

		PROJECTED	totals	Reforecast based on approved estimate	NOTES															
Financial Security																				
Reserve Fund	Operating Fund Reserve One year @ 42,000/month	\$ 504,000		\$ 252,000	6 months															
Pay off Debt	Loan Repayment- UOCC	\$ 142,000		\$133,198.79	as of January 17, 2023															
			\$ 646,000		\$ 385,199															
Health & Safety Eliminate risk of Liability																				
Estimate	Friedrich Guest House	Mold Remediation New Ceilings & Insulation (2600 sqft+) New Lighting (LED flush mount) Ceiling Fans		\$ 28,000.00	12/5 Contracted started In order to get the project started, the funds were withdrawn from the existing Operating expenses and will be replenished upon disbursement of Endowment funds															
Estimate	Weakly Guest House	Mold Remediation New Ceilings & Insulation (2600 sqft+) New Lighting (LED flush mount) Ceiling Fans			Upon completion of Freidrich, scheduled for January, week of the 16th due to															
Estimate	Lodge	Roof Replacement		\$ 25,000.00	CMZ Retreat booked 1/10-15/23															
Estimate	Lodge - Chimney & Fireplace Repair	We completed a NFPA 211 Level #1 inspection of the fireplace and chimney at 431 Rt 9 in Lacey NJ. We completed the Level #1 inspection according to the guidelines found in the National Fire Protection Association 211 2019 edition.		\$ 26,900.00	Scheduled for January - March															
Estimate		SUMMARY		\$ 13,300.00	Currently not up to code and requires repairs in order to be in working service. Due to the Health risks of the mold repairs, this chimney repairs will be scheduled for September 23' with the															
		Based on our NFPA 211 Level #1 inspection we found damage to the existing fireplace chimney. Missing mortar between the flue tiles and fractured flue tiles. We also found the smoke chamber to be unparged. We also found the exterior of the chimney to be in very poor condition and in need of repointing.																		
		In this condition the fireplace and chimney cannot properly preform its intended functions such as contain heat and the products of combustions such as carbon monoxide. Also, it may allow heat and flue gases to get outside its intended area and be a potential health and fire hazard. Even if this fireplace is converted to gas repairs will need to be made.																		
		We recommend that this fireplace and chimney be discontinued from use until proper corrective action is taken. Use of this chimney may result in the endangering the health, safety or welfare of the occupants of the house. Failure to take corrective action may result in further damage to the chimney and structure to the house and result in personal injury up to death of the occupants of the house. Failure to make all recommend repairs releases Willy's Chimney Service and the inspector and all employees of all liability for any and all losses and personal injury and death that occur.																		
		Estimate	Cost for the stainless steel liner and repairs: \$7,500.00 Cost for repointing of the chimney \$5,800.00 Total cost \$13,300.00 4 days will be needed for the work to be completed.																	
Safety & Security																				
Estimate	ALL Buildings	Security Cameras Eight Camera Video Surveillance System Eight Camera Network Video Recorder	Equipment Installation	\$2,800.00 \$1,500.00																
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Capital Improvements: Structural Improvements																				
	LODGE	Ceiling Repair		\$ 5,000.00	Added new line item - Subsequent to the roof damage, replacing tl															
	LODGE	HVAC		\$ 10,000.00	Added new line item - The Lodge relies on window units that are n															
	Storage Shed			\$ 10,000.00	Added new line item - Window Units not effective															
		Kitchen Repairs and Upgrades																		
		To upgrade and bring to code commercial kitchen, to enhance safety and revenue																		
		Kitchen redesign		\$ 50,000	40000															
		Service Window		\$ 10,000	5000															

