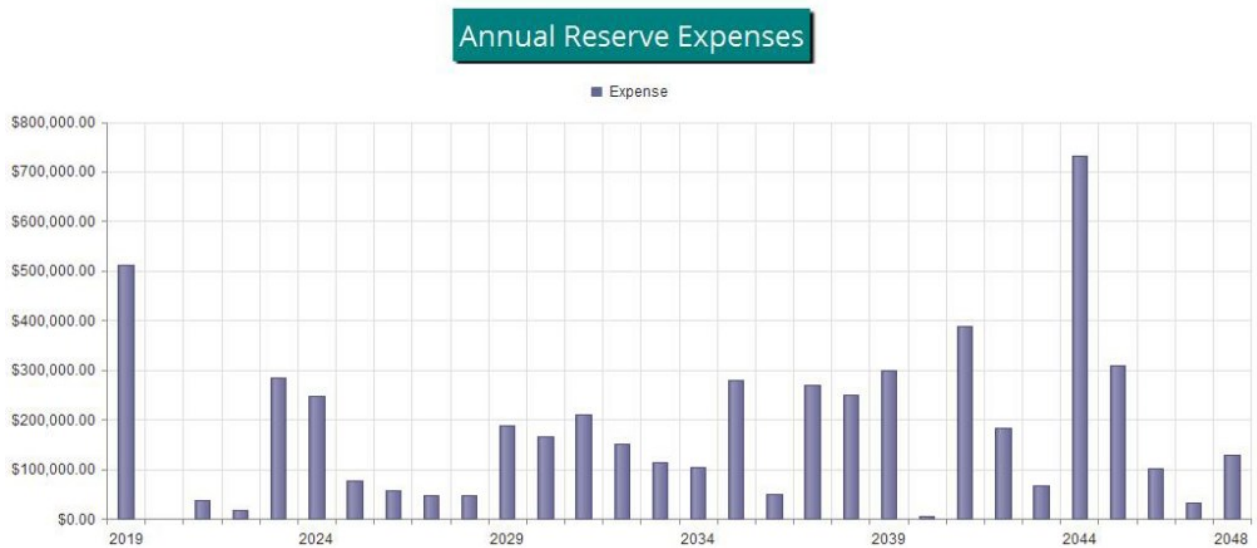


Figure 1

Reserve Fund Status

As of 1/1/2019 your Reserve Fund balance is projected to be \$626,566 and your Fully Funded Balance is computed to be \$1,550,083 (see the Fully Funded Balance Table). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 40.4 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Monthly budgeted contributions of \$14,564. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary Table and the Cash Flow Detail Table.

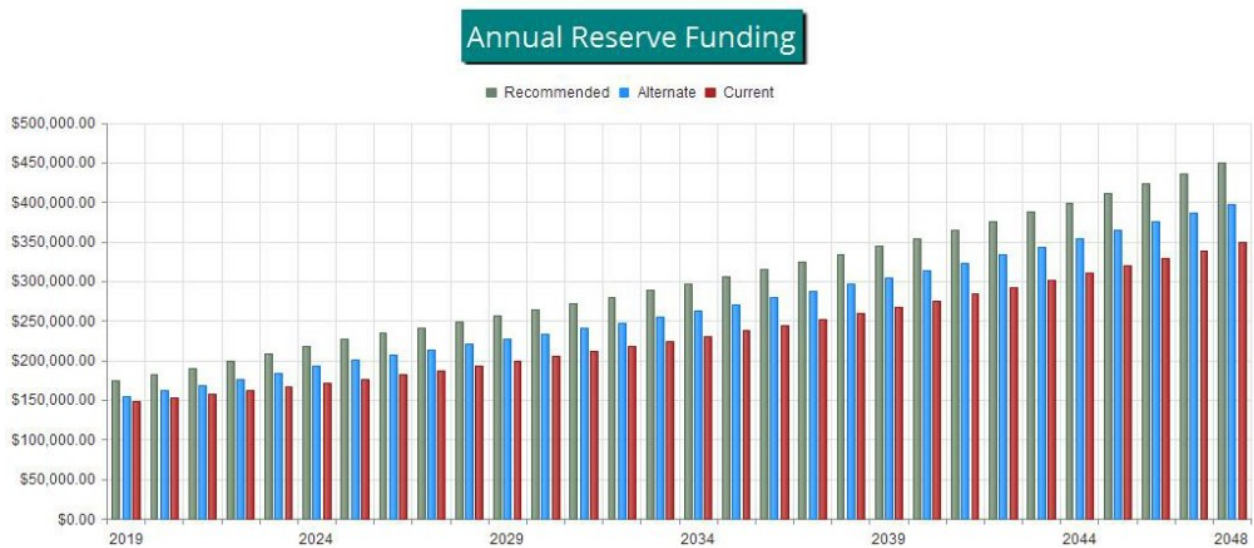


Figure 2

The following chart shows your 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.

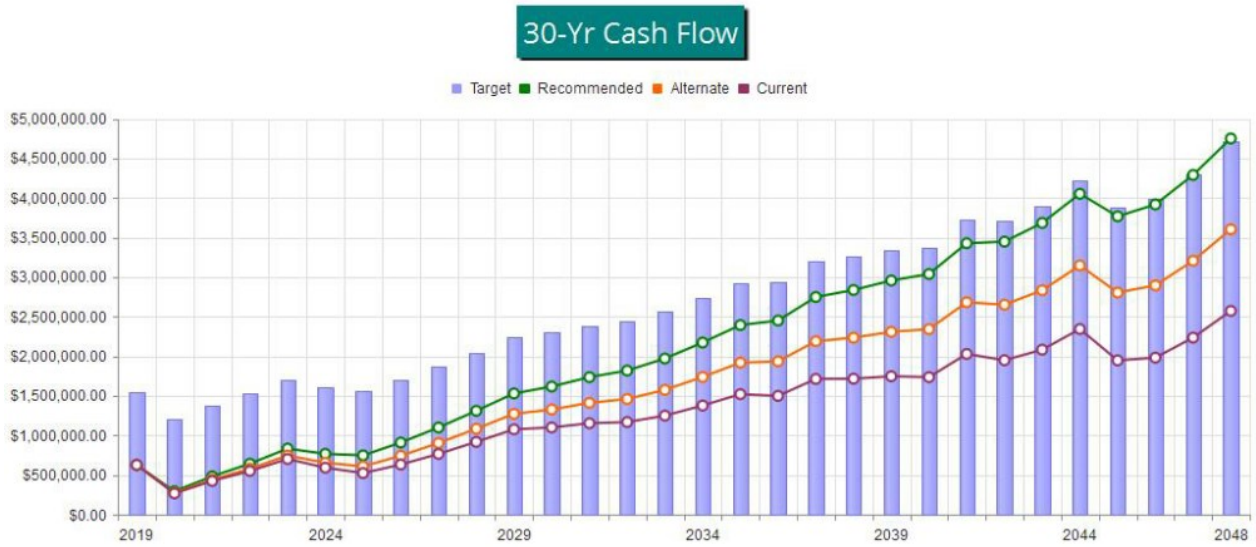


Figure 3

This figure shows the same information plotted on a Percent Funded scale. 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.

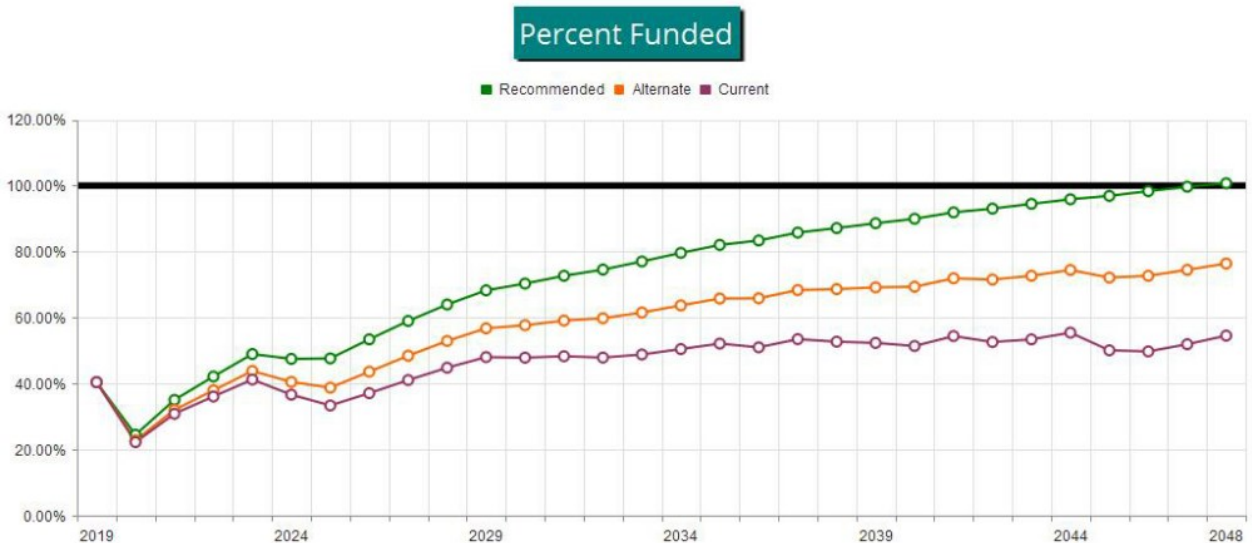


Figure 4

Table Descriptions

The tabular information in this Report is broken down into nine tables, **not all which may have been chosen by your Project Manager to appear in your report.** Tables are listed in the order in which they appear in your Report.

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.

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 association 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 association, 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.

Accounting-Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.

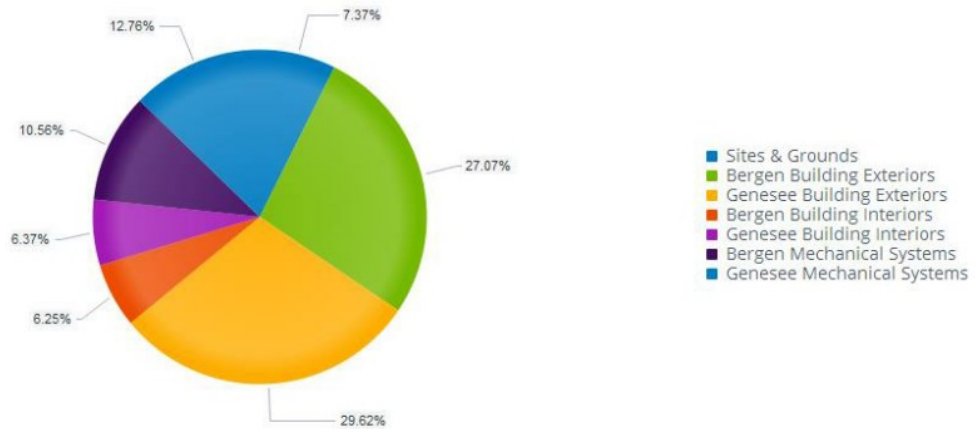
30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

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.

