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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.

W ith 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



Table of Contents

1
1
2
4
5
5
5
6
7
7
8
8
9
9
10
10
11
12
13
15
17
19
20
32
33
34

3- Minute Executive Summary

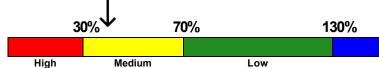
Association: Rocky Mountain Village Estates Assoc. #: 8361-3 Location: Evergreen, CO # of Units:130

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%



Economic Assumptions:

Special Assessment Risk:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	
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 STUDY RESULTS

Reserve contributions are not "for the future". Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a <u>stable</u>, <u>budgeted</u> 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 <u>Update No-Site-Visit Reserve Study</u>, 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:

Each year, the value of deterioration at the

- 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.



SPECIAL ASSESSMENT RISK 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 <u>sufficient cash</u> to perform your Reserve projects on time. Second, a <u>stable contribution</u> is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are <u>evenly distributed</u> 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 <u>fiscally responsible</u> and safe for Boardmembers to recommend to their association. Remember, it is the Board's <u>job</u> 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*.



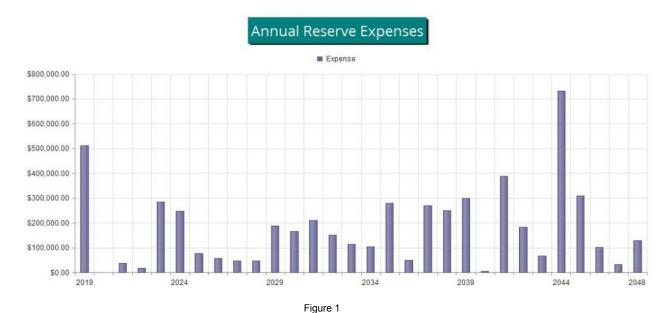
FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called <u>Baseline Funding</u>. 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. <u>Threshold Funding</u> 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.



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.

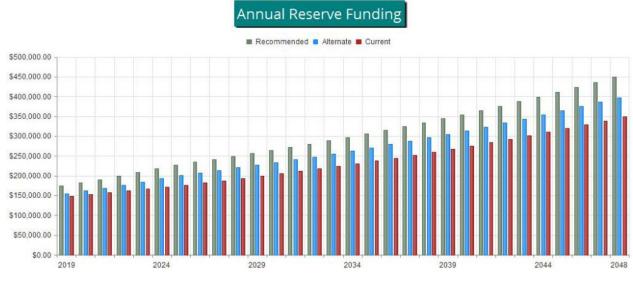
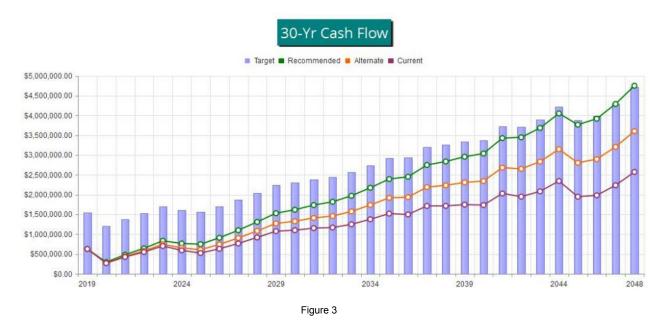
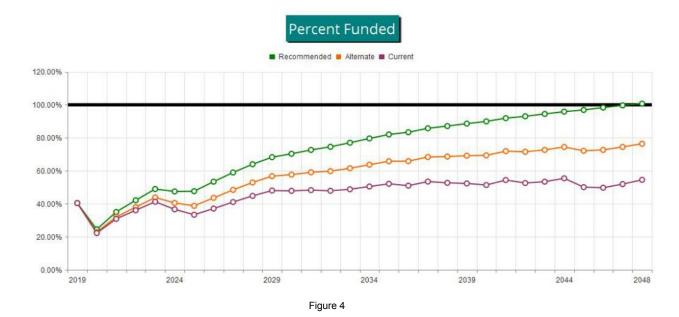


Figure 2

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.



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 \sim 20%-60% chance risk of special assessment. A client that is between 30% and 70% may experience an \sim 20%-5% chance risk of special assessment. A client that has a percent funded of >70% may experience an \sim <1% chance risk of special assessment.



Association Reserves, 8361-3

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

<u>Budget Summary</u> 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.

<u>Fully Funded Balance</u> 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.

<u>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.</u>

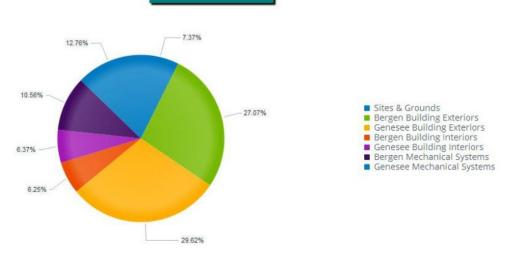
<u>30-Yr Reserve Plan Summary</u> provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

<u>30-Year Income/Expense Detail</u> 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.

	Usef	ul Life		Rem. ul 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





					Current Co	st Estimate
#	Component	Quantity	Useful Life	Rem. Useful Life	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					

