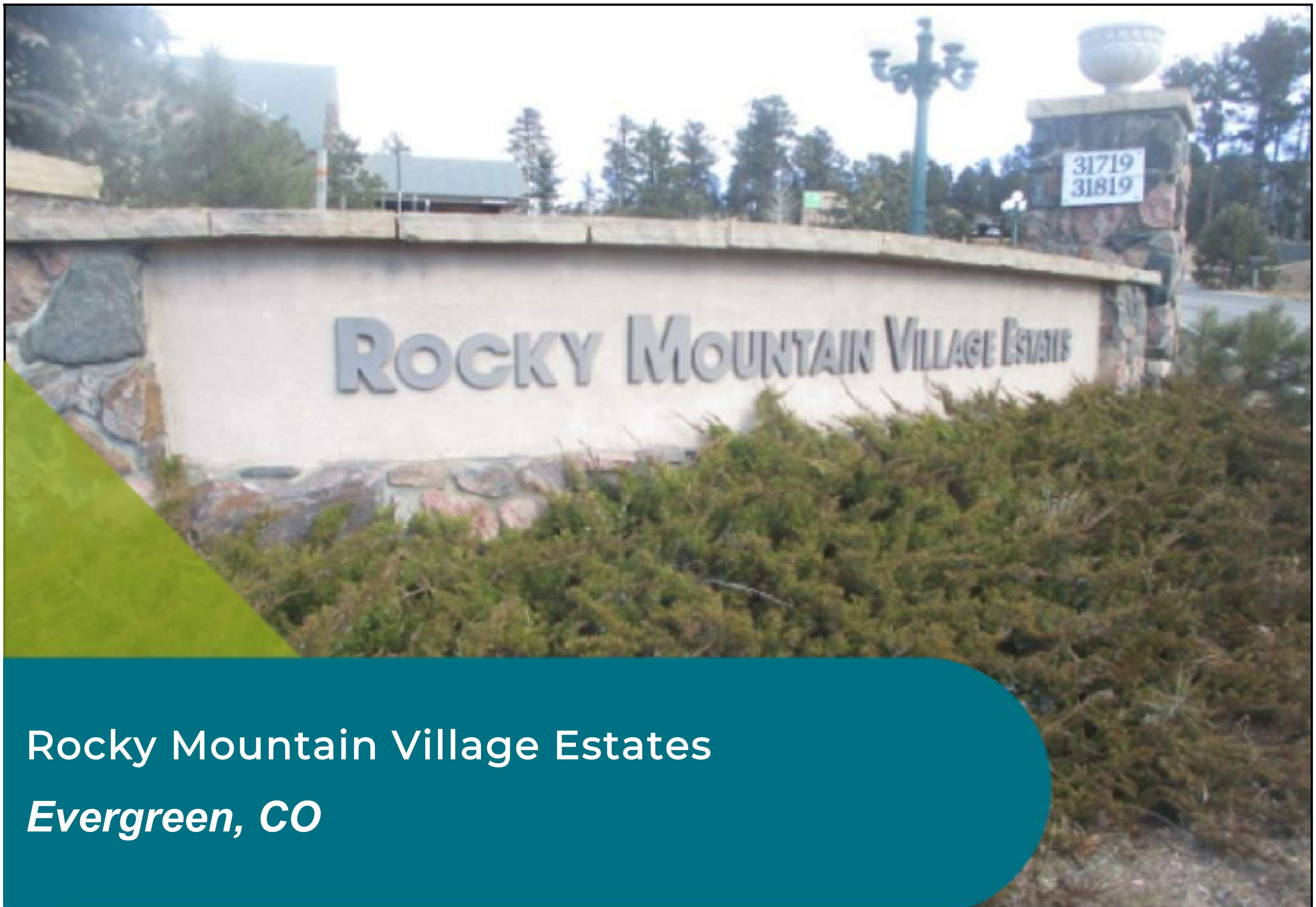
Serving Colorado – (Mailing Address)
1301 Arapahoe St. #105
Golden, CO 80401
(303) 394-9181
www.reservestudy.com

ASSOCIATION RESERVES™

Serving Utah
159 Broadway Suite 200-147
Salt Lake City, UT 84101
(877) 344-8868
www.reservestudy.com

Planning For The Inevitable™



Rocky Mountain Village Estates

Evergreen, CO

PAUL SHOEMAKER
CAI-RS
00541
RESERVE SPECIALIST DESIGNATION

Report #: 8361-8
Beginning: January 1, 2027
Expires: December 31, 2027

RESERVE STUDY

Update "With-Site-Visit"

August 6, 2026

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

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

Questions?

Please contact your Project Manager directly.

ASSOCIATION RESERVES®

Planning For The Inevitable

www.reservestudy.com

Table of Contents

Reserve Study Executive Summary — With-Site-Visit

Rocky Mountain Village Estates — Report #: **8361-8**

Evergreen, CO — # of Units: 130

Level of Service: **Update "With-Site-Visit"** — **January 1, 2027** through **December 31, 2027**

Findings & Recommendations — as of January 1, 2027

Starting Reserve Balance	**$905,082**
Fully Funded Reserve Balance	**$3,152,234**
Annual Rate (Cost) of Deterioration	**$259,437**
Percent Funded	**28.7 %**
Recommended 2027 Annual "Fully Funding" Reserve Transfers	**$323,000**
Alternate/Baseline Annual Minimum Transfers to Keep Reserves Above $0	**$260,000**
Recommended 2027 Special Assessments for Reserves	**$0**
Most Recent Annual Reserve Transfer Rate	**$305,422**
Alternate Funding - 50%	**$284,000**
Alternate Funding - 70%	**$299,300**

Reserve Fund Strength: 28.7% — **Weak** | **Fair** | **Strong**

< 30% **< 70%** **> 130%**

X

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

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves . . . . . **3.50 %**

Annual Inflation Rate . . . . . **3.00 %**

• This Update "With-Site-Visit" is based on a prior Reserve Study for your 2026 Fiscal Year. We performed the site inspection on 3/25/2026.

• The Reserve Study was reviewed by a credentialed Reserve Specialist (RS).

• Your Reserve Fund is currently 28.7 % Funded. This means the client's special assessment & deferred maintenance risk is currently High.

• Based on this starting point and your anticipated future expenses, our recommendation is to budget the Annual Reserve transfers at $323,000 with 3% annual increases in order to be within the 70% to 130% level as noted above. 100% "Full" transfer rates are designed to achieve these funding objectives by the end of our 30-year report scope.

• The goal of the Reserve Study is to help the client offset the inevitable annual deterioration of the common area components. The Reserve Study will guide the client to establish an appropriate Reserve transfer rate that offsets the annual deterioration of the components and 'keeps pace' with the rate of ongoing deterioration. No assets appropriate for Reserve designation were excluded. See the appendix for component details; the basis of our assumptions.

• We recommend that this Reserve Study be updated annually, with a With-Site-Visit Reserve Study every three years. Clients that update their Reserve Study annually with a No-Site-Visit Reserve Study reduce their risk of special assessment by ~ 35%.

• Please watch this 5-minute video to understand the key results of a Reserve Study - https://youtu.be/I5B24oNLTYY

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Sites & Grounds			
21010	Garage Concrete - Seal/Repair	10	2	$18,000
21090	Concrete Walkways - Repair - 5%	5	2	$3,705
21190	Asphalt - Seal/Repair	4	3	$23,000
21200	Asphalt - Resurface	25	7	$270,375
21210	Asphalt - Crack Fill/Repair	3	2	$3,300
21310	Site Rail: Metal - Replace	30	2	$12,800
21320	Site Fencing: Wood - Repair/Paint	5	2	$6,500
21330	Site Fencing: Wood - Replace	25	7	$42,250
21480	Carport Gutters - Replace	30	24	$4,725
21520	Carport Roofs - Replace	25	19	$67,450
21610	Sign/Monument - Refurbish/Replace	30	20	$20,000
21630	Flag Pole - Replace	30	10	$3,250
21690	Outdoor/Site Furnishings - Replace	20	12	$3,400
21730	Grounds Equipment - Replace	12	2	$16,000
	Bergen Building Exteriors			
23020	Ext. Lights (Decorative) - Replace	25	5	$17,063
23310	Wood Exterior - Repair/Repaint	7	2	$110,000
23320	Wood Siding - Replace	60	26	$1,122,000
23330	Stucco - Seal/Paint	15	7	$25,500
23440	Windows (Common) - Replace - 20%	5	2	$27,600
23570	Roof: Composition Shingle - Replace	25	16	$714,000
23650	Gutters/Downspouts - Replace	30	21	$21,600
	Genesee Building Exteriors			
23020	Ext. Lights (Decorative) - Replace	25	5	$18,113
23310	Wood Exterior - Repair/Repaint	7	2	$120,000
23320	Wood Siding - Replace	60	26	$1,234,750
23330	Stucco - Seal/Paint	15	7	$25,500
23440	Windows (Common) - Replace - 20%	5	2	$27,600
23570	Roof: Composition Shingle - Replace	25	16	$785,750
23650	Gutters/Downspouts - Replace	30	21	$21,600
	Bergen Building Interiors			
24010	Interior Surfaces - Repaint - 1, 2, & L	10	8	$23,000
24010	Interior Surfaces - Repaint - 3 & 4	10	3	$15,040
24030	Interior Lights - Replace	30	3	$19,425
24040	Mailboxes - Replace	30	5	$5,600
24060	Tile Flooring - Replace	50	15	$29,700
24070	Stairwell Carpet - Replace	20	5	$20,000
24080	Carpeting - Replace - 1&2	10	8	$31,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
24080	Carpeting - Replace - 3&4	10	5	$31,920
24220	Furnishings/Décor - Update - 10%	5	1	$1,400
24240	Kitchen - Remodel	30	5	$10,100
24250	Kitchen Appliances - Replace	10	5	$4,450
24280	Bathrooms - Remodel	20	10	$20,000
24320	Guest Suite - Remodel	10	9	$6,000
24320	Meeting/Social Room - Remodel	10	5	$9,800
24350	Fireplace - Replace	30	1	$6,500
	Genesee Building Interiors			
24010	Interior Surfaces - Repaint - 1, 2 & L	10	3	$24,960
24010	Interior Surfaces - Repaint - 3 & 4	10	3	$16,640
24030	Interior Lights - Replace	30	3	$19,425
24040	Mailboxes - Replace	30	5	$5,600
24060	Tile Flooring - Replace	50	43	$29,700
24070	Stairwell Carpet - Replace	20	5	$20,000
24080	Carpeting - Replace - 1&2	10	1	$34,440
24080	Carpeting - Replace - 3&4	10	1	$34,440
24090	Wood Flooring - Replace	40	30	$15,750
24100	Wood Flooring - Refinish	10	5	$2,588
24220	Furnishings/Décor - Update - 10%	5	1	$1,400
24240	Kitchen - Remodel	30	5	$10,100
24250	Kitchen Appliances - Replace	10	5	$4,450
24280	Bathrooms - Remodel	20	10	$20,000
24320	Guest Suite - Remodel	10	9	$6,000
24320	Meeting/Social Room - Remodel	10	5	$9,800
24350	Fireplace - Replace	30	1	$6,500
	Bergen Mechanical Systems			
25010	Intercom/Entry System - Replace	15	3	$6,000
25050	Automatic Doors - Replace	25	7	$5,300
25060	Gate Operator - Replace	12	8	$6,500
25070	Garage Door - Replace	20	1	$4,300
25120	Elevator - Modernize	25	5	$190,000
25150	Elevator Cab - Remodel	25	24	$15,900
25210	AHU Furnace - Replace	30	22	$70,000
25280	Pumps/Motors - Repair/Replace	20	2	$12,500
25280	Pumps/Motors - Repair/Replace (Variable)	5	1	$4,560
25330	Surveillance System - Upgrade/Replace	15	11	$9,000
25350	Generator - Replace	30	29	$32,000
25410	Fire Control Panel - Update/Replace	20	14	$35,000
25440	Boilers - Replace - DHW	25	11	$70,000
25440	Boilers - Replace - Heating	25	23	$80,000
25470	Water Storage Tanks - Replace	30	16	$10,000
	Genesee Mechanical Systems			
25010	Intercom/Entry System - Replace	15	3	$6,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
25050	Automatic Doors - Replace	25	7	$5,300
25060	Gate Operator - Replace	12	7	$6,500
25070	Garage Door - Replace	20	1	$4,300
25120	Elevator - Modernize	25	23	$190,000
25150	Elevator Cab - Remodel	25	23	$15,900
25210	AHU Furnace - Replace	30	22	$70,000
25280	Pumps/Motors - Repair/Replace	20	2	$10,000
25280	Pumps/Motors - Repair/Replace (Variable)	5	1	$6,840
25330	Surveillance System - Upgrade/Replace	15	11	$9,000
25350	Generator - Replace	30	29	$32,000
25410	Fire Control Panel - Update/Replace	20	8	$35,000
25440	Boiler - Replace - DHW	25	17	$70,000
25440	Boilers - Replace - Heating	25	17	$80,000
25470	Water Storage Tank - Replace	30	22	$12,000
90	**Total Funded Components**			

Introduction

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

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

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

Methodology

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

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

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

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

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

How much should we transfer to Reserves?

RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

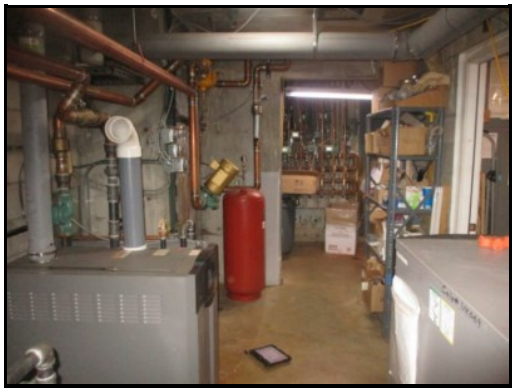
FUNDING OBJECTIVES

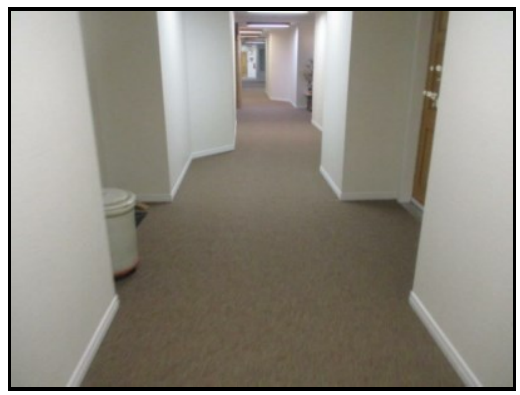
Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 -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

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

Site Inspection Notes

During our site visit on 3/25/2026 we visually inspected the common area assets and were able to see a majority of the common areas. Please see photo appendix for component details; the basis of our assumptions.



Projected Expenses

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

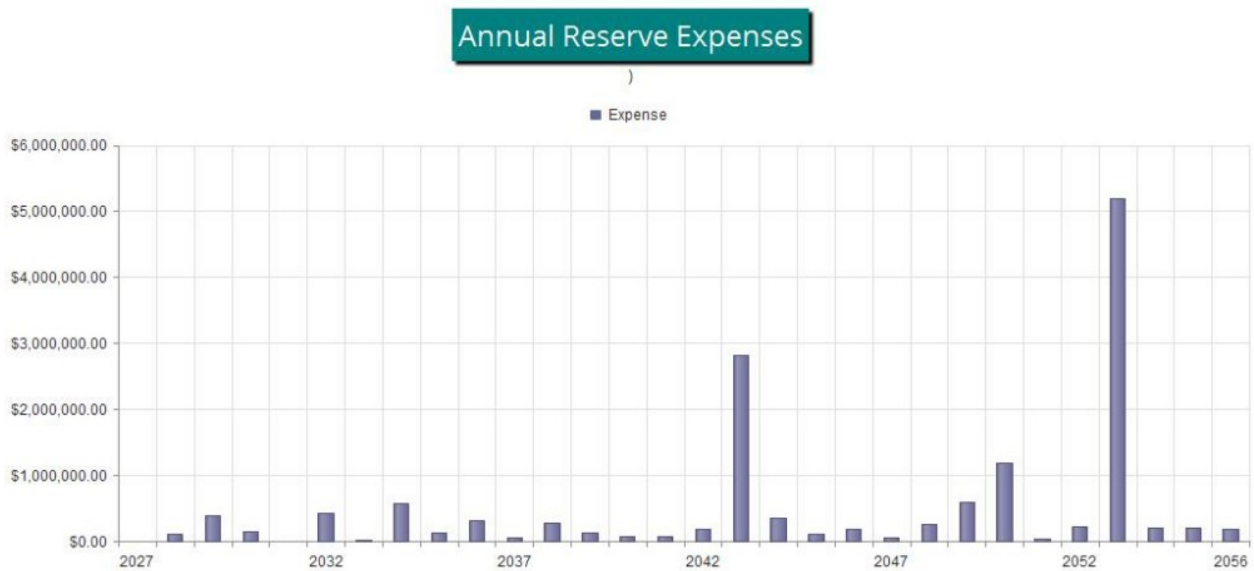


Figure 1

Reserve Fund Status

As of 1/1/2027 your Reserve Fund balance is projected to be $905,082 and your Fully Funded Balance is computed to be $3,152,234 (see the Fully Funded Balance Table). The Fully Funded Balance represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 28.7 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending Annual budgeted transfers of $323,000. The overall 30-Year Plan, in perspective, is shown below in the Annual Reserve Funding (Fig. 2). This same information is shown numerically in both the 30-Year Reserve Plan Summary Table and the 30-Year Income/Expense Detail.

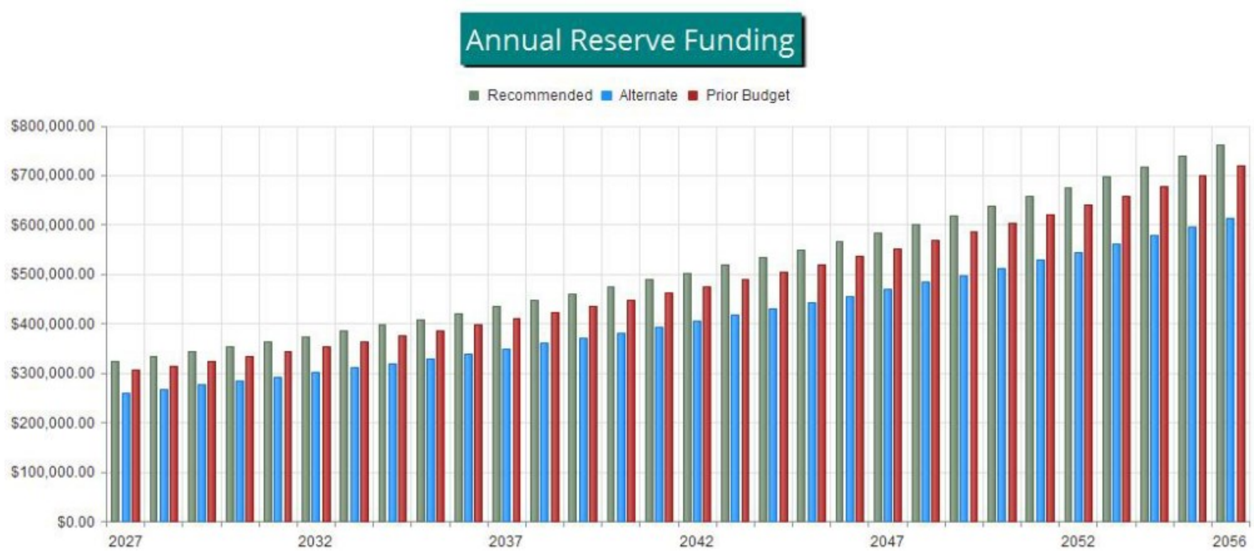


Figure 2

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

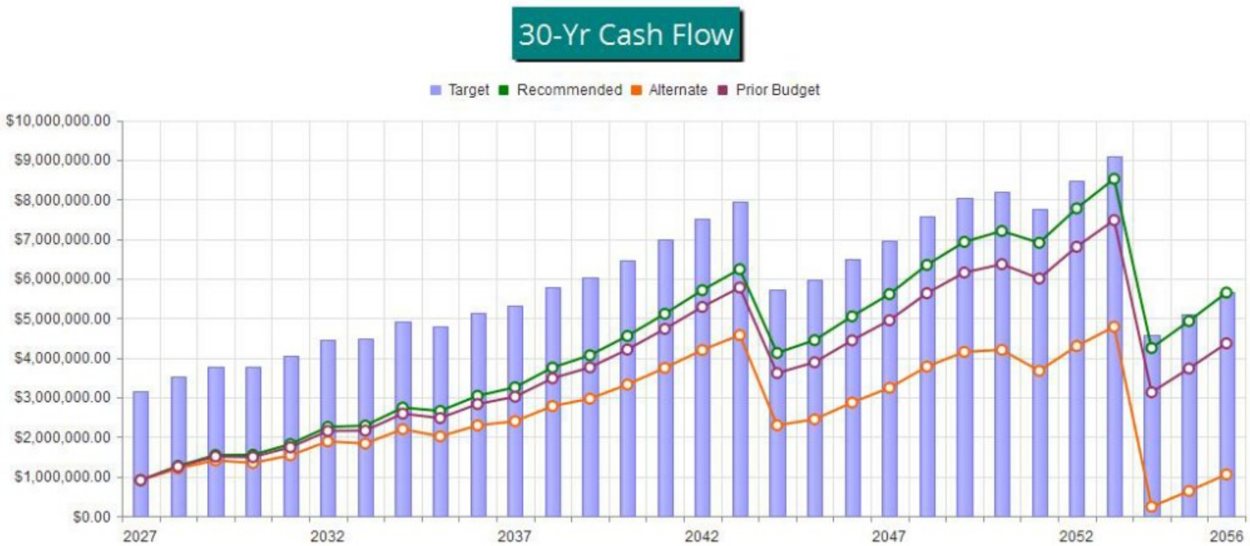


Figure 3

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

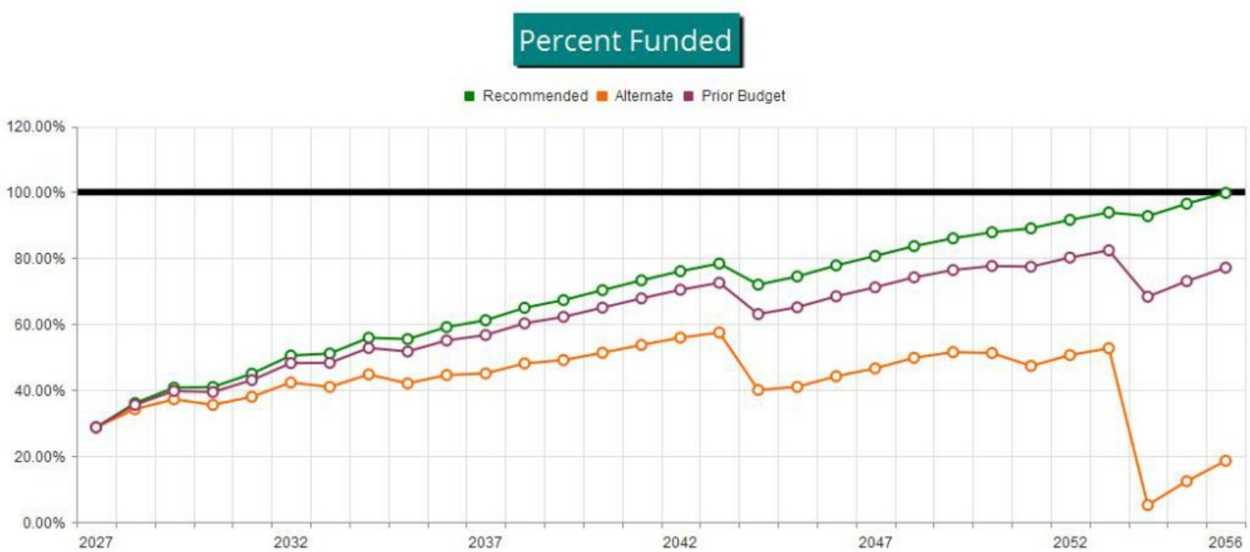


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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