	Useful Life		2019 Rem. Useful Life		Estimated Replacement Cost in 2019	2019 Expenditures	01/01/2019 Current Fund Balance	01/01/2019 Fully Funded Balance	Remaining Bal. to be Funded	2019 Contributions
	Min	Max	Min	Max						
Sites & Grounds	4	30	0	10	\$218,450	\$24,000	\$158,070	\$158,070	\$60,380	\$17,928
Bergen Building Exteriors	5	60	0	34	\$802,200	\$6,900	\$339,441	\$339,441	\$462,759	\$40,252
Genesee Building Exteriors	7	60	0	36	\$877,600	\$7,300	\$129,055	\$299,577	\$748,545	\$44,002
Bergen Building Interiors	5	50	0	10	\$185,200	\$47,600	\$0	\$146,072	\$185,200	\$15,792
Genesee Building Interiors	5	50	0	20	\$188,650	\$76,600	\$0	\$132,907	\$188,650	\$16,721
Bergen Mechanical Systems	5	30	0	23	\$312,900	\$102,000	\$0	\$173,947	\$312,900	\$18,481
Genesee Mechanical Systems	5	30	0	16	\$378,050	\$248,600	\$0	\$300,070	\$378,050	\$21,592
					\$2,963,050	\$513,000	\$626,566	\$1,550,083	\$2,336,484	\$174,768

Percent Funded: 40.4%

Budget Summary



Reserve Component List Detail

8361-3
NSV

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Sites & Grounds						
2131	Asphalt - Seal/Repair	~ 51500 GSF	4	6	\$9,300	\$10,000
2133	Asphalt - Resurface	~ 51500 GSF	25	5	\$80,000	\$110,000
2135	Asphalt - Crack Fill/Repair	~ 51500 GSF	4	6	\$9,300	\$10,000
2153	Handrails: Metal - Replace	~ 160 LF	30	9	\$6,600	\$9,900
2155	Site Fencing: Wood - Replace	~ 650 LF	25	4	\$23,000	\$30,000
2171	Carport Roofs - Replace	~ 7100 GSF	25	0	\$22,000	\$26,000
2175	Carports - Paint/Repair	~ 2800 GSF	5	3	\$2,900	\$5,800
2181	Sign/Monument - Refurbish/Replace	~ (2) Stucco Signs	10	8	\$2,600	\$3,600
2185	Site Pole Lights - Replace	~ (21) Pole Lights	30	4	\$26,000	\$35,000
2237	Lawn Mowers - Replace	(2) Mowers	12	10	\$6,000	\$8,900
Bergen Building Exteriors						
2303	Exterior Wall Lights - Replace	~ (65) Lights	25	0	\$6,400	\$7,400
2337	Wood Exterior - Seal/Paint	~ 40800 GSF	7	4	\$92,000	\$98,000
2339	Stucco/EIFS - Seal/Paint	~ 6000 GSF	15	8	\$6,200	\$12,000
2353	Wood/Composite Siding - Replace	~ 40800 GSF	60	34	\$420,000	\$630,000
2361	Common Windows - Replace - 20%	~20% of (46) Windows	5	3	\$5,200	\$7,200
2377	Roof: Composition Shingle - Replace	~ 40800 GSF	25	16	\$160,000	\$160,000
Genesee Building Exteriors						
2303	Exterior Wall Lights - Replace	~ (69) Lights	25	0	\$6,800	\$7,800
2337	Wood Exterior - Seal/Paint	~ 44900 GSF	7	5	\$110,000	\$120,000
2339	Stucco/EIFS - Seal/Paint	~ 6000 GSF	15	8	\$6,200	\$12,000
2353	Wood/Composite Siding - Replace	~ 44900 GSF	60	36	\$460,000	\$690,000
2361	Common Windows - Replace - 20%	~20% of (46) Windows	30	4	\$5,200	\$7,200
2377	Roof: Composition Shingle - Replace	~ 44900 GSF	25	22	\$160,000	\$170,000
Bergen Building Interiors						
2401	Interior Walls - Repaint - 1&2	~ 9380 GSF	10	0	\$9,700	\$12,000
2401	Interior Walls - Repaint - 3&4	~ 9380 GSF	10	2	\$9,700	\$12,000
2401	Interior Walls - Repaint - L	~ 4690 GSF	10	0	\$4,300	\$5,800
2405	Interior Lights - Replace	~ (74) Lights	30	4	\$9,600	\$11,000
2407	Stairwell Carpet- Refurbish	(3) Sets	20	7	\$12,000	\$19,000
2409	Tile Flooring - Replace	~ 660 GSF	50	2	\$24,000	\$25,000
2411	Carpet - Replace - 1&2	~ 3400 GSY	10	0	\$25,000	\$31,000
2411	Carpet - Replace - 3	~ 1700 GSY	10	4	\$12,000	\$15,000
2411	Carpet - Replace - 4	~ 1700 GSY	10	10	\$12,000	\$15,000
2421	Mailboxes - Replace	~ (70) Boxes	30	4	\$5,500	\$6,900
2425	Furnishings and Décor - Update -10%	10% of ~ (85) Pieces	5	0	\$1,100	\$1,800
2427	Bathrooms - Remodel	~ (2) Bathrooms	30	4	\$4,400	\$6,700
2433	Common Rooms - Remodel	~ (3) Rooms	30	4	\$19,000	\$22,000
2433	Guest Suite - Remodel	~ (1) Room	10	9	\$3,000	\$5,000
2435	Kitchen - Remodel	~ (25) Kitchen	30	4	\$8,000	\$9,100
2437	Kitchen Appliances - Replace	~ (5) Appliances	20	0	\$1,800	\$2,700
2979	Fireplace - Replace	~ (1) Fireplace	30	8	\$4,100	\$5,200
Genesee Building Interiors						

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
2401	Interior Walls - Repaint - 1&2	~ 10400 GSF	10	0	\$11,000	\$13,000
2401	Interior Walls - Repaint - 3	~ 5200 . GSF	10	6	\$5,400	\$6,400
2401	Interior Walls - Repaint - 4	~ 5200 GSF	10	3	\$5,400	\$6,400
2401	Interior Walls - Repaint - L	~ 5200 GSF	10	0	\$5,400	\$6,400
2405	Interior Lights - Replace	~ (74) Lights	30	4	\$9,600	\$11,000
2407	Stairwell Carpet- Refurbish	(3) Sets	20	20	\$12,000	\$19,000
2409	Tile Flooring - Replace	~ 660 GSF	50	0	\$24,000	\$25,000
2411	Carpet - Replace - 1&2	~ 3700 GSY	10	0	\$27,000	\$34,000
2411	Carpet - Replace - 3&4	~ 3700 GSY	10	7	\$27,000	\$34,000
2421	Mailboxes - Replace	~ (70) Boxes	30	6	\$5,500	\$6,900
2425	Furnishings and Décor - Update -10%	10% of ~ (85) Pieces	5	0	\$1,100	\$1,800
2427	Bathrooms - Remodel	~ (2) Bathrooms	30	6	\$4,400	\$6,700
2433	Common Rooms - Remodel	~ (3) Room	30	6	\$14,000	\$16,000
2433	Guest Suite - Remodel	~ (1) Room	10	9	\$3,000	\$5,000
2435	Kitchen - Remodel	~ (25) Kitchen	30	6	\$8,000	\$9,100
2437	Kitchen Appliances - Replace	~ (5) Appliances	20	0	\$1,800	\$2,700
2979	Fireplace - Replace	~ (1) Fireplace	30	10	\$4,100	\$5,200
Bergen Mechanical Systems						
2501	Intercom/Entry System - Replace	~ (1) Unit	15	11	\$2,600	\$3,600
2513	Elevator Controller - Modernize	(1) 5-Stop Elevator	25	13	\$62,000	\$67,000
2513	Elevator Doors- Modernize	(1) 5-Stop Elevator	25	12	\$21,000	\$23,000
2513	Elevator Engine - Modernize	(1) 5-Stop Elevator	25	11	\$21,000	\$23,000
2517	Elevator Cab – Remodel	(1) Cab	25	0	\$19,000	\$20,000
2523	AHU Furnace - Replace	~ (1) 250,000 BTU Unit	30	0	\$40,000	\$50,000
2533	Pumps/Valves - Repair/Replace - 33%	33% of ~ (29) Pumps	5	4	\$8,200	\$11,000
2553	Fire Control Panel - Update/Replace	~ (1) Panel	20	0	\$25,000	\$50,000
2561	Boilers - Replace - DHW	~ (1) 750k-BTU Unit	25	18	\$26,000	\$36,000
2561	Boilers - Replace - Heating	~ (2) 600k-BTU Unit	25	23	\$46,000	\$57,000
2565	Water Storage Tanks - Replace	~ (1) Gallon Tank	30	23	\$6,200	\$8,200
Genesee Mechanical Systems						
2501	Entry System - Replace	~ (1) Unit	15	6	\$2,600	\$3,600
2513	Elevator Controller - Modernize	(1) 5-Stop Elevator	25	15	\$62,000	\$67,000
2513	Elevator Doors- Modernize	(1) 5-Stop Elevator	25	14	\$21,000	\$23,000
2513	Elevator Engine - Modernize	(1) 5-Stop Elevator	25	13	\$21,000	\$23,000
2517	Elevator Cab – Remodel	(1) Cab	25	0	\$19,000	\$20,000
2523	AHU Furnace - Replace	~ (1) 250,000 BTU Unit	30	0	\$40,000	\$50,000
2533	Pumps- Repair/Replace - 33%	33% of ~ (41) Pumps	5	4	\$9,300	\$11,000
2553	Fire Control Panel - Replace	~ (1) Panel	20	16	\$7,200	\$8,200
2561	Boilers - Replace - DHW	~ (1) 1.2k-BTU Unit	25	0	\$55,000	\$65,000
2561	Boilers - Replace - Heating	~ (2) 600k-BTU Unit	25	0	\$110,000	\$120,000
2565	Water Storage Tanks - Replace	~ (1) Gallon Tank	30	0	\$8,200	\$10,000

