







Four Seasons Special Projects Status

4.29.24

	Project name	Start date	Finish date	Est Cost	Actual Cost	Cost Deviations	Comments
1	5-Story Roofs a(A/C stands, fascia, soffit and gutters)	Est 6.1.24	Est 10.1.24	\$933,201		CO#1 - \$48k for vapor barrier on 8, 9, 10	Construction kickoff meeting completed week of 4.15.24
2	KeyStone Engineers to oversee roof replacement	Est 6.1.24	Est 10.1.24	\$68,824			Roof Project Oversight
3	Garages B, C, D (roof, soffit, lighting, and concrete repairs)	5.6.24	TBD	\$250,466			Starting on Stucco, Paint, Concrete Repairs, and Concrete Headers
4	South Pool & Deck resurface	5.13.24	TBD	\$63,514			Drain Pool & Start Resurfacing
5	Pool Furniture Replacement	TBD	TBD	\$15,000			After South Pool Completes
6	Clean Kitchen drain stacks	TBD	TBD	\$15,264			Scheduling with Contractor
7	Repair /Replace 2-story main water shutoff valves	TBD	TBD	\$6,900			Contract Signed awaiting funds
8	Clean all Dryer Vents	TBD	TBD	\$13,221			Contract Signed awaiting funds
9	Two-Story Concrete Restoration	TBD	Est 7.1.25	\$984,040			Contract Signed awaiting funds
10	River Front Restoration	TBD	est 7.1.24	\$70,200			Acquiring permit and new survey
11	Pay-off Horizon Loan	6.15.24	6.15.24	\$40,000	\$40,000	None	Pay-off occurs after 6.1.24 & after complete budget assessment
12	Return \$66,582 to reserves	TBD	TBD	\$66,582	\$66,582		We have until Mar 2025 to return the reserves. Payment will be made when Operating Budget allows
13	Patch asphalt potholes and replace 62 concrete car stops	4.15.24	4.18.24	\$9,000	\$9,000	None	Sub-project will be started in late May to paint the concrete stops after they are cured.
14	Project Cost Variance / Change Orders	Multiple dates	Est summer 2025	\$50,000	TBD	CO#1 - \$48k for vapor barrier on 8, 9, 10	Working to mitigate with Engineer
15	2024 Operating Funds Shortfall	6.1.24	12.31.24	\$251,000	\$251,000	NA	

\$2,837,212

	On track
	Delay or slightly behind schedule, overruns,
	Behind schedule, over budget, significant roadblock

	Project not started
	Signed contract in hand, project starting shortly
	Project Completed