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

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Lower Estimate	Current Cost Estimate Higher Estimate
	Sites & Grounds						
21010	Garage Concrete - Seal/Repair	18,000	GSF	10	2	$16,200	$19,800
21090	Concrete Walkways - Repair - 5%	3,900	GSF - 5%	5	2	$3,330	$4,080
21190	Asphalt - Seal/Repair	51,500	GSF	4	3	$20,700	$25,300
21200	Asphalt - Resurface	51,500	GSF	25	7	$243,000	$297,000
21210	Asphalt - Crack Fill/Repair	51,500	GSF	3	2	$2,970	$3,630
21310	Site Rail: Metal - Replace	160	LF	30	2	$11,500	$14,100
21320	Site Fencing: Wood - Repair/Paint	650	LF	5	2	$5,850	$7,150
21330	Site Fencing: Wood - Replace	650	LF	25	7	$38,000	$46,500
21480	Carport Gutters - Replace	350	LF	30	24	$4,250	$5,200
21520	Carport Roofs - Replace	7,100	GSF	25	19	$60,700	$74,200
21610	Sign/Monument - Refurbish/Replace	2	Monuments	30	20	$18,000	$22,000
21630	Flag Pole - Replace	1	Flag Pole	30	10	$2,920	$3,580
21690	Outdoor/Site Furnishings - Replace	4	Benches	20	12	$3,060	$3,740
21730	Grounds Equipment - Replace	2	Mowers	12	2	$14,400	$17,600
	Bergen Building Exteriors						
23020	Ext. Lights (Decorative) - Replace	65	Fixtures	25	5	$15,400	$18,800
23310	Wood Exterior - Repair/Repaint	40,800	GSF	7	2	$99,000	$121,000
23320	Wood Siding - Replace	40,800	GSF	60	26	$1,010,000	$1,230,000
23330	Stucco - Seal/Paint	6,000	GSF	15	7	$23,000	$28,000
23440	Windows (Common) - Replace - 20%	46	Windows - 20%	5	2	$24,800	$30,400
23570	Roof: Composition Shingle - Replace	40,800	GSF	25	16	$643,000	$785,000
23650	Gutters/Downspouts - Replace	1,600	LF	30	21	$19,400	$23,800
	Genesee Building Exteriors						
23020	Ext. Lights (Decorative) - Replace	69	Lights	25	5	$16,300	$19,900
23310	Wood Exterior - Repair/Repaint	44,900	GSF	7	2	$108,000	$132,000
23320	Wood Siding - Replace	44,900	GSF	60	26	$1,110,000	$1,360,000
23330	Stucco - Seal/Paint	6,000	GSF	15	7	$23,000	$28,000
23440	Windows (Common) - Replace - 20%	46	Windows	5	2	$24,800	$30,400
23570	Roof: Composition Shingle - Replace	44,900	GSF	25	16	$707,000	$864,000
23650	Gutters/Downspouts - Replace	1,600	LF	30	21	$19,400	$23,800
	Bergen Building Interiors						
24010	Interior Surfaces - Repaint - 1, 2, & L	14,400	GSF	10	8	$20,700	$25,300
24010	Interior Surfaces - Repaint - 3 & 4	9,400	GSF	10	3	$13,500	$16,500
24030	Interior Lights - Replace	74	Fixtures	30	3	$17,500	$21,400
24040	Mailboxes - Replace	70	Boxes	30	5	$5,040	$6,160
24060	Tile Flooring - Replace	660	GSF	50	15	$26,700	$32,700
24070	Stairwell Carpet - Replace	3	Sets	20	5	$18,000	$22,000
24080	Carpeting - Replace - 1&2	375	GSY	10	8	$28,400	$34,600
24080	Carpeting - Replace - 3&4	380	GSY	10	5	$28,700	$35,100
24220	Furnishings/Décor - Update - 10%	85	Pieces - 10%	5	1	$1,260	$1,540
24240	Kitchen - Remodel	1	Kitchen	30	5	$9,090	$11,100
24250	Kitchen Appliances - Replace	4	Pieces	10	5	$4,000	$4,900
24280	Bathrooms - Remodel	2	Bathrooms	20	10	$18,000	$22,000

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Lower Estimate	Higher Estimate
24320	Guest Suite - Remodel	1	Room	10	9	$5,400	$6,600
24320	Meeting/Social Room - Remodel	1	Room	10	5	$8,820	$10,800
24350	Fireplace - Replace	1	Fireplace	30	1	$5,850	$7,150
	Genesee Building Interiors						
24010	Interior Surfaces - Repaint - 1, 2 & L	15,600	GSF	10	3	$22,500	$27,500
24010	Interior Surfaces - Repaint - 3 & 4	10,400	GSF	10	3	$15,000	$18,300
24030	Interior Lights - Replace	74	Fixtures	30	3	$17,500	$21,400
24040	Mailboxes - Replace	70	Boxes	30	5	$5,040	$6,160
24060	Tile Flooring - Replace	660	GSF	50	43	$26,700	$32,700
24070	Stairwell Carpet - Replace	3	Sets	20	5	$18,000	$22,000
24080	Carpeting - Replace - 1&2	410	GSY	10	1	$31,000	$37,900
24080	Carpeting - Replace - 3&4	410	GSY	10	1	$31,000	$37,900
24090	Wood Flooring - Replace	450	GSF	40	30	$14,200	$17,300
24100	Wood Flooring - Refinish	450	GSF	10	5	$2,330	$2,850
24220	Furnishings/Décor - Update - 10%	85	Pieces - 10%	5	1	$1,260	$1,540
24240	Kitchen - Remodel	1	Kitchen	30	5	$9,090	$11,100
24250	Kitchen Appliances - Replace	4	Pieces	10	5	$4,000	$4,900
24280	Bathrooms - Remodel	2	Bathrooms	20	10	$18,000	$22,000
24320	Guest Suite - Remodel	1	Room	10	9	$5,400	$6,600
24320	Meeting/Social Room - Remodel	1	Room	10	5	$8,820	$10,800
24350	Fireplace - Replace	1	Fireplace	30	1	$5,850	$7,150
	Bergen Mechanical Systems						
25010	Intercom/Entry System - Replace	1	Unit	15	3	$5,400	$6,600
25050	Automatic Doors - Replace	1	Operator	25	7	$4,770	$5,830
25060	Gate Operator - Replace	1	Unit	12	8	$5,850	$7,150
25070	Garage Door - Replace	1	Door	20	1	$3,870	$4,730
25120	Elevator - Modernize	1	5-Stop Elevator	25	5	$171,000	$209,000
25150	Elevator Cab - Remodel	1	Cab	25	24	$14,300	$17,500
25210	AHU Furnace - Replace	1	Unit	30	22	$63,000	$77,000
25280	Pumps/Motors - Repair/Replace	5	Pumps	20	2	$11,200	$13,800
25280	Pumps/Motors - Repair/Replace (Variable)	24	Pumps	5	1	$4,100	$5,020
25330	Surveillance System - Upgrade/Replace	6	Cameras	15	11	$8,100	$9,900
25350	Generator - Replace	1	Unit	30	29	$28,800	$35,200
25410	Fire Control Panel - Update/Replace	1	Panel	20	14	$31,500	$38,500
25440	Boilers - Replace - DHW	1	Unit	25	11	$63,000	$77,000
25440	Boilers - Replace - Heating	2	Units	25	23	$72,000	$88,000
25470	Water Storage Tanks - Replace	1	Tank	30	16	$9,000	$11,000
	Genesee Mechanical Systems						
25010	Intercom/Entry System - Replace	1	Unit	15	3	$5,400	$6,600
25050	Automatic Doors - Replace	1	Operator	25	7	$4,770	$5,830
25060	Gate Operator - Replace	1	Unit	12	7	$5,850	$7,150
25070	Garage Door - Replace	1	Door	20	1	$3,870	$4,730
25120	Elevator - Modernize	1	5-Stop Elevator	25	23	$171,000	$209,000
25150	Elevator Cab - Remodel	1	Cab	25	23	$14,300	$17,500
25210	AHU Furnace - Replace	1	Unit	30	22	$63,000	$77,000
25280	Pumps/Motors - Repair/Replace	4	Pumps	20	2	$9,000	$11,000
25280	Pumps/Motors - Repair/Replace (Variable)	36	Pumps	5	1	$6,160	$7,520
25330	Surveillance System - Upgrade/Replace	6	Cameras	15	11	$8,100	$9,900

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate Lower Estimate	Higher Estimate
25350	Generator - Replace	1	Unit	30	29	$28,800	$35,200
25410	Fire Control Panel - Update/Replace	1	Panel	20	8	$31,500	$38,500
25440	Boiler - Replace - DHW	1	Unit	25	17	$63,000	$77,000
25440	Boilers - Replace - Heating	2	Units	25	17	$72,000	$88,000
25470	Water Storage Tank - Replace	1	Tank	30	22	$10,800	$13,200
90	Total Funded Components						

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Sites & Grounds							
21010	Garage Concrete - Seal/Repair	$18,000	X	8	/	10	=	$14,400
21090	Concrete Walkways - Repair - 5%	$3,705	X	3	/	5	=	$2,223
21190	Asphalt - Seal/Repair	$23,000	X	1	/	4	=	$5,750
21200	Asphalt - Resurface	$270,375	X	18	/	25	=	$194,670
21210	Asphalt - Crack Fill/Repair	$3,300	X	1	/	3	=	$1,100
21310	Site Rail: Metal - Replace	$12,800	X	28	/	30	=	$11,947
21320	Site Fencing: Wood - Repair/Paint	$6,500	X	3	/	5	=	$3,900
21330	Site Fencing: Wood - Replace	$42,250	X	18	/	25	=	$30,420
21480	Carport Gutters - Replace	$4,725	X	6	/	30	=	$945
21520	Carport Roofs - Replace	$67,450	X	6	/	25	=	$16,188
21610	Sign/Monument - Refurbish/Replace	$20,000	X	10	/	30	=	$6,667
21630	Flag Pole - Replace	$3,250	X	20	/	30	=	$2,167
21690	Outdoor/Site Furnishings - Replace	$3,400	X	8	/	20	=	$1,360
21730	Grounds Equipment - Replace	$16,000	X	10	/	12	=	$13,333
	Bergen Building Exteriors							
23020	Ext. Lights (Decorative) - Replace	$17,063	X	20	/	25	=	$13,650
23310	Wood Exterior - Repair/Repaint	$110,000	X	5	/	7	=	$78,571
23320	Wood Siding - Replace	$1,122,000	X	34	/	60	=	$635,800
23330	Stucco - Seal/Paint	$25,500	X	8	/	15	=	$13,600
23440	Windows (Common) - Replace - 20%	$27,600	X	3	/	5	=	$16,560
23570	Roof: Composition Shingle - Replace	$714,000	X	9	/	25	=	$257,040
23650	Gutters/Downspouts - Replace	$21,600	X	9	/	30	=	$6,480
	Genesee Building Exteriors							
23020	Ext. Lights (Decorative) - Replace	$18,113	X	20	/	25	=	$14,490
23310	Wood Exterior - Repair/Repaint	$120,000	X	5	/	7	=	$85,714
23320	Wood Siding - Replace	$1,234,750	X	34	/	60	=	$699,692
23330	Stucco - Seal/Paint	$25,500	X	8	/	15	=	$13,600
23440	Windows (Common) - Replace - 20%	$27,600	X	3	/	5	=	$16,560
23570	Roof: Composition Shingle - Replace	$785,750	X	9	/	25	=	$282,870
23650	Gutters/Downspouts - Replace	$21,600	X	9	/	30	=	$6,480
	Bergen Building Interiors							
24010	Interior Surfaces - Repaint - 1, 2, & L	$23,000	X	2	/	10	=	$4,600
24010	Interior Surfaces - Repaint - 3 & 4	$15,040	X	7	/	10	=	$10,528
24030	Interior Lights - Replace	$19,425	X	27	/	30	=	$17,483
24040	Mailboxes - Replace	$5,600	X	25	/	30	=	$4,667
24060	Tile Flooring - Replace	$29,700	X	35	/	50	=	$20,790
24070	Stairwell Carpet - Replace	$20,000	X	15	/	20	=	$15,000
24080	Carpeting - Replace - 1&2	$31,500	X	2	/	10	=	$6,300
24080	Carpeting - Replace - 3&4	$31,920	X	5	/	10	=	$15,960
24220	Furnishings/Décor - Update - 10%	$1,400	X	4	/	5	=	$1,120
24240	Kitchen - Remodel	$10,100	X	25	/	30	=	$8,417
24250	Kitchen Appliances - Replace	$4,450	X	5	/	10	=	$2,225
24280	Bathrooms - Remodel	$20,000	X	10	/	20	=	$10,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
24320	Guest Suite - Remodel	$6,000	X	1	/	10	=	$600
24320	Meeting/Social Room - Remodel	$9,800	X	5	/	10	=	$4,900
24350	Fireplace - Replace	$6,500	X	29	/	30	=	$6,283
	Genesee Building Interiors							
24010	Interior Surfaces - Repaint - 1, 2 & L	$24,960	X	7	/	10	=	$17,472
24010	Interior Surfaces - Repaint - 3 & 4	$16,640	X	7	/	10	=	$11,648
24030	Interior Lights - Replace	$19,425	X	27	/	30	=	$17,483
24040	Mailboxes - Replace	$5,600	X	25	/	30	=	$4,667
24060	Tile Flooring - Replace	$29,700	X	7	/	50	=	$4,158
24070	Stairwell Carpet - Replace	$20,000	X	15	/	20	=	$15,000
24080	Carpeting - Replace - 1&2	$34,440	X	9	/	10	=	$30,996
24080	Carpeting - Replace - 3&4	$34,440	X	9	/	10	=	$30,996
24090	Wood Flooring - Replace	$15,750	X	10	/	40	=	$3,938
24100	Wood Flooring - Refinish	$2,588	X	5	/	10	=	$1,294
24220	Furnishings/Décor - Update - 10%	$1,400	X	4	/	5	=	$1,120
24240	Kitchen - Remodel	$10,100	X	25	/	30	=	$8,417
24250	Kitchen Appliances - Replace	$4,450	X	5	/	10	=	$2,225
24280	Bathrooms - Remodel	$20,000	X	10	/	20	=	$10,000
24320	Guest Suite - Remodel	$6,000	X	1	/	10	=	$600
24320	Meeting/Social Room - Remodel	$9,800	X	5	/	10	=	$4,900
24350	Fireplace - Replace	$6,500	X	29	/	30	=	$6,283
	Bergen Mechanical Systems							
25010	Intercom/Entry System - Replace	$6,000	X	12	/	15	=	$4,800
25050	Automatic Doors - Replace	$5,300	X	18	/	25	=	$3,816
25060	Gate Operator - Replace	$6,500	X	4	/	12	=	$2,167
25070	Garage Door - Replace	$4,300	X	19	/	20	=	$4,085
25120	Elevator - Modernize	$190,000	X	20	/	25	=	$152,000
25150	Elevator Cab - Remodel	$15,900	X	1	/	25	=	$636
25210	AHU Furnace - Replace	$70,000	X	8	/	30	=	$18,667
25280	Pumps/Motors - Repair/Replace	$12,500	X	18	/	20	=	$11,250
25280	Pumps/Motors - Repair/Replace (Variable)	$4,560	X	4	/	5	=	$3,648
25330	Surveillance System - Upgrade/Replace	$9,000	X	4	/	15	=	$2,400
25350	Generator - Replace	$32,000	X	1	/	30	=	$1,067
25410	Fire Control Panel - Update/Replace	$35,000	X	6	/	20	=	$10,500
25440	Boilers - Replace - DHW	$70,000	X	14	/	25	=	$39,200
25440	Boilers - Replace - Heating	$80,000	X	2	/	25	=	$6,400
25470	Water Storage Tanks - Replace	$10,000	X	14	/	30	=	$4,667
	Genesee Mechanical Systems							
25010	Intercom/Entry System - Replace	$6,000	X	12	/	15	=	$4,800
25050	Automatic Doors - Replace	$5,300	X	18	/	25	=	$3,816
25060	Gate Operator - Replace	$6,500	X	5	/	12	=	$2,708
25070	Garage Door - Replace	$4,300	X	19	/	20	=	$4,085
25120	Elevator - Modernize	$190,000	X	2	/	25	=	$15,200
25150	Elevator Cab - Remodel	$15,900	X	2	/	25	=	$1,272
25210	AHU Furnace - Replace	$70,000	X	8	/	30	=	$18,667
25280	Pumps/Motors - Repair/Replace	$10,000	X	18	/	20	=	$9,000
25280	Pumps/Motors - Repair/Replace (Variable)	$6,840	X	4	/	5	=	$5,472
25330	Surveillance System - Upgrade/Replace	$9,000	X	4	/	15	=	$2,400
25350	Generator - Replace	$32,000	X	1	/	30	=	$1,067

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
25410	Fire Control Panel - Update/Replace	$35,000	X	12	/	20	=	$21,000
25440	Boiler - Replace - DHW	$70,000	X	8	/	25	=	$22,400
25440	Boilers - Replace - Heating	$80,000	X	8	/	25	=	$25,600
25470	Water Storage Tank - Replace	$12,000	X	8	/	30	=	$3,200
								$3,152,234