78 Total Funded Components

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Sites & Grounds								
2131	Asphalt - Seal/Repair	\$9,650	X	0	/	4	=	\$0
2133	Asphalt - Resurface	\$95,000	X	20	/	25	=	\$76,000
2135	Asphalt - Crack Fill/Repair	\$9,650	X	0	/	4	=	\$0
2153	Handrails: Metal - Replace	\$8,250	X	21	/	30	=	\$5,775
2155	Site Fencing: Wood - Replace	\$26,500	X	21	/	25	=	\$22,260
2171	Carport Roofs - Replace	\$24,000	X	25	/	25	=	\$24,000
2175	Carports - Paint/Repair	\$4,350	X	2	/	5	=	\$1,740
2181	Sign/Monument - Refurbish/Replace	\$3,100	X	2	/	10	=	\$620
2185	Site Pole Lights - Replace	\$30,500	X	26	/	30	=	\$26,433
2237	Lawn Mowers - Replace	\$7,450	X	2	/	12	=	\$1,242
Bergen Building Exteriors								
2303	Exterior Wall Lights - Replace	\$6,900	X	25	/	25	=	\$6,900
2337	Wood Exterior - Seal/Paint	\$95,000	X	3	/	7	=	\$40,714
2339	Stucco/EIFS - Seal/Paint	\$9,100	X	7	/	15	=	\$4,247
2353	Wood/Composite Siding - Replace	\$525,000	X	26	/	60	=	\$227,500
2361	Common Windows - Replace - 20%	\$6,200	X	2	/	5	=	\$2,480
2377	Roof: Composition Shingle - Replace	\$160,000	X	9	/	25	=	\$57,600
Genesee Building Exteriors								
2303	Exterior Wall Lights - Replace	\$7,300	X	25	/	25	=	\$7,300
2337	Wood Exterior - Seal/Paint	\$115,000	X	2	/	7	=	\$32,857
2339	Stucco/EIFS - Seal/Paint	\$9,100	X	7	/	15	=	\$4,247
2353	Wood/Composite Siding - Replace	\$575,000	X	24	/	60	=	\$230,000
2361	Common Windows - Replace - 20%	\$6,200	X	26	/	30	=	\$5,373
2377	Roof: Composition Shingle - Replace	\$165,000	X	3	/	25	=	\$19,800
Bergen Building Interiors								
2401	Interior Walls - Repaint - 1&2	\$10,850	X	10	/	10	=	\$10,850
2401	Interior Walls - Repaint - 3&4	\$10,850	X	8	/	10	=	\$8,680
2401	Interior Walls - Repaint - L	\$5,050	X	10	/	10	=	\$5,050
2405	Interior Lights - Replace	\$10,300	X	26	/	30	=	\$8,927
2407	Stairwell Carpet- Refurbish	\$15,500	X	13	/	20	=	\$10,075
2409	Tile Flooring - Replace	\$24,500	X	48	/	50	=	\$23,520
2411	Carpet - Replace - 1&2	\$28,000	X	10	/	10	=	\$28,000
2411	Carpet - Replace - 3	\$13,500	X	6	/	10	=	\$8,100
2411	Carpet - Replace - 4	\$13,500	X	0	/	10	=	\$0
2421	Mailboxes - Replace	\$6,200	X	26	/	30	=	\$5,373
2425	Furnishings and Décor - Update -10%	\$1,450	X	5	/	5	=	\$1,450
2427	Bathrooms - Remodel	\$5,550	X	26	/	30	=	\$4,810
2433	Common Rooms - Remodel	\$20,500	X	26	/	30	=	\$17,767
2433	Guest Suite - Remodel	\$4,000	X	1	/	10	=	\$400
2435	Kitchen - Remodel	\$8,550	X	26	/	30	=	\$7,410
2437	Kitchen Appliances - Replace	\$2,250	X	20	/	20	=	\$2,250
2979	Fireplace - Replace	\$4,650	X	22	/	30	=	\$3,410
Genesee Building Interiors								
2401	Interior Walls - Repaint - 1&2	\$12,000	X	10	/	10	=	\$12,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2401	Interior Walls - Repaint - 3	\$5,900	X	4	/	10	=	\$2,360
2401	Interior Walls - Repaint - 4	\$5,900	X	7	/	10	=	\$4,130
2401	Interior Walls - Repaint - L	\$5,900	X	10	/	10	=	\$5,900
2405	Interior Lights - Replace	\$10,300	X	26	/	30	=	\$8,927
2407	Stairwell Carpet- Refurbish	\$15,500	X	0	/	20	=	\$0
2409	Tile Flooring - Replace	\$24,500	X	50	/	50	=	\$24,500
2411	Carpet - Replace - 1&2	\$30,500	X	10	/	10	=	\$30,500
2411	Carpet - Replace - 3&4	\$30,500	X	3	/	10	=	\$9,150
2421	Mailboxes - Replace	\$6,200	X	24	/	30	=	\$4,960
2425	Furnishings and Décor - Update -10%	\$1,450	X	5	/	5	=	\$1,450
2427	Bathrooms - Remodel	\$5,550	X	24	/	30	=	\$4,440
2433	Common Rooms - Remodel	\$15,000	X	24	/	30	=	\$12,000
2433	Guest Suite - Remodel	\$4,000	X	1	/	10	=	\$400
2435	Kitchen - Remodel	\$8,550	X	24	/	30	=	\$6,840
2437	Kitchen Appliances - Replace	\$2,250	X	20	/	20	=	\$2,250
2979	Fireplace - Replace	\$4,650	X	20	/	30	=	\$3,100
Bergen Mechanical Systems								
2501	Intercom/Entry System - Replace	\$3,100	X	4	/	15	=	\$827
2513	Elevator Controller - Modernize	\$64,500	X	12	/	25	=	\$30,960
2513	Elevator Doors- Modernize	\$22,000	X	13	/	25	=	\$11,440
2513	Elevator Engine - Modernize	\$22,000	X	14	/	25	=	\$12,320
2517	Elevator Cab – Remodel	\$19,500	X	25	/	25	=	\$19,500
2523	AHU Furnace - Replace	\$45,000	X	30	/	30	=	\$45,000
2533	Pumps/Valves - Repair/Replace - 33%	\$9,600	X	1	/	5	=	\$1,920
2553	Fire Control Panel - Update/Replace	\$37,500	X	20	/	20	=	\$37,500
2561	Boilers - Replace - DHW	\$31,000	X	7	/	25	=	\$8,680
2561	Boilers - Replace - Heating	\$51,500	X	2	/	25	=	\$4,120
2565	Water Storage Tanks - Replace	\$7,200	X	7	/	30	=	\$1,680
Genesee Mechanical Systems								
2501	Entry System - Replace	\$3,100	X	9	/	15	=	\$1,860
2513	Elevator Controller - Modernize	\$64,500	X	10	/	25	=	\$25,800
2513	Elevator Doors- Modernize	\$22,000	X	11	/	25	=	\$9,680
2513	Elevator Engine - Modernize	\$22,000	X	12	/	25	=	\$10,560
2517	Elevator Cab – Remodel	\$19,500	X	25	/	25	=	\$19,500
2523	AHU Furnace - Replace	\$45,000	X	30	/	30	=	\$45,000
2533	Pumps- Repair/Replace - 33%	\$10,150	X	1	/	5	=	\$2,030
2553	Fire Control Panel - Replace	\$7,700	X	4	/	20	=	\$1,540
2561	Boilers - Replace - DHW	\$60,000	X	25	/	25	=	\$60,000
2561	Boilers - Replace - Heating	\$115,000	X	25	/	25	=	\$115,000
2565	Water Storage Tanks - Replace	\$9,100	X	30	/	30	=	\$9,100
								\$1,550,083

Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Sites & Grounds					
2131	Asphalt - Seal/Repair	4	\$9,650	\$2,413	1.80 %
2133	Asphalt - Resurface	25	\$95,000	\$3,800	2.84 %
2135	Asphalt - Crack Fill/Repair	4	\$9,650	\$2,413	1.80 %
2153	Handrails: Metal - Replace	30	\$8,250	\$275	0.21 %
2155	Site Fencing: Wood - Replace	25	\$26,500	\$1,060	0.79 %
2171	Carport Roofs - Replace	25	\$24,000	\$960	0.72 %
2175	Carports - Paint/Repair	5	\$4,350	\$870	0.65 %
2181	Sign/Monument - Refurbish/Replace	10	\$3,100	\$310	0.23 %
2185	Site Pole Lights - Replace	30	\$30,500	\$1,017	0.76 %
2237	Lawn Mowers - Replace	12	\$7,450	\$621	0.46 %
Bergen Building Exteriors					
2303	Exterior Wall Lights - Replace	25	\$6,900	\$276	0.21 %
2337	Wood Exterior - Seal/Paint	7	\$95,000	\$13,571	10.13 %
2339	Stucco/EIFS - Seal/Paint	15	\$9,100	\$607	0.45 %
2353	Wood/Composite Siding - Replace	60	\$525,000	\$8,750	6.53 %
2361	Common Windows - Replace - 20%	5	\$6,200	\$1,240	0.93 %
2377	Roof: Composition Shingle - Replace	25	\$160,000	\$6,400	4.78 %
Genesee Building Exteriors					
2303	Exterior Wall Lights - Replace	25	\$7,300	\$292	0.22 %
2337	Wood Exterior - Seal/Paint	7	\$115,000	\$16,429	12.27 %
2339	Stucco/EIFS - Seal/Paint	15	\$9,100	\$607	0.45 %
2353	Wood/Composite Siding - Replace	60	\$575,000	\$9,583	7.16 %
2361	Common Windows - Replace - 20%	30	\$6,200	\$207	0.15 %
2377	Roof: Composition Shingle - Replace	25	\$165,000	\$6,600	4.93 %
Bergen Building Interiors					
2401	Interior Walls - Repaint - 1&2	10	\$10,850	\$1,085	0.81 %
2401	Interior Walls - Repaint - 3&4	10	\$10,850	\$1,085	0.81 %
2401	Interior Walls - Repaint - L	10	\$5,050	\$505	0.38 %
2405	Interior Lights - Replace	30	\$10,300	\$343	0.26 %
2407	Stairwell Carpet- Refurbish	20	\$15,500	\$775	0.58 %
2409	Tile Flooring - Replace	50	\$24,500	\$490	0.37 %
2411	Carpet - Replace - 1&2	10	\$28,000	\$2,800	2.09 %
2411	Carpet - Replace - 3	10	\$13,500	\$1,350	1.01 %
2411	Carpet - Replace - 4	10	\$13,500	\$1,350	1.01 %
2421	Mailboxes - Replace	30	\$6,200	\$207	0.15 %
2425	Furnishings and Décor - Update -10%	5	\$1,450	\$290	0.22 %
2427	Bathrooms - Remodel	30	\$5,550	\$185	0.14 %
2433	Common Rooms - Remodel	30	\$20,500	\$683	0.51 %
2433	Guest Suite - Remodel	10	\$4,000	\$400	0.30 %
2435	Kitchen - Remodel	30	\$8,550	\$285	0.21 %
2437	Kitchen Appliances - Replace	20	\$2,250	\$113	0.08 %
2979	Fireplace - Replace	30	\$4,650	\$155	0.12 %
Genesee Building Interiors					
2401	Interior Walls - Repaint - 1&2	10	\$12,000	\$1,200	0.90 %
2401	Interior Walls - Repaint - 3	10	\$5,900	\$590	0.44 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2401	Interior Walls - Repaint - 4	10	\$5,900	\$590	0.44 %
2401	Interior Walls - Repaint - L	10	\$5,900	\$590	0.44 %
2405	Interior Lights - Replace	30	\$10,300	\$343	0.26 %
2407	Stairwell Carpet- Refurbish	20	\$15,500	\$775	0.58 %
2409	Tile Flooring - Replace	50	\$24,500	\$490	0.37 %
2411	Carpet - Replace - 1&2	10	\$30,500	\$3,050	2.28 %
2411	Carpet - Replace - 3&4	10	\$30,500	\$3,050	2.28 %
2421	Mailboxes - Replace	30	\$6,200	\$207	0.15 %
2425	Furnishings and Décor - Update -10%	5	\$1,450	\$290	0.22 %
2427	Bathrooms - Remodel	30	\$5,550	\$185	0.14 %
2433	Common Rooms - Remodel	30	\$15,000	\$500	0.37 %
2433	Guest Suite - Remodel	10	\$4,000	\$400	0.30 %
2435	Kitchen - Remodel	30	\$8,550	\$285	0.21 %
2437	Kitchen Appliances - Replace	20	\$2,250	\$113	0.08 %
2979	Fireplace - Replace	30	\$4,650	\$155	0.12 %
Bergen Mechanical Systems					
2501	Intercom/Entry System - Replace	15	\$3,100	\$207	0.15 %
2513	Elevator Controller - Modernize	25	\$64,500	\$2,580	1.93 %
2513	Elevator Doors- Modernize	25	\$22,000	\$880	0.66 %
2513	Elevator Engine - Modernize	25	\$22,000	\$880	0.66 %
2517	Elevator Cab – Remodel	25	\$19,500	\$780	0.58 %
2523	AHU Furnace - Replace	30	\$45,000	\$1,500	1.12 %
2533	Pumps/Valves - Repair/Replace - 33%	5	\$9,600	\$1,920	1.43 %
2553	Fire Control Panel - Update/Replace	20	\$37,500	\$1,875	1.40 %
2561	Boilers - Replace - DHW	25	\$31,000	\$1,240	0.93 %
2561	Boilers - Replace - Heating	25	\$51,500	\$2,060	1.54 %
2565	Water Storage Tanks - Replace	30	\$7,200	\$240	0.18 %
Genesee Mechanical Systems					
2501	Entry System - Replace	15	\$3,100	\$207	0.15 %
2513	Elevator Controller - Modernize	25	\$64,500	\$2,580	1.93 %
2513	Elevator Doors- Modernize	25	\$22,000	\$880	0.66 %
2513	Elevator Engine - Modernize	25	\$22,000	\$880	0.66 %
2517	Elevator Cab – Remodel	25	\$19,500	\$780	0.58 %
2523	AHU Furnace - Replace	30	\$45,000	\$1,500	1.12 %
2533	Pumps- Repair/Replace - 33%	5	\$10,150	\$2,030	1.52 %
2553	Fire Control Panel - Replace	20	\$7,700	\$385	0.29 %
2561	Boilers - Replace - DHW	25	\$60,000	\$2,400	1.79 %
2561	Boilers - Replace - Heating	25	\$115,000	\$4,600	3.43 %
2565	Water Storage Tanks - Replace	30	\$9,100	\$303	0.23 %
78	Total Funded Components			\$133,919	100.00 %