Electrical Upgrades	\$ 7,500	\$ 7,500.00	The kitchen needs Electrical upgrades, and additional circuits for safe operation.
Replacement floor	\$ 6,000	\$ 6,000.00	
Commercial Dishwasher	\$ 2,600	\$ 2,600.00	
Commercial Ice Machine	\$ 3,500	\$ 3,500.00	
Hand wash sink with pedal for hands free (per code)	\$ 2,500		
Commercial Microwave	\$ 1,200		
Lighting upgrades	\$ 2,000	\$ 500.00	
Commercial freezer	\$ 3,000	\$ 3,000.00	
Commercial oven	\$ 4,000		
Upgrade plumbing	\$ 2,400	\$ 5,000.00	Health & Safety Hazard - Upgrade drainage system
Commercial stainless steel tables	\$ 2,000		
New shelving	\$ 1,000		
	\$ 97,700		
Building Repairs and Upgrades			
To maintain buildings on property			
Three matching couches for Fireside	\$ 5,000		
Commercial Dryer	\$ 3,000		
Windows for Screen House	\$ 10,000		
Wood flooring for Cone House	\$ 4,100		
New Roof for Parker House	\$ 3,000		
Replace Lodge roof and gutters	\$ 24,900	\$ 26,900.00	
Installation of solar panel on Lodge roof			
Painting interior Lodge	\$ 2,500		
Bathroom renovations Parker House to provide for private restrooms for residential staff			The on-site Work Exchange program uses Parker House as their lodj provides minimal accommodations at best. Residents are required the porch to get to the bathrooms, exposed to the elements of the
	\$ 103,000	\$ 25,000.00	
	\$ 155,500		
Property Repairs and Upgrades			
To repair and upgrade property for enhance usage and to address environmental impact			
Replacing Shade Trees lost to illness along driveway	\$ 6,450		
Greenery between Cone House and Campgrounds	\$ 2,500		
Campsite shower	\$ 1,500		
Fencing around garbage area	\$ 2,500		
Landscaping - Universalist Cemetary/paths	\$ 10,000		
Restore main Murray Grove Sign	\$ 5,000		
Additional power and water sources throughout property	\$ 25,000	\$ 25,000.00	
Maintenance of campgrounds (privacy planting, surface enhancements, amenities)	\$ 10,000		
	\$ 62,950		
Upgrading the Screen House - Carpentry, Windows, Lighting & Electrical		\$ 20,000	The Screen House is a building next to the pool that is used during t functions. It is in poor condition requiring remedial carpentry. If tl upgraded and heated so it could be used for at least three seasons il meeting space available for rental. Having more meeting space wo Grove's ability to attracted bookings. Extensive carpentry work is r
Program Enhancements - Capital Purchases			
To allow for enhance outdoor programming, 3-Season, to increase revenue to address continuing pandemic fears			
Portable Stage	\$ 1,946		https://www.thestagedepot.com/product_p/ISTAGE8824.htm?gc
Audio System	\$ 199		https://www.amazon.com/Polk-Audio-Atrium-Outdoor-Speakers/
Outdoor projector	\$ 599		https://www.amazon.com/Anker-Portable-Projector-Autofocus-Ci
Outdoor movie screen	\$ 249		https://www.bestbuy.com/site/insignia-114-outdoor-projector-sr
Electric cart w bed	\$ 10,889		https://www.hookupmycart.com/2021-icon-i20u-utility-vehicle-
Portable dance floor	\$ 1,257		https://www.toolots.com/6-9-pe-guangda-6-9-pe.html?cid=1036
Outdoor canopy event tent (2)	688 \$ 1,376		https://www.homedepot.com/pep/Everbilt-8-ft-x-8-ft-Grey-Straig
8 x 8 tent (5)	69 \$ 345		https://whiteduckoutdoors.com/products/wall-tent-14x16?varia
8 person heavy duty camping tent (4)	1999 \$ 7,996		
	\$ 24,856		
TOTAL	\$ 987,006	\$ 150,000	Projected Amount needed for Improvements that proposals have not been approved , signed and scheduled.

NEW

ging. The building
l to walk outdoors on
winter. In addition,

the summer for many
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dp/B00378KMF0/ref=sr_1_1_sspa?keywords=Outdoor+Audio+System&qid=1645712572&sr=8-1-spons&psc=1&spLa=ZW5jcnlwdGvkUXVhbGimaWVvPUEzRzYxUk9VN0NZWFY5JmVuY3J5cHRlZElkPUEwMTU4OTYxMUpTS1VlQU1UM0syWlZ3aWRnZXROYW1lPXNwX2F0ZiZhY3Rpb249Y2xpY2tSZWRpcmVjdCZkb05vdExvZ0NsaWRnPXRYdWU=
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nt=19988259831908¤cy=USD&utm_medium=product_sync&utm_source=google&utm_content=sag_organic&utm_campaign=sag_organic&gclid=CjwKCAiA9tyQBhAIeIwA6tdCrOeEfnG3mg0su0AB4etM1DGzYyWZ4hiZy_Pkhmc-Ye2tUINEoBsBeRoCgyAQAvD_BwE

Repairs

\$ 28,000.00
\$ 25,000.00
\$ 26,900.00

\$ 13,300.00
\$2,800.00
\$1,500.00

Total

\$ 97,500.00

Improvements

\$ 5,000.00
\$ 10,000.00
\$ 10,000.00

\$ 7,500.00
\$ 6,000.00
\$ 2,600.00
\$ 3,500.00

\$ 500.00
\$ 3,000.00

\$ 5,000.00

\$ 26,900.00

\$ 25,000.00

\$ 25,000.00

\$ 20,000

Total

\$ 150,000.00