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Sites & Grounds				
21010	Garage Concrete - Seal/Repair	10	$18,000	$1,800	0.69 %
21090	Concrete Walkways - Repair - 5%	5	$3,705	$741	0.29 %
21190	Asphalt - Seal/Repair	4	$23,000	$5,750	2.22 %
21200	Asphalt - Resurface	25	$270,375	$10,815	4.17 %
21210	Asphalt - Crack Fill/Repair	3	$3,300	$1,100	0.42 %
21310	Site Rail: Metal - Replace	30	$12,800	$427	0.16 %
21320	Site Fencing: Wood - Repair/Paint	5	$6,500	$1,300	0.50 %
21330	Site Fencing: Wood - Replace	25	$42,250	$1,690	0.65 %
21480	Carport Gutters - Replace	30	$4,725	$158	0.06 %
21520	Carport Roofs - Replace	25	$67,450	$2,698	1.04 %
21610	Sign/Monument - Refurbish/Replace	30	$20,000	$667	0.26 %
21630	Flag Pole - Replace	30	$3,250	$108	0.04 %
21690	Outdoor/Site Furnishings - Replace	20	$3,400	$170	0.07 %
21730	Grounds Equipment - Replace	12	$16,000	$1,333	0.51 %
	Bergen Building Exteriors				
23020	Ext. Lights (Decorative) - Replace	25	$17,063	$683	0.26 %
23310	Wood Exterior - Repair/Repaint	7	$110,000	$15,714	6.06 %
23320	Wood Siding - Replace	60	$1,122,000	$18,700	7.21 %
23330	Stucco - Seal/Paint	15	$25,500	$1,700	0.66 %
23440	Windows (Common) - Replace - 20%	5	$27,600	$5,520	2.13 %
23570	Roof: Composition Shingle - Replace	25	$714,000	$28,560	11.01 %
23650	Gutters/Downspouts - Replace	30	$21,600	$720	0.28 %
	Genesee Building Exteriors				
23020	Ext. Lights (Decorative) - Replace	25	$18,113	$725	0.28 %
23310	Wood Exterior - Repair/Repaint	7	$120,000	$17,143	6.61 %
23320	Wood Siding - Replace	60	$1,234,750	$20,579	7.93 %
23330	Stucco - Seal/Paint	15	$25,500	$1,700	0.66 %
23440	Windows (Common) - Replace - 20%	5	$27,600	$5,520	2.13 %
23570	Roof: Composition Shingle - Replace	25	$785,750	$31,430	12.11 %
23650	Gutters/Downspouts - Replace	30	$21,600	$720	0.28 %
	Bergen Building Interiors				
24010	Interior Surfaces - Repaint - 1, 2, & L	10	$23,000	$2,300	0.89 %
24010	Interior Surfaces - Repaint - 3 & 4	10	$15,040	$1,504	0.58 %
24030	Interior Lights - Replace	30	$19,425	$648	0.25 %
24040	Mailboxes - Replace	30	$5,600	$187	0.07 %
24060	Tile Flooring - Replace	50	$29,700	$594	0.23 %
24070	Stairwell Carpet - Replace	20	$20,000	$1,000	0.39 %
24080	Carpeting - Replace - 1&2	10	$31,500	$3,150	1.21 %
24080	Carpeting - Replace - 3&4	10	$31,920	$3,192	1.23 %
24220	Furnishings/Décor - Update - 10%	5	$1,400	$280	0.11 %
24240	Kitchen - Remodel	30	$10,100	$337	0.13 %
24250	Kitchen Appliances - Replace	10	$4,450	$445	0.17 %
24280	Bathrooms - Remodel	20	$20,000	$1,000	0.39 %
24320	Guest Suite - Remodel	10	$6,000	$600	0.23 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
24320	Meeting/Social Room - Remodel	10	$9,800	$980	0.38 %
24350	Fireplace - Replace	30	$6,500	$217	0.08 %
	Genesee Building Interiors				
24010	Interior Surfaces - Repaint - 1, 2 & L	10	$24,960	$2,496	0.96 %
24010	Interior Surfaces - Repaint - 3 & 4	10	$16,640	$1,664	0.64 %
24030	Interior Lights - Replace	30	$19,425	$648	0.25 %
24040	Mailboxes - Replace	30	$5,600	$187	0.07 %
24060	Tile Flooring - Replace	50	$29,700	$594	0.23 %
24070	Stairwell Carpet - Replace	20	$20,000	$1,000	0.39 %
24080	Carpeting - Replace - 1&2	10	$34,440	$3,444	1.33 %
24080	Carpeting - Replace - 3&4	10	$34,440	$3,444	1.33 %
24090	Wood Flooring - Replace	40	$15,750	$394	0.15 %
24100	Wood Flooring - Refinish	10	$2,588	$259	0.10 %
24220	Furnishings/Décor - Update - 10%	5	$1,400	$280	0.11 %
24240	Kitchen - Remodel	30	$10,100	$337	0.13 %
24250	Kitchen Appliances - Replace	10	$4,450	$445	0.17 %
24280	Bathrooms - Remodel	20	$20,000	$1,000	0.39 %
24320	Guest Suite - Remodel	10	$6,000	$600	0.23 %
24320	Meeting/Social Room - Remodel	10	$9,800	$980	0.38 %
24350	Fireplace - Replace	30	$6,500	$217	0.08 %
	Bergen Mechanical Systems				
25010	Intercom/Entry System - Replace	15	$6,000	$400	0.15 %
25050	Automatic Doors - Replace	25	$5,300	$212	0.08 %
25060	Gate Operator - Replace	12	$6,500	$542	0.21 %
25070	Garage Door - Replace	20	$4,300	$215	0.08 %
25120	Elevator - Modernize	25	$190,000	$7,600	2.93 %
25150	Elevator Cab - Remodel	25	$15,900	$636	0.25 %
25210	AHU Furnace - Replace	30	$70,000	$2,333	0.90 %
25280	Pumps/Motors - Repair/Replace	20	$12,500	$625	0.24 %
25280	Pumps/Motors - Repair/Replace (Variable)	5	$4,560	$912	0.35 %
25330	Surveillance System - Upgrade/Replace	15	$9,000	$600	0.23 %
25350	Generator - Replace	30	$32,000	$1,067	0.41 %
25410	Fire Control Panel - Update/Replace	20	$35,000	$1,750	0.67 %
25440	Boilers - Replace - DHW	25	$70,000	$2,800	1.08 %
25440	Boilers - Replace - Heating	25	$80,000	$3,200	1.23 %
25470	Water Storage Tanks - Replace	30	$10,000	$333	0.13 %
	Genesee Mechanical Systems				
25010	Intercom/Entry System - Replace	15	$6,000	$400	0.15 %
25050	Automatic Doors - Replace	25	$5,300	$212	0.08 %
25060	Gate Operator - Replace	12	$6,500	$542	0.21 %
25070	Garage Door - Replace	20	$4,300	$215	0.08 %
25120	Elevator - Modernize	25	$190,000	$7,600	2.93 %
25150	Elevator Cab - Remodel	25	$15,900	$636	0.25 %
25210	AHU Furnace - Replace	30	$70,000	$2,333	0.90 %
25280	Pumps/Motors - Repair/Replace	20	$10,000	$500	0.19 %
25280	Pumps/Motors - Repair/Replace (Variable)	5	$6,840	$1,368	0.53 %
25330	Surveillance System - Upgrade/Replace	15	$9,000	$600	0.23 %
25350	Generator - Replace	30	$32,000	$1,067	0.41 %
25410	Fire Control Panel - Update/Replace	20	$35,000	$1,750	0.67 %
25440	Boiler - Replace - DHW	25	$70,000	$2,800	1.08 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
25440	Boilers - Replace - Heating	25	$80,000	$3,200	1.23 %
25470	Water Storage Tank - Replace	30	$12,000	$400	0.15 %
90	Total Funded Components			$259,437	100.00 %

Fiscal Year Start: 2027					Net After Tax Interest: 3.50 %		Avg 30-Yr Inflation: 3.00 %		
Reserve Fund Strength (as-of Fiscal Year Start)					Projected Reserve Balance Changes				
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2027	$905,082	$3,152,234	28.7 %	High	5.76 %	$323,000	$0	$37,935	$0
2028	$1,266,017	$3,514,021	36.0 %	Medium	3.00 %	$332,690	$0	$49,027	$107,820
2029	$1,539,914	$3,783,623	40.7 %	Medium	3.00 %	$342,671	$0	$53,921	$390,417
2030	$1,546,089	$3,778,497	40.9 %	Medium	3.00 %	$352,951	$0	$58,731	$142,590
2031	$1,815,181	$4,036,983	45.0 %	Medium	3.00 %	$363,539	$0	$71,025	$0
2032	$2,249,745	$4,458,851	50.5 %	Medium	3.00 %	$374,446	$0	$79,194	$420,682
2033	$2,282,703	$4,469,095	51.1 %	Medium	3.00 %	$385,679	$0	$87,746	$16,956
2034	$2,739,173	$4,904,779	55.8 %	Medium	3.00 %	$397,249	$0	$94,228	$576,971
2035	$2,653,679	$4,786,290	55.4 %	Medium	3.00 %	$409,167	$0	$99,423	$125,790
2036	$3,036,478	$5,138,821	59.1 %	Medium	3.00 %	$421,442	$0	$109,878	$315,755
2037	$3,252,043	$5,316,419	61.2 %	Medium	3.00 %	$434,085	$0	$122,351	$58,124
2038	$3,750,354	$5,775,165	64.9 %	Medium	3.00 %	$447,108	$0	$136,481	$273,220
2039	$4,060,723	$6,036,899	67.3 %	Medium	3.00 %	$460,521	$0	$150,416	$123,763
2040	$4,547,897	$6,471,522	70.3 %	Low	3.00 %	$474,336	$0	$168,711	$83,178
2041	$5,107,766	$6,972,416	73.3 %	Low	3.00 %	$488,566	$0	$188,895	$82,134
2042	$5,703,095	$7,501,186	76.0 %	Low	3.00 %	$503,223	$0	$208,585	$180,269
2043	$6,234,634	$7,956,864	78.4 %	Low	3.00 %	$518,320	$0	$180,912	$2,814,575
2044	$4,119,291	$5,725,368	71.9 %	Low	3.00 %	$533,870	$0	$149,576	$361,486
2045	$4,441,251	$5,966,473	74.4 %	Low	3.00 %	$549,886	$0	$165,727	$113,212
2046	$5,043,652	$6,483,783	77.8 %	Low	3.00 %	$566,382	$0	$186,062	$191,044
2047	$5,605,052	$6,950,093	80.6 %	Low	3.00 %	$583,374	$0	$208,772	$53,822
2048	$6,343,376	$7,585,788	83.6 %	Low	3.00 %	$600,875	$0	$231,838	$250,917
2049	$6,925,173	$8,052,026	86.0 %	Low	3.00 %	$618,901	$0	$246,788	$591,894
2050	$7,198,968	$8,195,958	87.8 %	Low	3.00 %	$637,468	$0	$246,364	$1,181,863
2051	$6,900,938	$7,751,900	89.0 %	Low	3.00 %	$656,592	$0	$256,376	$41,926
2052	$7,771,980	$8,484,477	91.6 %	Low	3.00 %	$676,290	$0	$284,617	$215,676
2053	$8,517,211	$9,076,365	93.8 %	Low	3.00 %	$696,579	$0	$222,958	$5,193,611
2054	$4,243,138	$4,575,521	92.7 %	Low	3.00 %	$717,476	$0	$160,183	$196,373
2055	$4,924,424	$5,104,096	96.5 %	Low	3.00 %	$739,001	$0	$184,647	$204,770
2056	$5,643,302	$5,657,686	99.7 %	Low	3.00 %	$761,171	$0	$210,928	$186,876

	Fiscal Year	2027	2028	2029	2030	2031
	Starting Reserve Balance	$905,082	$1,266,017	$1,539,914	$1,546,089	$1,815,181
	Annual Reserve Funding	$323,000	$332,690	$342,671	$352,951	$363,539
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$37,935	$49,027	$53,921	$58,731	$71,025
	Total Income	$1,266,017	$1,647,734	$1,936,506	$1,957,771	$2,249,745
#	Component					
	Sites & Grounds					
21010	Garage Concrete - Seal/Repair	$0	$0	$19,096	$0	$0
21090	Concrete Walkways - Repair - 5%	$0	$0	$3,931	$0	$0
21190	Asphalt - Seal/Repair	$0	$0	$0	$25,133	$0
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21210	Asphalt - Crack Fill/Repair	$0	$0	$3,501	$0	$0
21310	Site Rail: Metal - Replace	$0	$0	$13,580	$0	$0
21320	Site Fencing: Wood - Repair/Paint	$0	$0	$6,896	$0	$0
21330	Site Fencing: Wood - Replace	$0	$0	$0	$0	$0
21480	Carport Gutters - Replace	$0	$0	$0	$0	$0
21520	Carport Roofs - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21630	Flag Pole - Replace	$0	$0	$0	$0	$0
21690	Outdoor/Site Furnishings - Replace	$0	$0	$0	$0	$0
21730	Grounds Equipment - Replace	$0	$0	$16,974	$0	$0
	Bergen Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$0	$116,699	$0	$0
23320	Wood Siding - Replace	$0	$0	$0	$0	$0
23330	Stucco - Seal/Paint	$0	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$0	$29,281	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Genesee Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$0	$127,308	$0	$0
23320	Wood Siding - Replace	$0	$0	$0	$0	$0
23330	Stucco - Seal/Paint	$0	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$0	$29,281	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Bergen Building Interiors					
24010	Interior Surfaces - Repaint - 1, 2, & L	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - 3 & 4	$0	$0	$0	$16,435	$0
24030	Interior Lights - Replace	$0	$0	$0	$21,226	$0
24040	Mailboxes - Replace	$0	$0	$0	$0	$0
24060	Tile Flooring - Replace	$0	$0	$0	$0	$0
24070	Stairwell Carpet - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 3&4	$0	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$1,442	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0
24320	Guest Suite - Remodel	$0	$0	$0	$0	$0
24320	Meeting/Social Room - Remodel	$0	$0	$0	$0	$0
24350	Fireplace - Replace	$0	$6,695	$0	$0	$0
	Genesee Building Interiors					
24010	Interior Surfaces - Repaint - 1, 2 & L	$0	$0	$0	$27,274	$0
24010	Interior Surfaces - Repaint - 3 & 4	$0	$0	$0	$18,183	$0
24030	Interior Lights - Replace	$0	$0	$0	$21,226	$0
24040	Mailboxes - Replace	$0	$0	$0	$0	$0
24060	Tile Flooring - Replace	$0	$0	$0	$0	$0
24070	Stairwell Carpet - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$0	$35,473	$0	$0	$0
24080	Carpeting - Replace - 3&4	$0	$35,473	$0	$0	$0

	Fiscal Year	2027	2028	2029	2030	2031
24090	Wood Flooring - Replace	$0	$0	$0	$0	$0
24100	Wood Flooring - Refinish	$0	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$1,442	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0
24320	Guest Suite - Remodel	$0	$0	$0	$0	$0
24320	Meeting/Social Room - Remodel	$0	$0	$0	$0	$0
24350	Fireplace - Replace	$0	$6,695	$0	$0	$0
	Bergen Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$6,556	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operator - Replace	$0	$0	$0	$0	$0
25070	Garage Door - Replace	$0	$4,429	$0	$0	$0
25120	Elevator - Modernize	$0	$0	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace	$0	$0	$13,261	$0	$0
25280	Pumps/Motors - Repair/Replace (Variable)	$0	$4,697	$0	$0	$0
25330	Surveillance System - Upgrade/Replace	$0	$0	$0	$0	$0
25350	Generator - Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25440	Boilers - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tanks - Replace	$0	$0	$0	$0	$0
	Genesee Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$6,556	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operator - Replace	$0	$0	$0	$0	$0
25070	Garage Door - Replace	$0	$4,429	$0	$0	$0
25120	Elevator - Modernize	$0	$0	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace	$0	$0	$10,609	$0	$0
25280	Pumps/Motors - Repair/Replace (Variable)	$0	$7,045	$0	$0	$0
25330	Surveillance System - Upgrade/Replace	$0	$0	$0	$0	$0
25350	Generator - Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25440	Boiler - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tank - Replace	$0	$0	$0	$0	$0
	Total Expenses	$0	$107,820	$390,417	$142,590	$0
	Ending Reserve Balance	$1,266,017	$1,539,914	$1,546,089	$1,815,181	$2,249,745

#	Fiscal Year	2032	2033	2034	2035	2036
	Starting Reserve Balance	$2,249,745	$2,282,703	$2,739,173	$2,653,679	$3,036,478
	Annual Reserve Funding	$374,446	$385,679	$397,249	$409,167	$421,442
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$79,194	$87,746	$94,228	$99,423	$109,878
	Total Income	$2,703,385	$2,756,128	$3,230,650	$3,162,269	$3,567,798
#	Component					
	Sites & Grounds					
21010	Garage Concrete - Seal/Repair	$0	$0	$0	$0	$0
21090	Concrete Walkways - Repair - 5%	$0	$0	$4,557	$0	$0
21190	Asphalt - Seal/Repair	$0	$0	$28,287	$0	$0
21200	Asphalt - Resurface	$0	$0	$332,527	$0	$0
21210	Asphalt - Crack Fill/Repair	$3,826	$0	$0	$4,180	$0
21310	Site Rail: Metal - Replace	$0	$0	$0	$0	$0
21320	Site Fencing: Wood - Repair/Paint	$0	$0	$7,994	$0	$0
21330	Site Fencing: Wood - Replace	$0	$0	$51,962	$0	$0
21480	Carport Gutters - Replace	$0	$0	$0	$0	$0
21520	Carport Roofs - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21630	Flag Pole - Replace	$0	$0	$0	$0	$0
21690	Outdoor/Site Furnishings - Replace	$0	$0	$0	$0	$0
21730	Grounds Equipment - Replace	$0	$0	$0	$0	$0
	Bergen Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$19,781	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$0	$0	$0	$143,525
23320	Wood Siding - Replace	$0	$0	$0	$0	$0
23330	Stucco - Seal/Paint	$0	$0	$31,362	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$0	$33,945	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Genesee Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$20,998	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$0	$0	$0	$156,573
23320	Wood Siding - Replace	$0	$0	$0	$0	$0
23330	Stucco - Seal/Paint	$0	$0	$31,362	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$0	$33,945	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Bergen Building Interiors					
24010	Interior Surfaces - Repaint - 1, 2, & L	$0	$0	$0	$29,136	$0
24010	Interior Surfaces - Repaint - 3 & 4	$0	$0	$0	$0	$0
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Mailboxes - Replace	$6,492	$0	$0	$0	$0
24060	Tile Flooring - Replace	$0	$0	$0	$0	$0
24070	Stairwell Carpet - Replace	$23,185	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$0	$0	$0	$39,903	$0
24080	Carpeting - Replace - 3&4	$37,004	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$1,672	$0	$0	$0
24240	Kitchen - Remodel	$11,709	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$5,159	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0
24320	Guest Suite - Remodel	$0	$0	$0	$0	$7,829
24320	Meeting/Social Room - Remodel	$11,361	$0	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Genesee Building Interiors					
24010	Interior Surfaces - Repaint - 1, 2 & L	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - 3 & 4	$0	$0	$0	$0	$0
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Mailboxes - Replace	$6,492	$0	$0	$0	$0
24060	Tile Flooring - Replace	$0	$0	$0	$0	$0
24070	Stairwell Carpet - Replace	$23,185	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 3&4	$0	$0	$0	$0	$0
24090	Wood Flooring - Replace	$0	$0	$0	$0	$0
24100	Wood Flooring - Refinish	$3,000	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$1,672	$0	$0	$0
24240	Kitchen - Remodel	$11,709	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$5,159	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0

	Fiscal Year	2032	2033	2034	2035	2036
24320	Guest Suite - Remodel	$0	$0	$0	$0	$7,829
24320	Meeting/Social Room - Remodel	$11,361	$0	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Bergen Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
25050	Automatic Doors - Replace	$0	$0	$6,518	$0	$0
25060	Gate Operator - Replace	$0	$0	$0	$8,234	$0
25070	Garage Door - Replace	$0	$0	$0	$0	$0
25120	Elevator - Modernize	$220,262	$0	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace (Variable)	$0	$5,445	$0	$0	$0
25330	Surveillance System - Upgrade/Replace	$0	$0	$0	$0	$0
25350	Generator - Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25440	Boilers - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tanks - Replace	$0	$0	$0	$0	$0
	Genesee Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
25050	Automatic Doors - Replace	$0	$0	$6,518	$0	$0
25060	Gate Operator - Replace	$0	$0	$7,994	$0	$0
25070	Garage Door - Replace	$0	$0	$0	$0	$0
25120	Elevator - Modernize	$0	$0	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace (Variable)	$0	$8,167	$0	$0	$0
25330	Surveillance System - Upgrade/Replace	$0	$0	$0	$0	$0
25350	Generator - Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$44,337	$0
25440	Boiler - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tank - Replace	$0	$0	$0	$0	$0
	Total Expenses	$420,682	$16,956	$576,971	$125,790	$315,755
	Ending Reserve Balance	$2,282,703	$2,739,173	$2,653,679	$3,036,478	$3,252,043

#	Fiscal Year	2037	2038	2039	2040	2041
	Starting Reserve Balance	$3,252,043	$3,750,354	$4,060,723	$4,547,897	$5,107,766
	Annual Reserve Funding	$434,085	$447,108	$460,521	$474,336	$488,566
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$122,351	$136,481	$150,416	$168,711	$188,895
	Total Income	$3,808,479	$4,333,943	$4,671,660	$5,190,944	$5,785,228
#	Component					
	Sites & Grounds					
21010	Garage Concrete - Seal/Repair	$0	$0	$25,664	$0	$0
21090	Concrete Walkways - Repair - 5%	$0	$0	$5,282	$0	$0
21190	Asphalt - Seal/Repair	$0	$31,837	$0	$0	$0
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21210	Asphalt - Crack Fill/Repair	$0	$4,568	$0	$0	$4,992
21310	Site Rail: Metal - Replace	$0	$0	$0	$0	$0
21320	Site Fencing: Wood - Repair/Paint	$0	$0	$9,267	$0	$0
21330	Site Fencing: Wood - Replace	$0	$0	$0	$0	$0
21480	Carport Gutters - Replace	$0	$0	$0	$0	$0
21520	Carport Roofs - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21630	Flag Pole - Replace	$4,368	$0	$0	$0	$0
21690	Outdoor/Site Furnishings - Replace	$0	$0	$4,848	$0	$0
21730	Grounds Equipment - Replace	$0	$0	$0	$0	$24,201
	Bergen Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$0	$0	$0	$0
23320	Wood Siding - Replace	$0	$0	$0	$0	$0
23330	Stucco - Seal/Paint	$0	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$0	$39,351	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Genesee Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$0	$0	$0	$0
23320	Wood Siding - Replace	$0	$0	$0	$0	$0
23330	Stucco - Seal/Paint	$0	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$0	$39,351	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Bergen Building Interiors					
24010	Interior Surfaces - Repaint - 1, 2, & L	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - 3 & 4	$0	$0	$0	$22,087	$0
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Mailboxes - Replace	$0	$0	$0	$0	$0
24060	Tile Flooring - Replace	$0	$0	$0	$0	$0
24070	Stairwell Carpet - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 3&4	$0	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$1,938	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
24280	Bathrooms - Remodel	$26,878	$0	$0	$0	$0
24320	Guest Suite - Remodel	$0	$0	$0	$0	$0
24320	Meeting/Social Room - Remodel	$0	$0	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Genesee Building Interiors					
24010	Interior Surfaces - Repaint - 1, 2 & L	$0	$0	$0	$36,655	$0
24010	Interior Surfaces - Repaint - 3 & 4	$0	$0	$0	$24,436	$0
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Mailboxes - Replace	$0	$0	$0	$0	$0
24060	Tile Flooring - Replace	$0	$0	$0	$0	$0
24070	Stairwell Carpet - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$0	$47,673	$0	$0	$0
24080	Carpeting - Replace - 3&4	$0	$47,673	$0	$0	$0
24090	Wood Flooring - Replace	$0	$0	$0	$0	$0
24100	Wood Flooring - Refinish	$0	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$1,938	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
24280	Bathrooms - Remodel	$26,878	$0	$0	$0	$0

	Fiscal Year	2037	2038	2039	2040	2041
24320	Guest Suite - Remodel	$0	$0	$0	$0	$0
24320	Meeting/Social Room - Remodel	$0	$0	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Bergen Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operator - Replace	$0	$0	$0	$0	$0
25070	Garage Door - Replace	$0	$0	$0	$0	$0
25120	Elevator - Modernize	$0	$0	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace (Variable)	$0	$6,312	$0	$0	$0
25330	Surveillance System - Upgrade/Replace	$0	$12,458	$0	$0	$0
25350	Generator - Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$52,941
25440	Boilers - Replace - DHW	$0	$96,896	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tanks - Replace	$0	$0	$0	$0	$0
	Genesee Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operator - Replace	$0	$0	$0	$0	$0
25070	Garage Door - Replace	$0	$0	$0	$0	$0
25120	Elevator - Modernize	$0	$0	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace (Variable)	$0	$9,468	$0	$0	$0
25330	Surveillance System - Upgrade/Replace	$0	$12,458	$0	$0	$0
25350	Generator - Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25440	Boiler - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tank - Replace	$0	$0	$0	$0	$0
	Total Expenses	$58,124	$273,220	$123,763	$83,178	$82,134
	Ending Reserve Balance	$3,750,354	$4,060,723	$4,547,897	$5,107,766	$5,703,095

#	Fiscal Year	2042	2043	2044	2045	2046
	Starting Reserve Balance	$5,703,095	$6,234,634	$4,119,291	$4,441,251	$5,043,652
	Annual Reserve Funding	$503,223	$518,320	$533,870	$549,886	$566,382
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$208,585	$180,912	$149,576	$165,727	$186,062
	Total Income	$6,414,903	$6,933,866	$4,802,737	$5,156,864	$5,796,097
#	Component					
	Sites & Grounds					
21010	Garage Concrete - Seal/Repair	$0	$0	$0	$0	$0
21090	Concrete Walkways - Repair - 5%	$0	$0	$6,124	$0	$0
21190	Asphalt - Seal/Repair	$35,833	$0	$0	$0	$40,331
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21210	Asphalt - Crack Fill/Repair	$0	$0	$5,454	$0	$0
21310	Site Rail: Metal - Replace	$0	$0	$0	$0	$0
21320	Site Fencing: Wood - Repair/Paint	$0	$0	$10,744	$0	$0
21330	Site Fencing: Wood - Replace	$0	$0	$0	$0	$0
21480	Carport Gutters - Replace	$0	$0	$0	$0	$0
21520	Carport Roofs - Replace	$0	$0	$0	$0	$118,274
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21630	Flag Pole - Replace	$0	$0	$0	$0	$0
21690	Outdoor/Site Furnishings - Replace	$0	$0	$0	$0	$0
21730	Grounds Equipment - Replace	$0	$0	$0	$0	$0
	Bergen Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$176,518	$0	$0	$0
23320	Wood Siding - Replace	$0	$0	$0	$0	$0
23330	Stucco - Seal/Paint	$0	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$0	$45,619	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$1,145,760	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Genesee Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$192,565	$0	$0	$0
23320	Wood Siding - Replace	$0	$0	$0	$0	$0
23330	Stucco - Seal/Paint	$0	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$0	$45,619	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$1,260,898	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Bergen Building Interiors					
24010	Interior Surfaces - Repaint - 1, 2, & L	$0	$0	$0	$39,156	$0
24010	Interior Surfaces - Repaint - 3 & 4	$0	$0	$0	$0	$0
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Mailboxes - Replace	$0	$0	$0	$0	$0
24060	Tile Flooring - Replace	$46,272	$0	$0	$0	$0
24070	Stairwell Carpet - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$0	$0	$0	$53,627	$0
24080	Carpeting - Replace - 3&4	$49,730	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$2,247	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$6,933	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0
24320	Guest Suite - Remodel	$0	$0	$0	$0	$10,521
24320	Meeting/Social Room - Remodel	$15,268	$0	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Genesee Building Interiors					
24010	Interior Surfaces - Repaint - 1, 2 & L	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - 3 & 4	$0	$0	$0	$0	$0
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Mailboxes - Replace	$0	$0	$0	$0	$0
24060	Tile Flooring - Replace	$0	$0	$0	$0	$0
24070	Stairwell Carpet - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 3&4	$0	$0	$0	$0	$0
24090	Wood Flooring - Replace	$0	$0	$0	$0	$0
24100	Wood Flooring - Refinish	$4,032	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$2,247	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$6,933	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0

	Fiscal Year	2042	2043	2044	2045	2046
24320	Guest Suite - Remodel	$0	$0	$0	$0	$10,521
24320	Meeting/Social Room - Remodel	$15,268	$0	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Bergen Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$10,215	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operator - Replace	$0	$0	$0	$0	$0
25070	Garage Door - Replace	$0	$0	$0	$0	$0
25120	Elevator - Modernize	$0	$0	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace (Variable)	$0	$7,317	$0	$0	$0
25330	Surveillance System - Upgrade/Replace	$0	$0	$0	$0	$0
25350	Generator - Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25440	Boilers - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tanks - Replace	$0	$16,047	$0	$0	$0
	Genesee Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$10,215	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operator - Replace	$0	$0	$0	$0	$11,398
25070	Garage Door - Replace	$0	$0	$0	$0	$0
25120	Elevator - Modernize	$0	$0	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace (Variable)	$0	$10,976	$0	$0	$0
25330	Surveillance System - Upgrade/Replace	$0	$0	$0	$0	$0
25350	Generator - Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25440	Boiler - Replace - DHW	$0	$0	$115,699	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$132,228	$0	$0
25470	Water Storage Tank - Replace	$0	$0	$0	$0	$0
	Total Expenses	$180,269	$2,814,575	$361,486	$113,212	$191,044
	Ending Reserve Balance	$6,234,634	$4,119,291	$4,441,251	$5,043,652	$5,605,052

#	Fiscal Year	2047	2048	2049	2050	2051
	Starting Reserve Balance	$5,605,052	$6,343,376	$6,925,173	$7,198,968	$6,900,938
	Annual Reserve Funding	$583,374	$600,875	$618,901	$637,468	$656,592
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$208,772	$231,838	$246,788	$246,364	$256,376
	Total Income	$6,397,198	$7,176,089	$7,790,861	$8,082,800	$7,813,906
#	Component					
	Sites & Grounds					
21010	Garage Concrete - Seal/Repair	$0	$0	$34,490	$0	$0
21090	Concrete Walkways - Repair - 5%	$0	$0	$7,099	$0	$0
21190	Asphalt - Seal/Repair	$0	$0	$0	$45,392	$0
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21210	Asphalt - Crack Fill/Repair	$5,960	$0	$0	$6,513	$0
21310	Site Rail: Metal - Replace	$0	$0	$0	$0	$0
21320	Site Fencing: Wood - Repair/Paint	$0	$0	$12,455	$0	$0
21330	Site Fencing: Wood - Replace	$0	$0	$0	$0	$0
21480	Carport Gutters - Replace	$0	$0	$0	$0	$9,605
21520	Carport Roofs - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$36,122	$0	$0	$0	$0
21630	Flag Pole - Replace	$0	$0	$0	$0	$0
21690	Outdoor/Site Furnishings - Replace	$0	$0	$0	$0	$0
21730	Grounds Equipment - Replace	$0	$0	$0	$0	$0
	Bergen Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$0	$0	$217,095	$0
23320	Wood Siding - Replace	$0	$0	$0	$0	$0
23330	Stucco - Seal/Paint	$0	$0	$48,861	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$0	$52,884	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$40,182	$0	$0	$0
	Genesee Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$0	$0	$236,830	$0
23320	Wood Siding - Replace	$0	$0	$0	$0	$0
23330	Stucco - Seal/Paint	$0	$0	$48,861	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$0	$52,884	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$40,182	$0	$0	$0
	Bergen Building Interiors					
24010	Interior Surfaces - Repaint - 1, 2, & L	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - 3 & 4	$0	$0	$0	$29,683	$0
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Mailboxes - Replace	$0	$0	$0	$0	$0
24060	Tile Flooring - Replace	$0	$0	$0	$0	$0
24070	Stairwell Carpet - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 3&4	$0	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$2,604	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0
24320	Guest Suite - Remodel	$0	$0	$0	$0	$0
24320	Meeting/Social Room - Remodel	$0	$0	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Genesee Building Interiors					
24010	Interior Surfaces - Repaint - 1, 2 & L	$0	$0	$0	$49,261	$0
24010	Interior Surfaces - Repaint - 3 & 4	$0	$0	$0	$32,840	$0
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Mailboxes - Replace	$0	$0	$0	$0	$0
24060	Tile Flooring - Replace	$0	$0	$0	$0	$0
24070	Stairwell Carpet - Replace	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$0	$64,069	$0	$0	$0
24080	Carpeting - Replace - 3&4	$0	$64,069	$0	$0	$0
24090	Wood Flooring - Replace	$0	$0	$0	$0	$0
24100	Wood Flooring - Refinish	$0	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$2,604	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$0	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0

	Fiscal Year	2047	2048	2049	2050	2051
24320	Guest Suite - Remodel	$0	$0	$0	$0	$0
24320	Meeting/Social Room - Remodel	$0	$0	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Bergen Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operator - Replace	$11,740	$0	$0	$0	$0
25070	Garage Door - Replace	$0	$7,999	$0	$0	$0
25120	Elevator - Modernize	$0	$0	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$0	$32,321
25210	AHU Furnace - Replace	$0	$0	$134,127	$0	$0
25280	Pumps/Motors - Repair/Replace	$0	$0	$23,951	$0	$0
25280	Pumps/Motors - Repair/Replace (Variable)	$0	$8,483	$0	$0	$0
25330	Surveillance System - Upgrade/Replace	$0	$0	$0	$0	$0
25350	Generator - Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25440	Boilers - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$157,887	$0
25470	Water Storage Tanks - Replace	$0	$0	$0	$0	$0
	Genesee Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operator - Replace	$0	$0	$0	$0	$0
25070	Garage Door - Replace	$0	$7,999	$0	$0	$0
25120	Elevator - Modernize	$0	$0	$0	$374,981	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$31,380	$0
25210	AHU Furnace - Replace	$0	$0	$134,127	$0	$0
25280	Pumps/Motors - Repair/Replace	$0	$0	$19,161	$0	$0
25280	Pumps/Motors - Repair/Replace (Variable)	$0	$12,724	$0	$0	$0
25330	Surveillance System - Upgrade/Replace	$0	$0	$0	$0	$0
25350	Generator - Replace	$0	$0	$0	$0	$0
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25440	Boiler - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tank - Replace	$0	$0	$22,993	$0	$0
	Total Expenses	$53,822	$250,917	$591,894	$1,181,863	$41,926
	Ending Reserve Balance	$6,343,376	$6,925,173	$7,198,968	$6,900,938	$7,771,980

#	Fiscal Year	2052	2053	2054	2055	2056
	Starting Reserve Balance	$7,771,980	$8,517,211	$4,243,138	$4,924,424	$5,643,302
	Annual Reserve Funding	$676,290	$696,579	$717,476	$739,001	$761,171
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$284,617	$222,958	$160,183	$184,647	$210,928
	Total Income	$8,732,887	$9,436,749	$5,120,797	$5,848,071	$6,615,401
#	Component					
	Sites & Grounds					
21010	Garage Concrete - Seal/Repair	$0	$0	$0	$0	$0
21090	Concrete Walkways - Repair - 5%	$0	$0	$8,230	$0	$0
21190	Asphalt - Seal/Repair	$0	$0	$51,090	$0	$0
21200	Asphalt - Resurface	$0	$0	$0	$0	$0
21210	Asphalt - Crack Fill/Repair	$0	$7,117	$0	$0	$7,777
21310	Site Rail: Metal - Replace	$0	$0	$0	$0	$0
21320	Site Fencing: Wood - Repair/Paint	$0	$0	$14,438	$0	$0
21330	Site Fencing: Wood - Replace	$0	$0	$0	$0	$0
21480	Carport Gutters - Replace	$0	$0	$0	$0	$0
21520	Carport Roofs - Replace	$0	$0	$0	$0	$0
21610	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
21630	Flag Pole - Replace	$0	$0	$0	$0	$0
21690	Outdoor/Site Furnishings - Replace	$0	$0	$0	$0	$0
21730	Grounds Equipment - Replace	$0	$34,505	$0	$0	$0
	Bergen Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$0	$0	$0	$0
23320	Wood Siding - Replace	$0	$2,419,695	$0	$0	$0
23330	Stucco - Seal/Paint	$0	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$0	$61,308	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Genesee Building Exteriors					
23020	Ext. Lights (Decorative) - Replace	$0	$0	$0	$0	$0
23310	Wood Exterior - Repair/Repaint	$0	$0	$0	$0	$0
23320	Wood Siding - Replace	$0	$2,662,851	$0	$0	$0
23330	Stucco - Seal/Paint	$0	$0	$0	$0	$0
23440	Windows (Common) - Replace - 20%	$0	$0	$61,308	$0	$0
23570	Roof: Composition Shingle - Replace	$0	$0	$0	$0	$0
23650	Gutters/Downspouts - Replace	$0	$0	$0	$0	$0
	Bergen Building Interiors					
24010	Interior Surfaces - Repaint - 1, 2, & L	$0	$0	$0	$52,622	$0
24010	Interior Surfaces - Repaint - 3 & 4	$0	$0	$0	$0	$0
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Mailboxes - Replace	$0	$0	$0	$0	$0
24060	Tile Flooring - Replace	$0	$0	$0	$0	$0
24070	Stairwell Carpet - Replace	$41,876	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$0	$0	$0	$72,070	$0
24080	Carpeting - Replace - 3&4	$66,833	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$3,019	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$9,317	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0
24320	Guest Suite - Remodel	$0	$0	$0	$0	$14,139
24320	Meeting/Social Room - Remodel	$20,519	$0	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Genesee Building Interiors					
24010	Interior Surfaces - Repaint - 1, 2 & L	$0	$0	$0	$0	$0
24010	Interior Surfaces - Repaint - 3 & 4	$0	$0	$0	$0	$0
24030	Interior Lights - Replace	$0	$0	$0	$0	$0
24040	Mailboxes - Replace	$0	$0	$0	$0	$0
24060	Tile Flooring - Replace	$0	$0	$0	$0	$0
24070	Stairwell Carpet - Replace	$41,876	$0	$0	$0	$0
24080	Carpeting - Replace - 1&2	$0	$0	$0	$0	$0
24080	Carpeting - Replace - 3&4	$0	$0	$0	$0	$0
24090	Wood Flooring - Replace	$0	$0	$0	$0	$0
24100	Wood Flooring - Refinish	$5,419	$0	$0	$0	$0
24220	Furnishings/Décor - Update - 10%	$0	$3,019	$0	$0	$0
24240	Kitchen - Remodel	$0	$0	$0	$0	$0
24250	Kitchen Appliances - Replace	$9,317	$0	$0	$0	$0
24280	Bathrooms - Remodel	$0	$0	$0	$0	$0

	Fiscal Year	2052	2053	2054	2055	2056
24320	Guest Suite - Remodel	$0	$0	$0	$0	$14,139
24320	Meeting/Social Room - Remodel	$20,519	$0	$0	$0	$0
24350	Fireplace - Replace	$0	$0	$0	$0	$0
	Bergen Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operator - Replace	$0	$0	$0	$0	$0
25070	Garage Door - Replace	$0	$0	$0	$0	$0
25120	Elevator - Modernize	$0	$0	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace (Variable)	$0	$9,834	$0	$0	$0
25330	Surveillance System - Upgrade/Replace	$0	$19,409	$0	$0	$0
25350	Generator - Replace	$0	$0	$0	$0	$75,410
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$0	$0
25440	Boilers - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tanks - Replace	$0	$0	$0	$0	$0
	Genesee Mechanical Systems					
25010	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
25050	Automatic Doors - Replace	$0	$0	$0	$0	$0
25060	Gate Operator - Replace	$0	$0	$0	$0	$0
25070	Garage Door - Replace	$0	$0	$0	$0	$0
25120	Elevator - Modernize	$0	$0	$0	$0	$0
25150	Elevator Cab - Remodel	$0	$0	$0	$0	$0
25210	AHU Furnace - Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace	$0	$0	$0	$0	$0
25280	Pumps/Motors - Repair/Replace (Variable)	$0	$14,751	$0	$0	$0
25330	Surveillance System - Upgrade/Replace	$0	$19,409	$0	$0	$0
25350	Generator - Replace	$0	$0	$0	$0	$75,410
25410	Fire Control Panel - Update/Replace	$0	$0	$0	$80,077	$0
25440	Boiler - Replace - DHW	$0	$0	$0	$0	$0
25440	Boilers - Replace - Heating	$0	$0	$0	$0	$0
25470	Water Storage Tank - Replace	$0	$0	$0	$0	$0
	Total Expenses	$215,676	$5,193,611	$196,373	$204,770	$186,876
	Ending Reserve Balance	$8,517,211	$4,243,138	$4,924,424	$5,643,302	$6,428,525

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

Component Details

The primary purpose of the photographic appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The photographs herein represent a wide range of elements that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding:

- Client's obligation to maintain/replace existing elements.

- Schedule/need for projects can be reasonably anticipated. A component must have a “reasonably anticipated” limited useful life (this includes a component with an estimated life of greater than 30 years). The useful life limit does not have to be due to physical deterioration but may reach the end of its useful life due to esthetics (out of style), economic obsolescence (no longer energy efficient), or other reasons.

- The total cost for the project is material to the association, can be reasonably estimated, and includes direct/related costs. The next occurrence of the expense must be above a minimum threshold, reasonably estimated, and include all related costs. Material to the association because typically an expense less than ~1%-.5% of the total annual budget is best categorized by expensing the cost to the operating account. Reasonable estimated because unsupported “guesses” are inappropriate (it is random or unknowable), estimating what the expense will be can be valid if the estimate is provided by a qualified outside expert, based on the association’s history (i.e., historical frequency or patterns of repairs), manufacture recommendations, etc.

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 Case” and “Worst Case” below the photo. Many factors can result in a wide variety of potential costs; we are attempting to represent a market average for budget purposes. Where there is no UL, the component is expected to be a one-time expense. Where no pricing, the component is deemed inappropriate for the Reserve Fund.

Sites & Grounds

Comp #: 21010 Garage Concrete - Seal/Repair **Approx Quantity: 18,000 GSF**
Location: Common Areas
Funded?: Yes.
History:
Comments: Concrete surfaces were observed to be in fair condition. Some cracking was noted during our inspection. Concrete parking structures face moisture intrusion threats frequently. To combat this, a variety of concrete sealers are available. Siloxanes and salines are frequently employed. Many of these coatings enjoy up to 10 years of adequate service. In addition they readily accept most traffic marking coatings like acrylics and chlorinated rubber. When maintenance time arrives, the floor has often been polished smooth and sealed by a decade of foot and wheel traffic. This leaves property owners with the choice to refinish the floor sealer, or leave it be. For further information, reach out to manufacturers of these products.

Useful Life:
10 years

Remaining Life:
2 years

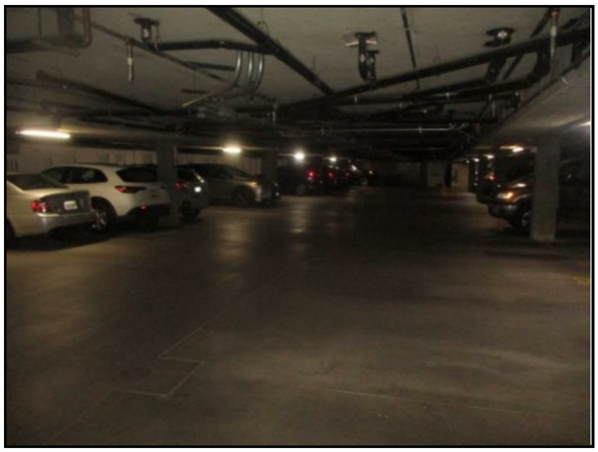
Lower Estimate: $ 16,200 **Higher Estimate:** $ 19,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21030 Parking Structure - Inspect **Approx Quantity: 2 Structures**
Location: Common Areas
Funded?: No.
History:
Comments: Forensic building evaluation is beyond the scope of this Reserve Study. We are unable to inspect the issues causing this issue, however we recommend that the garage be inspected by an envelope specialist. A Reserve Study conducts a limited visual review, no observation or evaluation of the underlying waterproofing was available. We think it is reasonable to assume the assembly consists of structural concrete slab (parking garage ceiling below) with a waterproof membrane installed on top of the concrete structural slab, and then the concrete topping slab on top of the waterproof membrane. The concrete topping slab helps extend the useful life of the waterproofing by protecting it from deterioration by ultra violet sunlight and general wear and tear. The concrete also increases the useful life of the roof by limiting the amount of water that reaches the waterproofing and limits the amount of thermal expansion and contraction, since waterproofing is not exposed to direct sunlight. The down side to this type of system is that the waterproofing cannot be viewed to determine its current condition, or to estimate its useful life. Spot repairs can also be difficult to pinpoint and tend to be more costly to repair. Inspect, clean and repair as needed. Update the Reserve Study when information from inspections becomes available.

Useful Life:

Remaining Life:



Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Comp #: 21090 Concrete Walkways - Repair - 5% **Approx Quantity: 3,900 GSF - 5%**
Location: Common areas
Funded?: Yes.
History:
Comments: Repair any trip and fall hazards immediately to ensure safety. As routine maintenance, inspect regularly, pressure wash for appearance and repair promptly as needed to prevent water penetrating into the base and causing further damage. In our experience, larger repair/replacement expenses emerge as the community ages, especially as trees adjacent to sidewalks continue to grow. In general, costs related to this component are expected to be included in the Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:
5 years

Remaining Life:
2 years

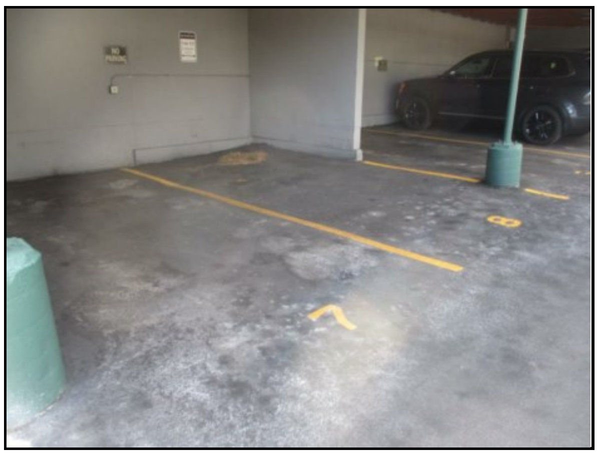
Lower Estimate: $ 3,330 **Higher Estimate:** $ 4,080

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21190 Asphalt - Seal/Repair **Approx Quantity: 51,500 GSF**
Location: Common Areas
Funded?: Yes.
History: Sealed in 2025
Comments: Asphalt seal was observed to be in fair condition with no major issues noted at the time of the inspection. Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of lower traffic asphalt areas such as these. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a waterproof membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coat also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coat ultimately extends useful life of asphalt, postponing the asphalt resurfacing project. Repair asphalt before seal coating. Surface preparation and dry weather, during and following application, is key to lasting performance. The ideal conditions are a warm, sunny day with low humidity. Rain can cause major problems when seal coating and should never be done when showers are threatening. Incorporate any striping and curb repair into this project. Fill cracks and clean oil stains promptly in between cycles as routine maintenance. Prior to a seal coat application, the areas will be cleaned with push blowers and wire brooms. Be aware that sealcoat will not adhere to heavily saturated oil spots. Vendors typically recommend infrared patching on areas with saturated oil spots to ensure adherence of sealcoat.

Useful Life:
4 years

Remaining Life:
3 years



Lower Estimate: $ 20,700 **Higher Estimate:** $ 25,300

Cost Source: Client Cost History + Inflation

Comp #: 21200 Asphalt - Resurface **Approx Quantity: 51,500 GSF**
Location: Common Areas
Funded?: Yes.
History:
Comments: Asphalt pavement determined to be in fair condition typically exhibits a mostly uniform surface but with minor to moderate raveling and surface wear. Crack patterns are normal for the age of the asphalt and not extreme, and there are no signs of advanced deterioration, such as large block cracking patterns, “alligatoring” or potholes. Overall appears to be aging normally and still up to an appropriate aesthetic standard. Useful life below assumes regular seal coating and repairs. The lack of seal coating and repairs can greatly decrease the asphalt’s useful life. Resurfacing is typically one of the larger expense items in a Reserve Study. When need to resurface is apparent within a couple of years, consult with geotechnical engineer for recommendations, specifications / scope of work and project oversight. As routine maintenance, keep surfaces clean and free of debris, ensure that drains are free flowing, repair cracks, and clean oil stains promptly. Assuming proactive maintenance, plan to resurface at roughly the time frame below. If regular maintenance and sealing is deferred, client may need more extensive repair and replacement projects. Funding below assumes that asphalt has adequate subgrade as well as asphalt fill depth. If fill depth is less than 2", client may need to consider a remove and replacement project which can increase costs by 50%, or more. Further resources: Pavement Surface Condition Field Rating Manual for Asphalt Pavement. http://co-asphalt.com/resources/maintenance-and-preservation/

Useful Life:
25 years

Remaining Life:
7 years

Lower Estimate: $ 243,000 **Higher Estimate:** $ 297,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21210 Asphalt - Crack Fill/Repair **Approx Quantity: 51,500 GSF**
Location: Common Areas
Funded?: Yes.
History: Client reportedly completes this project every 2-3 years (1) year prior to seal coating
Comments: Cracking and separation observed at the time of our inspection. This line item allows the association to budget for predictable crack fill and localized repair on periodic basis.

Useful Life:
3 years

Remaining Life:
2 years

Lower Estimate: $ 2,970 **Higher Estimate:** $ 3,630

Cost Source: Client Cost History + Inflation

Comp #: 21300 Site Rail: Metal - Repair/Paint **Approx Quantity: 160 LF**
Location: Common Areas
Funded?: No. Reportedly painted as an Operating expense.
History:
Comments: Client reportedly paints the handrails as an on-going Operating expense. No recommendation for Reserve funding at this time.

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Comp #: 21310 Site Rail: Metal - Replace **Approx Quantity: 160 LF**
Location: Common Areas
Funded?: Yes.
History:
Comments: Client reportedly paints the handrails as an on-going Operating expense. Funding is for the replacement of the rails only. Metal railing determined to be in fair to poor condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include corrosion, loose or unstable pieces/sections or hardware, and/or overgrowth by surrounding vegetation. Overall, appears to be in serviceable but declining condition. In our experience, metal fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost.

Useful Life:
30 years

Remaining Life:
2 years

Lower Estimate: $ 11,500 **Higher Estimate:** $ 14,100

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21320 Site Fencing: Wood - Repair/Paint **Approx Quantity: 650 LF**
Location: Common Areas
Funded?: Yes.
History:
Comments: Regular uniform, professional paint or sealer applications are recommended for appearance, protection of wood and maximum design life. In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:
5 years

Remaining Life:
2 years

Lower Estimate: $ 5,850 **Higher Estimate:** $ 7,150

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21330 Site Fencing: Wood - Replace **Approx Quantity: 650 LF**
Location: Common Areas
Funded?: Yes.
History:
Comments: Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age but is mostly upright and intact. As routine maintenance, inspect regularly for any damage, repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform, professional sealing/painting will help to maintain appearance and maximize life. In our experience, wood fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. Recommendation and costs shown here are based on replacement with similar style and material. However, the Association might want to consider replacing with more sturdy, lower-maintenance products like composite, vinyl, etc. Although installation costs are higher, total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:
25 years

Remaining Life:
7 years

Lower Estimate: $ 38,000 **Higher Estimate:** $ 46,500

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21400 Retaining Walls - Inspect **Approx Quantity: 1 Retaining System**
Location: Common Areas
Funded?: No. Too indeterminate for Reserve designation - handle as an Operational expense.
History:
Comments: No significant or widespread settling or other problems observed. Assumed to have been properly designed and installed with adequate base and surrounding drainage. Inspect regularly, repair as needed from Operating budget. If shifting, cracking, etc. are observed, consult with civil or geotechnical engineer for repair scope. At this time, no expectation of large scale repairs or replacement no Reserve funding recommended. An allowance for partial repairs/replacements may be added during future Reserve Study updates if warranted by association history.

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Comp #: 21480 Carport Gutters - Replace **Approx Quantity: 350 LF**
Location: Garage
Funded?: Yes.
History: Replaced in 2021
Comments: As routine maintenance, inspect regularly and ensure gutters and downspouts remain free of debris. Ensure trees are trimmed back to avoid accumulation of leaves on the roof surface which will accumulate in the gutters and increase maintenance requirements while reducing life expectancy. Repair or replace individual sections as needed as an Operating expense. We generally recommend that the gutters and downspouts be replaced when the roof is being resurfaced/replaced. National Roofing Contractor client (NRCA) roofing standard includes installing eave flashings at the gutters. We suggest to plan for total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. Unless otherwise noted, costs shown here assume replacement with similar type as are currently in place.

Useful Life:
30 years

Remaining Life:
24 years

Lower Estimate: $ 4,250 **Higher Estimate:** $ 5,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21500 Carport Siding - Repair/Paint **Approx Quantity: 2,800 GSF**
Location: Common Areas
Funded?: No.
History: Painted in 2022
Comments: Funding for this component is covered in the scope of work of the larger siding painting projects for each residential buildings. Please refer to component # 23310 for more general information.

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Comp #: 21510 Carport Siding - Replace **Approx Quantity: 2,800 GSF**
Location: Common Areas
Funded?: No.
History:
Comments: Funding for this component is covered in the scope of work of the larger siding replacement projects for each residential buildings. Please refer to component # 23320 for more general information.

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Comp #: 21520 Carport Roofs - Replace **Approx Quantity: 7,100 GSF**
Location: Common Areas
Funded?: Yes.
History: Replaced in 2021
Comments: A Reserve Study conducts only a limited visual review, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any). Costs below factors //www.asphaltroofing.org/ Roof Consultant Institute (RCI) http://www.nrca.net. Asphalt Roofing Manufacturers Association (ARMA) http:replacement with an architectural grade laminated shingle. As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the snow season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters, and downspouts clear and free of debris. At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design, provide installation oversight. We recommend that all Associations hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including roof, walls, windows, decks, exterior painting, and caulking/sealant. There is a wealth of information available through Roofing Organizations such as National Roofing Contractors Association (NRCA) http://www.rci-online.org

Useful Life:
25 years

Remaining Life:
19 years

Lower Estimate: $ 60,700 **Higher Estimate:** $ 74,200

Cost Source: ARI Cost Database: Similar Project Cost History

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

Useful Life:
30 years

Remaining Life:
20 years

Lower Estimate: $ 18,000 **Higher Estimate:** $ 22,000

Cost Source: ARI Cost Database: Similar Project Cost History

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

Useful Life:
30 years

Remaining Life:
10 years

Lower Estimate: $ 2,920 **Higher Estimate:** $ 3,580

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21660 Site Pole Lights - Replace **Approx Quantity: 21 Pole light**

Location: Common Areas
Funded?: No. Reportedly replaced as an Operating expense.
History:
Comments: Pole lights determined to be in fair condition typically exhibit somewhat faded/worn appearance but overall assembly is sturdy and aging normally. Serviceable physical condition and still appropriate for aesthetic standards. Observed during daylight hours assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement for cost efficiency and consistent quality/appearance throughout Association.

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Comp #: 21690 Outdoor/Site Furnishings - Replace **Approx Quantity: 4 Benches**

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

Useful Life:
20 years

Remaining Life:
12 years

Lower Estimate: $ 3,060 **Higher Estimate:** $ 3,740

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 21720 Landscaping - Refurbish **Approx Quantity: 1 Landscaping**
Location: Common Areas
Funded?: No. Too indeterminate for Reserve designation - handle as an Operating expense.
History:
Comments: In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Comp #: 21730 Grounds Equipment - Replace **Approx Quantity: 2 Mowers**
Location: Garage
Funded?: Yes.
History:
Comments: Routine maintenance should be performed to maximize useful life of the vehicle. Useful life will depend on application and level of daily use, but plan to replace at the approximate interval shown below. Unless otherwise noted, cost estimates reflect replacement with a comparable vehicle, either new or lightly used.

Useful Life:
12 years

Remaining Life:
2 years

Lower Estimate: $ 14,400 **Higher Estimate:** $ 17,600

Cost Source: ARI Cost Database: Similar Project Cost History

Bergen Building Exteriors

Comp #: 23020 Ext. Lights (Decorative) - Replace **Approx Quantity: 65 Fixtures**
Location: Building Exteriors
Funded?: Yes.
History:
Comments: Exterior lights determined to be in fair condition typically exhibit more moderate signs of wear and age, but are generally believed to be aging normally with no unusual conditions noted. Observed during daylight hours, but assumed to be in functional operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. Individual replacements should be considered an Operating expense. If available, an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:
25 years

Remaining Life:
5 years

Lower Estimate: $ 15,400 **Higher Estimate:** $ 18,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23310 Wood Exterior - Repair/Repaint **Approx Quantity: 40,800 GSF**

Location: Building Exteriors
Funded?: Yes.
History: Wood surfaces painted in 2022
Comments: This component refers to the painting of the residential structures and carports. Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking, peeling, blistering, etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory. As routine maintenance, inspect regularly (including sealants), repair locally and touch-up paint as needed. Typical paint cycles can vary greatly depending upon many factors including type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Proper sealant/caulking is critical to preventing water intrusion and resulting damage to the building structure. Incorrect installations of sealant are common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to project. For best results, the association may want to consult with a building envelope specialist or waterproofing contractor to specify types of materials to be used and define complete scope of work before bidding. Best practice is to coordinate this type of work with other projects whenever practical, such as balcony sealing, planter waterproofing, etc.

Useful Life:
7 years

Remaining Life:
2 years

Lower Estimate: $ 99,000 **Higher Estimate:** $ 121,000

Cost Source: Client Cost History + Inflation

Comp #: 23320 Wood Siding - Replace **Approx Quantity: 40,800 GSF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Wood siding determined to be in fair condition typically exhibits some color fading and inconsistency, with minor, isolated locations showing more advanced surface wear, cracking, splintering, etc. Surface was painted. No view of the critical underlying waterproofing was available as part of our limited visual review. Replacement may ultimately be needed due to the failure of the underlying waterproofing degrading over the decades, and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life, including exposure to (or protection from) wind driven rain, and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust remaining useful life as dictated by the evaluation. Align with window replacement for cost efficiencies and building envelope integrity when practical. Inspect annually and repair locally as needed using general maintenance funds. Keep the wood siding painted to protect the wood from decay caused by water. Another item that greatly influences useful life is the thoroughness of the original painting. Wood siding will last longer if each piece was painted on all six sides. Typically, wood siding is painted on the two sides that are exposed and not on the back, ends, or top. Since we perform only a visual review, we were unable to confirm the extents of the painting. It is reasonable to presume that not all six sides are painted. If the siding is not painted on all sides, water can infiltrate and be absorbed into the wood on the unpainted sides, which over time will lead to cupping, warping and decay, limiting its useful life.

Useful Life:
60 years

Remaining Life:
26 years

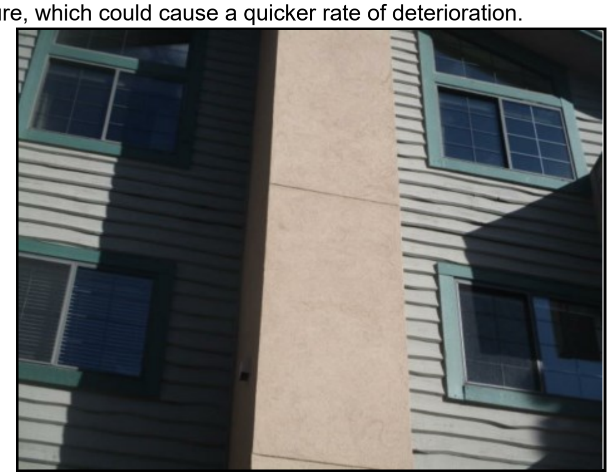
Lower Estimate: $ 1,010,000 **Higher Estimate:** $ 1,230,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23330 Stucco - Seal/Paint **Approx Quantity: 6,000 GSF**
Location: Building Exteriors
Funded?: Yes.
History: Painted in 2019
Comments: Painted exterior surfaces determined to be in good condition typically exhibit minimal signs of wear and age such as chalking, peeling, blistering, etc. Hairline cracks should not be present at this stage. Overall appearance is attractive. Stucco/EIFS is a relatively low maintenance material, although sealants require more maintenance. As annual maintenance inspect sealants for any visible problems. Replacing sealants is an important part of maintaining stucco's waterproofing. Sealants are typically located at the intersections of the stucco and other material such as windows, door and vents. We have assumed the sealants are silicone, which under good conditions may have a useful life of approximately 15 to 20 years. Urethane sealants would have a useful life of 8-12 years. At time of sealant replacement we recommend recoating the stucco to minimize water penetration and for appearance. Stucco can be recoated to help limited the amount of water penetrating into the stucco. There are three general options for recoating stucco. The least expensive option is applying a new acrylic topcoat, the second option is coating with an elastomeric finish, preferably permeable (~50% more expensive than acrylic) and a third option is a skim coat of stucco (about three times as expensive as acrylic). Generally the more expensive option has the longest useful life, and the least expensive has the shortest useful life. Additional information on Stucco is available at the Portland Cement Association's website http//www.cement.org/stucco/index.asp Stucco is not an impermeable material and allows moisture to penetrate the surface, become captured by the water resistive barrier (WRB) beneath (typically Tyvek, felt or similar material), and either evaporate back through to the exterior or drain down and out the base of the wall assembly through a weep screed. Typically north facing sides will typically retain more moisture, which could cause a quicker rate of deterioration.

Useful Life:
15 years

Remaining Life:
7 years



Lower Estimate: $ 23,000 **Higher Estimate:** $ 28,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23370 Stone Veneer - Maintain/Repair **Approx Quantity: 1 Numerous GSF**
Location: Building Exteriors
Funded?: No. Too indeterminate for Reserve designation - handle as an Operating expense.
History:
Comments: Brick or other masonry siding is typically a low maintenance surface that requires minimal, infrequent repair. However, in some cases (usually after several decades or more), the original mortar between bricks may require repointing to restore appearance and adequately protect against water intrusion. Repointing involves raking out a portion of the existing mortar and installing new mortar and continuing on until all affected sections have been replaced. In our experience, there is not a well-defined predictable timeline for repointing work, usually making this project inappropriate for Reserve funding. If re-pointing is a concern, we strongly recommend further inspection by a qualified engineer and/or masonry specialist to diagnose existing conditions and recommend a scope of work. If warranted, the Reserve Study can be adjusted to include funding recommendations going forward.

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

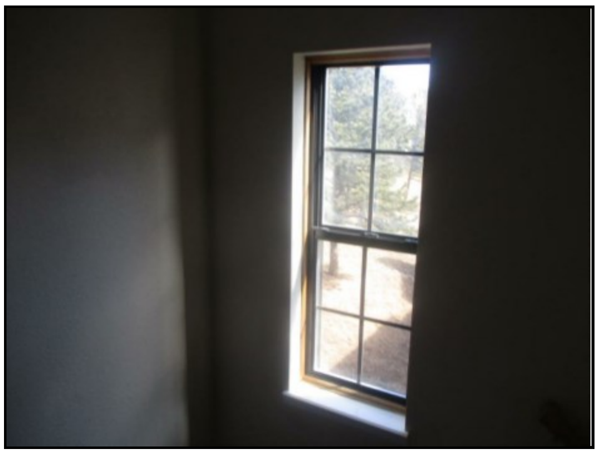
Cost Source:

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

Location: Building Exteriors
Funded?: Yes.
History: Replacements occurred last in 2023 or 2024
Comments: Only includes common area windows in hallways and other common rooms. Client reportedly replaces windows on an on-going as needed basis. It was reported that the unit windows are the responsibility of the individual unit owner. Windows determined to be in fair condition typically exhibit normal signs of wear for their age, including more surface wear to framework and hardware, but no advanced corrosion or other concerns. At this stage, windows are believed to be functional and aging normally, but more advanced technology may be available. Inspect regularly, including sealant, if any, and repair as needed. Proper sealant/caulking is critical to keeping water out of the walls, and preventing water damage. With ordinary care and maintenance, useful life is long but difficult to predict. Many factors affect useful life including quality of window installed, waterproofing flashing details, exposure to wind driven rain. In many cases, windows are replaced on an ongoing basis to select areas as-needed rather than to an entire building at one time. This component should be re-evaluated as the building ages and more problems develop, and funding recommendations should be adjusted accordingly. An allowance for partial replacements may be warranted if certain windows are more deteriorated than others. Consult with vendors to ensure replacement windows are compliant with all applicable building codes. Note there are many types of windows available in today's market and costs can vary greatly.