30-Year Reserve Plan Summary

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Fiscal Year Start: 2019

Interest:

1.25 %

Inflation:

3.00 %

Reserve Fund Strength Calculations: (All values of Fiscal Year Start Date)

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Contribs.	Reserve Contribs.			
2019	\$626,566	\$1,550,083	40.4 %	Medium	18.05 %	\$174,768	\$0	\$5,751	\$513,000
2020	\$294,085	\$1,201,162	24.5 %	High	4.50 %	\$182,633	\$0	\$4,845	\$0
2021	\$481,563	\$1,374,153	35.0 %	Medium	4.50 %	\$190,851	\$0	\$7,018	\$37,503
2022	\$641,929	\$1,523,086	42.1 %	Medium	4.50 %	\$199,439	\$0	\$9,211	\$17,975
2023	\$832,604	\$1,700,991	48.9 %	Medium	4.50 %	\$208,414	\$0	\$9,989	\$284,585
2024	\$766,422	\$1,614,147	47.5 %	Medium	4.50 %	\$217,793	\$0	\$9,453	\$246,809
2025	\$746,858	\$1,568,264	47.6 %	Medium	4.50 %	\$227,593	\$0	\$10,343	\$75,942
2026	\$908,852	\$1,701,795	53.4 %	Medium	3.00 %	\$234,421	\$0	\$12,544	\$56,574
2027	\$1,099,243	\$1,864,222	59.0 %	Medium	3.00 %	\$241,454	\$0	\$15,047	\$46,237
2028	\$1,309,507	\$2,047,258	64.0 %	Medium	3.00 %	\$248,697	\$0	\$17,731	\$46,972
2029	\$1,528,963	\$2,240,270	68.2 %	Medium	3.00 %	\$256,158	\$0	\$19,649	\$188,283
2030	\$1,616,487	\$2,298,922	70.3 %	Low	3.00 %	\$263,843	\$0	\$20,936	\$166,246
2031	\$1,735,020	\$2,387,592	72.7 %	Low	3.00 %	\$271,758	\$0	\$22,196	\$210,799
2032	\$1,818,175	\$2,438,762	74.6 %	Low	3.00 %	\$279,911	\$0	\$23,667	\$151,186
2033	\$1,970,568	\$2,558,768	77.0 %	Low	3.00 %	\$288,309	\$0	\$25,877	\$112,764
2034	\$2,171,990	\$2,728,025	79.6 %	Low	3.00 %	\$296,958	\$0	\$28,513	\$105,007
2035	\$2,392,453	\$2,916,609	82.0 %	Low	3.00 %	\$305,866	\$0	\$30,249	\$278,577
2036	\$2,449,992	\$2,938,521	83.4 %	Low	3.00 %	\$315,042	\$0	\$32,464	\$50,412
2037	\$2,747,087	\$3,202,740	85.8 %	Low	3.00 %	\$324,494	\$0	\$34,875	\$270,602
2038	\$2,835,854	\$3,254,930	87.1 %	Low	3.00 %	\$334,229	\$0	\$36,179	\$250,313
2039	\$2,955,949	\$3,336,628	88.6 %	Low	3.00 %	\$344,255	\$0	\$37,439	\$300,176
2040	\$3,037,467	\$3,376,674	90.0 %	Low	3.00 %	\$354,583	\$0	\$40,379	\$5,767
2041	\$3,426,663	\$3,728,637	91.9 %	Low	3.00 %	\$365,221	\$0	\$42,935	\$388,203
2042	\$3,446,616	\$3,704,947	93.0 %	Low	3.00 %	\$376,177	\$0	\$44,537	\$184,234
2043	\$3,683,096	\$3,898,564	94.5 %	Low	3.00 %	\$387,463	\$0	\$48,314	\$67,590
2044	\$4,051,282	\$4,226,299	95.9 %	Low	3.00 %	\$399,086	\$0	\$48,833	\$733,032
2045	\$3,766,170	\$3,886,874	96.9 %	Low	3.00 %	\$411,059	\$0	\$47,989	\$309,040
2046	\$3,916,178	\$3,982,641	98.3 %	Low	3.00 %	\$423,391	\$0	\$51,253	\$102,179
2047	\$4,288,642	\$4,303,273	99.7 %	Low	3.00 %	\$436,092	\$0	\$56,461	\$31,230
2048	\$4,749,966	\$4,715,792	100.7 %	Low	3.00 %	\$449,175	\$0	\$61,736	\$127,844

30-Year Income/Expense Detail

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Fiscal Year	2019	2020	2021	2022	2023
Starting Reserve Balance	\$626,566	\$294,085	\$481,563	\$641,929	\$832,604
Annual Reserve Contribution	\$174,768	\$182,633	\$190,851	\$199,439	\$208,414
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,751	\$4,845	\$7,018	\$9,211	\$9,989
Total Income	\$807,085	\$481,563	\$679,432	\$850,579	\$1,051,007
# Component					
Sites & Grounds					
2131 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$0
2133 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2135 Asphalt - Crack Fill/Repair	\$0	\$0	\$0	\$0	\$0
2153 Handrails: Metal - Replace	\$0	\$0	\$0	\$0	\$0
2155 Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$29,826
2171 Carport Roofs - Replace	\$24,000	\$0	\$0	\$0	\$0
2175 Carports - Paint/Repair	\$0	\$0	\$0	\$4,753	\$0
2181 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2185 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$34,328
2237 Lawn Mowers - Replace	\$0	\$0	\$0	\$0	\$0
Bergen Building Exteriors					
2303 Exterior Wall Lights - Replace	\$6,900	\$0	\$0	\$0	\$0
2337 Wood Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$106,923
2339 Stucco/EIFS - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2353 Wood/Composite Siding - Replace	\$0	\$0	\$0	\$0	\$0
2361 Common Windows - Replace - 20%	\$0	\$0	\$0	\$6,775	\$0
2377 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
Genesee Building Exteriors					
2303 Exterior Wall Lights - Replace	\$7,300	\$0	\$0	\$0	\$0
2337 Wood Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2339 Stucco/EIFS - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2353 Wood/Composite Siding - Replace	\$0	\$0	\$0	\$0	\$0
2361 Common Windows - Replace - 20%	\$0	\$0	\$0	\$0	\$6,978
2377 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
Bergen Building Interiors					
2401 Interior Walls - Repaint - 1&2	\$10,850	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - 3&4	\$0	\$0	\$11,511	\$0	\$0
2401 Interior Walls - Repaint - L	\$5,050	\$0	\$0	\$0	\$0
2405 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$11,593
2407 Stairwell Carpet- Refurbish	\$0	\$0	\$0	\$0	\$0
2409 Tile Flooring - Replace	\$0	\$0	\$25,992	\$0	\$0
2411 Carpet - Replace - 1&2	\$28,000	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 3	\$0	\$0	\$0	\$0	\$15,194
2411 Carpet - Replace - 4	\$0	\$0	\$0	\$0	\$0
2421 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$6,978
2425 Furnishings and Décor - Update -10%	\$1,450	\$0	\$0	\$0	\$0
2427 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$6,247
2433 Common Rooms - Remodel	\$0	\$0	\$0	\$0	\$23,073
2433 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$0
2435 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$9,623
2437 Kitchen Appliances - Replace	\$2,250	\$0	\$0	\$0	\$0
2979 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Genesee Building Interiors					
2401 Interior Walls - Repaint - 1&2	\$12,000	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - 3	\$0	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - 4	\$0	\$0	\$0	\$6,447	\$0
2401 Interior Walls - Repaint - L	\$5,900	\$0	\$0	\$0	\$0
2405 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$11,593
2407 Stairwell Carpet- Refurbish	\$0	\$0	\$0	\$0	\$0
2409 Tile Flooring - Replace	\$24,500	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 1&2	\$30,500	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 3&4	\$0	\$0	\$0	\$0	\$0
2421 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2425 Furnishings and Décor - Update -10%	\$1,450	\$0	\$0	\$0	\$0
2427 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433 Common Rooms - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2019	2020	2021	2022	2023
2433 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$0
2435 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2437 Kitchen Appliances - Replace	\$2,250	\$0	\$0	\$0	\$0
2979 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Bergen Mechanical Systems					
2501 Intercom/Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevator Controller - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Doors- Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Engine - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab – Remodel	\$19,500	\$0	\$0	\$0	\$0
2523 AHU Furnace - Replace	\$45,000	\$0	\$0	\$0	\$0
2533 Pumps/Valves - Repair/Replace - 33%	\$0	\$0	\$0	\$0	\$10,805
2553 Fire Control Panel - Update/Replace	\$37,500	\$0	\$0	\$0	\$0
2561 Boilers - Replace - DHW	\$0	\$0	\$0	\$0	\$0
2561 Boilers - Replace - Heating	\$0	\$0	\$0	\$0	\$0
2565 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
Genesee Mechanical Systems					
2501 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevator Controller - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Doors- Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Engine - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab – Remodel	\$19,500	\$0	\$0	\$0	\$0
2523 AHU Furnace - Replace	\$45,000	\$0	\$0	\$0	\$0
2533 Pumps- Repair/Replace - 33%	\$0	\$0	\$0	\$0	\$11,424
2553 Fire Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
2561 Boilers - Replace - DHW	\$60,000	\$0	\$0	\$0	\$0
2561 Boilers - Replace - Heating	\$115,000	\$0	\$0	\$0	\$0
2565 Water Storage Tanks - Replace	\$9,100	\$0	\$0	\$0	\$0
Total Expenses	\$513,000	\$0	\$37,503	\$17,975	\$284,585
Ending Reserve Balance	\$294,085	\$481,563	\$641,929	\$832,604	\$766,422

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$766,422	\$746,858	\$908,852	\$1,099,243	\$1,309,507
Annual Reserve Contribution	\$217,793	\$227,593	\$234,421	\$241,454	\$248,697
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,453	\$10,343	\$12,544	\$15,047	\$17,731
Total Income	\$993,667	\$984,794	\$1,155,817	\$1,355,744	\$1,575,935
# Component					
Sites & Grounds					
2131 Asphalt - Seal/Repair	\$0	\$11,523	\$0	\$0	\$0
2133 Asphalt - Resurface	\$110,131	\$0	\$0	\$0	\$0
2135 Asphalt - Crack Fill/Repair	\$0	\$11,523	\$0	\$0	\$0
2153 Handrails: Metal - Replace	\$0	\$0	\$0	\$0	\$10,764
2155 Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
2171 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2175 Carports - Paint/Repair	\$0	\$0	\$0	\$5,510	\$0
2181 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$3,927	\$0
2185 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2237 Lawn Mowers - Replace	\$0	\$0	\$0	\$0	\$0
Bergen Building Exteriors					
2303 Exterior Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
2337 Wood Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2339 Stucco/EIFS - Seal/Paint	\$0	\$0	\$0	\$11,528	\$0
2353 Wood/Composite Siding - Replace	\$0	\$0	\$0	\$0	\$0
2361 Common Windows - Replace - 20%	\$0	\$0	\$0	\$7,854	\$0
2377 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
Genesee Building Exteriors					
2303 Exterior Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
2337 Wood Exterior - Seal/Paint	\$133,317	\$0	\$0	\$0	\$0
2339 Stucco/EIFS - Seal/Paint	\$0	\$0	\$0	\$11,528	\$0
2353 Wood/Composite Siding - Replace	\$0	\$0	\$0	\$0	\$0
2361 Common Windows - Replace - 20%	\$0	\$0	\$0	\$0	\$0
2377 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
Bergen Building Interiors					
2401 Interior Walls - Repaint - 1&2	\$0	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - 3&4	\$0	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - L	\$0	\$0	\$0	\$0	\$0
2405 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2407 Stairwell Carpet- Refurbish	\$0	\$0	\$19,063	\$0	\$0
2409 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 1&2	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 3	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 4	\$0	\$0	\$0	\$0	\$0
2421 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2425 Furnishings and Décor - Update -10%	\$1,681	\$0	\$0	\$0	\$0
2427 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433 Common Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$5,219
2435 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2437 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2979 Fireplace - Replace	\$0	\$0	\$0	\$5,890	\$0
Genesee Building Interiors					
2401 Interior Walls - Repaint - 1&2	\$0	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - 3	\$0	\$7,045	\$0	\$0	\$0
2401 Interior Walls - Repaint - 4	\$0	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - L	\$0	\$0	\$0	\$0	\$0
2405 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2407 Stairwell Carpet- Refurbish	\$0	\$0	\$0	\$0	\$0
2409 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 1&2	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 3&4	\$0	\$0	\$37,511	\$0	\$0
2421 Mailboxes - Replace	\$0	\$7,403	\$0	\$0	\$0
2425 Furnishings and Décor - Update -10%	\$1,681	\$0	\$0	\$0	\$0
2427 Bathrooms - Remodel	\$0	\$6,627	\$0	\$0	\$0
2433 Common Rooms - Remodel	\$0	\$17,911	\$0	\$0	\$0
2433 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$5,219
2435 Kitchen - Remodel	\$0	\$10,209	\$0	\$0	\$0
2437 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2979 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
Bergen Mechanical Systems					
2501 Intercom/Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevator Controller - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Doors- Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Engine - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab – Remodel	\$0	\$0	\$0	\$0	\$0
2523 AHU Furnace - Replace	\$0	\$0	\$0	\$0	\$0
2533 Pumps/Valves - Repair/Replace - 33%	\$0	\$0	\$0	\$0	\$12,526
2553 Fire Control Panel - Update/Replace	\$0	\$0	\$0	\$0	\$0
2561 Boilers - Replace - DHW	\$0	\$0	\$0	\$0	\$0
2561 Boilers - Replace - Heating	\$0	\$0	\$0	\$0	\$0
2565 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
Genesee Mechanical Systems					
2501 Entry System - Replace	\$0	\$3,702	\$0	\$0	\$0
2513 Elevator Controller - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Doors- Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Engine - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab – Remodel	\$0	\$0	\$0	\$0	\$0
2523 AHU Furnace - Replace	\$0	\$0	\$0	\$0	\$0
2533 Pumps- Repair/Replace - 33%	\$0	\$0	\$0	\$0	\$13,243
2553 Fire Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
2561 Boilers - Replace - DHW	\$0	\$0	\$0	\$0	\$0
2561 Boilers - Replace - Heating	\$0	\$0	\$0	\$0	\$0
2565 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$246,809	\$75,942	\$56,574	\$46,237	\$46,972
Ending Reserve Balance	\$746,858	\$908,852	\$1,099,243	\$1,309,507	\$1,528,963

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$1,528,963	\$1,616,487	\$1,735,020	\$1,818,175	\$1,970,568
Annual Reserve Contribution	\$256,158	\$263,843	\$271,758	\$279,911	\$288,309
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$19,649	\$20,936	\$22,196	\$23,667	\$25,877
Total Income	\$1,804,770	\$1,901,266	\$2,028,974	\$2,121,753	\$2,284,753
# Component					
Sites & Grounds					
2131 Asphalt - Seal/Repair	\$12,969	\$0	\$0	\$0	\$14,596
2133 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2135 Asphalt - Crack Fill/Repair	\$12,969	\$0	\$0	\$0	\$14,596
2153 Handrails: Metal - Replace	\$0	\$0	\$0	\$0	\$0
2155 Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
2171 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2175 Carports - Paint/Repair	\$0	\$0	\$0	\$6,388	\$0
2181 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2185 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2237 Lawn Mowers - Replace	\$10,012	\$0	\$0	\$0	\$0
Bergen Building Exteriors					
2303 Exterior Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
2337 Wood Exterior - Seal/Paint	\$0	\$131,502	\$0	\$0	\$0
2339 Stucco/EIFS - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2353 Wood/Composite Siding - Replace	\$0	\$0	\$0	\$0	\$0
2361 Common Windows - Replace - 20%	\$0	\$0	\$0	\$9,105	\$0
2377 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
Genesee Building Exteriors					
2303 Exterior Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
2337 Wood Exterior - Seal/Paint	\$0	\$0	\$163,963	\$0	\$0
2339 Stucco/EIFS - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2353 Wood/Composite Siding - Replace	\$0	\$0	\$0	\$0	\$0
2361 Common Windows - Replace - 20%	\$0	\$0	\$0	\$0	\$0
2377 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
Bergen Building Interiors					
2401 Interior Walls - Repaint - 1&2	\$14,581	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - 3&4	\$0	\$0	\$15,470	\$0	\$0
2401 Interior Walls - Repaint - L	\$6,787	\$0	\$0	\$0	\$0
2405 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2407 Stairwell Carpet- Refurbish	\$0	\$0	\$0	\$0	\$0
2409 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 1&2	\$37,630	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 3	\$0	\$0	\$0	\$0	\$20,420
2411 Carpet - Replace - 4	\$18,143	\$0	\$0	\$0	\$0
2421 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2425 Furnishings and Décor - Update -10%	\$1,949	\$0	\$0	\$0	\$0
2427 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433 Common Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$0
2435 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2437 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2979 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Genesee Building Interiors					
2401 Interior Walls - Repaint - 1&2	\$16,127	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - 3	\$0	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - 4	\$0	\$0	\$0	\$8,664	\$0
2401 Interior Walls - Repaint - L	\$7,929	\$0	\$0	\$0	\$0
2405 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2407 Stairwell Carpet- Refurbish	\$0	\$0	\$0	\$0	\$0
2409 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 1&2	\$40,989	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 3&4	\$0	\$0	\$0	\$0	\$0
2421 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2425 Furnishings and Décor - Update -10%	\$1,949	\$0	\$0	\$0	\$0
2427 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433 Common Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$0
2435 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2437 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2979 Fireplace - Replace	\$6,249	\$0	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
Bergen Mechanical Systems					
2501 Intercom/Entry System - Replace	\$0	\$4,291	\$0	\$0	\$0
2513 Elevator Controller - Modernize	\$0	\$0	\$0	\$94,720	\$0
2513 Elevator Doors- Modernize	\$0	\$0	\$31,367	\$0	\$0
2513 Elevator Engine - Modernize	\$0	\$30,453	\$0	\$0	\$0
2517 Elevator Cab – Remodel	\$0	\$0	\$0	\$0	\$0
2523 AHU Furnace - Replace	\$0	\$0	\$0	\$0	\$0
2533 Pumps/Valves - Repair/Replace - 33%	\$0	\$0	\$0	\$0	\$14,521
2553 Fire Control Panel - Update/Replace	\$0	\$0	\$0	\$0	\$0
2561 Boilers - Replace - DHW	\$0	\$0	\$0	\$0	\$0
2561 Boilers - Replace - Heating	\$0	\$0	\$0	\$0	\$0
2565 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
Genesee Mechanical Systems					
2501 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevator Controller - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Doors- Modernize	\$0	\$0	\$0	\$0	\$33,277
2513 Elevator Engine - Modernize	\$0	\$0	\$0	\$32,308	\$0
2517 Elevator Cab – Remodel	\$0	\$0	\$0	\$0	\$0
2523 AHU Furnace - Replace	\$0	\$0	\$0	\$0	\$0
2533 Pumps- Repair/Replace - 33%	\$0	\$0	\$0	\$0	\$15,353
2553 Fire Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
2561 Boilers - Replace - DHW	\$0	\$0	\$0	\$0	\$0
2561 Boilers - Replace - Heating	\$0	\$0	\$0	\$0	\$0
2565 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$188,283	\$166,246	\$210,799	\$151,186	\$112,764
Ending Reserve Balance	\$1,616,487	\$1,735,020	\$1,818,175	\$1,970,568	\$2,171,990

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$2,171,990	\$2,392,453	\$2,449,992	\$2,747,087	\$2,835,854
Annual Reserve Contribution	\$296,958	\$305,866	\$315,042	\$324,494	\$334,229
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$28,513	\$30,249	\$32,464	\$34,875	\$36,179
Total Income	\$2,497,460	\$2,728,569	\$2,797,499	\$3,106,455	\$3,206,262
# Component					
Sites & Grounds					
2131 Asphalt - Seal/Repair	\$0	\$0	\$0	\$16,428	\$0
2133 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2135 Asphalt - Crack Fill/Repair	\$0	\$0	\$0	\$16,428	\$0
2153 Handrails: Metal - Replace	\$0	\$0	\$0	\$0	\$0
2155 Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
2171 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2175 Carports - Paint/Repair	\$0	\$0	\$0	\$7,406	\$0
2181 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$5,278	\$0
2185 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2237 Lawn Mowers - Replace	\$0	\$0	\$0	\$0	\$0
Bergen Building Exteriors					
2303 Exterior Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
2337 Wood Exterior - Seal/Paint	\$0	\$0	\$0	\$161,731	\$0
2339 Stucco/EIFS - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2353 Wood/Composite Siding - Replace	\$0	\$0	\$0	\$0	\$0
2361 Common Windows - Replace - 20%	\$0	\$0	\$0	\$10,555	\$0
2377 Roof: Composition Shingle - Replace	\$0	\$256,753	\$0	\$0	\$0
Genesee Building Exteriors					
2303 Exterior Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
2337 Wood Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$201,653
2339 Stucco/EIFS - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2353 Wood/Composite Siding - Replace	\$0	\$0	\$0	\$0	\$0
2361 Common Windows - Replace - 20%	\$0	\$0	\$0	\$0	\$0
2377 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
Bergen Building Interiors					
2401 Interior Walls - Repaint - 1&2	\$0	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - 3&4	\$0	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - L	\$0	\$0	\$0	\$0	\$0
2405 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2407 Stairwell Carpet- Refurbish	\$0	\$0	\$0	\$0	\$0
2409 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 1&2	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 3	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 4	\$0	\$0	\$0	\$0	\$0
2421 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2425 Furnishings and Décor - Update -10%	\$2,259	\$0	\$0	\$0	\$0
2427 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433 Common Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$7,014
2435 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2437 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2979 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Genesee Building Interiors					
2401 Interior Walls - Repaint - 1&2	\$0	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - 3	\$0	\$9,468	\$0	\$0	\$0
2401 Interior Walls - Repaint - 4	\$0	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - L	\$0	\$0	\$0	\$0	\$0
2405 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2407 Stairwell Carpet- Refurbish	\$0	\$0	\$0	\$0	\$0
2409 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 1&2	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 3&4	\$0	\$0	\$50,412	\$0	\$0
2421 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2425 Furnishings and Décor - Update -10%	\$2,259	\$0	\$0	\$0	\$0
2427 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433 Common Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$7,014
2435 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2437 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2979 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
Bergen Mechanical Systems					
2501 Intercom/Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevator Controller - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Doors- Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Engine - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab – Remodel	\$0	\$0	\$0	\$0	\$0
2523 AHU Furnace - Replace	\$0	\$0	\$0	\$0	\$0
2533 Pumps/Valves - Repair/Replace - 33%	\$0	\$0	\$0	\$0	\$16,834
2553 Fire Control Panel - Update/Replace	\$0	\$0	\$0	\$0	\$0
2561 Boilers - Replace - DHW	\$0	\$0	\$0	\$52,775	\$0
2561 Boilers - Replace - Heating	\$0	\$0	\$0	\$0	\$0
2565 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
Genesee Mechanical Systems					
2501 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevator Controller - Modernize	\$100,489	\$0	\$0	\$0	\$0
2513 Elevator Doors- Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Engine - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab – Remodel	\$0	\$0	\$0	\$0	\$0
2523 AHU Furnace - Replace	\$0	\$0	\$0	\$0	\$0
2533 Pumps- Repair/Replace - 33%	\$0	\$0	\$0	\$0	\$17,798
2553 Fire Control Panel - Replace	\$0	\$12,356	\$0	\$0	\$0
2561 Boilers - Replace - DHW	\$0	\$0	\$0	\$0	\$0
2561 Boilers - Replace - Heating	\$0	\$0	\$0	\$0	\$0
2565 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$105,007	\$278,577	\$50,412	\$270,602	\$250,313
Ending Reserve Balance	\$2,392,453	\$2,449,992	\$2,747,087	\$2,835,854	\$2,955,949

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$2,955,949	\$3,037,467	\$3,426,663	\$3,446,616	\$3,683,096
Annual Reserve Contribution	\$344,255	\$354,583	\$365,221	\$376,177	\$387,463
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$37,439	\$40,379	\$42,935	\$44,537	\$48,314
Total Income	\$3,337,643	\$3,432,430	\$3,834,818	\$3,867,330	\$4,118,872
# Component					
Sites & Grounds					
2131 Asphalt - Seal/Repair	\$0	\$0	\$18,490	\$0	\$0
2133 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2135 Asphalt - Crack Fill/Repair	\$0	\$0	\$18,490	\$0	\$0
2153 Handrails: Metal - Replace	\$0	\$0	\$0	\$0	\$0
2155 Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
2171 Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2175 Carports - Paint/Repair	\$0	\$0	\$0	\$8,585	\$0
2181 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2185 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2237 Lawn Mowers - Replace	\$0	\$0	\$14,275	\$0	\$0
Bergen Building Exteriors					
2303 Exterior Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
2337 Wood Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2339 Stucco/EIFS - Seal/Paint	\$0	\$0	\$0	\$17,960	\$0
2353 Wood/Composite Siding - Replace	\$0	\$0	\$0	\$0	\$0
2361 Common Windows - Replace - 20%	\$0	\$0	\$0	\$12,236	\$0
2377 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
Genesee Building Exteriors					
2303 Exterior Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
2337 Wood Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2339 Stucco/EIFS - Seal/Paint	\$0	\$0	\$0	\$17,960	\$0
2353 Wood/Composite Siding - Replace	\$0	\$0	\$0	\$0	\$0
2361 Common Windows - Replace - 20%	\$0	\$0	\$0	\$0	\$0
2377 Roof: Composition Shingle - Replace	\$0	\$0	\$316,157	\$0	\$0
Bergen Building Interiors					
2401 Interior Walls - Repaint - 1&2	\$19,596	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - 3&4	\$0	\$0	\$20,790	\$0	\$0
2401 Interior Walls - Repaint - L	\$9,121	\$0	\$0	\$0	\$0
2405 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2407 Stairwell Carpet- Refurbish	\$0	\$0	\$0	\$0	\$0
2409 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 1&2	\$50,571	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 3	\$0	\$0	\$0	\$0	\$27,443
2411 Carpet - Replace - 4	\$24,383	\$0	\$0	\$0	\$0
2421 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2425 Furnishings and Décor - Update -10%	\$2,619	\$0	\$0	\$0	\$0
2427 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433 Common Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$0
2435 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2437 Kitchen Appliances - Replace	\$4,064	\$0	\$0	\$0	\$0
2979 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Genesee Building Interiors					
2401 Interior Walls - Repaint - 1&2	\$21,673	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - 3	\$0	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - 4	\$0	\$0	\$0	\$11,644	\$0
2401 Interior Walls - Repaint - L	\$10,656	\$0	\$0	\$0	\$0
2405 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2407 Stairwell Carpet- Refurbish	\$27,995	\$0	\$0	\$0	\$0
2409 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 1&2	\$55,086	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 3&4	\$0	\$0	\$0	\$0	\$0
2421 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2425 Furnishings and Décor - Update -10%	\$2,619	\$0	\$0	\$0	\$0
2427 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433 Common Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$0
2435 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2437 Kitchen Appliances - Replace	\$4,064	\$0	\$0	\$0	\$0
2979 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
Bergen Mechanical Systems					
2501 Intercom/Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevator Controller - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Doors- Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Engine - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab – Remodel	\$0	\$0	\$0	\$0	\$0
2523 AHU Furnace - Replace	\$0	\$0	\$0	\$0	\$0
2533 Pumps/Valves - Repair/Replace - 33%	\$0	\$0	\$0	\$0	\$19,515
2553 Fire Control Panel - Update/Replace	\$67,729	\$0	\$0	\$0	\$0
2561 Boilers - Replace - DHW	\$0	\$0	\$0	\$0	\$0
2561 Boilers - Replace - Heating	\$0	\$0	\$0	\$101,640	\$0
2565 Water Storage Tanks - Replace	\$0	\$0	\$0	\$14,210	\$0
Genesee Mechanical Systems					
2501 Entry System - Replace	\$0	\$5,767	\$0	\$0	\$0
2513 Elevator Controller - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Doors- Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Engine - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab – Remodel	\$0	\$0	\$0	\$0	\$0
2523 AHU Furnace - Replace	\$0	\$0	\$0	\$0	\$0
2533 Pumps- Repair/Replace - 33%	\$0	\$0	\$0	\$0	\$20,633
2553 Fire Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
2561 Boilers - Replace - DHW	\$0	\$0	\$0	\$0	\$0
2561 Boilers - Replace - Heating	\$0	\$0	\$0	\$0	\$0
2565 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$300,176	\$5,767	\$388,203	\$184,234	\$67,590
Ending Reserve Balance	\$3,037,467	\$3,426,663	\$3,446,616	\$3,683,096	\$4,051,282

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$4,051,282	\$3,766,170	\$3,916,178	\$4,288,642	\$4,749,966
Annual Reserve Contribution	\$399,086	\$411,059	\$423,391	\$436,092	\$449,175
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$48,833	\$47,989	\$51,253	\$56,461	\$61,736
Total Income	\$4,499,201	\$4,225,218	\$4,390,822	\$4,781,196	\$5,260,877
# Component					
Sites & Grounds					
2131 Asphalt - Seal/Repair	\$0	\$20,811	\$0	\$0	\$0
2133 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2135 Asphalt - Crack Fill/Repair	\$0	\$20,811	\$0	\$0	\$0
2153 Handrails: Metal - Replace	\$0	\$0	\$0	\$0	\$0
2155 Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$62,449
2171 Carport Roofs - Replace	\$50,251	\$0	\$0	\$0	\$0
2175 Carports - Paint/Repair	\$0	\$0	\$0	\$9,952	\$0
2181 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$7,093	\$0
2185 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2237 Lawn Mowers - Replace	\$0	\$0	\$0	\$0	\$0
Bergen Building Exteriors					
2303 Exterior Wall Lights - Replace	\$14,447	\$0	\$0	\$0	\$0
2337 Wood Exterior - Seal/Paint	\$198,909	\$0	\$0	\$0	\$0
2339 Stucco/EIFS - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2353 Wood/Composite Siding - Replace	\$0	\$0	\$0	\$0	\$0
2361 Common Windows - Replace - 20%	\$0	\$0	\$0	\$14,185	\$0
2377 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
Genesee Building Exteriors					
2303 Exterior Wall Lights - Replace	\$15,285	\$0	\$0	\$0	\$0
2337 Wood Exterior - Seal/Paint	\$0	\$248,008	\$0	\$0	\$0
2339 Stucco/EIFS - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2353 Wood/Composite Siding - Replace	\$0	\$0	\$0	\$0	\$0
2361 Common Windows - Replace - 20%	\$0	\$0	\$0	\$0	\$0
2377 Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
Bergen Building Interiors					
2401 Interior Walls - Repaint - 1&2	\$0	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - 3&4	\$0	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - L	\$0	\$0	\$0	\$0	\$0
2405 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2407 Stairwell Carpet- Refurbish	\$0	\$0	\$34,430	\$0	\$0
2409 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 1&2	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 3	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 4	\$0	\$0	\$0	\$0	\$0
2421 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2425 Furnishings and Décor - Update -10%	\$3,036	\$0	\$0	\$0	\$0
2427 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433 Common Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$9,426
2435 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2437 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2979 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
Genesee Building Interiors					
2401 Interior Walls - Repaint - 1&2	\$0	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - 3	\$0	\$12,724	\$0	\$0	\$0
2401 Interior Walls - Repaint - 4	\$0	\$0	\$0	\$0	\$0
2401 Interior Walls - Repaint - L	\$0	\$0	\$0	\$0	\$0
2405 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2407 Stairwell Carpet- Refurbish	\$0	\$0	\$0	\$0	\$0
2409 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 1&2	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 3&4	\$0	\$0	\$67,749	\$0	\$0
2421 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2425 Furnishings and Décor - Update -10%	\$3,036	\$0	\$0	\$0	\$0
2427 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433 Common Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$9,426
2435 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2437 Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
2979 Fireplace - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2044	2045	2046	2047	2048
Bergen Mechanical Systems					
2501 Intercom/Entry System - Replace	\$0	\$6,685	\$0	\$0	\$0
2513 Elevator Controller - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Doors- Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Engine - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab – Remodel	\$40,829	\$0	\$0	\$0	\$0
2523 AHU Furnace - Replace	\$0	\$0	\$0	\$0	\$0
2533 Pumps/Valves - Repair/Replace - 33%	\$0	\$0	\$0	\$0	\$22,623
2553 Fire Control Panel - Update/Replace	\$0	\$0	\$0	\$0	\$0
2561 Boilers - Replace - DHW	\$0	\$0	\$0	\$0	\$0
2561 Boilers - Replace - Heating	\$0	\$0	\$0	\$0	\$0
2565 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
Genesee Mechanical Systems					
2501 Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevator Controller - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Doors- Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator Engine - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab – Remodel	\$40,829	\$0	\$0	\$0	\$0
2523 AHU Furnace - Replace	\$0	\$0	\$0	\$0	\$0
2533 Pumps- Repair/Replace - 33%	\$0	\$0	\$0	\$0	\$23,919
2553 Fire Control Panel - Replace	\$0	\$0	\$0	\$0	\$0
2561 Boilers - Replace - DHW	\$125,627	\$0	\$0	\$0	\$0
2561 Boilers - Replace - Heating	\$240,784	\$0	\$0	\$0	\$0
2565 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$733,032	\$309,040	\$102,179	\$31,230	\$127,844
Ending Reserve Balance	\$3,766,170	\$3,916,178	\$4,288,642	\$4,749,966	\$5,133,033

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 are 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 cost; 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 deemed inappropriate for Reserve Funding.

Sites & Grounds

Comp #: 2101 Garage Concrete - Repair**Quantity: ~ 18000 GSF**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2115 Concrete Walkways - Repair**Quantity: ~ 3900 GSF**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2131 Asphalt - Seal/Repair**Quantity: ~ 51500 GSF**

Location: Common Areas

Funded?: Yes.

History: Sealed in 2017

Comments:

Useful Life: 4 years

Remaining Life: 6 years

Best Case: \$ 9,300

Worst Case: \$10,000

Cost Source: Client Cost History

Comp #: 2133 Asphalt - Resurface**Quantity: ~ 51500 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Client received an opinion from vendor that the asphalt resurfacing project could pushed out to a RUL of 5.

Useful Life: 25 years

Remaining Life: 5 years

Best Case: \$ 80,000

Worst Case: \$110,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2135 Asphalt - Crack Fill/Repair**Quantity: ~ 51500 GSF**

Location: Common areas

Funded?: Yes.

History: Sealed in 2017

Comments:

Useful Life: 4 years

Remaining Life: 6 years

Best Case: \$ 9,300

Worst Case: \$10,000

Cost Source: Client Cost History

Comp #: 2151 Site Fencing: Wood - Repair/Paint**Quantity: ~ 650 LF**

Location: Common Areas

Funded?: No.

History: Painted in 2014

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2153 Handrails: Metal - Replace**Quantity: ~ 160 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 6,600

Worst Case: \$9,900

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2155 Site Fencing: Wood - Replace**Quantity: ~ 650 LF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 23,000

Worst Case: \$30,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2165 Retaining Walls - Repair**Quantity: Numerous LF**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2171 Carport Roofs - Replace**Quantity: ~ 7100 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 22,000

Worst Case: \$26,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2173 Carports Gutters - Replace**Quantity: ~ 350 LF**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2175 Carports - Paint/Repair**Quantity: ~ 2800 GSF**

Location: Common Areas

Funded?: Yes.

History: Painted in 2017

Comments:

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 2,900

Worst Case: \$5,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2181 Sign/Monument - Refurbish/Replace**Quantity: ~ (2) Stucco Signs**

Location: Common Areas

Funded?: Yes.

History: Completed in 2017

Comments:

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 2,600

Worst Case: \$3,600

Cost Source: Allowance

Comp #: 2185 Site Pole Lights - Replace

Quantity: ~ (21) Pole Lights

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 26,000

Worst Case: \$35,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2195 Landscaping - Refurbish

Quantity: Common Areas

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2237 Lawn Mowers - Replace

Quantity: (2) Mowers

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 10 years

Best Case: \$ 6,000

Worst Case: \$8,900

Cost Source: ARI Cost Database: Similar Project

Cost History

Bergen Building Exteriors

Comp #: 2303 Exterior Wall Lights - Replace**Quantity: ~ (65) Lights**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 6,400

Worst Case: \$7,400

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2337 Wood Exterior - Seal/Paint**Quantity: ~ 40800 GSF**

Location: Common Areas

Funded?: Yes.

History: Painted in 2016

Comments:

Useful Life: 7 years

Remaining Life: 4 years

Best Case: \$ 92,000

Worst Case: \$98,000

Cost Source: Client Cost History

Comp #: 2339 Stucco/EIFS - Seal/Paint**Quantity: ~ 6000 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 8 years

Best Case: \$ 6,200

Worst Case: \$12,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2353 Wood/Composite Siding - Replace**Quantity: ~ 40800 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 34 years

Best Case: \$ 420,000

Worst Case: \$630,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2357 Stone Veneer - Maintain/Repair**Quantity: Numerous GSF**

Location: Exteriors

Funded?: No. Repair as needed

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2361 Common Windows - Replace - 20%**Quantity: ~20% of (46) Windows**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 5,200

Worst Case: \$7,200

Cost Source: Allowance

Comp #: 2377 Roof: Composition Shingle - Replace

Quantity: ~ 40800 GSF

Location: Common Areas

Funded?: Yes.

History: Replaced in 2010

Comments:

Useful Life: 25 years

Remaining Life: 16 years

Best Case: \$ 160,000

Worst Case: \$160,000

Cost Source: Client Cost History

Comp #: 2387 Gutters/Downspouts - Replace

Quantity: ~ 1600 LF

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Genesee Building Exteriors

Comp #: 2303 Exterior Wall Lights - Replace**Quantity: ~ (69) Lights**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 6,800

Worst Case: \$7,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2337 Wood Exterior - Seal/Paint**Quantity: ~ 44900 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 7 years

Remaining Life: 5 years

Best Case: \$ 110,000

Worst Case: \$120,000

Cost Source: Client Cost History

Comp #: 2339 Stucco/EIFS - Seal/Paint**Quantity: ~ 6000 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 8 years

Best Case: \$ 6,200

Worst Case: \$12,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2353 Wood/Composite Siding - Replace**Quantity: ~ 44900 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 60 years

Remaining Life: 36 years

Best Case: \$ 460,000

Worst Case: \$690,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2357 Stone Veneer - Maintain/Repair**Quantity: Numerous GSF**

Location: exteriors

Funded?: No. Repair as needed

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2361 Common Windows - Replace - 20%**Quantity: ~20% of (46) Windows**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 5,200

Worst Case: \$7,200

Cost Source: Allowance

Comp #: 2377 Roof: Composition Shingle - Replace

Quantity: ~ 44900 GSF

Location: Common Areas

Funded?: Yes.

History: Replaced in 2016

Comments:

Useful Life: 25 years

Remaining Life: 22 years

Best Case: \$ 160,000

Worst Case: \$170,000

Cost Source: Client Cost History

Comp #: 2387 Gutters/Downspouts - Replace

Quantity: ~ 1600 LF

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2389 Heat Tape - Replace

Quantity: ~ 900 LF

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Bergen Building Interiors

Comp #: 2401 Interior Walls - Repaint - 1&2**Quantity: ~ 9380 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 9,700

Worst Case: \$12,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2401 Interior Walls - Repaint - 3&4**Quantity: ~ 9380 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 9,700

Worst Case: \$12,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2401 Interior Walls - Repaint - L**Quantity: ~ 4690 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 4,300

Worst Case: \$5,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2405 Interior Lights - Replace**Quantity: ~ (74) Lights**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 9,600

Worst Case: \$11,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2407 Stairwell Carpet- Refurbish**Quantity: (3) Sets**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2006

Comments:

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 12,000

Worst Case: \$19,000

Cost Source: Estimate Provided by Client

Comp #: 2409 Tile Flooring - Replace**Quantity: ~ 660 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments: Client provided current cost estimate.

Useful Life: 50 years

Remaining Life: 2 years

Best Case: \$ 24,000

Worst Case: \$25,000

Cost Source: Estimate Provided by Client

Comp #: 2411 Carpet - Replace - 1&2**Quantity: ~ 3400 GSY**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 25,000

Worst Case: \$31,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2411 Carpet - Replace - 3**Quantity: ~ 1700 GSY**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 12,000

Worst Case: \$15,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2411 Carpet - Replace - 4**Quantity: ~ 1700 GSY**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 10 years

Best Case: \$ 12,000

Worst Case: \$15,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2419 Ceiling Panels - Replace**Quantity: Numerous GSF**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2421 Mailboxes - Replace**Quantity: ~ (70) Boxes**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 5,500

Worst Case: \$6,900

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2425 Furnishings and Décor - Update -10%**Quantity: 10% of ~ (85) Pieces**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 1,100

Worst Case: \$1,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2427 Bathrooms - Remodel**Quantity: ~ (2) Bathrooms**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 4,400

Worst Case: \$6,700

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2433 Common Rooms - Remodel**Quantity: ~ (3) Rooms**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 19,000

Worst Case: \$22,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2433 Guest Suite - Remodel**Quantity: ~ (1) Room**

Location: Common Areas

Funded?: Yes.

History: Performed in 2018

Comments:

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 3,000

Worst Case: \$5,000

Cost Source: Allowance

Comp #: 2435 Kitchen - Remodel**Quantity: ~ (25) Kitchen**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 8,000

Worst Case: \$9,100

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2437 Kitchen Appliances - Replace**Quantity: ~ (5) Appliances**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 1,800

Worst Case: \$2,700

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2979 Fireplace - Replace**Quantity: ~ (1) Fireplace**

Location: Units

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 8 years

Best Case: \$ 4,100

Worst Case: \$5,200

Cost Source: ArARI Cost Database: Similar Project

Cost History

Genesee Building Interiors

Comp #: 2401 Interior Walls - Repaint - 1&2**Quantity: ~ 10400 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 11,000

Worst Case: \$13,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2401 Interior Walls - Repaint - 3**Quantity: ~ 5200 . GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 5,400

Worst Case: \$6,400

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2401 Interior Walls - Repaint - 4**Quantity: ~ 5200 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 5,400

Worst Case: \$6,400

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2401 Interior Walls - Repaint - L**Quantity: ~ 5200 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 5,400

Worst Case: \$6,400

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2405 Interior Lights - Replace**Quantity: ~ (74) Lights**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 9,600

Worst Case: \$11,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2407 Stairwell Carpet- Refurbish**Quantity: (3) Sets**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 20 years

Best Case: \$ 12,000

Worst Case: \$19,000

Cost Source: Estimate Provided by Client

Comp #: 2409 Tile Flooring - Replace**Quantity: ~ 660 GSF**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 50 years

Remaining Life: 0 years

Best Case: \$ 24,000

Worst Case: \$25,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2411 Carpet - Replace - 1&2**Quantity: ~ 3700 GSY**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 27,000

Worst Case: \$34,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2411 Carpet - Replace - 3&4**Quantity: ~ 3700 GSY**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 27,000

Worst Case: \$34,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2419 Ceiling Panels - Replace**Quantity: Numerous GSF**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2421 Mailboxes - Replace**Quantity: ~ (70) Boxes**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 6 years

Best Case: \$ 5,500

Worst Case: \$6,900

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2425 Furnishings and Décor - Update -10%**Quantity: 10% of ~ (85) Pieces**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 1,100

Worst Case: \$1,800

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2427 Bathrooms - Remodel**Quantity: ~ (2) Bathrooms**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 6 years

Best Case: \$ 4,400

Worst Case: \$6,700

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2429 Office - Remodel**Quantity: ~ (18) Office**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2433 Common Rooms - Remodel**Quantity: ~ (3) Room**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 6 years

Best Case: \$ 14,000

Worst Case: \$16,000

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2433 Guest Suite - Remodel**Quantity: ~ (1) Room**

Location: Common Areas

Funded?: Yes.

History: Partial remodel in 2018

Comments:

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 3,000

Worst Case: \$5,000

Cost Source: Allowance

Comp #: 2435 Kitchen - Remodel**Quantity: ~ (25) Kitchen**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 6 years

Best Case: \$ 8,000

Worst Case: \$9,100

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2437 Kitchen Appliances - Replace**Quantity: ~ (5) Appliances**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 1,800

Worst Case: \$2,700

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2979 Fireplace - Replace**Quantity: ~ (1) Fireplace**

Location: Units

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 10 years

Best Case: \$ 4,100

Worst Case: \$5,200

Cost Source: ArARI Cost Database: Similar Project

Cost History

Bergen Mechanical Systems

Comp #: 2501 Intercom/Entry System - Replace

Quantity: ~ (1) Unit

Location: Common Areas

Funded?: Yes.

History: Replaced in 2015

Comments:

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 2,600

Worst Case: \$3,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2505 Gate Operator - Replace

Quantity: ~ (1) Unit

Location: Common Areas

Funded?: No.

History: Manufactured 2016.

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2506 Garage Door - Relpace

Quantity: ~ (1) Doors

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2513 Elevator Controller - Modernize

Quantity: (1) 5-Stop Elevator

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 13 years

Best Case: \$ 62,000

Worst Case: \$67,000

Cost Source: Estimate Provided by Client

Comp #: 2513 Elevator Doors- Modernize

Quantity: (1) 5-Stop Elevator

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 12 years

Best Case: \$ 21,000

Worst Case: \$23,000

Cost Source: Estimate Provided by Client

Comp #: 2513 Elevator Engine - Modernize

Quantity: (1) 5-Stop Elevator

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 11 years

Best Case: \$ 21,000

Worst Case: \$23,000

Cost Source: Estimate Provided by Client

Comp #: 2517 Elevator Cab – Remodel

Quantity: (1) Cab

Location: Common Areas

Funded?: Yes.

History:

Comments: Client reported planed replacement in 2019

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 19,000

Worst Case: \$20,000

Cost Source: Client Cost History + Inflation

Comp #: 2523 AHU Furnace - Replace**Quantity: ~ (1) 250,000 BTU Unit**

Location: Common Areas

Funded?: Yes.

History:

Comments: Client reported that at recommendation of the vendor both AHU should be replaced in 2019.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 40,000

Worst Case: \$50,000

Cost Source: Estimate Provided by Client

Comp #: 2533 Pumps/Valves - Repair/Replace - 33%**Quantity: 33% of ~ (29) Pumps**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2018

Comments:

Useful Life: 5 years

Remaining Life: 4 years

Best Case: \$ 8,200

Worst Case: \$11,000

Cost Source: Allowance

Comp #: 2543 Security System - Modernize**Quantity: ~ (2) Cameras**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2553 Fire Control Panel - Update/Replace**Quantity: ~ (1) Panel**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 25,000

Worst Case: \$50,000

Cost Source: Client Cost History

Comp #: 2555 Exit/Emergency Lights - Replace**Quantity: ~ (41) Lights**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2557 CO Monitors - Replace**Quantity: ~ (2) Monitors**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2561 Boilers - Replace - DHW**Quantity: ~ (1) 750k-BTU Unit**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 18 years

Best Case: \$ 26,000

Worst Case: \$36,000

Cost Source: Client Cost History

Comp #: 2561 Boilers - Replace - Heating

Quantity: ~ (2) 600k-BTU Unit

Location: Common Areas

Funded?: Yes.

History: Replaced in 2017

Comments:

Useful Life: 25 years

Remaining Life: 23 years

Best Case: \$ 46,000

Worst Case: \$57,000

Cost Source: Client Cost History

Comp #: 2565 Water Storage Tanks - Replace

Quantity: ~ (1) Gallon Tank

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 23 years

Best Case: \$ 6,200

Worst Case: \$8,200

Cost Source: ARI Cost Database: Similar Project

Cost History

Genesee Mechanical Systems

Comp #: 2501 Entry System - Replace

Quantity: ~ (1) Unit

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 2,600

Worst Case: \$3,600

Cost Source: ARI Cost Database: Similar Project

Cost History

Comp #: 2505 Gate Operator - Replace

Quantity: ~ (1) Unit

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2506 Garage Door - Relpace

Quantity: ~ (1) Doors

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2513 Elevator Controller - Modernize

Quantity: (1) 5-Stop Elevator

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 15 years

Best Case: \$ 62,000

Worst Case: \$67,000

Cost Source: Estimate Provided by Client

Comp #: 2513 Elevator Doors- Modernize

Quantity: (1) 5-Stop Elevator

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 14 years

Best Case: \$ 21,000

Worst Case: \$23,000

Cost Source: Estimate Provided by Client

Comp #: 2513 Elevator Engine - Modernize

Quantity: (1) 5-Stop Elevator

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 13 years

Best Case: \$ 21,000

Worst Case: \$23,000

Cost Source: Estimate Provided by Client

Comp #: 2517 Elevator Cab – Remodel

Quantity: (1) Cab

Location: Common Areas

Funded?: Yes.

History:

Comments: Client reported planed replacement in 2019

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 19,000

Worst Case: \$20,000

Cost Source: Client Cost History + Inflation

Comp #: 2523 AHU Furnace - Replace**Quantity: ~ (1) 250,000 BTU Unit**

Location: Common Areas

Funded?: Yes.

History:

Comments: Client reported that at recommendation of the vendor both AHU should be replaced in 2019.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 40,000

Worst Case: \$50,000

Cost Source: Estimate Provided by Client

Comp #: 2533 Pumps- Repair/Replace - 33%**Quantity: 33% of ~ (41) Pumps**

Location: Common Areas

Funded?: Yes.

History: Performed in 2018

Comments:

Useful Life: 5 years

Remaining Life: 4 years

Best Case: \$ 9,300

Worst Case: \$11,000

Cost Source: Allowance

Comp #: 2543 Security System - Modernize**Quantity: ~ (2) Cameras**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2553 Fire Control Panel - Replace**Quantity: ~ (1) Panel**

Location: Common Areas

Funded?: Yes.

History: Replaced in 2015

Comments:

Useful Life: 20 years

Remaining Life: 16 years

Best Case: \$ 7,200

Worst Case: \$8,200

Cost Source: Client Cost History

Comp #: 2555 Exit/Emergency Lights - Replace**Quantity: ~ (41) Lights**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2557 CO Monitors - Replace**Quantity: ~ (2) Monitors**

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2561 Boilers - Replace - DHW**Quantity: ~ (1) 1.2k-BTU Unit**

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 55,000

Worst Case: \$65,000

Cost Source: Estimate Provided by Client

Comp #: 2561 Boilers - Replace - Heating

Quantity: ~ (2) 600k-BTU Unit

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 110,000

Worst Case: \$120,000

Cost Source: Estimate Provided by Client

Comp #: 2565 Water Storage Tanks - Replace

Quantity: ~ (1) Gallon Tank

Location: Common Areas

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 8,200

Worst Case: \$10,000

Cost Source: Estimate Provided by Client

Comp #: 2569 Expansion Tank - Replace

Quantity: ~ (0) Tanks

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2571 Boiler Controller -Replace

Quantity: ~ (1) Controller

Location: Common Areas

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:
