

Conkey-Stevens House

Project Budget October 2021

ITEMS TO BE COMPLETED (See attached quotes)	COST	HOA Funded
Roof -Replace flashing and roofing at 13 dormers	\$77,740	
Roof – Replace 6 hip caps with custom copper	\$3,855	
Roof -Replace step and counter flashing at 4 chimneys	\$19,320	
Masonry-Foundation repair	\$2,600	
Masonry-Main House Acid wash and repoint as needed	\$5,400	
Masonry - 3 chimneys -clean mortar, repoint, and repair	\$4,845	
Masonry- 2 chimneys -remove tops and restore	\$6,000	
Granite Steps – Reset	\$3,450	
Furnace replacement	\$6,335	
Exterior Painting -of all exterior wood trim of brick (front)	\$16,200	
Exterior Painting -of wood clapboard and trim (rear)	\$10,200	
Interior Painting - of Common Hallways and bathrooms	\$10,900	
Caste Iron Fence – Replicate damaged segments and install	\$19,000	
Shutters – replicate original shutters and install	\$21,000	
Replace Porch ceilings	\$15,000	
Repair Porch soffit and fascia boards due to rot	\$11,000	
Repair Posts, Railings and Balusters due to rot	\$15,000	
13 Window Dormers -replace all trim	\$80,000	
12 Replacement Windows on dormers	\$40,000	
Siding Repairs on rear of building (white section)	\$9,000	
Painting all wood on building (excluding red section)	\$30,000	
Total Remaining Cost of Restoration Project	\$406,845	
Second floor fire escape egress -PAID by HOA		\$39,000
Repairs to the slate roof in 2019- PAID by HOA		\$5,150
Updating wiring panel – PAID by HOA		\$3,500
Porch substructure and decking -PAID by HOA		\$35,000
Total HOA Paid Major Repairs to Date		\$79,650
Total Remaining Cost of Restoration Project	\$406,845	
HOA Capitol Reserve Fund for 2022		\$20,000
HOA Special Assessment to be levied for 2022		\$51,000
Total HOA Contribution towards Remaining Projects		\$71,000
Balance of Funding Needed for Remaining Projects	\$335,845	
5% Contingency	\$16,792	
Total Request	\$352,637	