Useful Life:
5 years

Remaining Life:
2 years



Lower Estimate: $ 24,800 **Higher Estimate:** $ 30,400

Cost Source: Client Cost History + Inflation

Comp #: 23570 Roof: Composition Shingle - Replace **Approx Quantity: 40,800 GSF**
Location: Building Exteriors
Funded?: Yes.
History: Replaced in 2018
Comments: Asphalt shingle roofs determined to be in fair condition and typically exhibit normal signs of wear and deterioration, such as minor loss of granule cover, and light to moderate curling/lifting, especially in more exposed areas. Overall believed to be aging normally. A Reserve Study conducts only a limited visual review, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any). Costs below factors replacement with an architectural grade laminated shingle. As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the snow season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters, and downspouts clear and free of debris. At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design, provide installation oversight. We recommend that all Associations hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including: roof, walls, windows, decks, exterior painting, and caulking/sealant. There is a wealth of information available through Roofing Organizations such as: National Roofing Contractors Association (NRCA) http://www.nrca.net. Asphalt Roofing Manufacturers Association (ARMA) http://www.asphaltroofing.org/ Roof Consultant Institute (RCI) http://www.rci-online.org

Useful Life:
25 years

Remaining Life:
16 years

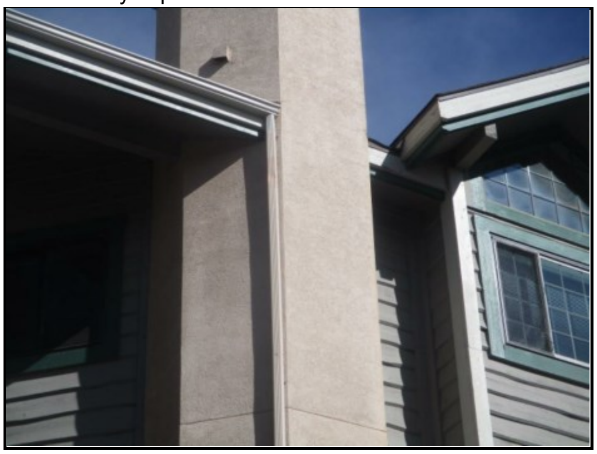
Lower Estimate: $ 643,000 **Higher Estimate:** $ 785,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23650 Gutters/Downspouts - Replace **Approx Quantity: 1,600 LF**
Location: Building Exteriors
Funded?: Yes.
History: Replaced in 2018
Comments: Gutters and downspouts determined to be in good condition typically exhibit little to no significant surface wear or deterioration of material. No obvious sagging or tilting sections. Attachments to building appear to be strong and stable. Gutters and downspouts appear to be functioning properly. As routine maintenance, inspect regularly, and keep gutters and downspouts free of debris. Repair or replace individual sections as needed as an Operating expense. We generally recommend that the gutters and downspouts be replaced when the roof is being resurfaced/replaced. National Roofing Contractor client (NRCA) roofing standard includes installing eave flashings at the gutters. We suggest to plan for total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. Unless otherwise noted, costs shown here assume replacement with similar type as are currently in place.

Useful Life:
30 years

Remaining Life:
21 years



Lower Estimate: $ 19,400 **Higher Estimate:** $ 23,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23660 Heat Tape - Replace **Approx Quantity: 900 LF**
Location: Building Exteriors
Funded?: No. Reportedly maintained as an Operating expense,
History:
Comments: Client reported that the maintenance and repair of the heat tape is incorporated as-needed into an Association's Operating budget. No recommendation for Reserve funding at this time.

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Genesee Building Exteriors

Comp #: 23020 Ext. Lights (Decorative) - Replace **Approx Quantity: 69 Lights**
Location: Building Exteriors
Funded?: Yes.
History:
Comments: Exterior lights determined to be in fair condition typically exhibit more moderate signs of wear and age, but are generally believed to be aging normally with no unusual conditions noted. Observed during daylight hours, but assumed to be in functional operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. Individual replacements should be considered an Operating expense. If available, an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:
25 years

Remaining Life:
5 years

Lower Estimate: $ 16,300 **Higher Estimate:** $ 19,900

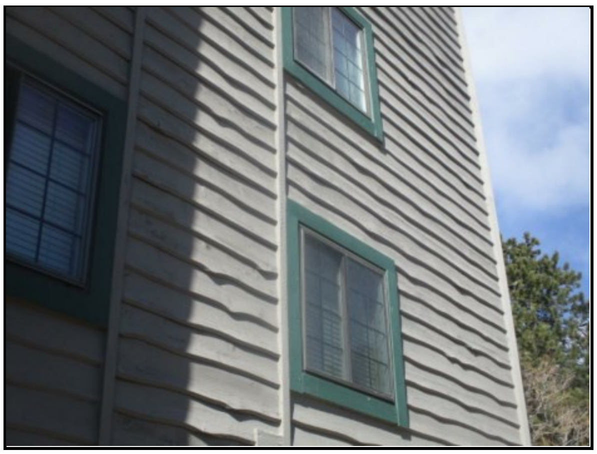
Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23310 Wood Exterior - Repair/Repaint **Approx Quantity: 44,900 GSF**

Location: Building Exteriors
Funded?: Yes.
History: Wood surfaces painted in 2022
Comments: This component refers to the painting of the residential structures and carports. Painted exterior surfaces determined to be in fair condition typically exhibit some minor to moderate signs of wear and age such as chalking, peeling, blistering, etc. Problems tend to develop in more exposed areas first. Hairline cracks may be present at this stage. Overall appearance is satisfactory. As routine maintenance, inspect regularly (including sealants), repair locally and touch-up paint as needed. Typical paint cycles can vary greatly depending upon many factors including type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. Proper sealant/caulking is critical to preventing water intrusion and resulting damage to the building structure. Incorrect installations of sealant are common, and can greatly decrease its useful life. Inspect sealant, more frequently as it ages, to determine if it is failing. Typical sealant problems include failure of sealant to adhere to adjacent materials and tearing/splitting of the sealant itself. As sealants age and are exposure to ultra-violet sunlight, they will dry out, harden, and lose their elastic ability. Remove and replace sealant as signs of failure begin to appear. Proper cleaning, prep work, and proper installation are critical for a long lasting sealant/caulking. Do not install sealant in locations that would block water drainage from behind the siding. Repair areas as needed prior to project. For best results, the association may want to consult with a building envelope specialist or waterproofing contractor to specify types of materials to be used and define complete scope of work before bidding. Best practice is to coordinate this type of work with other projects whenever practical, such as balcony sealing, planter waterproofing, etc.

Useful Life:
7 years

Remaining Life:
2 years



Lower Estimate: $ 108,000 **Higher Estimate:** $ 132,000

Cost Source: Client Cost History + Inflation

Comp #: 23320 Wood Siding - Replace **Approx Quantity: 44,900 GSF**

Location: Building Exteriors

Funded?: Yes.

History:

Comments: Wood siding determined to be in fair condition typically exhibits some color fading and inconsistency, with minor, isolated locations showing more advanced surface wear, cracking, splintering, etc. Surface was painted. No view of the critical underlying waterproofing was available as part of our limited visual review. Replacement may ultimately be needed due to the failure of the underlying waterproofing degrading over the decades, and/or the end of the useful life of the siding materials from general aging. Many factors influence the useful life, including exposure to (or protection from) wind driven rain, and the quality of the waterproofing and flashing beneath the siding. Evaluate the siding and the critical underlying waterproofing (typically building paper or house-wrap) more frequently as the remaining useful life approaches zero years. Adjust remaining useful life as dictated by the evaluation. Align with window replacement for cost efficiencies and building envelope integrity when practical. Inspect annually and repair locally as needed using general maintenance funds. Keep the wood siding painted to protect the wood from decay caused by water. Another item that greatly influences useful life is the thoroughness of the original painting. Wood siding will last longer if each piece was painted on all six sides. Typically, wood siding is painted on the two sides that are exposed and not on the back, ends, or top. Since we perform only a visual review, we were unable to confirm the extents of the painting. It is reasonable to presume that not all six sides are painted. If the siding is not painted on all sides, water can infiltrate and be absorbed into the wood on the unpainted sides, which over time will lead to cupping, warping and decay, limiting its useful life.

Useful Life:
60 years

Remaining Life:
26 years

Lower Estimate: $ 1,110,000 **Higher Estimate:** $ 1,360,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23330 Stucco - Seal/Paint **Approx Quantity: 6,000 GSF**

Location: Building Exteriors

Funded?: Yes.

History: Painted in 2019

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

Useful Life:
15 years

Remaining Life:
7 years

Lower Estimate: $ 23,000 **Higher Estimate:** $ 28,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23370 Stone Veneer - Maintain/Repair **Approx Quantity: 1 Numerous GSF**
Location: Building Exteriors
Funded?: No. Too indeterminate for Reserve designation - handle as an Operating expense.
History:
Comments: Brick or other masonry siding is typically a low maintenance surface that requires minimal, infrequent repair. However, in some cases (usually after several decades or more), the original mortar between bricks may require repointing to restore appearance and adequately protect against water intrusion. Repointing involves raking out a portion of the existing mortar and installing new mortar and continuing on until all affected sections have been replaced. In our experience, there is not a well-defined predictable timeline for repointing work, usually making this project inappropriate for Reserve funding. If re-pointing is a concern, we strongly recommend further inspection by a qualified engineer and/or masonry specialist to diagnose existing conditions and recommend a scope of work. If warranted, the Reserve Study can be adjusted to include funding recommendations going forward.

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Comp #: 23440 Windows (Common) - Replace - 20% **Approx Quantity: 46 Windows**
Location: Building Exteriors
Funded?: Yes.
History: Replacements occurred last in 2023 or 2024
Comments: Only includes common area windows in hallways and other common rooms. Client reportedly replaces windows on an on-going as needed basis. It was reported that the unit windows are the responsibility of the individual unit owner. Windows determined to be in fair condition typically exhibit normal signs of wear for their age, including more surface wear to framework and hardware, but no advanced corrosion or other concerns. At this stage, windows are believed to be functional and aging normally, but more advanced technology may be available. Inspect regularly, including sealant, if any, and repair as needed. Proper sealant/caulking is critical to keeping water out of the walls, and preventing water damage. With ordinary care and maintenance, useful life is long but difficult to predict. Many factors affect useful life including quality of window installed, waterproofing flashing details, exposure to wind driven rain. In many cases, windows are replaced on an ongoing basis to select areas as-needed rather than to an entire building at one time. This component should be re-evaluated as the building ages and more problems develop, and funding recommendations should be adjusted accordingly. An allowance for partial replacements may be warranted if certain windows are more deteriorated than others. Consult with vendors to ensure replacement windows are compliant with all applicable building codes. Note there are many types of windows available in today's market and costs can vary greatly.

Useful Life:
5 years

Remaining Life:
2 years

Lower Estimate: $ 24,800 **Higher Estimate:** $ 30,400

Cost Source: Client Cost History + Inflation

Comp #: 23570 Roof: Composition Shingle - Replace **Approx Quantity: 44,900 GSF**
Location: Building Exteriors
Funded?: Yes.
History: Replaced in 2018
Comments: Asphalt shingle roofs determined to be in fair condition and typically exhibit normal signs of wear and deterioration, such as minor loss of granule cover, and light to moderate curling/lifting, especially in more exposed areas. Overall believed to be aging normally. A Reserve Study conducts only a limited visual review, and many of the critical waterproofing and ventilation items of the roof are not readily viewable. For a full evaluation have a professional roof consultant/contractor perform a thorough up-close survey of your entire roof system, including attic inspection (if any). Costs below factors replacement with an architectural grade laminated shingle. As routine maintenance, many manufacturers recommend inspections at least twice annually (once in the fall before the snow season and again in the spring) and after large storm events. Promptly replace any damaged/missing sections or any other repair needed to ensure waterproof integrity of roof. Keep roof surface, gutters, and downspouts clear and free of debris. At the time of re-roofing, we recommend that you hire a professional consultant to evaluate the existing roof and specify the new roof materials/design, provide installation oversight. We recommend that all Associations hire qualified consultants whenever they are considering having work performed on any building envelope (waterproofing) components including: roof, walls, windows, decks, exterior painting, and caulking/sealant. There is a wealth of information available through Roofing Organizations such as: National Roofing Contractors Association (NRCA) http://www.nrca.net. Asphalt Roofing Manufacturers Association (ARMA) http://www.asphaltroofing.org/ Roof Consultant Institute (RCI) http://www.rci-online.org

Useful Life:
25 years

Remaining Life:
16 years

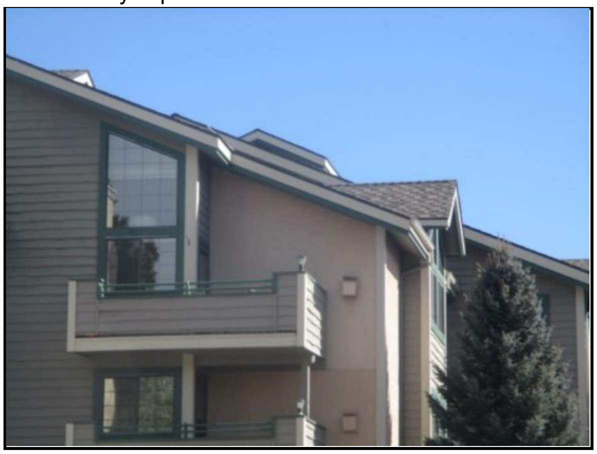
Lower Estimate: $ 707,000 **Higher Estimate:** $ 864,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23650 Gutters/Downspouts - Replace **Approx Quantity: 1,600 LF**
Location: Building Exteriors
Funded?: Yes.
History: Replaced in 2018
Comments: Gutters and downspouts determined to be in good condition typically exhibit little to no significant surface wear or deterioration of material. No obvious sagging or tilting sections. Attachments to building appear to be strong and stable. Gutters and downspouts appear to be functioning properly. As routine maintenance, inspect regularly, and keep gutters and downspouts free of debris. Repair or replace individual sections as needed as an Operating expense. We generally recommend that the gutters and downspouts be replaced when the roof is being resurfaced/replaced. National Roofing Contractor client (NRCA) roofing standard includes installing eave flashings at the gutters. We suggest to plan for total replacement of gutter and downspouts at the same intervals as roof replacement for cost efficiency. Unless otherwise noted, costs shown here assume replacement with similar type as are currently in place.

Useful Life:
30 years

Remaining Life:
21 years



Lower Estimate: $ 19,400 **Higher Estimate:** $ 23,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 23660 Heat Tape - Replace **Approx Quantity: 900 LF**
Location: Building Exteriors
Funded?: No. Reportedly maintained as an Operating expense,
History:
Comments: Client reported that the maintenance and repair of the heat tape is incorporated as-needed into an Association's Operating budget. No recommendation for Reserve funding at this time.

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Bergen Building Interiors

Comp #: 24010 Interior Surfaces - Repaint - 1, 2, & L **Approx Quantity: 14,400 GSF**
Location: Interiors
Funded?: Yes.
History: Painted in 2025
Comments: Includes 1st and Second Floors. Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard.

Useful Life:
10 years

Remaining Life:
8 years

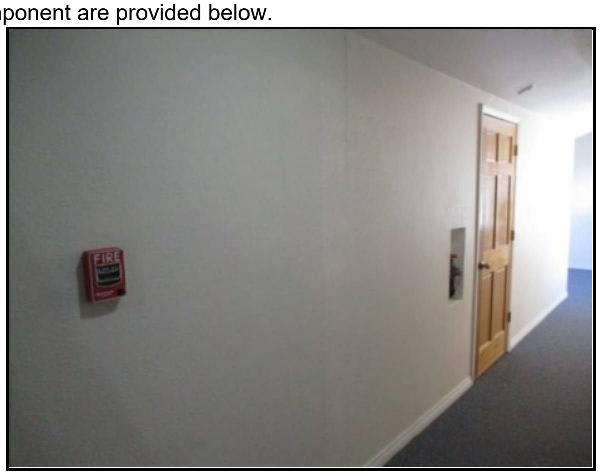
Lower Estimate: $ 20,700 **Higher Estimate:** $ 25,300

Cost Source: Client Cost History + Inflation

Comp #: 24010 Interior Surfaces - Repaint - 3 & 4 **Approx Quantity: 9,400 GSF**
Location: Interior
Funded?: Yes.
History:
Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
10 years

Remaining Life:
3 years



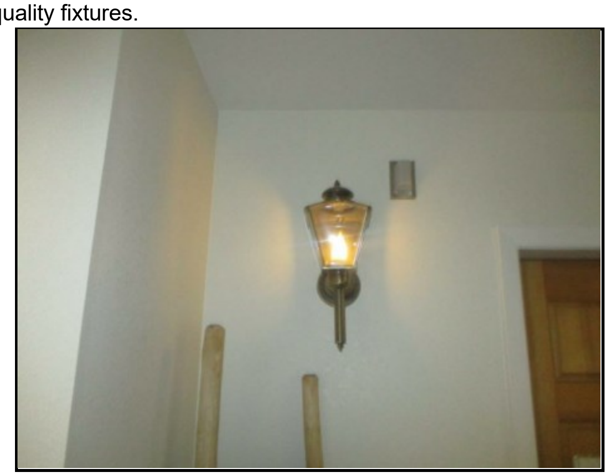
Lower Estimate: $ 13,500 **Higher Estimate:** $ 16,500

Cost Source: Client Cost History + Inflation

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

Useful Life:
30 years

Remaining Life:
3 years



Lower Estimate: $ 17,500 **Higher Estimate:** $ 21,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24040 Mailboxes - Replace **Approx Quantity: 70 Boxes**
Location: Building Interiors
Funded?: Yes.
History:
Comments: Mailboxes determined to be in fair condition typically exhibit some amount of surface wear and/or rusting, but remain in serviceable and generally decent aesthetic condition. Clean and inspect regularly, change lock cylinders, lubricate hinges and repair as needed from Operating budget. Metal mailbox structures located inside protected interior areas can have very long life expectancies. In our experience, it is prudent to expect replacement at the approximate interval shown below in order to maintain good appearance consistent with other interior areas. Timing of replacements is ultimately subjective.

Useful Life:
30 years

Remaining Life:
5 years

Lower Estimate: $ 5,040 **Higher Estimate:** $ 6,160

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24060 Tile Flooring - Replace **Approx Quantity: 660 GSF**
Location: Building Interiors
Funded?: Yes.
History:
Comments: Tiled surfaces were determined to be in fair condition. Floors did not exhibit any extensive un-even or broken sections. No evidence of heavy deterioration or broken tiles. As part of ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed. If available, best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal in the common areas. Replacement costs can vary greatly depending on size and type of tiles selected. Our recommendation is to replace at the approximate schedule shown here, but this schedule can be adjusted at the association's discretion. "

Useful Life:
50 years

Remaining Life:
15 years

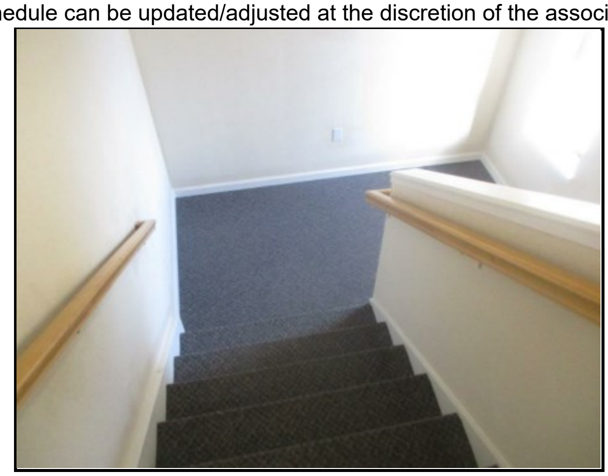
Lower Estimate: $ 26,700 **Higher Estimate:** $ 32,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24070 Stairwell Carpet - Replace **Approx Quantity: 3 Sets**
Location: Interiors
Funded?: Yes.
History: Replaced in 2006
Comments: No evidence of staining, matting, or loose seams observed. As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Timing and interval is somewhat subjective, but not as flexible as other flooring finishes (tile, wood, etc.). Estimates shown here are based on our experience with similar properties and general aesthetic qualities. Schedule can be updated/adjusted at the discretion of the association for planning purposes.

Useful Life:
20 years

Remaining Life:
5 years



Lower Estimate: $ 18,000 **Higher Estimate:** $ 22,000

Cost Source: Estimate Provided by Client

Comp #: 24080 Carpeting - Replace - 1&2 **Approx Quantity: 375 GSY**
Location: Interiors - 1st and 2nd floors
Funded?: Yes.
History: Replaced in 2025
Comments: Carpeted surfaces were determined to be in good condition. No evidence of staining, matting, or loose seams observed. As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Timing and interval is somewhat subjective, but not as flexible as other flooring finishes (tile, wood, etc.). Estimates shown here are based on our experience with similar properties and general aesthetic qualities. Schedule can be updated/adjusted at the discretion of the client for planning purposes.

Useful Life: 10 years

Remaining Life: 8 years

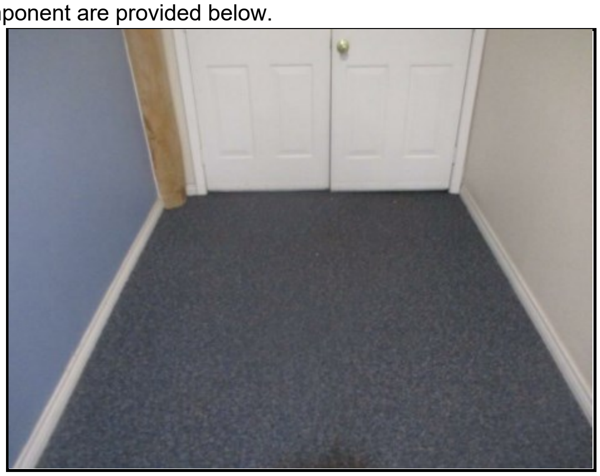
Lower Estimate: $ 28,400 **Higher Estimate:** $ 34,600

Cost Source: Client Cost History + Inflation

Comp #: 24080 Carpeting - Replace - 3&4 **Approx Quantity: 380 GSY**
Location: Interiors - 3rd floor
Funded?: Yes.
History:
Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life: 10 years

Remaining Life: 5 years



Lower Estimate: $ 28,700 **Higher Estimate:** $ 35,100

Cost Source: Client Cost History + Inflation

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

Useful Life:
5 years

Remaining Life:
1 years

Lower Estimate: $ 1,260 **Higher Estimate:** $ 1,540

Cost Source: ARI Cost Database: Similar Project Cost History

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

Useful Life:
30 years

Remaining Life:
5 years

Lower Estimate: $ 9,090 **Higher Estimate:** $ 11,100

Cost Source: ARI Cost Database: Similar Project Cost History

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

Useful Life:
10 years

Remaining Life:
5 years

Lower Estimate: $ 4,000 **Higher Estimate:** $ 4,900

Cost Source: ARI Cost Database: Similar Project Cost History

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

Useful Life:
20 years

Remaining Life:
10 years

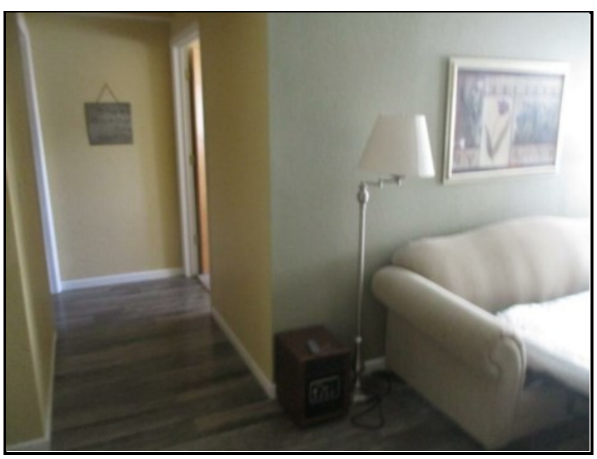
Lower Estimate: $ 18,000 **Higher Estimate:** $ 22,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24320 Guest Suite - Remodel **Approx Quantity: 1 Room**
Location: Common Areas
Funded?: Yes.
History: Will be remodeled in 2026
Comments: Guest suite determined to be in good condition typically exhibit attractive FF&E, appropriate for the size and design criteria of the property. Overall aesthetic is welcoming for residents and guests. Furnishings are adequate in terms of quantity and quality to maintain desired aesthetic standards. Rooms should be considered a significant aesthetic priority, even if use is minimal. Costs to remodel shown here may include replacement/restoration of flooring, interior painting, lighting, furnishings, decor, etc. Costs can vary greatly depending on overall scope of work and types of finishes/furnishings selected. Comprehensive updating should be anticipated at longer intervals to maintain a current, high-quality standard attractive to existing owners as well as potential buyers.

Useful Life:
10 years

Remaining Life:
9 years



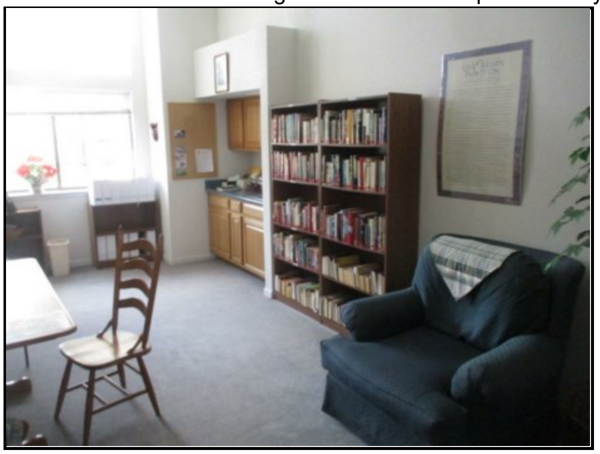
Lower Estimate: $ 5,400 **Higher Estimate:** $ 6,600

Cost Source: Client Cost History + Inflation

Comp #: 24320 Meeting/Social Room - Remodel **Approx Quantity: 1 Room**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes (6) LF of base cabinet, (6) LF of wall cabinet, (1) sink, (2) chairs, (1) table and 25 GSY carpeting. Rooms were observed to be in fair condition. Flooring was mostly clean and free of any major issues. Common rooms should be considered a significant aesthetic priority, even if use is minimal. Costs to remodel shown here may include replacement/restoration of flooring, interior painting, lighting, furnishings, decor, etc. Costs can vary greatly depending on overall scope of work and types of finishes/furnishings selected. Comprehensive updating should be anticipated at longer intervals to maintain a current, high-quality standard attractive to existing owners as well as potential buyers.

Useful Life:
10 years

Remaining Life:
5 years



Lower Estimate: $ 8,820 **Higher Estimate:** $ 10,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24350 Fireplace - Replace **Approx Quantity: 1 Fireplace**
Location: Common Areas
Funded?: Yes.
History:
Comments: Fireplaces should be inspected and evaluated regularly by servicing vendor. In some cases, replacement is warranted due to lack of available replacement parts, or to upgrade to more efficient technology. Treat routine repairs/maintenance as an Operating expense. Plan for replacement at the typical service life expectancy indicated below. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system.

Useful Life:
30 years

Remaining Life:
1 years

Lower Estimate: $ 5,850 **Higher Estimate:** $ 7,150

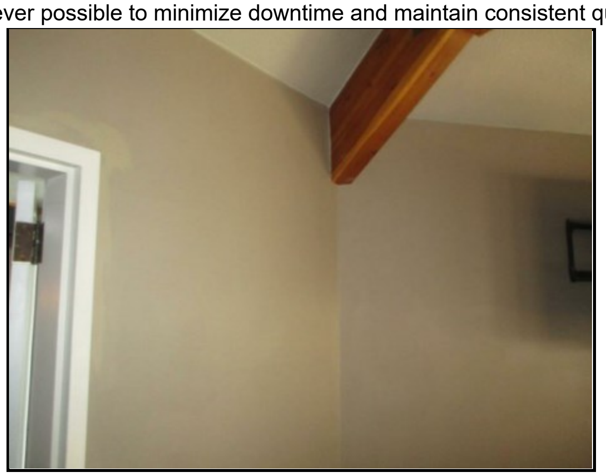
Cost Source: ARI Cost Database: Similar Project Cost History

Genesee Building Interiors

Comp #: 24010 Interior Surfaces - Repaint - 1, 2 & L **Approx Quantity: 15,600 GSF**
Location: Interiors
Funded?: Yes.
History:
Comments: Includes 1st and Second Floors. Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard.

Useful Life:
10 years

Remaining Life:
3 years



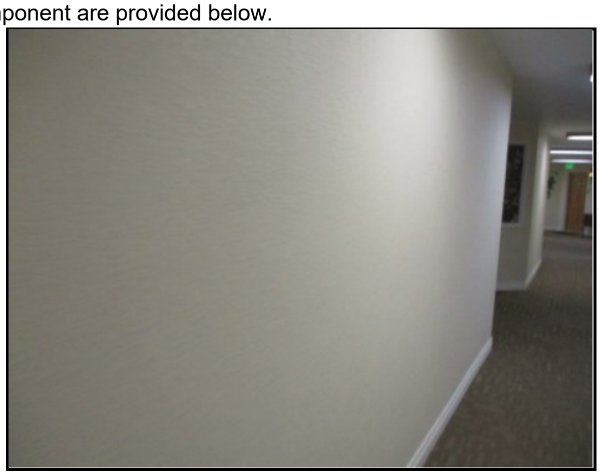
Lower Estimate: $ 22,500 **Higher Estimate:** $ 27,500

Cost Source: Client Cost History + Inflation

Comp #: 24010 Interior Surfaces - Repaint - 3 & 4 **Approx Quantity: 10,400 GSF**
Location: Interiors
Funded?: Yes.
History:
Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
10 years

Remaining Life:
3 years



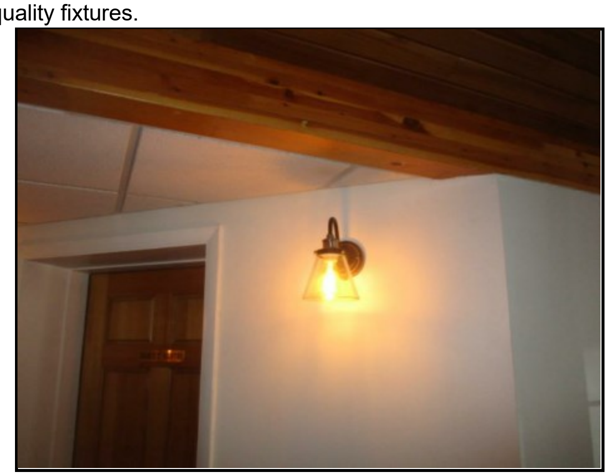
Lower Estimate: $ 15,000 **Higher Estimate:** $ 18,300

Cost Source: Client Cost History + Inflation

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

Useful Life:
30 years

Remaining Life:
3 years



Lower Estimate: $ 17,500 **Higher Estimate:** $ 21,400

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24040 Mailboxes - Replace **Approx Quantity: 70 Boxes**
Location: Interiors
Funded?: Yes.
History:
Comments: Mailboxes determined to be in fair condition typically exhibit some amount of surface wear and/or rusting, but remain in serviceable and generally decent aesthetic condition. Clean and inspect regularly, change lock cylinders, lubricate hinges and repair as needed from Operating budget. Metal mailbox structures located inside protected interior areas can have very long life expectancies. In our experience, it is prudent to expect replacement at the approximate interval shown below in order to maintain good appearance consistent with other interior areas. Timing of replacements is ultimately subjective.

Useful Life:
30 years

Remaining Life:
5 years

Lower Estimate: $ 5,040 **Higher Estimate:** $ 6,160

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24060 Tile Flooring - Replace **Approx Quantity: 660 GSF**
Location: Building Interiors
Funded?: Yes.
History: Replaced in 2020
Comments: Tile surfaces will need to be replaced ahead of schedule due to an unavailability of matching replacement tile. Tiled surfaces were determined to be in fair condition. Floors did not exhibit any extensive un-even or broken sections. No evidence of heavy deterioration or broken tiles. As part of ongoing maintenance program, inspect regularly, repairing or replacing damaged sections as needed. If available, best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal in the common areas. Replacement costs can vary greatly depending on size and type of tiles selected. Our recommendation is to replace at the approximate schedule shown here, but this schedule can be adjusted at the association's discretion.

Useful Life:
50 years

Remaining Life:
43 years

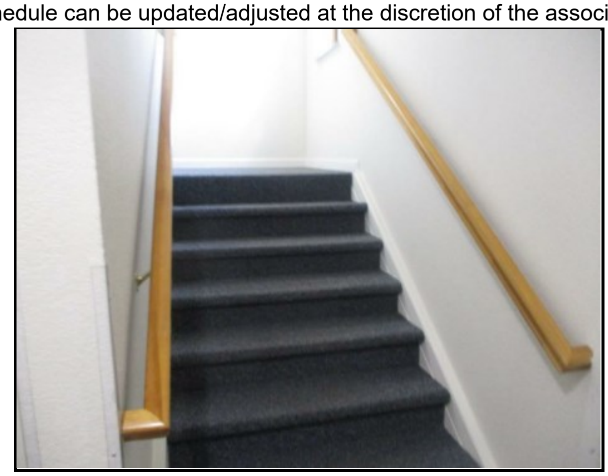
Lower Estimate: $ 26,700 **Higher Estimate:** $ 32,700

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24070 Stairwell Carpet - Replace **Approx Quantity: 3 Sets**
Location: Interiors
Funded?: Yes.
History: Replaced in 2006
Comments: No evidence of staining, matting, or loose seams observed. As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Timing and interval is somewhat subjective, but not as flexible as other flooring finishes (tile, wood, etc.). Estimates shown here are based on our experience with similar properties and general aesthetic qualities. Schedule can be updated/adjusted at the discretion of the association for planning purposes.

Useful Life:
20 years

Remaining Life:
5 years



Lower Estimate: $ 18,000 **Higher Estimate:** $ 22,000

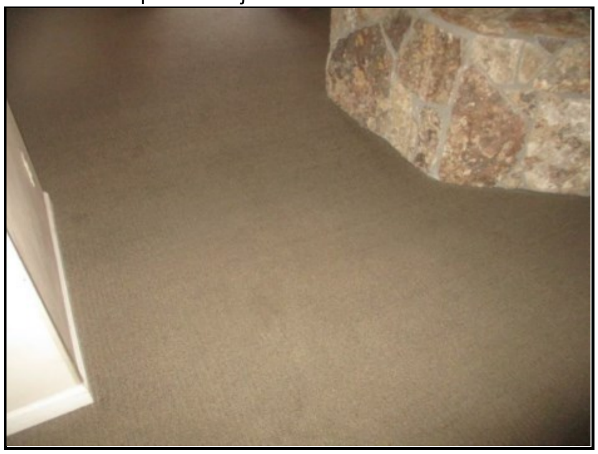
Cost Source: Estimate Provided by Client

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

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

Useful Life:
10 years

Remaining Life:
1 years



Lower Estimate: $ 31,000 **Higher Estimate:** $ 37,900

Cost Source: Client Cost History + Inflation

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

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

Useful Life:
10 years

Remaining Life:
1 years

Lower Estimate: $ 31,000 **Higher Estimate:** $ 37,900

Cost Source: Client Cost History + Inflation

Comp #: 24090 Wood Flooring - Replace **Approx Quantity: 450 GSF**
Location: Interiors
Funded?: Yes.
History:
Comments: Wood flooring surfaces were determined to be in good condition. Floors did not exhibit any un-even or broken sections. No evidence of deterioration. At longer intervals, wood flooring may eventually be replaced due to wear and deterioration, as well as for aesthetic changes in the common areas. Estimates shown here are based on our experience with similar properties and general aesthetic qualities. Schedule can be updated/adjusted at the discretion of the client for planning purposes.

Useful Life:
40 years

Remaining Life:
30 years

Lower Estimate: $ 14,200 **Higher Estimate:** $ 17,300

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24100 Wood Flooring - Refinish **Approx Quantity: 450 GSF**
Location: Interiors
Funded?: Yes.
History:
Comments: Wood surfaces were determined to be in good condition. No evidence of staining observed. Wood flooring should be refinished periodically to restore appearance and prolong total life of the surface prior to replacement.

Useful Life:
10 years

Remaining Life:
5 years

Lower Estimate: $ 2,330 **Higher Estimate:** $ 2,850

Cost Source: ARI Cost Database: Similar Project Cost History

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

Useful Life:
5 years

Remaining Life:
1 years

Lower Estimate: $ 1,260 **Higher Estimate:** $ 1,540

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24240 Kitchen - Remodel **Approx Quantity: 1 Kitchen**
Location: Clubhouse
Funded?: Yes.
History:
Comments: Includes (14) LF of wall cabinets, (12) LF of base cabinets, (1) sink. Kitchen was observed to be in fair condition. Fixtures appeared to be in fair condition. Kitchen materials typically have an extended useful life. However, many clients choose to refurbish the kitchen periodically for aesthetic updating. Timing of replacement is ultimately subjective. This may include refurbishment/refinishing of kitchen cabinets and countertops, replacement of sinks, installation/replacement of under-cabinet lighting, etc. Should ideally be coordinated with replacement of the kitchen appliances. Best practice is to coordinate this project with other amenity areas, such as bathrooms or other amenity rooms.

Useful Life:
30 years

Remaining Life:
5 years

Lower Estimate: $ 9,090 **Higher Estimate:** $ 11,100

Cost Source: ARI Cost Database: Similar Project Cost History

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

Useful Life:
10 years

Remaining Life:
5 years

Lower Estimate: $ 4,000 **Higher Estimate:** $ 4,900

Cost Source: ARI Cost Database: Similar Project Cost History

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

Useful Life:
20 years

Remaining Life:
10 years

Lower Estimate: $ 18,000 **Higher Estimate:** $ 22,000

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24310 Office - Remodel **Approx Quantity: 1 Office**
Location: Office
Funded?: No. Reportedly updated as an Operating expense.
History:
Comments: Includes (1) Haller mini fridge, (3) desks, (5) file cabinets, (1) printer and (1) desk. Office was observed to be in good condition. Flooring was clean and free of issues. Fixtures and equipment appeared to be in good condition. Periodic office remodeling is prudent in order to maintain an attractive, functional workspace for personnel. Typical projects often include replacement of room finishes and furnishings, and may also include replacement of IT equipment, office supplies, storage units, etc. Life estimates can vary greatly depending on level of use and preferences of the Association.

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Comp #: 24320 Guest Suite - Remodel **Approx Quantity: 1 Room**
Location: Clubhouse
Funded?: Yes.
History: Will be remodeled in 2026
Comments: Guest suite determined to be in good condition typically exhibit attractive FF&E, appropriate for the size and design criteria of the property. Overall aesthetic is welcoming for residents and guests. Furnishings are adequate in terms of quantity and quality to maintain desired aesthetic standards. Rooms should be considered a significant aesthetic priority, even if use is minimal. Costs to remodel shown here may include replacement/restoration of flooring, interior painting, lighting, furnishings, decor, etc. Costs can vary greatly depending on overall scope of work and types of finishes/furnishings selected. Comprehensive updating should be anticipated at longer intervals to maintain a current, high-quality standard attractive to existing owners as well as potential buyers.

Useful Life:
10 years

Remaining Life:
9 years

Lower Estimate: $ 5,400 **Higher Estimate:** $ 6,600

Cost Source: Client Cost History + Inflation

Comp #: 24320 Meeting/Social Room - Remodel **Approx Quantity: 1 Room**
Location: Common Areas
Funded?: Yes.
History:
Comments: Includes (6) LF of base cabinet, (6) LF of wall cabinet, (1) sink, (4) book cases, (1) table, (4) chairs and (25) GSY of carpeting . Room was observed to be in fair condition. Flooring was mostly clean and free of any major issues. Fixtures appeared to be in good condition. Common rooms should be considered a significant aesthetic priority, even if use is minimal. Costs to remodel shown here may include replacement/restoration of flooring, interior painting, lighting, furnishings, decor, etc. Costs can vary greatly depending on overall scope of work and types of finishes/furnishings selected. Comprehensive updating should be anticipated at longer intervals to maintain a current, high-quality standard attractive to existing owners as well as potential buyers.

Useful Life:
10 years

Remaining Life:
5 years

Lower Estimate: $ 8,820 **Higher Estimate:** $ 10,800

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 24350 Fireplace - Replace **Approx Quantity: 1 Fireplace**
Location: Common Areas
Funded?: Yes.
History:
Comments: Fireplaces should be inspected and evaluated regularly by servicing vendor. In some cases, replacement is warranted due to lack of available replacement parts, or to upgrade to more efficient technology. Treat routine repairs/maintenance as an Operating expense. Plan for replacement at the typical service life expectancy indicated below. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system.

Useful Life:
30 years

Remaining Life:
1 years

Lower Estimate: $ 5,850 **Higher Estimate:** $ 7,150

Cost Source: ArARI Cost Database: Similar Project Cost History

---

Comp #: 24360 Fitness Equipment - Replace **Approx Quantity: 8 Pieces**
Location: Building Interiors
Funded?: No.
History:
Comments: It was reported that the fitness equipment has been donated over the years by the residents. There is no plan to assume responsibility of the fitness equipment. No recommendation for Reserve funding at this time.

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Bergen Mechanical Systems

Comp #: 25010 Intercom/Entry System - Replace **Approx Quantity: 1 Unit**

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

Useful Life:
15 years

Remaining Life:
3 years

Lower Estimate: $ 5,400 **Higher Estimate:** $ 6,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25050 Automatic Doors - Replace **Approx Quantity: 1 Operator**
Location: Building Interiors
Funded?: Yes.
History:
Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Plan to replace at the approximate interval shown here due to use, exposure, and advancements in technology. Should be inspected regularly as an Operating/maintenance expense to ensure proper function. Clean frequently and repair promptly when needed to maintain good appearance.

Useful Life:
25 years

Remaining Life:
7 years

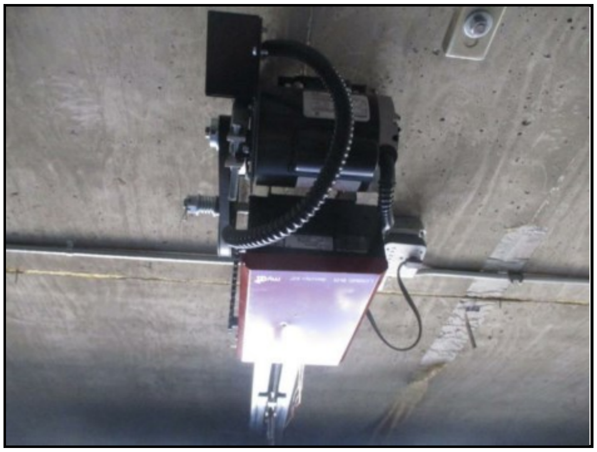
Lower Estimate: $ 4,770 **Higher Estimate:** $ 5,830

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25060 Gate Operator - Replace **Approx Quantity: 1 Unit**
Location: Garage
Funded?: Yes.
History: Manufactured in 2023
Comments: Includes (1) LiftMaster 1/2 HP Operator (Model: T501L5; Serial: 303234310150). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Monitor actual expenses closely for future Reserve Study updates. In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:
12 years

Remaining Life:
8 years



Lower Estimate: $ 5,850 **Higher Estimate:** $ 7,150

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25070 Garage Door - Replace **Approx Quantity: 1 Door**
Location: Garage
Funded?: Yes.
History:
Comments: We strongly recommend regular inspections, maintenance and repairs to help extend useful life cycles. Clean for appearance and paint/touch-up as needed as a general maintenance expense. In general, costs related to replacement of this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:
20 years

Remaining Life:
1 years

Lower Estimate: $ 3,870 **Higher Estimate:** $ 4,730

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25120 Elevator - Modernize **Approx Quantity: 1 5-Stop Elevator**

Location: Mechanical Room
Funded?: Yes.
History: Modernized in 2007
Comments: Elevators should be inspected regularly and tested as a preventive maintenance expense. This modernization project typically includes replacement/upgrade of controller(s), mechanical door components, push-button fixtures, and includes additional allowances for electrical work or fire alarm work by others, code-required changes, etc. Elevator vendors typically recommend modernization cycles of approximately 25 years for continued smooth, safe operation, technology advances and/or code changes. In our experience, actual interval is typically 20-30 years or sometimes longer, depending on level of use, maintenance, availability of replacement parts, etc. When remaining useful life is below 5 years, we recommend beginning discussions with your elevator vendor to determine the most cost effective specifications and approach to a modernization project. Modernization should be anticipated and planned for, as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime, schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates, and installation for compliance. Costs shown here may need to be re-evaluated depending on unpredictable electrical or fire safety code changes and should be monitored during future Reserve Study updates.

Useful Life:
25 years

Remaining Life:
5 years

Lower Estimate: $ 171,000 **Higher Estimate:** $ 209,000

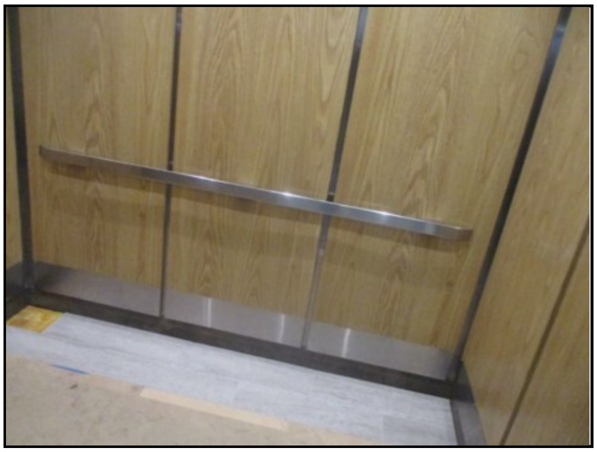
Cost Source: Client Cost History + Inflation

Comp #: 25150 Elevator Cab - Remodel **Approx Quantity: 1 Cab**

Location: Common Areas
Funded?: Yes.
History: Remodel beginning in 2026
Comments: Elevator cabs determined to be in poor condition typically exhibit more advanced surface wear and physical deterioration and/or are no longer serving the aesthetic standards of the property. This component recommends budgeting for periodic remodeling of the elevator cab interior(s) to ensure good physical condition and maintain aesthetic standards of the property. Timing of this elective project is ultimately at the discretion of the client, but ideally should be coordinated with mechanical modernization to minimize downtime. Cost can vary greatly depending upon chosen design, and our estimates assume remodeling to a similar standard as currently in place. If higher quality standards are being considered, increases may need to be incorporated into future updates. A general allowance based upon our experience and consultation with elevator vendors is shown below for budgeting purposes, but any new information or cost estimates should be incorporated into future Reserve Study updates when known. Note if present, any service-only cabs are not expected to be a significant aesthetic priority and are not included here unless otherwise noted.

Useful Life:
25 years

Remaining Life:
24 years



Lower Estimate: $ 14,300 **Higher Estimate:** $ 17,500

Cost Source: Client Cost History + Inflation

Comp #: 25210 AHU Furnace - Replace **Approx Quantity: 1 Unit**
Location: Mechanical Room
Funded?: Yes.
History: Replaced in 2019
Comments: Includes (1) Reznor 250,000 BTU Unit (Model: HXE250-6-SMVJ; Serial: EARK66KIN59926MV4). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
30 years

Remaining Life:
22 years

Lower Estimate: $ 63,000 **Higher Estimate:** $ 77,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 25280 Pumps/Motors - Repair/Replace **Approx Quantity: 5 Pumps**
Location: Mechanical Room
Funded?: Yes.
History:
Comments: Expect eventual need for tear down and rebuild (more cost-effective than buying new units) at roughly the interval below. Treat smaller repair / replacement below the reserve funding threshold (< 1% of the annual operating expenses, excluding reserves) as general maintenance item(s) within operating budget.

Useful Life:
20 years

Remaining Life:
2 years

Lower Estimate: $ 11,200 **Higher Estimate:** $ 13,800

Cost Source: Research with Local Vendor/Contractor

Comp #: 25280 Pumps/Motors - Repair/Replace (Variable) **Approx Quantity: 24 Pumps**
Location: Mechanical Room
Funded?: Yes.
History: Client replaces the pumps as needed, typically 3 - 5 years, and keeps an extra supply on premises. These pumps are reported to last longer than those in the Genesee building.
Comments: Includes (24) small Grundfos pumps. Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
5 years

Remaining Life:
1 years

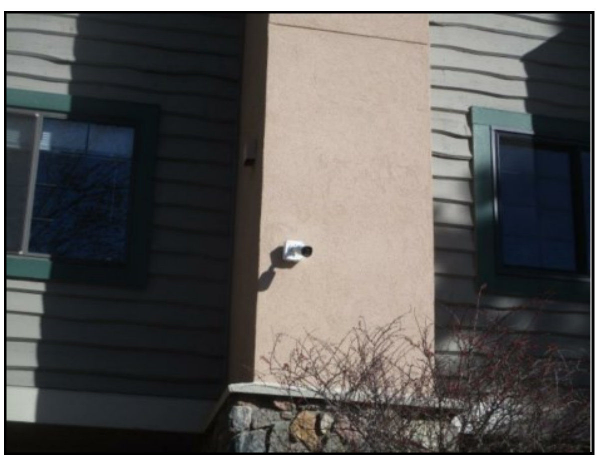
Lower Estimate: $ 4,100 **Higher Estimate:** $ 5,020

Cost Source: Client Cost History + Inflation

Comp #: 25330 Surveillance System - Upgrade/Replace **Approx Quantity: 6 Cameras**
Location: Common Areas
Funded?: Yes.
History: Installed in 2023. (1) additional camera installed in 2025
Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible, camera locations should be protected and isolated to prevent tampering and/or theft. Typical modernization projects may include addition and/or replacement of cameras, recording equipment, monitors, software, etc. Unless otherwise noted, costs assume that existing wiring can be re-used and only the actual cameras and other equipment will be replaced. In many cases, replacement or modernization is warranted due to advancement in technology, not necessarily due to functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
15 years

Remaining Life:
11 years



Lower Estimate: $ 8,100 **Higher Estimate:** $ 9,900

Cost Source: Client Cost History + Inflation

Comp #: 25350 Generator - Replace **Approx Quantity: 1 Unit**
Location:
Funded?: Yes.
History: It was reported that a generator will be installed in 2026. The equipment had not been installed at the time of inspection
Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Vendors typically report that with ongoing maintenance (e.g. fluids, batteries, tune ups), useful life can be extended for many years. However, funding for complete replacement is often warranted due to lack of available replacement parts rather than failure of the generator as a whole. Treat periodic service and inspect as general maintenance expense within Operating budget, not Reserves. Generator is a key building element in this location due to risk of severe storms and power outages, and should be tested evaluated regularly to ensure proper function.

Useful Life:
30 years

Remaining Life:
29 years

No Photo Available

Lower Estimate: $ 28,800 **Higher Estimate:** $ 35,200

Cost Source: Client Cost History + Inflation

Comp #: 25410 Fire Control Panel - Update/Replace **Approx Quantity: 1 Panel**
Location: Common Areas
Funded?: Yes.
History: Replaced in 2021
Comments: Panel is a Fire-Lite model. Our inspection is for planning and budgeting purposes only fire alarm equipment is assumed to have been designed and installed properly and is assumed to comply with all relevant building codes. Regular testing and inspections should be conducted as an Operating expense. In many cases, manufacturers discontinue support of equipment after a certain number of years, which may limit availability of replacement parts as the system ages. Cost estimates assume that existing wiring can be re-used and that only panel and devices will be replaced. If wiring requires replacement, estimates should be increased accordingly, but in our experience wiring should have an indefinite useful life. Cost estimates are based on quantity and type of existing equipment, not including any expansion or upgrades, which may be required. We recommend reviewing system components with fire alarm vendor on a regular basis. If expansion of system is found to be required, the Reserve Study should be updated and any additional costs should be factored accordingly.

Useful Life:
20 years

Remaining Life:
14 years

Lower Estimate: $ 31,500 **Higher Estimate:** $ 38,500

Cost Source: Research with Local Vendor/Contractor

Comp #: 25430 CO Monitors - Replace **Approx Quantity: 2 Monitors**
Location: Garage
Funded?: No. Too small for Reserve designation - handle as an Operating expense.
History:
Comments: Minimal or no subjective/aesthetic value for this component. In general, costs related to this component are expected to be handled through the client's Operating budget. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Carbon monoxide monitors were not tested for functionality during site inspection. Should be inspected, tested and individually repaired/replaced as needed by qualified vendor.

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Comp #: 25440 Boilers - Replace - DHW **Approx Quantity: 1 Unit**
Location: Mechanical Room
Funded?: Yes.
History: Replaced in 2013
Comments: Includes (1) Laars 500,000 BTU Unit (Model: G23576770; Serial: 576770). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. With routine inspection and maintenance, the boiler should have an approximate useful life as shown below before replacement with future technology and efficiencies will be warranted. Life expectancy can vary based on level of use and location on the property. When considering replacements, the Association should strongly consider replacing with high-efficiency models. Although initial cost may be higher than conventional alternatives, the payback period in energy savings is often a fraction of the overall life span of the boiler itself. Costs to replace are based on replacement with same approximate size and capacity.

Useful Life:
25 years

Remaining Life:
11 years

Lower Estimate: $ 63,000 **Higher Estimate:** $ 77,000

Cost Source: Client Cost History + Inflation

Comp #: 25440 Boilers - Replace - Heating **Approx Quantity: 2 Units**
Location: Mechanical Room
Funded?: Yes.
History: Replaced in 2025
Comments: Includes (2) Laars NeoTherm LC 600,000 BTU Units (Model: NTH600NJX3). Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
25 years

Remaining Life:
23 years

Lower Estimate: $ 72,000 **Higher Estimate:** $ 88,000

Cost Source: Client Cost History + Inflation

Comp #: 25470 Water Storage Tanks - Replace **Approx Quantity: 1 Tank**

Location: Mechanical Room

Funded?: Yes.

History: Replaced in 2013

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

Useful Life:
30 years

Remaining Life:
16 years

Lower Estimate: $ 9,000 **Higher Estimate:** $ 11,000

Cost Source: ARI Cost Database: Similar Project Cost History

Genesee Mechanical Systems

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

Useful Life:
15 years

Remaining Life:
3 years

Lower Estimate: $ 5,400 **Higher Estimate:** $ 6,600

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25050 Automatic Doors - Replace **Approx Quantity: 1 Operator**
Location: Building Interiors
Funded?: Yes.
History:
Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Plan to replace at the approximate interval shown here due to use, exposure, and advancements in technology. Should be inspected regularly as an Operating/maintenance expense to ensure proper function. Clean frequently and repair promptly when needed to maintain good appearance.

Useful Life:
25 years

Remaining Life:
7 years

Lower Estimate: $ 4,770 **Higher Estimate:** $ 5,830

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25060 Gate Operator - Replace **Approx Quantity: 1 Unit**
Location: Garage
Funded?: Yes.
History: Manufactured in 2022
Comments: Includes (1) LiftMaster 1/2HP Operator (Model: T501L5; Serial: 0612N3266). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. We recommend regular inspections (including service and repair as needed) be paid through the Operating budget. Monitor actual expenses closely for future Reserve Study updates. In general, costs related to this component are expected to be included in the Association's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:
12 years

Remaining Life:
7 years

Lower Estimate: $ 5,850 **Higher Estimate:** $ 7,150

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25070 Garage Door - Replace **Approx Quantity: 1 Door**

Location: Garage

Funded?: Yes.

History:

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

Useful Life:
20 years

Remaining Life:
1 years

Lower Estimate: $ 3,870 **Higher Estimate:** $ 4,730

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25120 Elevator - Modernize **Approx Quantity: 1 5-Stop Elevator**

Location: Mechanical Room

Funded?: Yes.

History: Modernized in 2025

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

Useful Life:
25 years

Remaining Life:
23 years

Lower Estimate: $ 171,000 **Higher Estimate:** $ 209,000

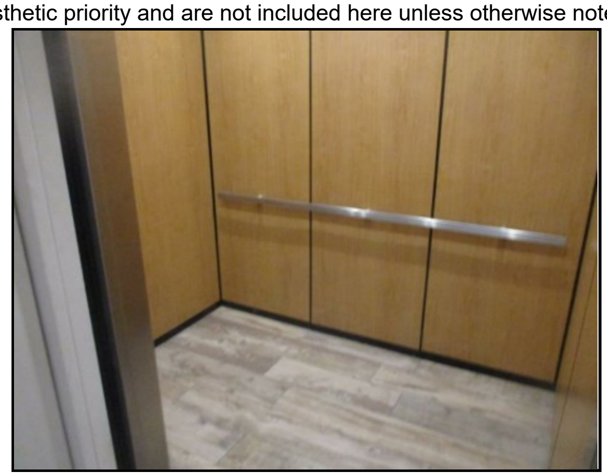
Cost Source: Client Cost History + Inflation

Comp #: 25150 Elevator Cab - Remodel **Approx Quantity: 1 Cab**

Location: Common Areas
Funded?: Yes.
History: Remodeled in 2025
Comments: Elevator cabs determined to be in good condition typically exhibit, clean, intact finishes and fixtures with no significant wear or abuse, vandalism, etc. Flooring, wall paneling and lighting are of a design quality appropriate for the standard of the community. This component recommends budgeting for periodic remodeling of the elevator cab interior(s) to ensure good physical condition and maintain aesthetic standards of the property. Timing of this elective project is ultimately at the discretion of the client, but ideally should be coordinated with mechanical modernization to minimize downtime. Cost can vary greatly depending upon chosen design, and our estimates assume remodeling to a similar standard as currently in place. If higher quality standards are being considered, increases may need to be incorporated into future updates. A general allowance based upon our experience and consultation with elevator vendors is shown below for budgeting purposes, but any new information or cost estimates should be incorporated into future Reserve Study updates when known. Note if present, any service-only cabs are not expected to be a significant aesthetic priority and are not included here unless otherwise noted.

Useful Life:
25 years

Remaining Life:
23 years



Lower Estimate: $ 14,300 **Higher Estimate:** $ 17,500

Cost Source: Client Cost History + Inflation

Comp #: 25210 AHU Furnace - Replace **Approx Quantity: 1 Unit**
Location: Mechanical Room
Funded?: Yes.
History: Replaced in 2019
Comments: Includes (1) Reznor 250,000 BTU Unit (Model: HXE250; Serial: EAUA65R7N06107). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
30 years

Remaining Life:
22 years

Lower Estimate: $ 63,000 **Higher Estimate:** $ 77,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 25280 Pumps/Motors - Repair/Replace **Approx Quantity: 4 Pumps**
Location: Mechanical Room
Funded?: Yes.
History:
Comments: Expect eventual need for tear down and rebuild (more cost-effective than buying new units) at roughly the interval below. Treat smaller repair / replacement below the reserve funding threshold (< 1% of the annual operating expenses, excluding reserves) as general maintenance item(s) within operating budget.

Useful Life:
20 years

Remaining Life:
2 years

Lower Estimate: $ 9,000 **Higher Estimate:** $ 11,000

Cost Source: Research with Local Vendor/Contractor

Comp #: 25280 Pumps/Motors - Repair/Replace (Variable) **Approx Quantity: 36 Pumps**
Location: Mechanical Room
Funded?: Yes.
History:
Comments: Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
5 years

Remaining Life:
1 years

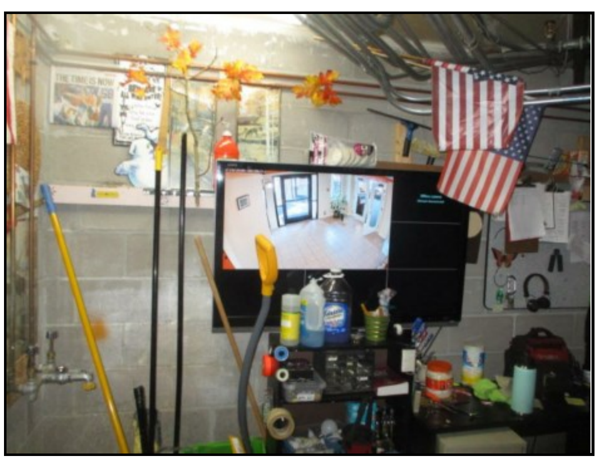
Lower Estimate: $ 6,160 **Higher Estimate:** $ 7,520

Cost Source: Client Cost History + Inflation

Comp #: 25330 Surveillance System - Upgrade/Replace **Approx Quantity: 6 Cameras**
Location: Common Areas
Funded?: Yes.
History: Installed in 2023. (1) additional camera installed in 2025
Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible, camera locations should be protected and isolated to prevent tampering and/or theft. Typical modernization projects may include addition and/or replacement of cameras, recording equipment, monitors, software, etc. Unless otherwise noted, costs assume that existing wiring can be re-used and only the actual cameras and other equipment will be replaced. In many cases, replacement or modernization is warranted due to advancement in technology, not necessarily due to functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
15 years

Remaining Life:
11 years



Lower Estimate: $ 8,100 **Higher Estimate:** $ 9,900

Cost Source: Client Cost History + Inflation

Comp #: 25350 Generator - Replace **Approx Quantity: 1 Unit**
Location:
Funded?: Yes.
History: It was reported that a generator will be installed in 2026. The equipment had not been installed at the time of inspection
Comments: Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Vendors typically report that with ongoing maintenance (e.g. fluids, batteries, tune ups), useful life can be extended for many years. However, funding for complete replacement is often warranted due to lack of available replacement parts rather than failure of the generator as a whole. Treat periodic service and inspect as general maintenance expense within Operating budget, not Reserves. Generator is a key building element in this location due to risk of severe storms and power outages, and should be tested evaluated regularly to ensure proper function.

Useful Life:
30 years

Remaining Life:
29 years

No Photo Available

Lower Estimate: $ 28,800 **Higher Estimate:** $ 35,200

Cost Source: Client Cost History + Inflation

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

Useful Life:
20 years

Remaining Life:
8 years

Lower Estimate: $ 31,500 **Higher Estimate:** $ 38,500

Cost Source: Research with Local Vendor/Contractor

Comp #: 25430 CO Monitors - Replace **Approx Quantity: 2 Monitors**
Location: Garage
Funded?: No. Too small for Reserve designation - handle as an Operating expense.
History:
Comments: Minimal or no subjective/aesthetic value for this component. In general, costs related to this component are expected to be handled through the client's Operating budget. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Carbon monoxide monitors were not tested for functionality during site inspection. Should be inspected, tested and individually repaired/replaced as needed by qualified vendor.

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:

Comp #: 25440 Boiler - Replace - DHW **Approx Quantity: 1 Unit**
Location: Mechanical Room
Funded?: Yes.
History: Replaced in 2019
Comments: Includes (1) Laars NeoTherm 500,000 BTU Units (Model: NTH500NJN3). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. With routine inspection and maintenance, the boiler should have an approximate useful life as shown below before replacement with future technology and efficiencies will be warranted. Life expectancy can vary based on level of use and location on the property. When considering replacements, the Association should strongly consider replacing with high-efficiency models. Although initial cost may be higher than conventional alternatives, the payback period in energy savings is often a fraction of the overall life span of the boiler itself. Costs to replace are based on replacement with same approximate size and capacity.

Useful Life:
25 years

Remaining Life:
17 years

Lower Estimate: $ 63,000 **Higher Estimate:** $ 77,000

Cost Source: Client Cost History + Inflation

Comp #: 25440 Boilers - Replace - Heating **Approx Quantity: 2 Units**
Location: Mechanical Room
Funded?: Yes.
History: Replaced in 2019
Comments: Includes (2) Laars NeoTherm LC 500,000 BTU Units (Model: NTH500NJN3). Please refer to the prior component in this series for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

Useful Life:
25 years

Remaining Life:
17 years

Lower Estimate: $ 72,000 **Higher Estimate:** $ 88,000

Cost Source: Client Cost History + Inflation

Comp #: 25470 Water Storage Tank - Replace **Approx Quantity: 1 Tank**
Location: Mechanical Room
Funded?: Yes.
History: Replaced in 2019
Comments: Includes (1) Rheem 175 Gallon Tank (Model: ST1751; Serial: A171910711). Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Hot water storage tanks should be inspected for leaks and other problems routinely by servicing vendor or maintenance staff. Small repairs and cleaning should be considered an Operating expense and conducted as needed. Plan to replace at the approximate interval shown below, ideally coordinated with replacement of the boiler/hot water heater itself in order to achieve better pricing and minimize system downtime.

Useful Life:
30 years

Remaining Life:
22 years

Lower Estimate: $ 10,800 **Higher Estimate:** $ 13,200

Cost Source: ARI Cost Database: Similar Project Cost History

Comp #: 25570 Irrigation Clock - Replace **Approx Quantity: 1 Controller**
Location: Common Areas
Funded?: No. Too small for Reserve designation - handle as an Operating expense.
History:
Comments: In general, costs related to this component are expected to be included in the client's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Lower Estimate: $ 0 **Higher Estimate:** $ 0

Cost Source:
