

	Doors	Windows	Door Total	Window Total	Yearly Total
Year 1	37	11	\$ 80,539.75	\$ 9,817.61	\$ 90,357.36
Year 2	27	34	\$ 58,772.25	\$ 30,345.34	\$ 89,117.59
Year 3	35	19	\$ 76,186.25	\$ 16,957.69	\$ 93,143.94
	99	64	\$ 215,498.25	\$ 57,120.64	\$ 272,618.89

Door Itself	981.75
Door Installation	995
Door Hardware	200
Management %	0
Door Total	2176.75
Window itself	542.51
Window Installation	350
Window Hardware	0
Management %	0
Window Total	892.51

Project Notes:

We plan to complete the project in 3 years, with a possible 4th year if costs exceed projections

If an owner decides to forgo the established replacement schedule in favor of replacing at an earlier time:

- a. Owner will be reimbursed during the originally scheduled allotment
- b. Proof of payment is submitted to the board
- c. Owner must adhere to the door/window replacement specification and hire a licensed contractor

Our target for the reserve account is to maintain no less than a \$200,000 balance, but this may fluctuate

This project plan supersedes the previously distributed Doors and Windows policy

Interior Responsibility: Please see the letter from GNO Property Management, LLC

Hardware: The Association will replace hardware ONLY if existing hardware does not function.