Carbon C						Current Cos	st Estimate
2401 Interior Walls - Repaint - 3	#	Component	Quantity	Useful Life			Worst Case
2401 Interior Walls - Repaint - 4 ~ 5200 GSF 10 3 \$5,400 \$5 2401 Interior Walls - Repaint - L ~ 5200 GSF 10 0 \$5,400 \$5 2405 Interior Lights - Replace ~ (74) Lights 30 4 \$9,600 \$1 2407 Stairwell Carpet - Returbish (3) Sets 20 20 \$12,000 \$2 2407 Tile Flooring - Replace ~ 660 GSF 50 0 \$24,000 \$2 2411 Carpet - Replace - 182 ~ 3700 GSY 10 0 \$27,000 \$3 2421 Mailboxes - Replace - 384 ~ 3700 GSY 10 0 \$57,000 \$3 2425 Eurilshings and Decor - Update - 10% 10% of ~ (85) Pices 5 0 \$1,100 \$ 2427 Bathrooms - Remodel ~ (2) Bathrooms 30 6 \$14,000 \$1 2433 Curren Ne Remodel ~ (1) Room 10 9 \$3,000 \$ 2435 Kilchen - Remodel ~ (1) Room 10 9 \$3,000 \$ 2437 Kilchen Appliances - Replace ~ (5	2401	Interior Walls - Repaint - 1&2	~ 10400 GSF	10	0	\$11,000	\$13,000
2401 Interior Walls - Replace - (74) Lights 30	2401	Interior Walls - Repaint - 3	~ 5200 . GSF	10	6	\$5,400	\$6,400
2405 Interior Lights - Replace	2401	Interior Walls - Repaint - 4	~ 5200 GSF	10	3	\$5,400	\$6,400
2407 Stainwell Carpet-Refurbish (3) Sets 20 \$12,000 \$1 2409 Tile Flooring- Replace ~660 GSF 50 0 \$24,000 \$2 2411 Carpet - Replace - 1&2 ~3700 GSY 10 0 \$27,000 \$3 2421 Mailboxes - Replace - 1&2 ~3700 GSY 10 0 \$27,000 \$3 2421 Mailboxes - Replace ~(70) Boxes 30 6 \$5,500 \$ 2425 Eurinshings and Decor - Update - 10% 10% of ~(85) Pieces 5 0 \$1,100 \$ 2427 Bathrooms - Remodel ~(2) Bathrooms 30 6 \$4,400 \$ 2433 Common Rooms - Remodel ~(3) Room 30 6 \$14,000 \$ 2433 Guest Suite - Remodel ~(1) Room 10 9 \$3,000 \$ 2435 Kitchen - Remodel ~(25) Kitchen 30 6 \$8,000 \$ 2437 Kitchen Appliances - Replace ~(1) Fireplace 30 10 \$4,100 \$ 2979 Fireplace - Replace ~(1) Unit 15 1	2401	Interior Walls - Repaint - L	~ 5200 GSF	10	0	\$5,400	\$6,400
2409 Tile Flooring - Replace	2405	Interior Lights - Replace	~ (74) Lights	30	4	\$9,600	\$11,000
2411 Carpet - Replace - 1&2 ~ 3700 GSY 10 0 \$27,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$32,000 \$33,000 \$32,000 \$33,000 <td>2407</td> <td>Stairwell Carpet- Refurbish</td> <td>(3) Sets</td> <td>20</td> <td>20</td> <td>\$12,000</td> <td>\$19,000</td>	2407	Stairwell Carpet- Refurbish	(3) Sets	20	20	\$12,000	\$19,000
2411 Carpet - Replace - 384 ~ 3700 GSY 10 7 \$27,000 \$3 2421 Mailboxes - Replace ~ (70) Boxes 30 6 \$5,500 \$ 2425 Furnishings and Décor - Update - 10% 10% of ~ (85) Picess 5 0 \$1,100 \$ 2427 Bathrooms - Remodel ~ (2) Bathrooms 30 6 \$4,400 \$ 2433 Common Rooms - Remodel ~ (3) Room 30 6 \$41,000 \$1 2433 Guest Suite - Remodel ~ (1) Room 10 9 \$3,000 \$ 2435 Kitchen - Remodel ~ (25) Kitchen 30 6 \$8,000 \$ 2437 Kitchen Appliances - Replace ~ (5) Appliances 20 0 \$1,800 \$ 2437 Kitchen Appliances - Replace ~ (1) Fireplace 30 10 \$4,100 \$ 2437 Kitchen Appliances - Replace ~ (1) Fireplace 30 10 \$4,100 \$ 2437 Kitchen Appliances - Replace ~ (1) Fireplace 30 10 \$4,100 \$ 2437 Kitchen Appliances	2409	Tile Flooring - Replace	~ 660 GSF	50	0	\$24,000	\$25,000
2421 Mailboxes - Replace ~ (70) Boxes 30 6 \$5,500 \$ 2425 Furnishings and Décor - Update - 10% 10% of ~ (85) Pieces 5 0 \$1,100 \$ 2427 Bathrooms - Remodel ~ (2) Bathrooms 30 6 \$4,400 \$ 2433 Cumon Rooms - Remodel ~ (3) Room 30 6 \$14,000 \$ 2433 Kitchen - Remodel ~ (1) Room 10 9 \$3,000 \$ 2435 Kitchen - Remodel ~ (25) Kitchen 30 6 \$8,000 \$ 2437 Kitchen Appliances - Replace ~ (5) Appliances 20 0 \$1,800 \$ 2437 Kitchen Appliances - Replace ~ (1) Fireplace 30 10 \$4,100 \$ 2437 Fireplace - Replace ~ (1) Unit 15 \$11 \$2,600 \$ 25797 Fireplace - Replace ~ (1) Unit 15 \$11 \$2,600 \$ 2513 Elevator Controller - Modernize (1) 5-Stop Elevator 25 \$12 \$21,000 \$2 2513 Elevator Engine - Modernize	2411	Carpet - Replace - 1&2	~ 3700 GSY	10	0	\$27,000	\$34,000
2425 Furnishings and Décor - Update -10% 10% of ~ (85) Pieces 5 0 \$1,100 \$1,2427 2427 Bathrooms - Remodel ~ (2) Bathrooms 30 6 \$4,400 \$1,2433 2433 Guest Suite - Remodel ~ (3) Room 30 6 \$14,000 \$1,2433 2435 Kitchen - Remodel ~ (1) Room 10 9 \$3,000 \$1,800 \$2,2435 2435 Kitchen - Remodel ~ (5) Appliances 20 0 \$1,800 \$2,220 \$1,800 \$2,220 \$2,220 \$1,800 \$2,220	2411	Carpet - Replace - 3&4	~ 3700 GSY	10	7	\$27,000	\$34,000
2427 Bathrooms - Remodel ~ (2) Bathrooms 30 6 \$4,400 \$1 2433 Common Rooms - Remodel ~ (3) Room 30 6 \$14,000 \$1 2433 Kitchen - Remodel ~ (1) Room 10 9 \$3,000 \$ 2435 Kitchen - Remodel ~ (25) Kitchen 30 6 \$8,000 \$ 2437 Kitchen - Remodel ~ (25) Appliances 20 0 \$1,800 \$ 2437 Kitchen - Remodel ~ (1) Fireplace 30 10 \$4,100 \$ 2437 Kitchen - Remodel ~ (1) Fireplace 30 10 \$4,100 \$ 2437 Kitchen Appliances - Replace ~ (1) Init 15 11 \$2,600 \$ 2437 Kitchen Appliances 80 \$1,000 \$2 \$1 \$1,000 \$ 2437 Kitchen Appliances ~ (1) Init 15 \$1 \$1,000 \$2 2437 Kitchen Appliances ~ (1) Init \$1 \$1 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2	2421	Mailboxes - Replace	~ (70) Boxes	30	6	\$5,500	\$6,900
2433 Common Rooms - Remodel ~ (3) Room 30 6 \$14,000 \$1 2433 Guest Suite - Remodel ~ (1) Room 10 9 \$3,000 \$ 2435 Kitchen - Remodel ~ (25) Kitchen 30 6 \$8,000 \$ 2437 Kitchen Appliances - Replace ~ (5) Appliances 20 0 \$1,800 \$ 2979 Fireplace - Replace ~ (1) Fireplace 30 10 \$4,100 \$ 2979 Fireplace - Replace ~ (1) Unit 15 11 \$2,600 \$ 2979 Fireplace - Replace ~ (1) Unit 15 11 \$2,600 \$ 2513 Elevator Controller - Modernize (1) 5-Stop Elevator 25 13 \$62,000 \$ 2513 Elevator Doors- Modernize (1) 5-Stop Elevator 25 11 \$21,000 \$ 2513 Elevator Cab - Remodel (1) Cab 25 12 \$21,000 \$ 2513 Elevator Dear - Replace (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2523 Altu Furnace - Replair/Replace - 33%	2425	Furnishings and Décor - Update -10%	10% of ~ (85) Pieces	5	0	\$1,100	\$1,800
2433 Guest Suite - Remodel ~ (1) Room 10 9 \$3,000 \$ 2435 Kitchen - Remodel ~ (25) Kitchen 30 6 \$8,000 \$ 2437 Kitchen Appliances - Replace ~ (5) Appliances 20 0 \$1,800 \$ 2979 Fireplace - Replace ~ (1) Fireplace 30 10 \$4,100 \$ Bergern Mechanical Systems Uniter Com/Entry System - Replace ~ (1) Unit 15 11 \$2,600 \$ 2513 Elevator Controller - Modernize (1) 5-Stop Elevator 25 13 \$62,000 \$6 2513 Elevator Doors- Modernize (1) 5-Stop Elevator 25 13 \$62,000 \$6 2513 Elevator Cab - Remodel (1) Cab 25 11 \$21,000 \$2 2513 Elevator Cab - Remodel (1) Cab 25 0 \$19,000 \$2 2517 Elevator Cab - Remodel (1) Cab 25 0 \$19,000 \$2 2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2533 Purpsyl/alves - Replace ~ (1) Panel 20	2427	Bathrooms - Remodel	~ (2) Bathrooms	30	6	\$4,400	\$6,700
2435 Kitchen - Remodel ~ (25) Kitchen 30 6 \$8,000 \$ 2437 Kitchen Appliances - Replace ~ (5) Appliances 20 0 \$1,800 \$ 2979 Fireplace - Replace ~ (1) Fireplace 30 10 \$4,100 \$ Bergen Mechanical Systems 2501 Intercom/Entry System - Replace ~ (1) Unit 15 11 \$2,600 \$ 2513 Elevator Controller - Modernize (1) 5-Stop Elevator 25 12 \$21,000 \$ 2513 Elevator Doors- Modernize (1) 5-Stop Elevator 25 12 \$21,000 \$ 2513 Elevator Engine - Modernize (1) 5-Stop Elevator 25 12 \$21,000 \$2 2513 Elevator Cab - Remodel (1) Cab 25 0 \$19,000 \$2 2513 Elevator Cab - Remodel (1) Cab 25 0 \$19,000 \$2 2514 Elevator Cab - Remodel (1) Cab 25 0 \$19,000 \$2 2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0 \$2	2433	Common Rooms - Remodel	~ (3) Room	30	6	\$14,000	\$16,000
2437 Kitchen Appliances - Replace ~ (5) Appliances 20 0 \$1,800 \$ 2979 Fireplace - Replace ~ (1) Fireplace 30 10 \$4,100 \$ Bergen Mechanical Systems 2501 Intercom/Entry System - Replace ~ (1) Unit 15 11 \$2,600 \$ 2513 Elevator Controller - Modernize (1) 5-Stop Elevator 25 13 \$62,000 \$6 2513 Elevator Engine - Modernize (1) 5-Stop Elevator 25 12 \$21,000 \$2 2513 Elevator Engine - Modernize (1) 5-Stop Elevator 25 11 \$21,000 \$2 2513 Elevator Engine - Modernize (1) 5-Stop Elevator 25 11 \$21,000 \$2 2517 Elevator Cab - Remodel (1) Cab 25 0 \$19,000 \$2 2513 Pimps/Valves - Replace ~ (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2533 Pimps/Valves - Replace - Replace - 33% 33% of ~ (29) Pumps 5 4 \$8,200 \$1 2553 Fire Control Panel - Update/Replace - 33% 33% of ~ (2433	Guest Suite - Remodel	~ (1) Room	10	9	\$3,000	\$5,000
Bergen Mechanical Systems	2435	Kitchen - Remodel	~ (25) Kitchen	30	6	\$8,000	\$9,100
Bergen Mechanical Systems 2501 Intercom/Entry System - Replace ~ (1) Unit 15 11 \$2,600 \$2513 Elevator Controller - Modernize (1) 5-Stop Elevator 25 13 \$62,000	2437	Kitchen Appliances - Replace	~ (5) Appliances	20	0	\$1,800	\$2,700
2501 Intercom/Entry System - Replace ~ (1) Unit 15 11 \$2,600 \$ 2513 Elevator Controller - Modernize (1) 5-Stop Elevator 25 13 \$62,000 \$6 2513 Elevator Doors- Modernize (1) 5-Stop Elevator 25 12 \$21,000 \$2 2513 Elevator Engine - Modernize (1) 5-Stop Elevator 25 11 \$21,000 \$2 2517 Elevator Cab - Remodel (1) Cab 25 0 \$19,000 \$2 2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2533 Pumps/Valves - Repaiar/Replace - 33% 33% of ~ (29) Pumps 5 4 \$8,200 \$1 2553 Fire Control Panel - Update/Replace ~ (1) Panel 20 0 \$25,000 \$5 2561 Boilers - Replace - DHW ~ (1) 750k-BTU Unit 25 18 \$26,000 \$3 2565 Water Storage Tanks - Replace ~ (1) Gallon Tank 30 23 \$6,200 \$ 2501 Entry System - Replace ~ (1) Unit 15 6 \$2,600 \$ <td>2979</td> <td>Fireplace - Replace</td> <td>~ (1) Fireplace</td> <td>30</td> <td>10</td> <td>\$4,100</td> <td>\$5,200</td>	2979	Fireplace - Replace	~ (1) Fireplace	30	10	\$4,100	\$5,200
2513 Elevator Controller - Modernize (1) 5-Stop Elevator 25 13 \$62,000 \$6 2513 Elevator Doors- Modernize (1) 5-Stop Elevator 25 12 \$21,000 \$2 2513 Elevator Engine - Modernize (1) 5-Stop Elevator 25 11 \$21,000 \$2 2517 Elevator Cab - Remodel (1) Cab 25 0 \$19,000 \$2 2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2533 Pumps/Valves - Repair/Replace - 33% 33% of ~ (29) Pumps 5 4 \$8,200 \$1 2553 Fire Control Panel - Updater/Replace ~ (1) Panel 20 0 \$25,000 \$5 2561 Boilers - Replace - DHW ~ (1) 750k-BTU Unit 25 18 \$26,000 \$3 2561 Boilers - Replace - Heating ~ (2) 600k-BTU Unit 25 23 \$46,000 \$5 2565 Water Storage Tanks - Replace ~ (1) Unit 15 6 \$2,600 \$ 2501 Entry System - Replace ~ (1) Unit 15 6<		Bergen Mechanical Systems					
2513 Elevator Doors- Modernize (1) 5-Stop Elevator 25 12 \$21,000 \$2 2513 Elevator Engine - Modernize (1) 5-Stop Elevator 25 11 \$21,000 \$2 2517 Elevator Cab - Remodel (1) Cab 25 0 \$19,000 \$2 2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2533 Pumps/Valves - Repair/Replace - 33% 33% of ~ (29) Pumps 5 4 \$8,200 \$1 2553 Fire Control Panel - Update/Replace ~ (1) Panel 20 0 \$25,000 \$5 2561 Boilers - Replace - DHW ~ (1) 750k-BTU Unit 25 18 \$26,000 \$3 2561 Boilers - Replace - Heating ~ (2) 600k-BTU Unit 25 23 \$46,000 \$5 2565 Water Storage Tanks - Replace ~ (1) Gallon Tank 30 23 \$6,200 \$ 2565 Water Storage Tanks - Replace ~ (1) Unit 15 6 \$2,600 \$ 2561 Belivator Controller - Modernize (1) 5-Stop Elevator 25	2501	Intercom/Entry System - Replace	~ (1) Unit	15	11	\$2,600	\$3,600
2513 Elevator Engine - Modernize (1) 5-Stop Elevator 25 11 \$21,000 \$2 2517 Elevator Cab - Remodel (1) Cab 25 0 \$19,000 \$2 2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2533 Pumps/Valves - Repair/Replace - 33% 33% of ~ (29) Pumps 5 4 \$8,200 \$1 2553 Fire Control Panel - Update/Replace ~ (1) Panel 20 0 \$25,000 \$5 2561 Boilers - Replace - DHW ~ (1) 750k-BTU Unit 25 18 \$26,000 \$3 2561 Boilers - Replace - Heating ~ (2) 600k-BTU Unit 25 23 \$46,000 \$5 2565 Water Storage Tanks - Replace ~ (1) Gallon Tank 30 23 \$6,200 \$5 2565 Water Storage Tanks - Replace ~ (1) Unit 15 6 \$2,600 \$ 2501 Entry System - Replace ~ (1) Unit 15 6 \$2,600 \$ 2513 Elevator Controller - Modernize (1) 5-Stop Elevator 25 15 <td>2513</td> <td>Elevator Controller - Modernize</td> <td>(1) 5-Stop Elevator</td> <td>25</td> <td>13</td> <td>\$62,000</td> <td>\$67,000</td>	2513	Elevator Controller - Modernize	(1) 5-Stop Elevator	25	13	\$62,000	\$67,000
2517 Elevator Cab – Remodel (1) Cab 25 0 \$19,000 \$2 2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2533 Pumps/Valves - Repair/Replace - 33% 33% of ~ (29) Pumps 5 4 \$8,200 \$1 2553 Fire Control Panel - Update/Replace ~ (1) Panel 20 0 \$25,000 \$5 2561 Boilers - Replace - DHW ~ (1) 750k-BTU Unit 25 18 \$26,000 \$3 2565 Water Storage Tanks - Replace - Heating ~ (2) 600k-BTU Unit 25 23 \$46,000 \$5 2565 Water Storage Tanks - Replace ~ (1) Gallon Tank 30 23 \$6,200 \$5 2501 Entry System - Replace ~ (1) Unit 15 6 \$2,600 \$ 2501 Entry System - Replace ~ (1) Unit 15 6 \$2,600 \$ 2513 Elevator Controller - Modernize (1) 5-Stop Elevator 25 15 \$62,000 \$6 2513 Elevator Engine - Modernize (1) 5-Stop Elevator 25 14 \$21,000 \$2 2513 Elevator Cab - Remodel (1) Cab 25 0 </td <td>2513</td> <td>Elevator Doors- Modernize</td> <td>(1) 5-Stop Elevator</td> <td>25</td> <td>12</td> <td>\$21,000</td> <td>\$23,000</td>	2513	Elevator Doors- Modernize	(1) 5-Stop Elevator	25	12	\$21,000	\$23,000
2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2533 Pumps/Valves - Repair/Replace - 33% 33% of ~ (29) Pumps 5 4 \$8,200 \$1 2553 Fire Control Panel - Update/Replace ~ (1) Panel 20 0 \$25,000 \$5 2561 Boilers - Replace - DHW ~ (1) 750k-BTU Unit 25 18 \$26,000 \$3 2561 Boilers - Replace - Heating ~ (2) 600k-BTU Unit 25 23 \$46,000 \$5 2565 Water Storage Tanks - Replace ~ (1) Gallon Tank 30 23 \$6,200 \$ 2501 Entry System - Replace ~ (1) Unit 15 6 \$2,600 \$ 2501 Entry System - Replace ~ (1) Unit 15 6 \$2,600 \$ 2501 Elevator Controller - Modernize (1) 5-Stop Elevator 25 15 \$62,000 \$6 2513 Elevator Engine - Modernize (1) 5-Stop Elevator 25 14 \$21,000 \$2 2517 Elevator Cab - Remodel (1) Cab 25 0 \$19,000 \$2 2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0<	2513	Elevator Engine - Modernize	(1) 5-Stop Elevator	25	11	\$21,000	\$23,000
2533 Pumps/Valves - Repair/Replace - 33% 33% of ~ (29) Pumps 5 4 \$8,200 \$1 2553 Fire Control Panel - Update/Replace ~ (1) Panel 20 0 \$25,000 \$5 2561 Boilers - Replace - DHW ~ (1) 750k-BTU Unit 25 18 \$26,000 \$3 2561 Boilers - Replace - Heating ~ (2) 600k-BTU Unit 25 23 \$46,000 \$5 2565 Water Storage Tanks - Replace ~ (1) Gallon Tank 30 23 \$6,200 \$ Genesee Mechanical Systems 2501 Entry System - Replace ~ (1) Unit 15 6 \$2,600 \$ 2501 Elevator Controller - Modernize (1) 5-Stop Elevator 25 15 \$62,000 \$6 2513 Elevator Doors- Modernize (1) 5-Stop Elevator 25 14 \$21,000 \$2 2513 Elevator Engine - Modernize (1) 5-Stop Elevator 25 13 \$21,000 \$2 2517 Elevator Cab - Remodel (1) Cab 25 0 \$19,000 \$2 2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2533 Pumps-	2517	Elevator Cab – Remodel	(1) Cab	25	0	\$19,000	\$20,000
2553 Fire Control Panel - Update/Replace ~ (1) Panel 20 0 \$25,000 \$5 2561 Boilers - Replace - DHW ~ (1) 750k-BTU Unit 25 18 \$26,000 \$3 2561 Boilers - Replace - Heating ~ (2) 600k-BTU Unit 25 23 \$46,000 \$5 2565 Water Storage Tanks - Replace ~ (1) Gallon Tank 30 23 \$6,200 \$ Genesee Mechanical Systems 2501 Entry System - Replace ~ (1) Unit 15 6 \$2,600 \$ 2513 Elevator Controller - Modernize (1) 5-Stop Elevator 25 15 \$62,000 \$6 2513 Elevator Doors- Modernize (1) 5-Stop Elevator 25 14 \$21,000 \$2 2513 Elevator Engine - Modernize (1) 5-Stop Elevator 25 13 \$21,000 \$2 2517 Elevator Cab - Remodel (1) Cab 25 0 \$19,000 \$2 2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2533 Pumps- Repair/Replace - 33% 33% of ~ (41) Pumps 5 4 \$9,300 \$1 2553 Fire Control Pa	2523	AHU Furnace - Replace	~ (1) 250,000 BTU Unit	30	0	\$40,000	\$50,000
2561 Boilers - Replace - DHW ~ (1) 750k-BTU Unit 25 18 \$26,000 \$3 2561 Boilers - Replace - Heating ~ (2) 600k-BTU Unit 25 23 \$46,000 \$5 2565 Water Storage Tanks - Replace ~ (1) Gallon Tank 30 23 \$6,200 \$ Genesee Mechanical Systems 2501 Entry System - Replace ~ (1) Unit 15 6 \$2,600 \$ 2513 Elevator Controller - Modernize (1) 5-Stop Elevator 25 15 \$62,000 \$6 2513 Elevator Doors- Modernize (1) 5-Stop Elevator 25 14 \$21,000 \$2 2513 Elevator Engine - Modernize (1) 5-Stop Elevator 25 13 \$21,000 \$2 2517 Elevator Cab - Remodel (1) Cab 25 0 \$19,000 \$2 2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2533 Pumps- Repair/Replace - 33% 33% of ~ (41) Pumps 5 4 \$9,300 \$1 2553 Fire Control Panel - Replace ~ (1) Panel 20 16 \$7,200 \$ 2561 Boilers - Replace - DHW	2533	Pumps/Valves - Repair/Replace - 33%	33% of ~ (29) Pumps	5	4	\$8,200	\$11,000
2561 Boilers - Replace - Heating ~ (2) 600k-BTU Unit 25 23 \$46,000 \$5 2565 Water Storage Tanks - Replace ~ (1) Gallon Tank 30 23 \$6,200 \$ Genesee Mechanical Systems 2501 Entry System - Replace ~ (1) Unit 15 6 \$2,600 \$ 2513 Elevator Controller - Modernize (1) 5-Stop Elevator 25 15 \$62,000 \$6 2513 Elevator Doors- Modernize (1) 5-Stop Elevator 25 14 \$21,000 \$2 2513 Elevator Engine - Modernize (1) 5-Stop Elevator 25 13 \$21,000 \$2 2517 Elevator Cab - Remodel (1) Cab 25 0 \$19,000 \$2 2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2533 Pumps- Repair/Replace - 33% 33% of ~ (41) Pumps 5 4 \$9,300 \$1 2553 Fire Control Panel - Replace ~ (1) Panel 20 16 \$7,200 \$ 2561 Boilers - Replace - DHW ~ (1) 1.2k-BTU Unit 25 0 \$110,000 \$12 2561 Boilers - Replace - He	2553	Fire Control Panel - Update/Replace	~ (1) Panel	20	0	\$25,000	\$50,000
2565 Water Storage Tanks - Replace ~ (1) Gallon Tank 30 23 \$6,200 \$ Genesee Mechanical Systems 2501 Entry System - Replace ~ (1) Unit 15 6 \$2,600 \$ 2513 Elevator Controller - Modernize (1) 5-Stop Elevator 25 15 \$62,000 \$6 2513 Elevator Doors- Modernize (1) 5-Stop Elevator 25 14 \$21,000 \$2 2513 Elevator Engine - Modernize (1) 5-Stop Elevator 25 13 \$21,000 \$2 2517 Elevator Cab - Remodel (1) Cab 25 0 \$19,000 \$2 2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2533 Pumps- Repair/Replace - 33% 33% of ~ (41) Pumps 5 4 \$9,300 \$1 2553 Fire Control Panel - Replace ~ (1) Panel 20 16 \$7,200 \$ 2561 Boilers - Replace - DHW ~ (1) 1.2k-BTU Unit 25 0 \$55,000 \$6 2561 Boilers - Replace - Heating	2561	Boilers - Replace - DHW	~ (1) 750k-BTU Unit	25	18	\$26,000	\$36,000
Genesee Mechanical Systems 2501 Entry System - Replace ~ (1) Unit 15 6 \$2,600 \$ 2513 Elevator Controller - Modernize (1) 5-Stop Elevator 25 15 \$62,000 \$6 2513 Elevator Doors- Modernize (1) 5-Stop Elevator 25 14 \$21,000 \$2 2513 Elevator Engine - Modernize (1) 5-Stop Elevator 25 13 \$21,000 \$2 2517 Elevator Cab - Remodel (1) Cab 25 0 \$19,000 \$2 2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2533 Pumps- Repair/Replace - 33% 33% of ~ (41) Pumps 5 4 \$9,300 \$1 2553 Fire Control Panel - Replace ~ (1) Panel 20 16 \$7,200 \$ 2561 Boilers - Replace - DHW ~ (1) 1.2k-BTU Unit 25 0 \$55,000 \$6 2561 Boilers - Replace - Heating ~ (2) 600k-BTU Unit 25 0 \$110,000 \$12	2561	Boilers - Replace - Heating	~ (2) 600k-BTU Unit	25	23	\$46,000	\$57,000
2501 Entry System - Replace	2565	Water Storage Tanks - Replace	~ (1) Gallon Tank	30	23	\$6,200	\$8,200
2513 Elevator Controller - Modernize (1) 5-Stop Elevator 25 15 \$62,000 \$6 2513 Elevator Doors- Modernize (1) 5-Stop Elevator 25 14 \$21,000 \$2 2513 Elevator Engine - Modernize (1) 5-Stop Elevator 25 13 \$21,000 \$2 2517 Elevator Cab - Remodel (1) Cab 25 0 \$19,000 \$2 2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2533 Pumps- Repair/Replace - 33% 33% of ~ (41) Pumps 5 4 \$9,300 \$1 2553 Fire Control Panel - Replace ~ (1) Panel 20 16 \$7,200 \$ 2561 Boilers - Replace - DHW ~ (1) 1.2k-BTU Unit 25 0 \$55,000 \$6 2561 Boilers - Replace - Heating ~ (2) 600k-BTU Unit 25 0 \$110,000 \$12		Genesee Mechanical Systems					
2513 Elevator Doors- Modernize (1) 5-Stop Elevator 25 14 \$21,000 \$2 2513 Elevator Engine - Modernize (1) 5-Stop Elevator 25 13 \$21,000 \$2 2517 Elevator Cab - Remodel (1) Cab 25 0 \$19,000 \$2 2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2533 Pumps- Repair/Replace - 33% 33% of ~ (41) Pumps 5 4 \$9,300 \$1 2553 Fire Control Panel - Replace ~ (1) Panel 20 16 \$7,200 \$ 2561 Boilers - Replace - DHW ~ (1) 1.2k-BTU Unit 25 0 \$55,000 \$6 2561 Boilers - Replace - Heating ~ (2) 600k-BTU Unit 25 0 \$110,000 \$12	2501	Entry System - Replace	~ (1) Unit	15	6	\$2,600	\$3,600
2513 Elevator Engine - Modernize (1) 5-Stop Elevator 25 13 \$21,000 \$2 2517 Elevator Cab – Remodel (1) Cab 25 0 \$19,000 \$2 2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2533 Pumps- Repair/Replace - 33% 33% of ~ (41) Pumps 5 4 \$9,300 \$1 2553 Fire Control Panel - Replace ~ (1) Panel 20 16 \$7,200 \$ 2561 Boilers - Replace - DHW ~ (1) 1.2k-BTU Unit 25 0 \$55,000 \$6 2561 Boilers - Replace - Heating ~ (2) 600k-BTU Unit 25 0 \$110,000 \$12	2513	Elevator Controller - Modernize	(1) 5-Stop Elevator	25	15	\$62,000	\$67,000
2517 Elevator Cab – Remodel (1) Cab 25 0 \$19,000 \$2 2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2533 Pumps- Repair/Replace - 33% 33% of ~ (41) Pumps 5 4 \$9,300 \$1 2553 Fire Control Panel - Replace ~ (1) Panel 20 16 \$7,200 \$ 2561 Boilers - Replace - DHW ~ (1) 1.2k-BTU Unit 25 0 \$55,000 \$6 2561 Boilers - Replace - Heating ~ (2) 600k-BTU Unit 25 0 \$110,000 \$12	2513	Elevator Doors- Modernize	(1) 5-Stop Elevator	25	14	\$21,000	\$23,000
2523 AHU Furnace - Replace ~ (1) 250,000 BTU Unit 30 0 \$40,000 \$5 2533 Pumps- Repair/Replace - 33% 33% of ~ (41) Pumps 5 4 \$9,300 \$1 2553 Fire Control Panel - Replace ~ (1) Panel 20 16 \$7,200 \$ 2561 Boilers - Replace - DHW ~ (1) 1.2k-BTU Unit 25 0 \$55,000 \$6 2561 Boilers - Replace - Heating ~ (2) 600k-BTU Unit 25 0 \$110,000 \$12	2513	Elevator Engine - Modernize	(1) 5-Stop Elevator	25	13	\$21,000	\$23,000
2533 Pumps- Repair/Replace - 33% 33% of ~ (41) Pumps 5 4 \$9,300 \$1 2553 Fire Control Panel - Replace ~ (1) Panel 20 16 \$7,200 \$ 2561 Boilers - Replace - DHW ~ (1) 1.2k-BTU Unit 25 0 \$55,000 \$6 2561 Boilers - Replace - Heating ~ (2) 600k-BTU Unit 25 0 \$110,000 \$12	2517	Elevator Cab – Remodel	(1) Cab	25	0	\$19,000	\$20,000
2553 Fire Control Panel - Replace ~ (1) Panel 20 16 \$7,200 \$ 2561 Boilers - Replace - DHW ~ (1) 1.2k-BTU Unit 25 0 \$55,000 \$6 2561 Boilers - Replace - Heating ~ (2) 600k-BTU Unit 25 0 \$110,000 \$12	2523	AHU Furnace - Replace	~ (1) 250,000 BTU Unit	30	0	\$40,000	\$50,000
2561 Boilers - Replace - DHW ~ (1) 1.2k-BTU Unit 25 0 \$55,000 \$6 2561 Boilers - Replace - Heating ~ (2) 600k-BTU Unit 25 0 \$110,000 \$12	2533	Pumps- Repair/Replace - 33%	33% of ~ (41) Pumps	5	4	\$9,300	\$11,000
2561 Boilers - Replace - Heating ~ (2) 600k-BTU Unit 25 0 \$110,000 \$12	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 \$1	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	1	Useful Life	=	Fully Funded Balance
	Sites & Grounds							
2131	Asphalt - Seal/Repair	\$9,650	Χ	0	1	4	=	\$0
2133	Asphalt - Resurface	\$95,000	Χ	20	1	25	=	\$76,000
2135	Asphalt - Crack Fill/Repair	\$9,650	Χ	0	1	4	=	\$0
2153	Handrails: Metal - Replace	\$8,250	Χ	21	/	30	=	\$5,775
2155	Site Fencing: Wood - Replace	\$26,500	Χ	21	1	25	=	\$22,260
2171	Carport Roofs - Replace	\$24,000	Χ	25	/	25	=	\$24,000
2175	Carports - Paint/Repair	\$4,350	Χ	2	/	5	=	\$1,740
2181	Sign/Monument - Refurbish/Replace	\$3,100	Χ	2	/	10	=	\$620
2185	Site Pole Lights - Replace	\$30,500	Χ	26	1	30	=	\$26,433
2237	Lawn Mowers - Replace	\$7,450	Χ	2	1	12	=	\$1,242
	Bergen Building Exteriors							
2303	Exterior Wall Lights - Replace	\$6,900	Χ	25	1	25	=	\$6,900
2337	Wood Exterior - Seal/Paint	\$95,000	Χ	3	1	7	=	\$40,714
2339	Stucco/EIFS - Seal/Paint	\$9,100	Χ	7	/	15	=	\$4,247
2353	Wood/Composite Siding - Replace	\$525,000	Χ	26	/	60	=	\$227,500
2361	Common Windows - Replace - 20%	\$6,200	Χ	2	/	5	=	\$2,480
2377	Roof: Composition Shingle - Replace	\$160,000	Χ	9	1	25	=	\$57,600
	Genesee Building Exteriors							
2303	Exterior Wall Lights - Replace	\$7,300	Χ	25	1	25	=	\$7,300
2337	Wood Exterior - Seal/Paint	\$115,000	Χ	2	/	7	=	\$32,857
2339	Stucco/EIFS - Seal/Paint	\$9,100	Χ	7	/	15	=	\$4,247
2353	Wood/Composite Siding - Replace	\$575,000	Χ	24	/	60	=	\$230,000
2361	Common Windows - Replace - 20%	\$6,200	Χ	26	1	30	=	\$5,373
2377	Roof: Composition Shingle - Replace	\$165,000	Χ	3	1	25	=	\$19,800
	Bergen Building Interiors							
2401	Interior Walls - Repaint - 1&2	\$10,850	Χ	10	1	10	=	\$10,850
2401	Interior Walls - Repaint - 3&4	\$10,850	Χ	8	/	10	=	\$8,680
2401	Interior Walls - Repaint - L	\$5,050	Χ	10	/	10	=	\$5,050
2405	Interior Lights - Replace	\$10,300	Χ	26	/	30	=	\$8,927
2407	Stairwell Carpet- Refurbish	\$15,500	Χ	13	/	20	=	\$10,075
2409	Tile Flooring - Replace	\$24,500	Χ	48	/	50	=	\$23,520
2411	Carpet - Replace - 1&2	\$28,000	Х	10	/	10	=	\$28,000
2411	Carpet - Replace - 3	\$13,500	Χ	6	/	10	=	\$8,100
2411	Carpet - Replace - 4	\$13,500	Χ	0	/	10	=	\$0
2421	Mailboxes - Replace	\$6,200	Χ	26	/	30	=	\$5,373
2425	Furnishings and Décor - Update -10%	\$1,450	Χ	5	1	5	=	\$1,450
2427	Bathrooms - Remodel	\$5,550	Χ	26	/	30	=	\$4,810
2433	Common Rooms - Remodel	\$20,500	Χ	26	1	30	=	\$17,767
2433	Guest Suite - Remodel	\$4,000	Χ	1	1	10	=	\$400
2435	Kitchen - Remodel	\$8,550	Χ	26	1	30	=	\$7,410
2437	Kitchen Appliances - Replace	\$2,250	Χ	20	1	20	=	\$2,250
2979	Fireplace - Replace	\$4,650	Χ	22	1	30	=	\$3,410
	Genesee Building Interiors							
2401	Interior Walls - Repaint - 1&2	\$12,000	Χ	10	1	10	=	\$12,000

