

Profitable Properties LLC Reserve Worksheet

Done	Date	Description
No	09/21/2009	Buildout Funds. Amount advanced for 1500 sq ft. B/O never completed.
No	09/21/2009	Facade Improvement. Plan approved. Martin hired to complete.
No	09/21/2009	Fire alarm upgrades (detectors in ducts). Lidco in que to complete.
Yes	09/21/2009	First Floor tile work. Completed. Requires payment.
Yes	09/21/2009	Gutter for overhang. Contractor applied for pmt
No	09/21/2009	Repainting of exterior. Should be completed with facade improvements.
No	09/21/2009	Roof Coating. Per Radco. Should be done, however roof is at end of useful life.
No	04/01/2010	Furnishing of halls and courtyard. Benches and synthetic plants.
No	04/01/2010	HVAC replacement. Two planned per Bafaro. Review annually.
No	04/01/2010	Painting of halls. Place on four year cycle. First floor completed 09/09.
No	04/01/2010	Paving. Planned cutting and patching to deal with spidering of pavement. Begin reserving \$2K to \$3K annually.
No	04/01/2010	Sealing of lots. Done annually. Every other year for both lots.
No	04/01/2010	Window Cleaning. Should be on a three year cycle. Over five years old.
No	06/01/2010	Elevator changes. Budgeted amount for unforeseen updates required per code.
No	04/01/2012	Carpet replacement. Four year cycle.
No	04/01/2013	Roof replacement. \$140K is guesstimate. Call into Radco to confirm amount.