2401 Interior Walls - Repaint - 3	#	Component	Current Cost Estimate	x	Effective Age	1	Useful Life	=	Fully Funded Balance
2401 Interior Walls - Replant - L \$5,900 X \$10 \$7 \$10 \$8,920 \$2405 Interior Lights - Replace \$10,300 X \$26 \$7 \$30 \$8,927 \$2407 Stainwell Carpet - Refunish \$15,500 X \$50 \$7 \$20 \$8,927 \$2409 Tile Flooring - Replace \$24,500 X \$50 \$7 \$60 \$24,500	2401	Interior Walls - Repaint - 3	\$5,900	Χ	4	/	10	=	\$2,360
2405 Interior Lights - Replace	2401	Interior Walls - Repaint - 4	\$5,900	Χ	7	/	10	=	\$4,130
2407 Stainwell Carpet-Refurbish \$15,000 X	2401	Interior Walls - Repaint - L	\$5,900	Χ	10	/	10	=	\$5,900
2409 Tile Flooring - Replace \$24,500 X 50 7 50 8 \$24,500 2411 Carpet - Replace - 182 \$30,500 X 10 7 10 8 \$30,500 2412 Mailtoxosa - Replace - 384 \$30,500 X 24 7 30 8 \$49,800 2424 Mailtoxosa - Replace \$6,200 X 24 7 30 8 \$49,800 2425 Furnishings and Décor - Update - 10% \$14,500 X 50 7 5 8 \$14,500 2426 Eurnishings and Décor - Update - 10% \$14,500 X 50 7 5 8 \$14,500 2427 Bathrooms - Remodel \$5,550 X 24 7 30 8 \$44,000 2433 Common Rooms - Remodel \$15,000 X 24 7 30 8 \$12,000 2433 Common Rooms - Remodel \$4,000 X 24 7 30 8 \$12,000 2434 Ritchen - Remodel \$8,550 X 24 7 30 8 \$12,000 2435 Ritchen - Remodel \$8,550 X 24 7 30 8 \$12,000 2436 Ritchen - Remodel \$8,550 X 24 7 30 8 \$12,000 2437 Ritchen - Replace \$2,250 X 20 7 20 8 \$2,250 2437 Ritchen - Replace \$3,500 X 24 7 30 8 \$8,310 2437 Ritchen - Replace \$3,500 X 24 7 30 8 \$8,310 2438 Ritchen - Replace \$3,500 X 24 7 30 8 \$8,310 2439 Ritchen - Replace \$3,500 X 24 7 30 8 \$8,310 2430 Ritchen - Replace \$3,500 X 24 7 25 8 \$11,400 2431 Ritchen Replace \$3,500 X 24 7 25 8 \$11,400 2531 Ritchen Controller - Modernize \$22,000 X 14 7 25 8 \$11,400 2532 AHU Furnace - Replace - Healing \$3,500 X 20 7 25 8 \$19,500 2533 Purnps/Valves - Replace - Healing \$3,500 X 20 7 25 8 \$19,500 2533 Ritchen - Replace - Healing \$3,500 X 20 7 25 8 \$19,500 2534 Ritchen - Replace - Healing \$3,500 X 20 7 25 8 \$19,500 2533 Ritchen - Replace - Healing \$3,500 X 20 7 25 8 \$19,500 2533 Ritchen - Replace - Healing \$3,500 X 20 7 25 8 \$19,500 2533 Ritchen - Replace - Healing \$3,500 X 20 7 25 8	2405	Interior Lights - Replace	\$10,300	Χ	26	/	30	=	\$8,927
2411 Carpet - Replace - 1&2 \$30,500 X	2407	Stairwell Carpet- Refurbish	\$15,500	Χ	0	/	20	=	\$0
2411 Carpet - Replace - 384 \$30,500 X 3 7 10 = \$9,150 2421 Mallboxes - Replace \$6,200 X 24 7 30 = \$4,960 2425 Furnishings and Décor - Update - 10% \$1,450 X 5 7 5 = \$1,450 2427 Bathrooms - Remodel \$5,550 X 24 7 30 = \$4,400 2438 Carmon Rooms - Remodel \$15,000 X 24 7 30 = \$12,000 2438 Guest Suite - Remodel \$4,000 X 24 7 30 = \$40,000 2435 Klichen - Remodel \$8,550 X 24 7 30 = \$40,000 2435 Klichen - Remodel \$8,550 X 24 7 30 = \$6,840 2435 Klichen - Remodel \$8,550 X 24 7 30 = \$6,840 2437 Klichen - Remodel \$4,600 X 20 7 20 = \$2,250 2437 Klichen - Replace \$3,650 X 20 7 30 = \$3,100 3437 Klichen - Replace \$3,600 X 20 7 30 = \$3,100 3438 Evator Controller - Modernize \$64,500 X 21 7 25 = \$30,960 2513 Elevator Controller - Modernize \$22,000 X 14 7 25 = \$11,400 2513 Elevator Controller - Modernize \$22,000 X 14 7 25 = \$11,200 2513 Elevator Engine - Modernize \$22,000 X 14 7 25 = \$1,000 2513 Elevator Engine - Modernize \$22,000 X 14 7 25 = \$1,000 2513 Elevator Engine - Modernize \$22,000 X 14 7 25 = \$1,000 2513 Elevator Engine - Modernize \$31,000 X 20 7 20 = \$37,000 2513 Elevator Engine - Hodernize \$31,000 X 20 7 20 = \$37,000 2513 Elevator Engine - Hodernize \$31,000 X 7 7 25 = \$8,860 2514 Boilers - Replace - DHW \$31,000 X 9 7 15 = \$1,860 2515 Elevator Controller - Modernize \$22,000 X 11 7 25 = \$3,680 2516 Boilers - Replace - Heating \$31,000 X 9 7 15 = \$1,860 2517 Elevator Controller - Modernize \$22,000 X 11 7 25 = \$3,680 2518 Elevator Controller - Modernize \$22,000 X 11 7 25 = \$3,680 2519 Elevator Controller - Modernize \$22,000 X 11 7 25 = \$3,680 2510	2409	Tile Flooring - Replace	\$24,500	Χ	50	/	50	=	\$24,500
2421 Mailboxes - Replace \$6,200	2411	Carpet - Replace - 1&2	\$30,500	Χ	10	/	10	=	\$30,500
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 1 / 10 = \$400 2435 Kitchen - Remodel \$6,550 X 24 / 30 = \$6,640 2437 Kitchen Appliances - Replace \$2,250 X 20 / 20 = \$2,250 2979 Fireplace - Replace \$4,650 X 20 / 30 = \$3,100 Bergen Mechanical Systems String Intercom/Entry System - Replace \$3,100 X 4 / 15 = \$3,000 Design Mechanical Systems String Intercom/Entry System - Replace \$3,100 X 4 / 15 = \$3,000 String Intercom/Entry System - Replace \$3,100 X 12 / 25 </td <td>2411</td> <td>Carpet - Replace - 3&4</td> <td>\$30,500</td> <td>Χ</td> <td>3</td> <td>/</td> <td>10</td> <td>=</td> <td>\$9,150</td>	2411	Carpet - Replace - 3&4	\$30,500	Χ	3	/	10	=	\$9,150
Selection Sele	2421	Mailboxes - Replace	\$6,200	Χ	24	/	30	=	\$4,960
2433 Common Rooms - Remodel \$15,000 X 24 / 30 = \$12,000 2433 Guest Sulte - Remodel \$4,000 X 1 / 10 = \$4,000 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 / 20 = \$3,100 Bergen Mechanical Systems Egren Mechanical Systems Egren Mechanical Systems Egren Mechanical System - Replace \$3,100 X 4 / 15 = \$30,960 Egren Mechanical Systems \$3,100 X 4 / 15 = \$30,960 Elevator Controller - Modemize \$22,000 X 14 / 25 = \$11,440 2513 Elevator Engiace \$3,500 X 25 <td>2425</td> <td>Furnishings and Décor - Update -10%</td> <td>\$1,450</td> <td>Χ</td> <td>5</td> <td>/</td> <td>5</td> <td>=</td> <td>\$1,450</td>	2425	Furnishings and Décor - Update -10%	\$1,450	Χ	5	/	5	=	\$1,450
2433 Guest Suite - Remodel \$4,000 X 1 / 10 = \$6,840 2435 Kitchen - Remodel \$8,550 X 24 / 30 = \$6,840 2437 Kitchen Appliances - Replace \$2,250 X 20 / 20 = \$2,250 2579 Fireplace - Replace \$4,650 X 20 / 30 = \$3,100 Bergen Mechanical Systems Set Western System - Replace \$3,100 X 4 / 15 = \$827 2501 Intercom/Entry System - Replace \$64,500 X 12 / 25 = \$30,960 \$3,100 X 4 / 15 = \$827 \$251 Elevator Controller - Modernize \$64,500 X 12 / 25 = \$11,440 \$31 / 25 = \$11,440 \$31 / 25 = \$11,440 \$31 / 25 = \$11,440 \$31 / <td>2427</td> <td>Bathrooms - Remodel</td> <td>\$5,550</td> <td>Χ</td> <td>24</td> <td>/</td> <td>30</td> <td>=</td> <td>\$4,440</td>	2427	Bathrooms - Remodel	\$5,550	Χ	24	/	30	=	\$4,440
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 2513 Elevator Cab - Remodel \$19,500 X 25 / 25 = \$19,500 2513 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 2561 Boilers - Replace - DHW \$31,000 X 7 / 25 = \$4,120 2561 Boilers - Replace - Heating \$51,500 X 2 / 25 = \$4,120 2566 Water Storage Tanks - Replace \$3,100 X 7 / 25 = \$4,120 2561 Boilers - Replace - Heating \$3,100 X 9 / 15 = \$1,860 2501 Entry System	2433	Common Rooms - Remodel	\$15,000	Χ	24	/	30	=	\$12,000
2437 Kitchen Appliances - Replace \$2,250 X 20 / 20 = \$2,250 29 / 30 = \$3,100 \$3,100 X 20 / 30 = \$3,100 X 20 / 30 = \$3,100 X 4 / 15 = \$827 <td< td=""><td>2433</td><td>Guest Suite - Remodel</td><td>\$4,000</td><td>Χ</td><td>1</td><td>/</td><td>10</td><td>=</td><td>\$400</td></td<>	2433	Guest Suite - Remodel	\$4,000	Χ	1	/	10	=	\$400
Page Pireplace Page Pa	2435	Kitchen - Remodel	\$8,550	Χ	24	/	30	=	\$6,840
Bergen Mechanical Systems Sa,100 X 4	2437	Kitchen Appliances - Replace	\$2,250	Χ	20	/	20	=	\$2,250
Soli Intercom/Entry System - Replace \$3,100 X	2979	Fireplace - Replace	\$4,650	Χ	20	1	30	=	\$3,100
Selavator Controller - Modernize		Bergen Mechanical Systems							
Selevator Doors-Modernize Selevator Doors-Modernize Selevator Engine - Modernize Selevator Cab - Remodel Selevator Cab - Replace Selevator Cab - Replace Selevator Cab - Replace Selevator Cab - Replace - 33% Selevator Cab - Replace - 33% Selevator Cab - Replace - DHW Selevator Cab - Replace Selevator Cab - Replace Selevator Controller - Modernize Selevator Controller - Modernize Selevator Cab - Remodel	2501	Intercom/Entry System - Replace	\$3,100	Χ	4	/	15	=	\$827
Second Period	2513	Elevator Controller - Modernize	\$64,500	Χ	12	/	25	=	\$30,960
2517 Elevator Cab – Remodel \$19,500	2513	Elevator Doors- Modernize	\$22,000	Χ	13	/	25	=	\$11,440
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 2510 Entry System - Replace \$3,100 X 9 / 15 = \$1,680 2513 Elevator Controller - Modernize \$64,500 X 10 / 25 = \$9,680 2513 Elevator Engine - Modernize \$22,000 X 11 / 25 = \$10,560 2517 Elevator Cab - Remodel \$19,500 X 25	2513	Elevator Engine - Modernize	\$22,000	Χ	14	/	25	=	\$12,320
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 11 / 25 = \$9,680 2513 Elevator Cab - Remodel \$19,500 X 25 / 25 = \$10,560 2513 Elevator Replace - Modernize \$22,000 X 12 / 25 = \$10,560 2513 Elevator Engine - Modernize \$22,000 X 12 / 25 = \$10,560 2513 Elevator Cab - Remodel \$19,500 X 25 / 25 = \$10,560 2513 Fire Control Panel - Replace \$45,000 X 30 / 30 = \$45,000 2523 Pumps- Repair/Replace - 33% \$10,150 X 1 / 5 = \$2,030 <td< td=""><td>2517</td><td>Elevator Cab – Remodel</td><td>\$19,500</td><td>Χ</td><td>25</td><td>/</td><td>25</td><td>=</td><td>\$19,500</td></td<>	2517	Elevator Cab – Remodel	\$19,500	Χ	25	/	25	=	\$19,500
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 11 / 25 = \$10,560 2514 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	2523	AHU Furnace - Replace	\$45,000	Χ	30	/	30	=	\$45,000
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 = \$115,000 2561 Boilers - Replace - Heating \$115,000 X 25 / 25 = \$115,000	2533	Pumps/Valves - Repair/Replace - 33%	\$9,600	Χ	1	/	5	=	\$1,920
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 = \$115,000 2561 Boilers - Replace - Heating \$115,000 X 25 / 25 = \$115,000	2553	Fire Control Panel - Update/Replace	\$37,500	Χ	20	/	20	=	\$37,500
Z565 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 = \$115,000 2561 Boilers - Replace - Heating \$115,000 X 25 / 25 = \$115,000	2561	Boilers - Replace - DHW	\$31,000	Χ	7	/	25	=	\$8,680
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	2561	Boilers - Replace - Heating	\$51,500	Χ	2	/	25	=	\$4,120
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	\$7,200	Χ	7	/	30	=	\$1,680
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		Genesee Mechanical Systems							
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	2501	Entry System - Replace	\$3,100	Χ	9	/	15	=	\$1,860
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	2513	Elevator Controller - Modernize	\$64,500	Χ	10	/	25	=	\$25,800
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	2513	Elevator Doors- Modernize	\$22,000	Χ	11	/	25	=	\$9,680
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	2513	Elevator Engine - Modernize	\$22,000	Χ	12	/	25	=	\$10,560
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	2517	Elevator Cab – Remodel	\$19,500	Χ	25	/	25	=	\$19,500
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	2523	AHU Furnace - Replace	\$45,000	Χ	30	/	30	=	\$45,000
2561 Boilers - Replace - DHW \$60,000 X 25 / 25 = \$60,000 2561 Boilers - Replace - Heating \$115,000 X 25 / 25 = \$115,000	2533	Pumps- Repair/Replace - 33%	\$10,150	Χ	1	/	5	=	\$2,030
2561 Boilers - Replace - Heating \$115,000 X 25 / 25 = \$115,000	2553	Fire Control Panel - Replace	\$7,700	Χ	4	/	20	=	\$1,540
	2561	Boilers - Replace - DHW	\$60,000	Χ	25	/	25	=	\$60,000
2565 Water Storage Tanks - Replace \$9,100 X 30 / 30 = \$9,100	2561	Boilers - Replace - Heating	\$115,000	Χ	25	/	25	=	\$115,000
	2565	Water Storage Tanks - Replace	\$9,100	Χ	30	1	30	=	\$9,100

\$1,550,083



Siles & Grounds	#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2133 Asphalt - Resurface 25 \$95,000 \$3,800 2.84% 2135 Asphalt - Crack Fill-Repaire 4 \$9,9650 \$2,413 1.08% 2155 Staff Parking Fill 4 \$9,9650 \$22,75 0.21% 2155 Staff Parking Wood - Replace 25 \$26,600 \$1,060 0.79% 2177 Carport Roofs - Replace 25 \$24,000 \$360 0.72% 2176 Carports - Palm/Repair 5 \$4,360 \$870 0.06% 2181 Sign/Morument - Refunde/White Replace 10 \$3,100 \$310 0.23% 2185 Star Prole Lights - Replace 12 \$7,400 \$821 0.46% 2237 Lawn Mowers - Replace 25 \$6,900 \$31,017 0.76% 2337 Wood Exterior - Seal/Paint 7 \$85,000 \$31,371 10.13% 2338 Wood Exterior - Seal/Paint 7 \$85,000 \$31,241 0.63% 2337 Wood Exterior - Seal/Paint 7 \$85,000 \$36,00 4.78% 2327 Roof Composition Shingle - Replace - 20% 5 \$6,000 \$52,000 <		Sites & Grounds				
2135 Agnhait - Crack Fill/Repair 4 \$0,650 \$2,413 1.80 % 2163 Handralisis Metal - Replace 30 \$3,250 \$275 0.21 % 2171 Carport Roofs - Replace 25 \$28,650 \$3,000 0.07 % 2176 Carports - Palm/Repair 5 \$4,350 \$870 0.65 % 2178 Carports - Palm/Repair 10 \$3,100 \$310 0.23 % 2188 Slike Pole Lights - Replace 30 \$30,500 \$1,017 0.76 % 2237 Lawn Mowers - Replace 25 \$6,000 \$276 0.21 % 2337 Wood Exterior - Seel/Paint 7 \$95,000 \$37,51 10.13 % 2338 Stuccolife Siding - Replace 25 \$6,000 \$276 0.21 % 2339 Wood/Composite Siding - Replace 26 \$56,000 \$3,75 0.53 % 2361 Common Windows - Replace - 20% 5 \$6,000 \$3,75 0.53 % 2362 Retrior Wall Lights - Replace - 20% 5 \$16,000 \$8,40 9.33 % 2377 Roof, Composite Siding - Replace - 20% 5 \$16,000 \$8,4	2131	Asphalt - Seal/Repair	4	\$9,650	\$2,413	1.80 %
2153 Handralis: Metal - Replace 30 \$8,250 \$275 0.21% 2155 Site Fencing: Wood - Replace 25 \$26,000 \$10,00 0.79% 2175 Carports - Paint/Repair 5 \$4,350 \$870 0.66% 2175 Carports - Paint/Repair 5 \$4,350 \$310 0.25% 2181 Sign/Monument - Refulpish Replace 30 \$30,500 \$101 7.07% 2237 Lawn Mowers - Replace 12 \$7,450 \$621 0.46% Bergen Building Exteriors 25 \$6,000 \$13,671 10.13% 2337 Wood Exterior - Seal/Paint 7 \$95,000 \$13,671 10.13% 2338 Wood Exterior - Seal/Paint 7 \$95,000 \$13,671 10.13% 2337 Roof Composition Shirigle - Replace 25 \$160,000 \$8,400 4.78% Berling Exterior - Seal/Paint 7 \$115,000 \$6,60 4.78% 2337 Roof Composition Shirigle - Replace 25 \$7,300 \$292 0.22% 2337 Roof Composition Shirigle - Replace 26 \$15,000 \$6,00 <td>2133</td> <td>Asphalt - Resurface</td> <td>25</td> <td>\$95,000</td> <td>\$3,800</td> <td>2.84 %</td>	2133	Asphalt - Resurface	25	\$95,000	\$3,800	2.84 %
2155 Ste Fancing. Wood. Replace 25 \$26,500 \$1,060 0.79 % 2171 Carport Roofs - Replace 25 \$24,000 \$860 0.72 % 2175 Carports - Famil/Repair 5 \$4,500 \$870 0.65 % 2185 Ste Pole Lights - Replace 30 \$30,000 \$31,017 0.76 % 2186 Ste Pole Lights - Replace 12 \$7,450 \$621 0.46 % Bergen Building Exteriors 2303 Exterior Wall Lights - Replace 25 \$6,600 \$375 0.21 % 2337 Wood Exterior - Seal/Paint 15 \$9,600 \$375 0.45 % 2353 Wood/Composite Siding - Replace 25 \$6,000 \$375 0.45 % 2354 Common Windows - Replace - 20% 5 \$50,000 \$8,750 6.33 % 2377 Roof Composition Shringie - Replace 25 \$100,000 \$6,400 4.78 % Carposition Shringie - Replace 25 \$100,000 \$6,400 4.78 % Carposition Shringie - Replace 25 \$100,000 \$6,400 4.78 %	2135	Asphalt - Crack Fill/Repair	4	\$9,650	\$2,413	1.80 %
2171 Carport Roafs - Replace 25	2153	Handrails: Metal - Replace	30	\$8,250	\$275	0.21 %
2175 Carports - Paint/Repair 5 \$4,350 \$870 0.66 % 2181 Sign/Monament - Refurbish/Replace 10 \$3,100 \$3,10 0.23 % 2185 Site Pole Lights - Replace 12 \$7,450 \$621 0.76 % 2237 Lawn Mowers - Replace 12 \$7,450 \$621 0.46 % Bergen Building Exteriors 2303 Exterior Wall Lights - Replace 25 \$6,900 \$13,761 10.13 % 2337 Wood Exterior - Seal/Paint 15 \$9,100 \$607 0.45 % 2353 Wood/Composite Siding - Replace 20 \$6,200 \$1,240 0.83 % 2351 Common Windows - Replace - 20% 5 \$6,200 \$1,240 0.47 % 2351 Common Windows - Replace - 20% 5 \$10,000 \$1,240 0.47 % 2377 Roof Composities Siding - Replace 25 \$7,300 \$1,922 0.22 % 2333 Wood Exterior - Seal/Paint 7 \$115,000 \$16,260 \$16,36 <tr< td=""><td>2155</td><td>Site Fencing: Wood - Replace</td><td>25</td><td>\$26,500</td><td>\$1,060</td><td>0.79 %</td></tr<>	2155	Site Fencing: Wood - Replace	25	\$26,500	\$1,060	0.79 %
2181 Sign/Monument - Refurbish/Replace 10 \$3,100 \$310 0.23% 2185 Sile Pole Lights - Replace 30 \$30,500 \$1,017 0.76 % 2272 Lawn Mowers - Replace 12 \$7,450 \$82 0.46 % Bergen Building Exteriors 2303 Exterior Wall Lights - Replace 25 \$8,900 \$276 0.21 % 2337 Wood Exterior - Seal/Paint 15 \$95,000 \$13,571 10.13 % 2338 Wood/Composite Siding - Replace 60 \$525,000 \$8,750 0.65 % 2351 Common Windows - Replace - 20% 5 \$86,000 \$8,750 0.63 % 2351 Common Windows - Replace - 20% 5 \$86,000 \$8,400 4,78 % Value of Sealing - Replace - 20% 5 \$80,000 \$8,400 4,78 % Value of Sealing - Replace - 20% 5 \$15,000 \$9,533 716 % 2337 Wood Composite Siding - Replace 25 \$75,000 \$9,533 716 % 2338 Wood/Composite Siding - Replace 20 \$1,000 \$9,533 716 %	2171	Carport Roofs - Replace	25	\$24,000	\$960	0.72 %
2186 Site Pole Lights - Replace 30 \$30,500 \$1,017 0.76 % 2237 Lawn Mowers - Replace 12 \$7,450 \$621 0.46 % Bergen Building Exteriors 25 \$6,900 \$276 0.21 % 2337 Wood Exterior - Seal/Paint 7 \$95,000 \$13,571 10.13 % 2339 SuccovEIFS - Seal/Paint 15 \$9,100 \$607 0.45 % 2350 Wood Composite Sking - Replace 60 \$25,000 \$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 % Cenesse Building Exteriors 25 \$160,000 \$222 \$0.22 % 2337 Wood Exterior - Seal/Paint 7 \$115,000 \$16,429 12.2 % 2338 SuccovEIFS - Seal/Paint 15 \$9,100 \$607 0.46 % 2339 SuccovEIFS - Seal/Paint 15 \$9,100	2175	Carports - Paint/Repair	5	\$4,350	\$870	0.65 %
2237 Lawn Mowers - Replace 12 \$7,450 \$621 0.46 %	2181	Sign/Monument - Refurbish/Replace	10	\$3,100	\$310	0.23 %
Bergen Building Exteriors	2185	Site Pole Lights - Replace	30	\$30,500	\$1,017	0.76 %
2303 Exterior Wall Lights - Replace 25 \$6,900 \$13,571 10.13	2237	Lawn Mowers - Replace	12	\$7,450	\$621	0.46 %
2337 Wood Exterior - Seal/Paint 7 \$95,000 \$13,571 10.13 % 2339 Stucco/EIFS - Seal/Paint 15 \$9,100 \$607 0.45 % 2351 Wood/Composite Siding - Replace 60 \$525,000 \$8,750 6.55 % 2361 Common Windows - Replace - 20% 5 \$16,000 \$6,400 4.78 % 2377 Roof: Composition Shingle - Replace 25 \$160,000 \$6,400 4.78 % 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 7 \$150,000 \$9,583 7.16 % 2339 Stucco/EIFS - Seal/Paint 7 \$150,000 \$9,583 7.16 % 2351 Wood/Composite Siding - Replace 25 \$3160,000 \$9,583 7.16 % 2351 Wood/Composite Siding - Replace 25 \$165,000 \$9,583 7.16 % 2352 Wood/Composite Siding - Replace 25 \$160,000 \$207 0.15 % 2377 Roof: Composition Shingle - Replace - 20%		Bergen Building Exteriors				
2339 Stucco/EIFS - Seal/Paint 15 \$9,100 \$607 0.45 % 2351 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 2337 Wood Exterior - Seal/Paint 7 \$115,000 \$16,429 12.27 % 2339 Stucco/EIFS - Seal/Paint 15 \$9,100 \$607 0.45 % 2331 Wood Composite Siding - Replace 60 \$575,000 \$9,583 7.16 % 2331 Vood Composite Siding - Replace 60 \$575,000 \$9,583 7.16 % 2361 Common Windows - Replace - 20% 30 \$6,200 \$207 0.15 % 2361 Common Windows - Replace - 20% 30 \$6,200 \$207 0.15 % 2377 Roof: Composition Shingle - Replace - 20% 30 \$6,500 \$207 0.15 % 2401 Interior Walls - Repaint - 182 10 \$10,855 0.81 %	2303	Exterior Wall Lights - Replace	25	\$6,900	\$276	0.21 %
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 \$607 0.45 % 2339 Stucco/EIFS - Seal/Paint 15 \$9,100 \$607 0.45 % 2361 Common Windows - Replace - 20% 30 \$6,200 \$9,583 7,16 % 2361 Common Windows - Replace - 20% 30 \$16,500 \$6,600 4,93 % Bergen Building Interiors 2401 Interior Walls - Repaint - 182 10 \$10,850 \$1,085 0.81 % 2401 Interior Walls - Repaint - 182 10 \$10,850 \$1,085 0.81 % 2401 Interior Walls - Repaint - 182 10 \$10,850 \$1,085 0.81 % 2405 Interior Lights - Repiarce 30 \$10	2337	Wood Exterior - Seal/Paint	7	\$95,000	\$13,571	10.13 %
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 \$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 20% \$16,500 \$600 \$4,93 2401 Interior Walls - Repairt - Replace - 20% 30 \$16,200 \$207 0.15 % 2401 Interior Walls - Repairt - 1&2 10 \$10,850 \$1,085 0.81 % 2401 Interior Walls - Repairt - 1&2 10 \$10,850 \$1,085 0.81 % 2401 Interior Walls - Repairt - 1&2 10 \$10,850 \$1,085 0.81 % 2405 Interior Lights - Replace 30 \$10,300 \$343 0.26 %	2339	Stucco/EIFS - Seal/Paint	15	\$9,100	\$607	0.45 %
2377 Roof: Composition Shingle - Replace 25 \$160,000 \$6,400 4.78 % Genesee Building Exteriors Concessee Building Exteriors Concessee Building Exteriors 25 \$7,300 \$292 0.22 % 2337 Wood Exterior - Seal/Paint 7 \$115,000 \$6,629 12.27 % 2338 Uccoo/EIFS - Seal/Paint 15 \$9,100 \$6,000 \$9,583 7.16 % 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 July Interior Walls - Repaint - 182 10 \$10,850 \$1,085 0.81 % 2401 Interior Walls - Repaint - 182 10 \$10,850 \$1,085 0.81 % 2401 Interior Walls - Repaint - 1 10 \$5,050 \$505 0.81 % 2402 Interior Lights - Replace - 2 30 \$10,300 \$343 0.26 % 2403 Interior Lights - Rep	2353	Wood/Composite Siding - Replace	60	\$525,000	\$8,750	6.53 %
Seriese Building Exteriors 25	2361	Common Windows - Replace - 20%	5	\$6,200	\$1,240	0.93 %
203	2377	Roof: Composition Shingle - Replace	25	\$160,000	\$6,400	4.78 %
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 Language Interiors 2401 Interior Walls - Repaint - 182 10 \$10,850 \$1,085 0.81 % 2401 Interior Walls - Repaint - 284 10 \$10,850 \$1,085 0.81 % 2401 Interior Walls - Repaint - 284 10 \$5,050 \$505 0.38 % 2401 Interior Lights - Replace 30 \$10,300 \$343 0.26 % 2401 Interior Walls - Repaint - 384 10 \$5,050 \$505 0.38 % 2401 Interior Lights - Replace 30 \$10,300 \$343 0.26 % 2401 Interior Walls - Replace - 182 10 \$15,500		Genesee Building Exteriors				
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 - 182 10 \$10,850 \$1,085 0.81 % 2401 Interior Walls - Repaint - 384 10 \$10,850 \$505 0.83 % 2401 Interior Lights - Replace 30 \$10,300 \$343 0.26 % 2405 Interior Lights - Replace 30 \$10,300 \$343 0.26 % 2405 Interior Lights - Replace 30 \$10,300 \$343 0.26 % 2407 Stainwell Carpet - Refurbish 20 \$15,500 \$775 0.58 % 2409 Tile Flooring - Replace 50 \$24,500 \$490 0.37 % 2411 Carpet - Replace - 3 10 \$1,500 \$1,350 1.01 % 2411 Carpet - Replac	2303	Exterior Wall Lights - Replace	25	\$7,300	\$292	0.22 %
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 - 2&4 10 \$10,850 \$1,085 0.81 % 2401 Interior Walls - Repaint - L 10 \$10,850 \$505 0.81 % 2401 Interior Ualls - Repaint - L 10 \$5,050 \$505 0.38 % 2405 Interior Lights - Replace 30 \$10,300 \$343 0.26 % 2407 Stainwell Carpet - Refurbish 20 \$15,500 \$775 0.58 % 2407 Stainwell Carpet - Refulace - 1&2 10 \$28,000 \$2,800 0.37 % 2411 Carpet - Replace - 1&2 10 \$28,000 \$2,800 2.09 % 2411 Carpet - Replace - 4 10 \$13,500 \$1,350 1.01 % <td< td=""><td>2337</td><td>Wood Exterior - Seal/Paint</td><td>7</td><td>\$115,000</td><td>\$16,429</td><td>12.27 %</td></td<>	2337	Wood Exterior - Seal/Paint	7	\$115,000	\$16,429	12.27 %
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 \$5,050 \$505 0.81 % 2401 Interior Lights - Replace 30 \$10,300 \$343 0.26 % 2405 Interior Lights - Replace 30 \$15,500 \$775 0.58 % 2405 Tile Flooring - Replace 50 \$24,500 \$490 0.37 % 2407 Stainwell Carpet - Replace - 1&2 10 \$28,000 \$2,800 2.98 % 2411 Carpet - Replace - 1&2 10 \$28,000 \$2,800 2.98 % 2411 Carpet - Replace - 3 10 \$13,500 \$1,350 1.01 % 2412 Mailboxes - Replace - 4 10 \$13,500 \$1,350 1.01 % 2425 Furnishings and Décor - Update - 10% 5 \$1,450 \$290 0.22 % 2425 Furnishi	2339	Stucco/EIFS - Seal/Paint	15	\$9,100	\$607	0.45 %
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 \$505 0.81 % 2401 Interior Walls - Repaint - L 10 \$5,050 \$505 0.88 % 2405 Interior Lights - Replace 30 \$10,300 \$343 0.26 % 2407 Stainwell 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 - 4 10 \$13,500 \$207 0.15 % 2425 Furnishings and Décor - Update - 10% 5 \$1,450 \$290 0.22 % 2427 Bathrooms - Remodel </td <td>2353</td> <td>Wood/Composite Siding - Replace</td> <td>60</td> <td>\$575,000</td> <td>\$9,583</td> <td>7.16 %</td>	2353	Wood/Composite Siding - Replace	60	\$575,000	\$9,583	7.16 %
Bergen Building Interiors	2361	Common Windows - Replace - 20%	30	\$6,200	\$207	0.15 %
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 % 2405 Interior Lights - Replace 30 \$15,500 \$775 0.58 % 2407 Stainwell 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 Bathroms - Remodel 30 \$5,550 \$185 0.14 % 2433 Cummon Rooms - Remodel 30 \$4,000 \$400	2377	Roof: Composition Shingle - Replace	25	\$165,000	\$6,600	4.93 %
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 % 2435 Kitchen - Remodel 30 \$2,500 \$13 0.08 % 2437 Kitchen Appliances - Replace 20 \$2,250 \$113 <t< td=""><td></td><td>Bergen Building Interiors</td><td></td><td></td><td></td><td></td></t<>		Bergen Building Interiors				
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 % 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 %	2401	Interior Walls - Repaint - 1&2	10	\$10,850	\$1,085	0.81 %
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 % 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 30 \$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 % Menesee Building Interiors 2401 Interior Walls - Repaint - 1&2 <t< td=""><td>2401</td><td>Interior Walls - Repaint - 3&4</td><td>10</td><td>\$10,850</td><td>\$1,085</td><td>0.81 %</td></t<>	2401	Interior Walls - Repaint - 3&4	10	\$10,850	\$1,085	0.81 %
2407 Stainwell 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 % 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	2401	Interior Walls - Repaint - L	10	\$5,050	\$505	0.38 %
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 \$5,00 \$590 0.44 %	2405	Interior Lights - Replace	30	\$10,300	\$343	0.26 %
2411 Carpet - Replace - 182 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 - 182 10 \$1,200 \$1,200 0.90 % 2401 Interior Walls - Repaint - 3 10 \$5,900 \$590 0.44 %	2407	Stairwell Carpet- Refurbish	20	\$15,500	\$775	0.58 %
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 %	2409	Tile Flooring - Replace	50	\$24,500	\$490	0.37 %
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 %	2411	Carpet - Replace - 1&2	10	\$28,000	\$2,800	2.09 %
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 %	2411	Carpet - Replace - 3	10	\$13,500	\$1,350	1.01 %
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 %	2411	Carpet - Replace - 4	10	\$13,500	\$1,350	1.01 %
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 %	2421	Mailboxes - Replace	30	\$6,200	\$207	0.15 %
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 %	2425	Furnishings and Décor - Update -10%	5	\$1,450	\$290	0.22 %
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 %	2427	Bathrooms - Remodel	30	\$5,550	\$185	0.14 %
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 %	2433	Common Rooms - Remodel	30	\$20,500	\$683	0.51 %
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 %	2433	Guest Suite - Remodel	10	\$4,000	\$400	0.30 %
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 %	2435	Kitchen - Remodel	30	\$8,550	\$285	
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 %	2437	Kitchen Appliances - Replace	20	\$2,250	\$113	0.08 %
2401 Interior Walls - Repaint - 1&2 10 \$12,000 \$1,200 0.90 % 2401 Interior Walls - Repaint - 3 10 \$5,900 \$590 0.44 %	2979	Fireplace - Replace	30	\$4,650	\$155	
2401 Interior Walls - Repaint - 3 10 \$5,900 \$590 0.44 %		Genesee Building Interiors				
·	2401	Interior Walls - Repaint - 1&2	10	\$12,000	\$1,200	0.90 %
Association Reserves, 8361-3 17 2/18/2019	2401	Interior Walls - Repaint - 3	10	\$5,900	\$590	0.44 %
	Assoc	ciation Reserves, 8361-3	17			2/18/2019

#	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 %



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

					% Increase				
	Starting	Fully		Special	In Annual		Loan or		
	Reserve	Funded	Percent	Assmt	Reserve	Reserve	Special	Interest	Reserve
Year	Balance	Balance	Funded	Risk	Contribs.	Contribs.	Assmts	Income	Expenses
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

	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
	Handrails: Metal - Replace	\$0	\$0	\$0	\$0	\$0
	Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$29,826
	Carport Roofs - Replace	\$24,000	\$0	\$0	\$0	\$0
	Carports - Paint/Repair	\$0	\$0	\$0	\$4,753	\$0
	Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
	Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$34,328
2231	Lawn Mowers - Replace	\$0	\$0	\$0	\$0	\$0
	Bergen Building Exteriors					
	Exterior Wall Lights - Replace	\$6,900	\$0	\$0	\$0	\$0
	Wood Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$106,923
	Stucco/EIFS - Seal/Paint	\$0	\$0 ©0	\$0	\$0	\$0
	Wood/Composite Siding - Replace	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$6,775	\$0 \$0
	Common Windows - Replace - 20% Roof: Composition Shingle - Replace	\$0 \$0	\$0 \$0	\$0 \$0	\$0,775	\$0 \$0
2311	Genesee Building Exteriors	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ
2000	· · · · · · · · · · · · · · · · · · ·	07 000		20	00	# 0
	Exterior Wall Lights - Replace	\$7,300	\$0	\$0	\$0	\$0
	Wood Exterior - Seal/Paint Stucco/EIFS - Seal/Paint	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
		\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
	Wood/Composite Siding - Replace Common Windows - Replace - 20%	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$6,978
	Roof: Composition Shingle - Replace	\$0	\$0 \$0	\$0	\$0 \$0	\$0,978
2011	Bergen Building Interiors	ΨΟ	Ψ	ΨΟ	ΨΟ	Ψ
2401	Interior Walls - Repaint - 1&2	\$10,850	\$0	\$0	\$0	\$0
	Interior Walls - Repaint - 3&4	\$0,030	\$0	\$11,511	\$0	\$0
	Interior Walls - Repaint - L	\$5,050	\$0	\$0	\$0	\$0
	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$11,593
	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
	Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$6,247
	Common Rooms - Remodel	\$0	\$0	\$0	\$0	\$23,073
	Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$0
	Kitchen - Remodel	\$0	\$0	\$0	\$0	\$9,623
	Kitchen Appliances - Replace	\$2,250	\$0 \$0	\$0	\$0	\$0 \$0
2979	Fireplace - Replace	\$0	\$0	\$0	\$0	\$0
0.10.1	Genesee Building Interiors	212.222		20	•	20
	Interior Walls - Repaint - 1&2	\$12,000	\$0	\$0	\$0	\$0
	Interior Walls - Repaint - 3	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$6.447	\$0 \$0
	Interior Walls - Repaint - 4 Interior Walls - Repaint - L	\$5,900	\$0 \$0	\$0 \$0	\$6,447 \$0	\$0 \$0
	Interior Lights - Replace	\$5,900 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$11,593
	Stairwell Carpet- Refurbish	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$11,593
	Tile Flooring - Replace	\$24,500	\$0	\$0	\$0 \$0	\$0
	Carpet - Replace - 1&2	\$30,500	\$0	\$0	\$0	\$0
	Carpet - Replace - 3&4	\$0	\$0	\$0	\$0	\$0
	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
	Furnishings and Décor - Update -10%	\$1,450	\$0	\$0	\$0	\$0
	Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433	Common Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
Associat	ion Reserves, 8361-3	20				2/18/2019

	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
	Asphalt - Resurface	\$110,131	\$0	\$0	\$0	\$0
	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
	Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
	Carports - Paint/Repair	\$0	\$0	\$0	\$5,510	\$0
	Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$3,927	\$0
	Site Pole Lights - Replace Lawn Mowers - Replace	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
2231	Bergen Building Exteriors	ΦΟ	φυ	Φ0	Φ0	φυ
2202	Exterior Wall Lights - Replace	\$0	©	0.2	0.2	\$0
	Wood Exterior - Seal/Paint	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
	Stucco/EIFS - Seal/Paint	\$0	\$0	\$0	\$11,528	\$0
	Wood/Composite Siding - Replace	\$0	\$0	\$0	\$0	\$0
	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
	Wood/Composite Siding - Replace	\$0	\$0	\$0	\$0	\$0
	Common Windows - Replace - 20%	\$0	\$0	\$0	\$0	\$0
2377	Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
0.404	Bergen Building Interiors	^		0.0	20	0.0
	Interior Walls - Repaint - 1&2	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
	Interior Walls - Repaint - 3&4 Interior Walls - Repaint - L	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
	Stairwell Carpet- Refurbish	\$0	\$0	\$19,063	\$0	\$0
	Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2411	Carpet - Replace - 1&2	\$0	\$0	\$0	\$0	\$0
	Carpet - Replace - 3	\$0	\$0	\$0	\$0	\$0
	Carpet - Replace - 4	\$0	\$0	\$0	\$0	\$0
	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
	Furnishings and Décor - Update -10% Bathrooms - Remodel	\$1,681 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
	Common Rooms - Remodel	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0
	Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$5,219
	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
	Interior Walls - Repaint - 3	\$0	\$7,045	\$0	\$0	\$0
	Interior Walls - Repaint - 4	\$0	\$0	\$0	\$0	\$0
	Interior Walls - Repaint - L	\$0	\$0	\$0	\$0	\$0 \$0
	Interior Lights - Replace Stairwell Carpet- Refurbish	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
	Tile Flooring - Replace	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
	Carpet - Replace - 1&2	\$0	\$0	\$0	\$0 \$0	\$0
	Carpet - Replace - 3&4	\$0	\$0	\$37,511	\$0	\$0
	Mailboxes - Replace	\$0	\$7,403	\$0	\$0	\$0
	Furnishings and Décor - Update -10%	\$1,681	\$0	\$0	\$0	\$0
	Bathrooms - Remodel	\$0	\$6,627	\$0	\$0	\$0
	Common Rooms - Remodel	\$0	\$17,911	\$0	\$0	\$0
	Guest Suite - Remodel	\$0 \$0	\$0 \$10.200	\$0 \$0	\$0 \$0	\$5,219
	Kitchen - Remodel Kitchen Appliances - Replace	\$0 \$0	\$10,209 \$0	\$0 \$0	\$0 \$0	\$0 \$0
	Fireplace - Replace	\$0 \$0	\$0 \$0	\$0	\$0 \$0	\$0
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	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					
π	Sites & Grounds					
2131	Asphalt - Seal/Repair	\$12,969	\$0	\$0	\$0	\$14,596
	Asphalt - Gearrepail Asphalt - Resurface	\$0	\$0 \$0	\$0	\$0	\$14,330
	Asphalt - Crack Fill/Repair	\$12,969	\$0	\$0	\$0	\$14,596
	Handrails: Metal - Replace	\$0	\$0	\$0	\$0	\$0
	Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
	Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
	Carports - Paint/Repair	\$0	\$0	\$0	\$6,388	\$0
	Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
	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
	Common Windows - Replace - 20%	\$0	\$0	\$0	\$0	\$0
2377	Roof: Composition Shingle - Replace	\$0	\$0	\$0	\$0	\$0
	Bergen Building Interiors					
	Interior Walls - Repaint - 1&2	\$14,581	\$0	\$0	\$0	\$0
	Interior Walls - Repaint - 3&4	\$0	\$0	\$15,470	\$0	\$0
	Interior Walls - Repaint - L	\$6,787	\$0	\$0	\$0	\$0
	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
	Stairwell Carpet- Refurbish	\$0	\$0 \$0	\$0	\$0 \$0	\$0
	Tile Flooring - Replace Carpet - Replace - 1&2	\$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0
	Carpet - Replace - 182 Carpet - Replace - 3	\$37,630 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$20,420
	Carpet - Replace - 4	\$18,143	\$0 \$0	\$0	\$0 \$0	\$20,420
	Mailboxes - Replace	\$0,143	\$0 \$0	\$0	\$0	\$0
	Furnishings and Décor - Update -10%	\$1,949	\$0	\$0	\$0	\$0
	Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
	Common Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2433	Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$0
	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
	Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
	Stairwell Carpet- Refurbish	\$0	\$0	\$0	\$0	\$0
	Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
	Carpet - Replace - 1&2	\$40,989	\$0	\$0	\$0	\$0
	Carpet - Replace - 3&4	\$0	\$0	\$0	\$0	\$0
	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
	Furnishings and Décor - Update -10%	\$1,949	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
	Bathrooms - Remodel	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
	Common Rooms - Remodel	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
	Guest Suite - Remodel Kitchen - Remodel	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
	Kitchen Appliances - Replace	\$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0
	Fireplace - Replace	\$6,249	\$0 \$0	\$0	\$0 \$0	\$0
		, -,	7.0		7.5	

	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					
π	Sites & Grounds					
2131	Asphalt - Seal/Repair	\$0	\$0	\$0	\$16,428	\$0
	Asphalt - Geam Repair Asphalt - Resurface	\$0	\$0 \$0	\$0	\$0	\$0
	Asphalt - Crack Fill/Repair	\$0	\$0 \$0	\$0	\$16,428	\$0
	Handrails: Metal - Replace	\$0	\$0	\$0	\$0	\$0
	Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
	Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
	Carports - Paint/Repair	\$0	\$0	\$0	\$7,406	\$0
	Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$5,278	\$0
	Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
	Lawn Mowers - Replace	\$0	\$0	\$0	\$0	\$0
	Bergen Building Exteriors	7.0	**	4.0		7.0
2303	Exterior Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
	Wood Exterior - Seal/Paint	\$0	\$0 \$0	\$0	\$161,731	\$0
	Stucco/EIFS - Seal/Paint	\$0	\$0	\$0	\$0	\$0
	Wood/Composite Siding - Replace	\$0	\$0 \$0	\$0	\$0	\$0
	Common Windows - Replace - 20%	\$0	\$0 \$0	\$0	\$10,555	\$0
	Roof: Composition Shingle - Replace	\$0	\$256,753	\$0	\$0	\$0
2011	Genesee Building Exteriors	ΨΟ	Ψ200,700	ΨΟ	ΨΟ	ΨΟ
2202		60	60	0.0	60	* 0
	Exterior Wall Lights - Replace Wood Exterior - Seal/Paint	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0
	Stucco/EIFS - Seal/Paint			\$0	\$0 \$0	\$201,653
		\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
	Wood/Composite Siding - Replace Common Windows - Replace - 20%	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
	Roof: Composition Shingle - Replace	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
2311	Bergen Building Interiors	ΨΟ	ΨΟ	ΨΟ	ΨΟ	ΨΟ
0404		C O	00	C O	# 0	Φ0
	Interior Walls - Repaint - 1&2	\$0	\$0 \$0	\$0	\$0 \$0	\$0 \$0
	Interior Walls - Repaint - 3&4	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
	Interior Walls - Repaint - L Interior Lights - Replace			·		\$0 \$0
	Stairwell Carpet- Refurbish	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
	Tile Flooring - Replace	\$0	\$0 \$0	·		\$0
	Carpet - Replace - 1&2	ΨΟ	Ψ0			
	Carpet - Replace - 102	0.2	0.2	\$0 \$0	\$0 \$0	
	Carnet - Replace - 3	\$0 \$0	\$0 \$0	\$0	\$0	\$0
2411	Carpet - Replace - 3	\$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0
	Carpet - Replace - 4	\$0 \$0	\$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0
2421	Carpet - Replace - 4 Mailboxes - Replace	\$0 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0
2421 2425	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10%	\$0 \$0 \$0 \$2,259	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0
2421 2425 2427	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel	\$0 \$0 \$0 \$2,259 \$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0
2421 2425 2427 2433	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel	\$0 \$0 \$0 \$2,259 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0
2421 2425 2427 2433 2433	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel	\$0 \$0 \$0 \$2,259 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
2421 2425 2427 2433 2433 2435	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel Guest Suite - Remodel Kitchen - Remodel	\$0 \$0 \$0 \$2,259 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
2421 2425 2427 2433 2433 2435 2437	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel Guest Suite - Remodel	\$0 \$0 \$0 \$2,259 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
2421 2425 2427 2433 2433 2435 2437	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel Guest Suite - Remodel Kitchen - Remodel Kitchen Appliances - Replace	\$0 \$0 \$0 \$2,259 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,014 \$0 \$0
2421 2425 2427 2433 2433 2435 2437 2979	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel Guest Suite - Remodel Kitchen - Remodel Kitchen Appliances - Replace Fireplace - Replace Genesee Building Interiors	\$0 \$0 \$0 \$2,259 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,014 \$0 \$0
2421 2425 2427 2433 2433 2435 2437 2979	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel Guest Suite - Remodel Kitchen - Remodel Kitchen Appliances - Replace Fireplace - Replace	\$0 \$0 \$0 \$2,259 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,014 \$0 \$0 \$0
2421 2425 2427 2433 2433 2435 2437 2979 2401	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel Guest Suite - Remodel Kitchen - Remodel Kitchen Appliances - Replace Fireplace - Replace Genesee Building Interiors Interior Walls - Repaint - 1&2 Interior Walls - Repaint - 3	\$0 \$0 \$0 \$2,259 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,014 \$0 \$0 \$0
2421 2425 2427 2433 2433 2435 2437 2979 2401 2401	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel Guest Suite - Remodel Kitchen - Remodel Kitchen Appliances - Replace Fireplace - Replace Genesee Building Interiors Interior Walls - Repaint - 1&2 Interior Walls - Repaint - 3 Interior Walls - Repaint - 4	\$0 \$0 \$0 \$2,259 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,014 \$0 \$0 \$0 \$0
2421 2425 2427 2433 2433 2435 2437 2979 2401 2401 2401 2401	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel Guest Suite - Remodel Kitchen - Remodel Kitchen Appliances - Replace Fireplace - Replace Genesee Building Interiors Interior Walls - Repaint - 1&2 Interior Walls - Repaint - 3	\$0 \$0 \$0 \$2,259 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,014 \$0 \$0 \$0
2421 2425 2427 2433 2433 2435 2437 2979 2401 2401 2401 2401 2405	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel Guest Suite - Remodel Kitchen - Remodel Kitchen Appliances - Replace Fireplace - Replace Genesee Building Interiors Interior Walls - Repaint - 1&2 Interior Walls - Repaint - 3 Interior Walls - Repaint - 4 Interior Walls - Repaint - L	\$0 \$0 \$0 \$2,259 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,014 \$0 \$0 \$0 \$0
2421 2425 2427 2433 2435 2437 2979 2401 2401 2401 2405 2407	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel Guest Suite - Remodel Kitchen - Remodel Kitchen Appliances - Replace Fireplace - Replace Genesee Building Interiors Interior Walls - Repaint - 1&2 Interior Walls - Repaint - 3 Interior Walls - Repaint - 4 Interior Walls - Repaint - L Interior Lights - Replace	\$0 \$0 \$0 \$2,259 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,014 \$0 \$0 \$0 \$0 \$0
2421 2425 2427 2433 2435 2437 2979 2401 2401 2401 2405 2407 2409	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel Guest Suite - Remodel Kitchen - Remodel Kitchen Appliances - Replace Fireplace - Replace Genesee Building Interiors Interior Walls - Repaint - 1&2 Interior Walls - Repaint - 4 Interior Walls - Repaint - 4 Interior Update - Replace Stairwell Carpet- Refurbish	\$0 \$0 \$0 \$2,259 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,014 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
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2421 2425 2427 2433 2433 2435 2437 2979 2401 2401 2401 2405 2407 2409 2411 2411	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel Guest Suite - Remodel Kitchen - Remodel Kitchen Appliances - Replace Fireplace - Replace Genesee Building Interiors Interior Walls - Repaint - 1&2 Interior Walls - Repaint - 4 Interior Walls - Repaint - 4 Interior Lights - Replace Stairwell Carpet- Refurbish Tile Flooring - Replace Carpet - Replace - 1&2	\$0 \$0 \$0 \$2,259 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,014 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
2421 2425 2427 2433 2433 2435 2437 2979 2401 2401 2401 2405 2407 2409 2411 2411	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel Guest Suite - Remodel Kitchen - Remodel Kitchen Appliances - Replace Fireplace - Replace Genesee Building Interiors Interior Walls - Repaint - 1&2 Interior Walls - Repaint - 4 Interior Walls - Repaint - 4 Interior Lights - Replace Stairwell Carpet- Refurbish Tile Flooring - Replace Carpet - Replace - 1&2 Carpet - Replace - 3&4	\$0 \$0 \$0 \$2,259 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,014 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
2421 2425 2427 2433 2433 2435 2437 2979 2401 2401 2401 2405 2407 2409 2411 2411 2421	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel Guest Suite - Remodel Kitchen - Remodel Kitchen Appliances - Replace Fireplace - Replace Genesee Building Interiors Interior Walls - Repaint - 1&2 Interior Walls - Repaint - 4 Interior Walls - Repaint - 4 Interior Update - Replace Stairwell Carpet - Refurbish Tile Flooring - Replace Carpet - Replace - 1&2 Carpet - Replace - 3&4 Mailboxes - Replace	\$0 \$0 \$0 \$2,259 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$9,468 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,014 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
2421 2425 2427 2433 2433 2435 2437 2979 2401 2401 2401 2405 2407 2409 2411 2411 2421 2425 2427	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel Guest Suite - Remodel Kitchen - Remodel Kitchen Appliances - Replace Fireplace - Replace Genesee Building Interiors Interior Walls - Repaint - 1&2 Interior Walls - Repaint - 3 Interior Walls - Repaint - 4 Interior Walls - Repaint - L Interior Lights - Replace Stairwell Carpet- Refurbish Tile Flooring - Replace Carpet - Replace - 1&2 Carpet - Replace - 3&4 Mailboxes - Replace Furnishings and Décor - Update -10%	\$0 \$0 \$0 \$2,259 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$9,468 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,014 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
2421 2425 2427 2433 2433 2435 2437 2979 2401 2401 2401 2405 2407 2409 2411 2411 2421 2425 2427 2433	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel Guest Suite - Remodel Kitchen - Remodel Kitchen Appliances - Replace Fireplace - Replace Genesee Building Interiors Interior Walls - Repaint - 1&2 Interior Walls - Repaint - 3 Interior Walls - Repaint - 4 Interior Walls - Repaint - L Interior Lights - Replace Stairwell Carpet- Refurbish Tile Flooring - Replace Carpet - Replace - 1&2 Carpet - Replace - 3&4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel	\$0 \$0 \$0 \$2,259 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$9,468 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$7,014 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
2421 2425 2427 2433 2433 2435 2437 2979 2401 2401 2401 2405 2407 2409 2411 2411 2421 2425 2427 2433 2433	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel Guest Suite - Remodel Kitchen - Remodel Kitchen Appliances - Replace Fireplace - Replace Genesee Building Interiors Interior Walls - Repaint - 1&2 Interior Walls - Repaint - 3 Interior Walls - Repaint - 4 Interior Walls - Repaint - L Interior Lights - Replace Stairwell Carpet- Refurbish Tile Flooring - Replace Carpet - Replace - 1&2 Carpet - Replace - 3&4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel	\$0 \$0 \$0 \$2,259 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$9,468 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$
2421 2425 2427 2433 2433 2435 2437 2979 2401 2401 2401 2405 2407 2409 2411 2411 2421 2425 2427 2433 2433 2435 2437	Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel Guest Suite - Remodel Kitchen - Remodel Kitchen Appliances - Replace Fireplace - Replace Genesee Building Interiors Interior Walls - Repaint - 1&2 Interior Walls - Repaint - 4 Interior Walls - Repaint - 4 Interior Lights - Replace Stairwell Carpet- Refurbish Tile Flooring - Replace Carpet - Replace - 1&2 Carpet - Replace - 3&4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel Guest Suite - Remodel	\$0 \$0 \$0 \$2,259 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$9,468 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$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
	Asphalt - Gearrepair Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
	Asphalt - Crack Fill/Repair	\$0	\$0	\$18,490	\$0	\$0
	Handrails: Metal - Replace	\$0	\$0	\$0	\$0	\$0
	Site Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
	Carport Roofs - Replace	\$0	\$0	\$0	\$0	\$0
	Carports - Paint/Repair	\$0	\$0	\$0	\$8,585	\$0
	Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
	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
	Common Windows - Replace - 20%	\$0	\$0	\$0	\$0	\$0
2377	Roof: Composition Shingle - Replace	\$0	\$0	\$316,157	\$0	\$0
	Bergen Building Interiors					
	Interior Walls - Repaint - 1&2	\$19,596	\$0	\$0	\$0	\$0
2401	Interior Walls - Repaint - 3&4	\$0	\$0	\$20,790	\$0	\$0
2401 2401	Interior Walls - Repaint - 3&4 Interior Walls - Repaint - L	\$0 \$9,121	\$0 \$0	\$20,790 \$0	\$0 \$0	\$0 \$0
2401 2401 2405	Interior Walls - Repaint - 3&4 Interior Walls - Repaint - L Interior Lights - Replace	\$0 \$9,121 \$0	\$0 \$0 \$0	\$20,790 \$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0
2401 2401 2405 2407	Interior Walls - Repaint - 3&4 Interior Walls - Repaint - L Interior Lights - Replace Stainwell Carpet- Refurbish	\$0 \$9,121 \$0 \$0	\$0 \$0 \$0 \$0	\$20,790 \$0 \$0 \$0	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0
2401 2401 2405 2407 2409	Interior Walls - Repaint - 3&4 Interior Walls - Repaint - L Interior Lights - Replace Stainwell Carpet- Refurbish Tile Flooring - Replace	\$0 \$9,121 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$20,790 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0
2401 2401 2405 2407 2409 2411	Interior Walls - Repaint - 3&4 Interior Walls - Repaint - L Interior Lights - Replace Stairwell Carpet- Refurbish Tile Flooring - Replace Carpet - Replace - 1&2	\$0 \$9,121 \$0 \$0 \$0 \$0 \$50,571	\$0 \$0 \$0 \$0 \$0 \$0	\$20,790 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0
2401 2401 2405 2407 2409 2411 2411	Interior Walls - Repaint - 3&4 Interior Walls - Repaint - L Interior Lights - Replace Stairwell Carpet- Refurbish Tile Flooring - Replace Carpet - Replace - 1&2 Carpet - Replace - 3	\$0 \$9,121 \$0 \$0 \$0 \$0 \$50,571 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$20,790 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$27,443
2401 2401 2405 2407 2409 2411 2411	Interior Walls - Repaint - 3&4 Interior Walls - Repaint - L Interior Lights - Replace Stairwell Carpet- Refurbish Tile Flooring - Replace Carpet - Replace - 1&2 Carpet - Replace - 3 Carpet - Replace - 4	\$0 \$9,121 \$0 \$0 \$0 \$50,571 \$0 \$24,383	\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$20,790 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$27,443
2401 2401 2405 2407 2409 2411 2411 2411 2421	Interior Walls - Repaint - 3&4 Interior Walls - Repaint - L Interior Lights - Replace Stairwell Carpet- Refurbish Tile Flooring - Replace Carpet - Replace - 1&2 Carpet - Replace - 3 Carpet - Replace - 4 Mailboxes - Replace	\$0 \$9,121 \$0 \$0 \$0 \$50,571 \$0 \$24,383 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$20,790 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$27,443 \$0 \$0
2401 2401 2405 2407 2409 2411 2411 2411 2421 2425	Interior Walls - Repaint - 3&4 Interior Walls - Repaint - L Interior Lights - Replace Stairwell Carpet- Refurbish Tile Flooring - Replace Carpet - Replace - 1&2 Carpet - Replace - 3 Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10%	\$0 \$9,121 \$0 \$0 \$0 \$50,571 \$0 \$24,383 \$0 \$2,619	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$20,790 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$27,443 \$0 \$0
2401 2401 2405 2407 2409 2411 2411 2411 2421 2425 2427	Interior Walls - Repaint - 3&4 Interior Walls - Repaint - L Interior Lights - Replace Stairwell Carpet- Refurbish Tile Flooring - Replace Carpet - Replace - 1&2 Carpet - Replace - 3 Carpet - Replace - 4 Mailboxes - Replace	\$0 \$9,121 \$0 \$0 \$0 \$50,571 \$0 \$24,383 \$0 \$2,619	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$20,790 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$27,443 \$0 \$0 \$0
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2401 2401 2405 2407 2409 2411 2411 2421 2425 2427 2433 2433	Interior Walls - Repaint - 3&4 Interior Walls - Repaint - L Interior Lights - Replace Stairwell Carpet- Refurbish Tile Flooring - Replace Carpet - Replace - 1&2 Carpet - Replace - 3 Carpet - Replace - 4 Mailboxes - Replace Furnishings and Décor - Update -10% Bathrooms - Remodel Common Rooms - Remodel	\$0 \$9,121 \$0 \$0 \$0 \$50,571 \$0 \$24,383 \$0 \$2,619 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$20,790 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$27,443 \$0 \$0 \$0 \$0
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	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

Starting Reserve Cantifusion		Fiscal Year	2044	2045	2046	2047	2048
Recommended Special Assessments \$4,883 \$47,989 \$51,253 \$50,461 \$81,736 Total Income \$4,489,201 \$4,252,218 \$4,390,822 \$4,781,196 \$5,260,877		Starting Reserve Balance	\$4,051,282	\$3,766,170	\$3,916,178	\$4,288,642	\$4,749,966
Interest Earnings		Annual Reserve Contribution	\$399,086	\$411,059	\$423,391	\$436,092	\$449,175
#*Component		Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
## Component Sites & Grounds		Interest Earnings	\$48,833	\$47,989	\$51,253	\$56,461	\$61,736
Sites & Grounds		Total Income	\$4,499,201	\$4,225,218	\$4,390,822	\$4,781,196	\$5,260,877
Sites & Grounds	#	Component					
2131 Apphat: Seal/Repair	π	•					
2133 Asphalt - Resurface	2131		0.2	\$20.811	0.2	90	9.0
2135 Asphalt - Crack Fill/Repair S0 S20, \$11 S0 S0 S0 S0 S0 S0 S0			·		·		·
2155 Handralis Melal - Replace \$0 \$0 \$0 \$0 \$2,44 2171 Carport Roofs - Replace \$0,521 \$0 \$0 \$0 \$0,50 2175 Carport Roofs - Replace \$0,521 \$0 \$0 \$0 \$0,50 2176 Carport - Palni/Repair \$0 \$0 \$0 \$0,952 2181 Sign/Morument - Refurbish/Replace \$0 \$0 \$0 \$0 \$0 2181 Sign/Morument - Refurbish/Replace \$0 \$0 \$0 \$0 2181 Sign/Morument - Refurbish/Replace \$0 \$0 \$0 \$0 \$0 2181 Sign/Morument - Refurbish/Replace \$0 \$0 \$0 \$0 2183 Lavin Mowers - Replace \$0 \$0 \$0 \$0 2237 Lavin Mowers - Replace \$14,447 \$0 \$0 \$0 \$0 2337 Wood Exterior - Seal/Paint \$198,909 \$0 \$0 \$0 \$0 2338 Succotifier - Seal/Paint \$198,909 \$0 \$0 \$0 \$0 2339 Succotifier - Seal/Paint \$198,909 \$0 \$0 \$0 \$0 2336 Wood Composite Siding - Replace \$0 \$0 \$0 \$0 2317 Rooft Composite Siding - Replace \$0 \$0 \$0 \$0 2303 Exterior Wall Lights - Replace \$0 \$0 \$0 \$0 2303 Exterior Wall Lights - Replace \$0 \$0 \$0 \$0 2303 Exterior Wall Lights - Replace \$0 \$0 \$0 \$0 2303 Exterior Wall Lights - Replace \$0 \$0 \$0 \$0 2303 Exterior Wall Lights - Replace \$0 \$0 \$0 \$0 2303 Succotifier - Seal/Paint \$0 \$0 \$0 \$0 \$0 2303 Succotifier - Seal/Paint \$0 \$0 \$0 \$0 \$0 2303 Succotifier - Seal/Paint \$0 \$0 \$0 \$0 \$0 2303 Succotifier - Seal/Paint \$0 \$0 \$0 \$0 \$0 2303 Succotifier - Seal/Paint \$0 \$0 \$0 \$0 2304 Succotifier - Seal/Paint \$0 \$0 \$0 \$0 2305 Succotifier - Seal/Paint \$0 \$0 \$0 \$0 2305 Succotifier - Seal/Paint \$0 \$0 \$0 \$0 2305 Succotifier - Se		•					
2155 Site Fenoing: Wood - Replace \$0 \$0 \$0 \$82,449		·			·		·
2171 Carport Rodos - Replace \$60,251 \$0 \$0 \$0 \$9.0 \$2.0 \$2.175 Carports - Paint/Rapair \$0 \$0 \$0 \$0.0		•	·		·		·
2175 Carports - Paint/Repair So So So So So So So S		•	·		·		
2181 Sign/Morument - Refurbish/Replace		·			·		·
2185 Size Pole Lights - Replace \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$		·			·	1 1	
Bergan Building Exteriors		•	·		·		•
Bergen Building Exteriors \$14,447 \$0 \$0 \$0 \$0 \$0 \$20 \$337 Wood Exterior - Seal/Paint \$198,909 \$0 \$0 \$0 \$0 \$0 \$2339 StuccotEirS - Seal/Paint \$198,909 \$0 \$0 \$0 \$0 \$0 \$2339 StuccotEirS - Seal/Paint \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$			·		·		•
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2338 StucoofEIRS - Seal/Paint \$0						1	
2333 Wood/Composite Stirling - Replace \$0					·		
2381 Common Windows - Replace - 20%					·		
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2353 Wood/Composite Siding - Replace \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$					·		
2361 Common Windows - Replace - 20% \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0					·		
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2409 Tile Flooring - Replace \$0	2407	Stairwell Carpet- Refurbish	· ·		\$34,430	\$0	
Carpet - Replace - 3	2409	Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2411 Carpet - Replace - 4 \$0 \$0 \$0 \$0 2421 Mailboxes - Replace \$0 \$0 \$0 \$0 2425 Furnishings and Décor - Update - 10% \$3,036 \$0 \$0 \$0 2427 Bathrooms - Remodel \$0 \$0 \$0 \$0 2433 Common Rooms - Remodel \$0 \$0 \$0 \$0 2433 Guest Suite - Remodel \$0 \$0 \$0 \$0 2433 Kitchen - Remodel \$0 \$0 \$0 \$0 2435 Kitchen - Remodel \$0 \$0 \$0 \$0 2437 Kitchen - Replace \$0 \$0 \$0 \$0 2437 Kitchen - Replace - Replace \$0 \$0 \$0 \$0 2979 Fireplace - Replace \$0 \$0 \$0 \$0 2979 Fireplace - Replace \$0 \$0 \$0 \$0 2401 Interior Walls - Repaint - 1822 \$0 \$0 \$0 \$0 2401 Interior Walls - Repaint - 1 \$0 \$0 \$0 \$0 \$0	2411	Carpet - Replace - 1&2	\$0	\$0	\$0	\$0	\$0
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	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 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

Quantity: ~ 18000 GSF

Quantity: ~ 3900 GSF

Quantity: ~ 51500 GSF

Quantity: ~ 51500 GSF

Comp #: 2101 Garage Concrete - Repair

Location: Common Areas

Funded?: No. History: Comments:

Useful Life: Remaining Life: Best Case: Worst Case:

Cost Source:

Comp #: 2115 Concrete Walkways - Repair

Location: Common Areas

Funded?: No. History: Comments: Useful Life:

Useful Life: Remaining Life: Best Case: Worst Case:

Cost Source:

Comp #: 2131 Asphalt - Seal/Repair

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

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

Best Case: \$ 80,000

Remaining Life: 5 years

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

Best Case: \$ 2,600

Remaining Life: 8 years

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
Best Case: \$ 26,000

Remaining Life: 4 years
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

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

Best Case: \$ 6,200

Remaining Life: 8 years

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:

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

Best Case: \$ 5,200

Remaining Life: 3 years

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: Worst Case:

Best 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

Best Case: \$ 6,200

Remaining Life: 8 years

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

Best Case: \$ 460,000

Remaining Life: 36 years

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
Best Case: \$ 160,000

Remaining Life: 22 years
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:

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
Best Case: \$ 9,700

Remaining Life: 0 years
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

Best Case: \$ 24,000

Remaining Life: 2 years

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

Best Case: \$ 25,000

Remaining Life: 0 years

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

Best Case: \$ 12,000

Remaining Life: 10 years

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:

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

Best Case: \$ 5,500

Remaining Life: 4 years

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

Best Case: \$ 1,100

Remaining Life: 0 years

Worst Case: \$1,800

Cost Source: ARI Cost Database: Similar Project

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
Best Case: \$ 1,800

Remaining Life: 0 years
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

Genesee Building Interiors

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

Location: Common Areas

Funded?: Yes. History: Comments:

Useful Life: 10 years

Best Case: \$ 11,000

Remaining Life: 0 years

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
Best Case: \$ 12,000

Remaining Life: 20 years
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

Best Case: \$ 24,000

Remaining Life: 0 years

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

Best Case: \$ 27,000

Remaining Life: 0 years

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
Best Case: \$ 27,000

Remaining Life: 7 years
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:

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

Best Case: \$ 5,500

Remaining Life: 6 years

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

Best Case: \$ 1,100

Remaining Life: 0 years

Worst Case: \$1,800

Cost Source: ARI Cost Database: Similar Project

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
Best Case: \$ 8,000

Remaining Life: 6 years
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
Best Case: \$ 4,100

Remaining Life: 10 years
Worst Case: \$5,200

Cost Source: ArARI Cost Database: Similar Project

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
Best Case: \$ 62,000

Remaining Life: 13 years
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

Best Case: \$ 40,000

Remaining Life: 0 years

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

Best Case: \$ 25,000

Remaining Life: 0 years

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
Best Case: \$ 46,000

Remaining Life: 23 years
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
Best Case: \$ 6,200

Remaining Life: 23 years
Worst Case: \$8,200

Cost Source: ARI Cost Database: Similar Project

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:

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
Best Case: \$ 62,000

Remaining Life: 15 years
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

2/18/2019

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
Best Case: \$ 40,000

Remaining Life: 0 years
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

Best Case: \$ 9,300

Remaining Life: 4 years

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

Best Case: \$ 110,000

Remaining Life: 0 years

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
Best Case: \$ 8,200

Remaining Life: 0 years
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:

Useful Life: Remaining Life: Best Case: Worst Case:

Cost Source: