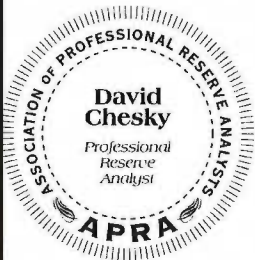


**Capital Reserve Replacement Fund Analysis
for
Stonegate Homes at Suffern I
Condominium Association**

Suffern, New York

July 2016



prepared by:
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Please observe that this document consists of three sections which are independently page numbered; the Narrative Report (whose page numbers have an “N” prefix), the Calculation Tables (whose page numbers have a “C” prefix), and the Appendix (whose page numbers have an “A” prefix).

Community Description

Stonegate Homes at Suffern I Condominium Association is a 177 unit residential community located in Suffern, New York. The units are contained in a total of seventeen (17) two-story buildings that are mixed garden and townhouse style architecture. Heat and hot water for the units is provided by central boilers and hot water heaters in each building as well as water conditioning equipment.

There are no amenities or recreational improvements associated with this community.

The community is located on Parkside Drive and Yorkshire Drive. The major highway serving the area is Interstate Route 287.

Capital Reserve Replacement Analysis Overview

The function of a Capital Reserve Replacement Analysis is to inform and advise the Community Association as to the likely capital expenditures for replacement of common elements over the time frame considered by the analysis and the annual contribution levels to the Capital Reserve Replacement Fund calculated as being sufficient to avoid having to levy special assessments or take out a loan in order to support the predicted capital expenditures.

All Capital Reserve Replacement Analyses therefore assume that the Association is funding capital expenditures through the use of regular (e.g. annual, quarterly, or monthly), budgeted contributions to an account set aside for the sole purpose of funding the replacement of a designated set of common elements (often called the "Capital Reserve Fund").

A Community Association can defer common element replacement projects. Such deferrals tend to result in the gradual decrease in property values as the infrastructure and appearance of the community facilities degrade over time. In addition, such deferrals often result in the final replacement costs increasing significantly due to more extensive deterioration and additional damage to other common elements resulting from the failure of the common element to be replaced.

Association Considerations for a Capital Reserve Replacement Analysis

Each Association has a number of choices and options to consider during the Capital Reserve Replacement Analysis process. Two of the most important decisions are the Methodology (q.v.) of the analysis and the Funding Goal (q.v.) of the Association, although there are a number of other considerations, including:

- **Budget Thresholds** – the budget threshold is simply the lowest total project cost that the Association wants to fund using the Capital Reserve Fund. This is normally a function of the Association's proclivities, operating budget size, and administrative/fiscal history – some communities will fund a \$5,000 project through the maintenance or operating budget, while others prefer to schedule and fund a \$500 project through the capital reserve budget. Many Associations never make a formal decision, leaving this to the professionals who prepare their Capital Reserve Replacement Analyses.
- **Federal Housing Authority/Housing and Urban Development Limitations** – the federal government is a significant mortgage insurance provider. The FHA/HUD mortgage insurance programs currently require that community Associations fund replacement reserves for capital expenditures and deferred maintenance with at least 10% of the Association budget in order to meet eligibility requirements for FHA mortgage insurance – failure to maintain this level of replacement reserve funding can trigger requests for a current (less than 12 month old) reserve study or a Fannie Mae form 1073a from lenders (see HUD Mortgagee Letter 2009-46 B).
- **Maintenance Budget** – no project should be funded in two places. Any and all maintenance contracts for common elements should be reviewed, and any common element whose complete replacement is included in the maintenance contract should be removed from consideration in the Capital Reserve Replacement Analysis, since the Association is already allocating funds to replace the element.

- Operating Budget – no project should be funded in two places. Any common elements that the Association is planning to replace in a series of incremental projects on an annual or irregular (as-needed) basis using the operating budget funds should be removed from consideration in the Capital Reserve Replacement Analysis, since the Association is already allocating funds to replace the element.
- Preventive or Deferred Maintenance Budget – no project should be funded in two places. The Association should compare its capital reserve budget to its preventive/deferred maintenance budget. Line items existing in both schedules should be removed from one or the other, since the Association is already allocating funds to replace the element.
- Statutory Requirements – some jurisdictions may require that certain elements are included in a reserve fund analysis, and other municipalities agree to accept responsibility for some elements (most commonly roadways). Such factors cannot be determined by site inspection – the Association should have documentation indicating any such factors, and should certainly inform the professionals performing the Capital Reserve Replacement Analysis of these factors.
- Time Window – the time window is simply the time span that the Association desires to consider its capital reserve expenditures over. Typically, Associations do not consider common elements with a condition assessed remaining life cycle of longer than 30 years as part of the Capital Reserve Replacement Analysis. As a general rule, longer time windows are more conservative (resulting in higher annual contribution levels), with the longer time windows allows the Association a longer lead-time to accumulate funds for large projects.
- Interest and Inflation – interest (sometimes called the rate of return) and inflation can have significant influence on the capital reserve budget. Increasing interest rates tends to reduce the necessary annual contributions, as the Association is essentially collecting additional funding from investment of its capital reserve fund. Increasing inflation rates tends to increase the necessary annual contributions, as the Association needs to collect additional funds to account for the decreasing purchasing power of money. The Falcon Group generally recommends that most Associations are better served by assuming interest and inflation rates of zero and updating their Capital Reserve Replacement Analysis every two to three years (thus correcting for the effects of interest and inflation every second or third year), rather than making assumptions about factors that vary significantly and unpredictably with market forces. That being said, if the Association desires, The Falcon Group can certainly assume whatever average annual interest and inflation rates the Association requests.

Besides the above considerations, there are two decisions that the Association will need to make:

Funding Goals

The funding goal helps to determine the methodology used in the Capital Reserve Replacement Analysis and also is the principal reflection of the Association's fiscal policy. Funding goals can be categorized by their fiscal aggressiveness (willingness to risk the need to levy a special assessment or take out a loan) – more aggressive funding goals tend to result in lower annual levels of contribution to the capital reserve fund, with associated higher risks of shortfalls requiring special assessments or loans.

There are four basic funding goals used by communities when determining Capital Reserve Fund requirements:

- Baseline Funding is the most aggressive funding goal commonly used by Associations. Baseline funding is essentially a special case of threshold funding, where the goal is to never have a negative capital reserve fund balance (in other words the threshold is zero). As this funding goal provides no margin for errors, unexpected or unforeseeable expenses, or market forces that are not in the Association's favor, The Falcon Group does not recommend this as a funding goal for the Association's capital reserve budget.
- Full Funding is the most conservative funding goal commonly used by Associations. Full funding is best understood as an attempt to maintain the capital reserve fund at or near 100% of the accumulated common element depreciation. As an example: assuming element X has a life cycle of 10 years, is presently 5 years old,

and has a replacement cost of \$10,000, then the full funding goal would be to have \$5,000 ($5/10 \times \$10,000$) in the capital reserve fund for this item. Full funding, as defined by GAP Report No. 24 (“A Complete Guide to Reserve Funding and Reserve Investment Strategies”, 4th ed., produced by CAI), appears simpler than it actually is in practice, and tends to result in over-funding if the community is starting with a capital reserve fund balance less than the current depreciation of its common elements, or to result in under-funding if the community is starting with a capital reserve fund balance greater than the current depreciation of its common elements, unless applied carefully and with the understanding that annual contributions will change over the course of time as overages and shortages are corrected, resulting in an annual contribution recommendation that decreases or increases with the passage of time in all except the simplest cases.

- Statutory Funding is a funding goal (and/or methodology) that the community is legally obligated to meet or exceed. Such funding goals are typically the result of state or local statutes or the result of one or more provisions in the governing documents of the Community Association. The relative aggressiveness of such funding goals will vary depending upon the statute or provision involved.
- Threshold Funding is normally a moderate funding goal. The essential goal of threshold funding is to avoid having a capital reserve fund balance below some predetermined level (the “threshold” or “threshold balance”), which can be determined as a percentage of the total cost to replace the considered common elements, by decree as some absolute value (e.g. the community decides that \$100,000 is the threshold balance because that is a number it is comfortable with), or as some multiple of the annual contribution (e.g. the community wants to have a capital reserve fund balance of no less than 9 months of capital reserve fund contributions). Note that Baseline Funding is essentially a threshold funding goal where the threshold balance equals zero.

Methodology

There are essentially three methods used in Capital Reserve Analyses performed for most communities. The decision of which methodology to use is made by the Community Association, often under the advisement of its accountant, lawyer, and/or engineer. These three methodologies are:

- Cash Flow methodologies are based upon a projection of the future expenditures that the Community Association is likely to experience. The cash flow is then determined, based upon these expenditures, so that the resulting Capital Reserve Fund balances over the time window meet the funding goal.
- Component methodologies are based upon calculating the yearly contribution necessary to fund the replacement of each common element that is being considered. Each element is considered separately, producing a series of distinct line item entries of necessary contributions, which are summed to produce the total annual contribution to meet the funding goal.
- Statutory methodologies, like Statutory Funding Goals, are determined entirely by the statutes and/or governing document provisions that create the methodology. Statutory methodologies will most commonly resemble cash flow or component methodologies, but can theoretically be based upon any fiscal or legal conceptualization of the capital reserve funding.

Methodology and funding goal are normally related closely to each other. As a rule, baseline and threshold funding goals are most easily calculated using a cash flow methodology, full funding goals are normally calculated using a component methodology, and statutory funding goals and methodologies are often found together (e.g. the local government legislates both what the funding goal is and how the community calculates its reserve fund contribution to insure that the funding goal is met).

Please note that cash flow methodologies and component methodologies cannot be easily compared on a line item by line item basis, as cash flow methodologies do not generate a definite line item breakdown of how the annual funding is distributed between the various line items. Likewise, cash flow methodologies do not lend themselves to division of common element responsibilities between various entities. For instance, if an Association is internally divided between several sub-groups that do not share all common elements (for instance, an Association where owners of detached

dwelling units do not own a share of the common elements of multifamily buildings in the Association and vice versa, but all owners share responsibility for the recreational facilities and site improvements), then the proper application a cash flow methodology would require multiple analyses, with one analysis for each division of responsibility (in the aforesaid case, there would need to be an analysis for detached dwelling unit buildings, an analysis for multifamily buildings, and an analysis for the recreational facilities and site improvements), and each analysis requiring a distinct set of initial conditions (most notably initial capital reserve fund balances).

Analysis

A Capital Reserve Replacement Analysis consists of a series of calculations, which essentially attempt to create a mathematical model of the Association's capital reserve fund expenditures/cash flows over a designated time window, and then determine the annual contributions to the capital reserve fund necessary to support the modeled expenditures/cash flows.

Capital Reserve Replacement Analyses, as performed by The Falcon Group, performs several sets of separate, distinct, and independent calculations upon the same basic information. This permits the analysis to include a component methodology full funding calculation and several cash flow methodology threshold funding calculations (using different threshold balances) to permit the Association to more fully examine its possible capital reserve funding options. Please note that the cash flow and component methodologies cannot be directly compared on a line item by line item basis, due to the significant differences between the underlying mathematics of these methodologies.

The Capital Reserve Replacement Analysis calculations and results are shown in a series of tables and graphs that demonstrate the general viability and end results of the various scenarios. These tables and graphs allow the Association to verify that one or more of the scenarios considered meet Association requirements and do not engage in unacceptable levels of over- or under-funding, as well as allowing the Association to inspect the underlying assumptions and numerical bases of the various scenarios and compare the costs (annual contributions over the time window of the analysis) of achieving these scenarios.

Please note that this Capital Reserve Replacement Analysis is a guide, not a legally binding document. The Association should not allow itself to feel constrained from performing necessary or desirable projects simply because they are not included in this analysis, nor should it feel itself forced to perform any project simply because it has been scheduled in this analysis. If work needs to be done, then do it, and likewise, if the common element condition does not justify replacement or refurbishment, then refrain from performing the work until it needs to be done. The Falcon Group believes and recommends that every Association should have a reserve analysis performed no less than once every three years to allow the updating of estimated replacement costs to reflect inflation, technological advances, changes in the construction industry, and current market forces, as well to allow alterations in life cycle information to reflect any significant alterations in the Association's common element conditions or quantities, as well as any significant changes in industry standards or market forces.

Limits of Inspection and Disclosures

The Falcon Group will not accept responsibility for the detection or analysis of conditions not visible to the naked eye under normal lighting conditions, or conditions located in areas which cannot be accessed by inspectors.

On-site inspections include walking the improved areas of the site and visual inspection of representative samples of the observable common elements. Please note that The Falcon Group cannot accept responsibility for detection of non-representative conditions as part of the on-site inspections.

On-site inspections are limited, most notably by the following:

- Unless otherwise stated in the Common Element Descriptions and General Comments, no non-visual examinations were conducted.

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- No destructive or invasive testing of any kind was undertaken.
- At no time was any private residence entered, nor were the interior conditions of any private residence examined.
- No security measures (locks, alarms, etc.) were circumvented, and areas within security perimeters were examined from outside said perimeter.
- No area of the site inaccessible to pedestrian traffic was examined and no areas requiring special tools to access or necessitating specific equipment or training to work in safely were entered.

Conditions stated in the report are representative of the general observed conditions of each item. Isolated areas of above or below average conditions may exist for any item. This analysis is not meant to be, nor should it be used as, a detailed condition evaluation of the common elements or a construction defect investigation.

No attempt has been made to predict either the rate of inflation or the rate of return on investments and savings that can be achieved by the Association. The Falcon Group assumes that the Association can achieve a consistent rate of return on investments and savings that equals or exceeds inflation, and that any investment income above and beyond the rate of inflation will be retained within the Capital Reserve Fund, but, for budgeting purposes, assumes that the annual rate of cost inflation and the annual rate of investment return seen by the Association is zero (0%). The Association should consult with its accountant to verify the viability of these assumptions. If the Association desires inclusion of non-zero inflation and investment return, please contact The Falcon Group with the desired annual rates of inflation and investment return so that a revised analysis can be prepared to reflect the Association's desired assumptions in this regard.

Information provided by official representatives of the Association is assumed to be reliable and accurate. This analysis is a reflection of the information supplied to The Falcon Group, and has been assembled for the Association's use; this analysis is not meant to be an audit, quality/forensic analysis, or background check of historical information. Similarly, on-site inspections performed as part of this analysis should not be considered a project audit or quality inspection of any reserve project.

The current analysis uses field-measurements to quantify the common elements considered in the analysis. Field measurements performed as part of this analysis are not meant or intended to be used for contractor bidding, design work/calculations, or any function other than budget calculation.

Community Specific Conditions and Commentary

General Comments

Please note that, based upon professional judgment and information provided by the Association or the Association's management professionals, the following have not been considered as part of this Capital Reserve Replacement Analysis:

- Annual maintenance tasks (e.g. filling pot-holes and sealing pavement cracks).
- Building-mounted light fixtures (e.g. entrance lights and security lights).
- Doors and windows, both exterior and interior.
- Drainage repairs or enhancements.
- Fire suppression systems (e.g. fire sprinkler heads and valves).
- Landscaping and irrigation systems, including maintenance, replacement, or enhancement.
- Painting, sealing, or staining of exterior or interior wooden components.

- Painting of exterior or interior metal components.
- Preventive maintenance tasks (e.g. power-washing siding, annual inspections).
- Protected or concealed structural components, such as foundations, wall framing, floor/ceiling framing, roof framing, and similar components.
- Radon mitigation systems.
- Routine (e.g. sweeping stoops, snow clearing) and emergency (e.g. repairing broken stair treads) maintenance tasks.
- Underground utilities.
- Mailboxes.
- Electric meter banks.
- Street lights.

Should the above list be incorrect, please notify The Falcon Group so that the analysis can be appropriately amended.

These items are excluded from this analysis because they are typically considered to be either maintenance or operating expenses, and are therefore expected to be accounted for in those budgets, or have predicted remaining life cycles that exceed the analysis time window, and are therefore not typically considered a capital expenditure (at this point in time), or are not common elements, and are therefore not the Association's responsibility. The Association should review all maintenance and operating budgets to confirm that sufficient funding is being allocated toward all maintenance and operating budget items, and the Association's legal professionals should verify the responsibilities of both Association and individual unit owners to confirm that the common element list used in the analysis is accurate.

Calculation Table Notes

The following are notes that provide specific comments for use with the Association's current Capital Reserve Replacement Analysis. These notes are numbered and correspond to the numbers given in the analysis Calculation Tables, which immediately follow these notes.

1. Some of the items vary slightly in age and/or condition; however, the items have been given an average remaining useful life based upon observed general conditions. Single or isolated replacements may be needed and should be funded through reserves as the need arises, such as-needed replacement may be especially prevalent for basement steel doors, entrance stoops, sump pumps, water softeners, boilers, hot water heaters, concrete sidewalks. For purposes of establishing a funding plan, single (total) replacement projects are assumed in most cases (with exceptions for projects of exceptional scope and/or expense, where phasing is often used to reflect financial or other practical limitations). Performing capital reserve replacement projects as unified scopes of work will likely decrease costs from economies of scale and mobilization costs. Similarly, unit costs are typical average costs for the item understanding that specific costs can be expected to vary both above and below the unit cost used in the analysis.
2. The current analysis uses field-measured Line Item Quantities. Field measurements performed as part of this analysis are not meant or intended to be used for contractor bidding, design work/calculations, or any function other than budget calculation.
3. Please note that decks and balconies are areas that are subject to failure from overloading due to furniture, equipment, and/or resident/guest usage in excess of design intent. This issue is often exacerbated by deterioration of wood structural members, which occurs in wood exposed to the elements at a rate dependent upon the species and quality of the lumber used in the construction, local weather conditions and climate, usage

and loading patterns, and maintenance practices. Note that we have not performed a detailed inspection of each deck/balcony in the community as part of this scope of work and detailed inspections would be required to verify the structural integrity/stability of each deck or balcony in the community.

4. Replacement of steel basement/utility and common entry doors have been included and assumed to be replaced on an as-needed basis rather than all doors at once. See footnote No. 1. Also note that the wood stairs into the boiler room of Building 9 should be repaired as soon as possible as they are not stable.
5. Please note that the existing masonry veneer should not need complete replacement within the time window of this analysis, however, no detailed analysis of the façade has been performed and it is assumed that the system currently functions properly. This type of façade requires ongoing maintenance. The Association should routinely monitor the maintenance activities and conditions of this system and may find it prudent to have detailed inspections of this system performed to verify proper installation and the condition of concealed materials/details if maintenance costs involving the system become excessive or leaks are developing. A re-pointing and repair item has been included in the funding schedule.
6. Siding, tudor stucco panels and trim requires regular maintenance (and often isolated replacements of damaged/deteriorated areas) in order to retain a desirable appearance and functionality. Most notably, deteriorated areas of siding and/or trim should be replaced prior to any painting, staining, or weatherproofing projects. Increasing maintenance and replacement costs should be expected with the passage of time; most communities will experience an effective life cycle of 25-30 years for wood siding, and reserving funds for the eventual complete replacement of the siding, stucco panels and trim is therefore recommended; however the Association has been actively replacing sections as needed during painting cycles. We've included a fund for as-needed replacements.

The existing siding and trim is in generally good condition. Premature siding/trim failure is often associated with improper installation (for instance, neglecting to prime all sides and all cuts of the siding and/or trim pieces is a common execution defect that allows the wood to absorb excessive levels of moisture, and thus leads to premature failure from moisture damage and decay) and/or improper/ inadequate maintenance. The existing siding/trim installations were observed to have rusted, ineffective, and/or missing fasteners (nails), areas of cupped or brittle siding, and/or voids from loose knotholes and/or splitting – all of these conditions should be expected to worsen with age.

7. The cost for the roof replacement assumes complete replacement of the existing roof systems with allowances for flashing, underlayment, and ventilation enhancements. The cost also includes and allowance for the replacement of gutters and leaders when the roofs are replaced. Please note that detailed roof/attic inspections were not performed as part of this scope of work and the remaining useful life given for the roofing is based solely on information provided by the Association, and general visual observations. Based on our ground level observations, it appears some roofs are in better condition than others; therefore we have assigned the roof replacement projects into three (3) separate years. Based on our observations, the type of shingles currently in place (three-tab), and the apparent ages of the roofs, The Falcon Group recommends that roof level inspections be performed on the roofs to determine their present condition and so that a phased replacement schedule can be assigned based on that evaluation.
8. Common hall refurbishment includes carpet replacement, painting of walls and ceilings and replacement of lighting.
9. Please note that the given cost estimate for heating, plumbing and mechanical equipment, is for replacement of the central equipment, and does not include replacement of wiring, piping, or ductwork which is assumed to last indefinitely (typically wiring, piping, and ductwork would be repaired on an as-needed basis as an operating or maintenance expense).

10. This item has been budgeted for future expenditures based upon the assumption that 5% of the gross element quantity will be replaced every three (3) years for the foreseeable future. Based upon actual replacement projects in the future, the Association may want to increase or decrease this number to reflect actual rates of failure propagation.
11. Site lighting fixture cost estimates anticipate replacement with fixtures of similar types, styles, and functionality. No testing or analysis of underground or otherwise concealed wiring has been performed; replacement cost estimates assume that the existing wiring and/or conduits are of acceptable capacity and condition and will be retained during fixture replacement.
12. Some of the existing roadways contain substantial areas of cracking and sub-grade failures and will require enhanced repairs during the pavement project. The costs shown in the funding schedule reflect these conditions as well as drainage inlet wall repairs that are needed at some locations. The cost for this item assumes milling for drainage and planar continuity purposes, as well as to maintain curb reveal. The cost also includes full depth repairs (as required), installation of a new 2" thick wearing course, and line striping to match the existing layout of the community.

The Falcon Group has observed that a quality seal coat material (applied using a two coating application procedure) applied over the bituminous pavement surface approximately five (5) years after installation of the asphalt (and every three to five years thereafter until a new pavement surface is installed) to seal superficial cracks and prevent water infiltration is generally useful. In addition to its aesthetic appeal, sealcoating prevents water infiltration from occurring in small voids and small surface cracks. Large cracks in pavement should be cleaned of all debris and filled with a thicker sealant annually prior to the onset of winter as a matter of routine or preventive maintenance.

13. The block curbing has been budgeted for future expenditures based upon the assumption that 20% of the gross element quantity will be replaced every fifteen (15) years in conjunction with the pavement reconstruction project. Based upon actual replacement projects in the future, the Association may want to increase or decrease this number to reflect actual rates of failure propagation. Cost reflects a general average cost.
14. There are a number of low wood railroad tie retaining walls across the site. The present structures appear to be in generally good condition and appear to be stable with the exception of the two in front of Building 6. For funding purposes a single retaining wall replacement project is shown, and, as the walls vary in size and replacement scope, an estimated average unit cost has been used (q.v., note 1).
15. This item has been budgeted for future expenditures based upon the assumption that 10% of the gross element quantity will be replaced every three (3) years for the foreseeable future. Based upon actual replacement projects in the future, the Association may want to increase or decrease this number to reflect actual rates of failure propagation. Cost reflects a general average cost as there are some steps and railings that will increase the unit costs at some locations.
16. Please note that, as a matter of best operating practice, all common area pedestrian walkways should be subjected to annual inspection for safety concerns, including trip hazards. This evaluation does not purport to be an inclusive or definitive walkway safety evaluation.
17. The elevated concrete stoops will eventually require replacement. The existing stoops vary in size so for funding purposes an average replacement cost is used (q.v., note 1).
18. Please note that due to the initial fund balance reported and expenditures scheduled, modifications to the threshold funding scenarios were required in order to avoid over funding towards the end of the time window of the analysis.

Client		Scope of Work		
Stonegate Homes at Suffern I Condominium Association		Full Study with Measurement		
File Number				
16-382				
Version				
July-16		Revisions		
Community Information		Description	Check By	Date
Number of Units	177			
Date of Original Construction	circa. 1970			
Location	Suffern, New York			
Initial Conditions				
Initial Fiscal Year	2017			
Initial Fund Balance	\$153,194			
Prior Year Annual Contribution	\$50,000			
		Analysis Calculation Constants		
Last Day of Fiscal Year	March 31	Time Window	30	
Initial Percent Funded	10.78%			
Initial Estimated Total Replacement Cost	\$3,099,783			
PV Expenditure in Time Window	\$4,765,227			
Summary of Funding Schedules Over Time Window (NOTE 18)				
Funding Schedule	Note	Initial Fiscal Year Annual Contribution	Maximum Fund Balance	Minimum Fund Balance
Full Funding	see Funding Projection for annual contributions in other than initial fiscal year	\$321,703	\$1,478,479	\$440,761
%5 Threshold Funding	see Funding Projection for annual contributions in other than initial fiscal year	\$234,570	\$652,181	\$154,989
%10 Threshold Funding	see Funding Projection for annual contributions in other than initial fiscal year	\$265,568	\$825,962	\$309,978

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Line Item <small>footnotes in parentheses at the end of each line item</small>	Reserve Schedule					
	Life Cycle		Estimated Cost			
	Typically Expected	Condition Assessed Remaining (note 1)	Quantity (note 2)	Unit of Measure	Unit Cost	Line Item Occurrence Cost
BUILDING-Balcony-reconstruction-[3]	25	20	3,800	square foot	\$ 65.00	\$ 247,000
BUILDING-Door-common entry-[4]	20	10	1	lump sum	10,000.00	10,000
BUILDING-Door-hatch, basement-[4]	30	15	3	each	2,000.00	6,000
BUILDING-Door-steel, basement-[4]	10	5	1	lump sum	5,000.00	5,000
BUILDING-Façade-brick point/repair fund-[5]	10	4	1	lump sum	35,000.00	35,000
BUILDING-Façade-siding/trim replacement-[6]	10	4	1	lump sum	50,000.00	50,000
BUILDING-Fire Detection-alarm system control panel	25	20	6	each	5,500.00	33,000
BUILDING-Interior Finish-common hall refurbishment-[8]	10	8	16	each	5,000.00	80,000
BUILDING-Mechanical-boiler-bldg 1 [9]	25	4	2	each	13,000.00	26,000
BUILDING-Mechanical-boiler-bldg 10 [9]	25	22	1	each	13,000.00	13,000
BUILDING-Mechanical-boiler-bldg 10 [9]	25	21	1	each	13,000.00	13,000
BUILDING-Mechanical-boiler-bldg 11 [9]	25	24	2	each	13,000.00	26,000
BUILDING-Mechanical-boiler-bldg 12 [9]	25	4	2	each	13,000.00	26,000
BUILDING-Mechanical-boiler-bldg 13 [9]	25	15	1	each	17,500.00	17,500
BUILDING-Mechanical-boiler-bldg 13 [9]	25	11	1	each	17,500.00	17,500
BUILDING-Mechanical-boiler-bldg 14 [9]	25	3	1	each	13,000.00	13,000
BUILDING-Mechanical-boiler-bldg 14 [9]	25	22	1	each	13,000.00	13,000
BUILDING-Mechanical-boiler-bldg 15 [9]	25	3	2	each	13,000.00	26,000
BUILDING-Mechanical-boiler-bldg 16 [9]	25	4	2	each	13,000.00	26,000
BUILDING-Mechanical-boiler-bldg 17 [9]	25	21	1	each	13,000.00	13,000
BUILDING-Mechanical-boiler-bldg 17 [9]	25	14	1	each	13,000.00	13,000
BUILDING-Mechanical-boiler-bldg 2 [9]	25	4	2	each	13,000.00	26,000
BUILDING-Mechanical-boiler-bldg 3 [9]	25	23	2	each	13,000.00	26,000
BUILDING-Mechanical-boiler-bldg 4 [9]	25	4	2	each	6,500.00	13,000
BUILDING-Mechanical-boiler-bldg 5 [9]	25	12	1	each	6,500.00	6,500
BUILDING-Mechanical-boiler-bldg 5 [9]	25	22	1	each	6,500.00	6,500
BUILDING-Mechanical-boiler-bldg 6 [9]	25	3	1	each	6,500.00	6,500
BUILDING-Mechanical-boiler-bldg 6 [9]	25	21	1	each	6,500.00	6,500
BUILDING-Mechanical-boiler-bldg 7 [9]	25	3	1	each	6,500.00	6,500
BUILDING-Mechanical-boiler-bldg 7 [9]	25	17	1	each	6,500.00	6,500
BUILDING-Mechanical-boiler-bldg 8 [9]	25	17	1	each	6,500.00	6,500
BUILDING-Mechanical-boiler-bldg 8 [9]	25	13	1	each	6,500.00	6,500
BUILDING-Mechanical-boiler-bldg 9 [9]	25	3	2	each	6,500.00	13,000
BUILDING-Mechanical-expansion tank-bldg 1 [9]	25	4	1	each	1,000.00	1,000
BUILDING-Mechanical-expansion tank-bldg 10 [9]	25	21	1	each	1,000.00	1,000
BUILDING-Mechanical-expansion tank-bldg 11 [9]	25	24	1	each	1,000.00	1,000
BUILDING-Mechanical-expansion tank-bldg 12 [9]	25	4	1	each	1,000.00	1,000
BUILDING-Mechanical-expansion tank-bldg 13 [9]	25	11	1	each	1,000.00	1,000
BUILDING-Mechanical-expansion tank-bldg 14 [9]	25	5	1	each	1,000.00	1,000
BUILDING-Mechanical-expansion tank-bldg 15 [9]	25	3	1	each	1,000.00	1,000
BUILDING-Mechanical-expansion tank-bldg 16 [9]	25	4	1	each	1,000.00	1,000
BUILDING-Mechanical-expansion tank-bldg 17 [9]	25	14	1	each	1,000.00	1,000
BUILDING-Mechanical-expansion tank-bldg 2 [9]	25	4	1	each	1,000.00	1,000
BUILDING-Mechanical-expansion tank-bldg 3 [9]	25	23	1	each	1,000.00	1,000
BUILDING-Mechanical-expansion tank-bldg 4 [9]	25	15	1	each	1,500.00	1,500
BUILDING-Mechanical-expansion tank-bldg 5 [9]	25	23	1	each	1,500.00	1,500
BUILDING-Mechanical-expansion tank-bldg 6 [9]	25	21	1	each	1,500.00	1,500
BUILDING-Mechanical-expansion tank-bldg 7 [9]	25	17	1	each	1,500.00	1,500
BUILDING-Mechanical-expansion tank-bldg 8 [9]	25	15	1	each	1,500.00	1,500
BUILDING-Mechanical-expansion tank-bldg 9 [9]	25	3	1	each	1,500.00	1,500

Line Item <small>footnotes in parentheses at the end of each line item</small>	Reserve Schedule					
	Life Cycle		Estimated Cost			
	Typically Expected	Condition Assessed Remaining (note 1)	Quantity (note 2)	Unit of Measure	Unit Cost	Line Item Occurrence Cost
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	15	8	1	each	4,900.00	4,900
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	15	12	1	each	4,900.00	4,900
BUILDING-Mechanical-hot water heater, 100gal-bldg 10 [9]	15	11	2	each	4,900.00	9,800
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	15	6	1	each	4,900.00	4,900
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	15	11	1	each	4,900.00	4,900
BUILDING-Mechanical-hot water heater, 100gal-bldg 12 [9]	15	5	2	each	4,900.00	9,800
BUILDING-Mechanical-hot water heater, 100gal-bldg 13 [9]	15	10	2	each	4,900.00	9,800
BUILDING-Mechanical-hot water heater, 100gal-bldg 14 [9]	15	9	2	each	4,900.00	9,800
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	15	13	1	each	4,900.00	4,900
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	15	10	1	each	4,900.00	4,900
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	15	13	1	each	4,900.00	4,900
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	15	10	1	each	4,900.00	4,900
BUILDING-Mechanical-hot water heater, 100gal-bldg 17 [9]	15	12	2	each	4,900.00	9,800
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	15	5	1	each	4,900.00	4,900
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	15	8	1	each	4,900.00	4,900
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	15	13	1	each	3,500.00	3,500
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	15	5	1	each	3,500.00	3,500
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	15	11	1	each	3,500.00	3,500
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	15	10	1	each	3,500.00	3,500
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	15	10	1	each	3,500.00	3,500
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	15	5	1	each	3,500.00	3,500
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	15	8	1	each	3,500.00	3,500
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	15	0	1	each	3,500.00	3,500
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	15	12	1	each	3,500.00	3,500
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	15	6	1	each	3,500.00	3,500
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	15	9	1	each	3,500.00	3,500
BUILDING-Mechanical-hot water heater, 75gal-bldg 3 [9]	15	0	2	each	4,500.00	9,000
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	15	5	1	each	3,500.00	3,500
BUILDING-Mechanical-sump pump-[9]	10	4	1	lump sum	4,000.00	4,000
BUILDING-Mechanical-water softener-[1,9]	15	10	17	each	2,000.00	34,000
BUILDING-Patio-replacement 5%-[10]	3	1	490	square foot	12.00	5,880
BUILDING-Roof-shingles incl gutters/leaders-bldgs. 5 through 14 [7]	25	6	665	square	420.00	279,300
BUILDING-Roof-shingles incl gutters/leaders-bldgs. 15, 16 & 17 [7]	25	2	624	square	420.00	262,080
BUILDING-Roof-shingles incl gutters/leaders-, bldgs. 1, 2, 3 & 4 [7]	25	4	341	square	420.00	143,220
SITE-Electrical-walkway lights-[11]	25	5	5	square foot	800.00	4,000
SITE-Fencing-perimeter, chain link w/slats	30	10	1,910	each	38.00	72,580
SITE-Pavement-asphalt reconstruction, bldgs. 1-4-[12]	15	1	4,446	square yard	28.00	124,488
SITE-Pavement-asphalt reconstruction, bldgs. 5-17-[12]	15	3	6,372	square yard	28.00	178,416
SITE-Pavement-belgium block curbing, bldgs. 1-4-[13]	3	1	467	linear foot	36.00	16,812
SITE-Pavement-belgium block curbing, bldgs. 5-17-[13]	3	0	601	linear foot	36.00	21,636
SITE-Pavement-sealcoating, bldgs. 1-4-[12]	5	6	4,446	square yard	1.70	7,558
SITE-Pavement-sealcoating, bldgs. 5-17-[12]	5	8	6,372	square yard	1.70	10,832
SITE-Retaining Wall-r.r. tie walls-[14]	30	20	256	linear foot	115.00	29,440
SITE-Retaining Wall-r.r. tie walls. bldg. 6-[14]	30	2	293	linear foot	115.00	33,695
SITE-Sidewalks-concrete replacement, 10%-[15,16]	3	1	2,525	linear foot	10.00	25,250
SITE-Walkway-masonry entry stoops-[16,17]	30	20	7,793	square foot	25.00	194,825
SITE WORK-Walkway-masonry stair, basement access-bldg 10 [16]	40	12	1	lump sum	12,000.00	12,000
SITE WORK-Walkway-masonry stair, basement access-bldg 11 [16]	40	12	1	lump sum	16,000.00	16,000
SITE WORK-Walkway-masonry stair, basement access-bldg 13 [16]	40	12	1	lump sum	16,000.00	16,000
SITE WORK-Walkway-masonry stair, basement access-bldg 15 [16]	40	20	1	lump sum	16,000.00	16,000

Line Item <small>footnotes in parentheses at the end of each line item</small>	Total Line Item Cost	Full Funding Schedule				
		Current Theoretical Full Funding Line Item Balance	Initial Fund Allocation (pooling)	Current Coverage (+) or Shortage (-)	Effective Age of Component	Current Theoretical Full Funding Line Item Annual Contribution
BUILDING-Balcony-reconstruction-[3]	\$ 247,000	\$ 39,520	\$ 3,599	\$ (35,921)	4	\$ 9,880
BUILDING-Door-common entry-[4]	10,000	4,500	410	(4,090)	9	500
BUILDING-Door-hatch, basement-[4]	6,000	2,800	255	(2,545)	14	200
BUILDING-Door-steel, basement-[4]	5,000	2,000	182	(1,818)	4	500
BUILDING-Façade-brick point/repair fund-[5]	35,000	17,500	1,594	(15,906)	5	3,500
BUILDING-Façade-siding/trim replacement-[6]	50,000	25,000	2,277	(22,723)	5	5,000
BUILDING-Fire Detection-alarm system control panel	33,000	5,280	481	(4,799)	4	1,320
BUILDING-Interior Finish-common hall refurbishment-[8]	80,000	8,000	729	(7,271)	1	8,000
BUILDING-Mechanical-boiler-bldg 1 [9]	26,000	20,800	1,894	(18,906)	20	1,040
BUILDING-Mechanical-boiler-bldg 10 [9]	13,000	1,040	95	(945)	2	520
BUILDING-Mechanical-boiler-bldg 10 [9]	13,000	1,560	142	(1,418)	3	520
BUILDING-Mechanical-boiler-bldg 11 [9]	26,000	-	-	-	-	1,040
BUILDING-Mechanical-boiler-bldg 12 [9]	26,000	20,800	1,894	(18,906)	20	1,040
BUILDING-Mechanical-boiler-bldg 13 [9]	17,500	6,300	574	(5,726)	9	700
BUILDING-Mechanical-boiler-bldg 13 [9]	17,500	9,100	829	(8,271)	13	700
BUILDING-Mechanical-boiler-bldg 14 [9]	13,000	10,920	994	(9,926)	21	520
BUILDING-Mechanical-boiler-bldg 14 [9]	13,000	1,040	95	(945)	2	520
BUILDING-Mechanical-boiler-bldg 15 [9]	26,000	21,840	1,989	(19,851)	21	1,040
BUILDING-Mechanical-boiler-bldg 16 [9]	26,000	20,800	1,894	(18,906)	20	1,040
BUILDING-Mechanical-boiler-bldg 17 [9]	13,000	1,560	142	(1,418)	3	520
BUILDING-Mechanical-boiler-bldg 17 [9]	13,000	5,200	474	(4,726)	10	520
BUILDING-Mechanical-boiler-bldg 2 [9]	26,000	20,800	1,894	(18,906)	20	1,040
BUILDING-Mechanical-boiler-bldg 3 [9]	26,000	1,040	95	(945)	1	1,040
BUILDING-Mechanical-boiler-bldg 4 [9]	13,000	10,400	947	(9,453)	20	520
BUILDING-Mechanical-boiler-bldg 5 [9]	6,500	3,120	284	(2,836)	12	260
BUILDING-Mechanical-boiler-bldg 5 [9]	6,500	520	47	(473)	2	260
BUILDING-Mechanical-boiler-bldg 6 [9]	6,500	5,460	497	(4,963)	21	260
BUILDING-Mechanical-boiler-bldg 6 [9]	6,500	780	71	(709)	3	260
BUILDING-Mechanical-boiler-bldg 7 [9]	6,500	5,460	497	(4,963)	21	260
BUILDING-Mechanical-boiler-bldg 7 [9]	6,500	1,820	166	(1,654)	7	260
BUILDING-Mechanical-boiler-bldg 8 [9]	6,500	1,820	166	(1,654)	7	260
BUILDING-Mechanical-boiler-bldg 8 [9]	6,500	2,860	260	(2,600)	11	260
BUILDING-Mechanical-boiler-bldg 9 [9]	13,000	10,920	994	(9,926)	21	520
BUILDING-Mechanical-expansion tank-bldg 1 [9]	1,000	800	73	(727)	20	40
BUILDING-Mechanical-expansion tank-bldg 10 [9]	1,000	120	11	(109)	3	40
BUILDING-Mechanical-expansion tank-bldg 11 [9]	1,000	-	-	-	-	40
BUILDING-Mechanical-expansion tank-bldg 12 [9]	1,000	800	73	(727)	20	40
BUILDING-Mechanical-expansion tank-bldg 13 [9]	1,000	520	47	(473)	13	40
BUILDING-Mechanical-expansion tank-bldg 14 [9]	1,000	760	69	(691)	19	40
BUILDING-Mechanical-expansion tank-bldg 15 [9]	1,000	840	76	(764)	21	40
BUILDING-Mechanical-expansion tank-bldg 16 [9]	1,000	800	73	(727)	20	40
BUILDING-Mechanical-expansion tank-bldg 17 [9]	1,000	400	36	(364)	10	40
BUILDING-Mechanical-expansion tank-bldg 2 [9]	1,000	800	73	(727)	20	40
BUILDING-Mechanical-expansion tank-bldg 3 [9]	1,000	40	4	(36)	1	40
BUILDING-Mechanical-expansion tank-bldg 4 [9]	1,500	540	49	(491)	9	60
BUILDING-Mechanical-expansion tank-bldg 5 [9]	1,500	60	5	(55)	1	60
BUILDING-Mechanical-expansion tank-bldg 6 [9]	1,500	180	16	(164)	3	60
BUILDING-Mechanical-expansion tank-bldg 7 [9]	1,500	420	38	(382)	7	60
BUILDING-Mechanical-expansion tank-bldg 8 [9]	1,500	540	49	(491)	9	60
BUILDING-Mechanical-expansion tank-bldg 9 [9]	1,500	1,260	115	(1,145)	21	60

Line Item <small>footnotes in parentheses at the end of each line item</small>	Total Line Item Cost	Full Funding Schedule				
		Current Theoretical Full Funding Line Item Balance	Initial Fund Allocation (pooling)	Current Coverage (+) or Shortage (-)	Effective Age of Component	Current Theoretical Full Funding Line Item Annual Contribution
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	4,900	1,960	178	(1,782)	6	327
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	4,900	653	59	(594)	2	327
BUILDING-Mechanical-hot water heater, 100gal-bldg 10 [9]	9,800	1,960	178	(1,782)	3	653
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	4,900	2,613	238	(2,375)	8	327
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	4,900	980	89	(891)	3	327
BUILDING-Mechanical-hot water heater, 100gal-bldg 12 [9]	9,800	5,880	535	(5,345)	9	653
BUILDING-Mechanical-hot water heater, 100gal-bldg 13 [9]	9,800	2,613	238	(2,375)	4	653
BUILDING-Mechanical-hot water heater, 100gal-bldg 14 [9]	9,800	3,267	297	(2,969)	5	653
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	4,900	327	30	(297)	1	327
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	4,900	1,307	119	(1,188)	4	327
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	4,900	327	30	(297)	1	327
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	4,900	1,307	119	(1,188)	4	327
BUILDING-Mechanical-hot water heater, 100gal-bldg 17 [9]	9,800	1,307	119	(1,188)	2	653
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	4,900	2,940	268	(2,672)	9	327
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	4,900	1,960	178	(1,782)	6	327
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	3,500	233	21	(212)	1	233
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	3,500	2,100	191	(1,909)	9	233
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	3,500	700	64	(636)	3	233
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	3,500	933	85	(848)	4	233
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	3,500	933	85	(848)	4	233
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	3,500	2,100	191	(1,909)	9	233
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	3,500	1,400	127	(1,273)	6	233
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	3,500	3,267	3,267	-	14	233
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	3,500	467	42	(424)	2	233
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	3,500	1,867	170	(1,697)	8	233
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	3,500	1,167	106	(1,060)	5	233
BUILDING-Mechanical-hot water heater, 75gal-bldg 3 [9]	9,000	8,400	8,400	-	14	600
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	3,500	2,100	191	(1,909)	9	233
BUILDING-Mechanical-sump pump-[9]	4,000	2,000	182	(1,818)	5	400
BUILDING-Mechanical-water softener-[1,9]	34,000	9,067	826	(8,241)	4	2,267
BUILDING-Patio-replacement 5%-[10]	117,648	1,960	178	(1,782)	1	1,960
BUILDING-Roof-shingles incl gutters/leaders-bldgs. 5 through 14 [7]	279,300	201,096	18,314	(182,782)	18	11,172
BUILDING-Roof-shingles incl gutters/leaders-bldgs.15, 16 & 17 [7]	262,080	230,630	21,004	(209,627)	22	10,483
BUILDING-Roof-shingles incl gutters/leaders-, bldgs. 1, 2, 3 & 4 [7]	143,220	114,576	10,435	(104,141)	20	5,729
SITE-Electrical-walkway lights-[11]	4,000	3,040	277	(2,763)	19	160
SITE-Fencing-perimeter, chain link w/slats	72,580	45,967	4,186	(41,781)	19	2,419
SITE-Pavement-asphalt reconstruction, bldgs. 1-4-[12]	124,488	107,890	9,826	(98,064)	13	8,299
SITE-Pavement-asphalt reconstruction, bldgs. 5-17-[12]	178,416	130,838	11,916	(118,923)	11	11,894
SITE-Pavement-belgium block curbing, bldgs. 1-4-[13]	84,060	5,604	510	(5,094)	1	5,604
SITE-Pavement-belgium block curbing, bldgs. 5-17-[13]	108,180	14,424	14,424	-	2	7,212
SITE-Pavement-sealcoating, bldgs. 1-4-[12]	7,558	-	-	-	-	1,512
SITE-Pavement-sealcoating, bldgs. 5-17-[12]	10,832	-	-	-	-	2,166
SITE-Retaining Wall-r.r. tie walls-[14]	29,440	8,832	804	(8,028)	9	981
SITE-Retaining Wall-r.r. tie walls. bldg. 6-[14]	33,695	30,326	2,762	(27,564)	27	1,123
SITE-Sidewalks-concrete replacement, 10%-[15,16]	252,460	8,417	767	(7,650)	1	8,417
SITE-Walkway-masonry entry stoops-[16,17]	194,825	58,448	5,323	(53,125)	9	6,494
SITE WORK-Walkway-masonry stair, basement access-bldg 10 [16]	12,000	8,100	738	(7,362)	27	300
SITE WORK-Walkway-masonry stair, basement access-bldg 11 [16]	16,000	10,800	984	(9,816)	27	400
SITE WORK-Walkway-masonry stair, basement access-bldg 13 [16]	16,000	10,800	984	(9,816)	27	400
SITE WORK-Walkway-masonry stair, basement access-bldg 15 [16]	16,000	7,600	692	(6,908)	19	400

Line Item <small>footnotes in parentheses at the end of each line item</small>	Total Line Item Cost	Full Funding Schedule				
		Current Theoretical Full Funding Line Item Balance	Initial Fund Allocation (pooling)	Current Coverage (+) or Shortage (-)	Effective Age of Component	Current Theoretical Full Funding Line Item Annual Contribution
SITE WORK-Walkway-masonry stair, basement access-bldg 16 [16]	8,000	3,800	346	(3,454)	19	200
SITE WORK-Walkway-masonry stair, basement access-bldg 17 [16]	16,000	10,800	984	(9,816)	27	400
SITE WORK-Walkway-masonry stair, basement access-bldg 3 [16]	15,000	10,125	922	(9,203)	27	375
SITE WORK-Walkway-masonry stair, basement access-bldg 4 [16]	6,000	4,050	369	(3,681)	27	150
SITE WORK-Walkway-masonry stair, basement access-bldg 5 [16]	6,000	4,050	369	(3,681)	27	150
SITE WORK-Walkway-masonry stair, basement access-bldg 6 [16]	40,000	24,000	2,186	(21,814)	24	1,000
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Line Item	Fiscal Year ▶	2017	2018	2019
	Nominal Expenditure (in Future Dollars) in Fiscal Year Present Value of Line Item Expenditures In Time Window	34,136	172,430	295,775
		\$	\$	\$
BUILDING-Balcony-reconstruction-[3]	\$ 247,000	-	-	-
BUILDING-Door-common entry-[4]	\$ 20,000	-	-	-
BUILDING-Door-hatch, basement-[4]	\$ 6,000	-	-	-
BUILDING-Door-steel, basement-[4]	\$ 15,000	-	-	-
BUILDING-Façade-brick point/repair fund-[5]	\$ 105,000	-	-	-
BUILDING-Façade-siding/trim replacement-[6]	\$ 150,000	-	-	-
BUILDING-Fire Detection-alarm system control panel	\$ 33,000	-	-	-
BUILDING-Interior Finish-common hall refurbishment-[8]	\$ 240,000	-	-	-
BUILDING-Mechanical-boiler-bldg 1 [9]	\$ 52,000	-	-	-
BUILDING-Mechanical-boiler-bldg 10 [9]	\$ 13,000	-	-	-
BUILDING-Mechanical-boiler-bldg 10 [9]	\$ 13,000	-	-	-
BUILDING-Mechanical-boiler-bldg 11 [9]	\$ 26,000	-	-	-
BUILDING-Mechanical-boiler-bldg 12 [9]	\$ 52,000	-	-	-
BUILDING-Mechanical-boiler-bldg 13 [9]	\$ 17,500	-	-	-
BUILDING-Mechanical-boiler-bldg 13 [9]	\$ 17,500	-	-	-
BUILDING-Mechanical-boiler-bldg 14 [9]	\$ 26,000	-	-	-
BUILDING-Mechanical-boiler-bldg 14 [9]	\$ 13,000	-	-	-
BUILDING-Mechanical-boiler-bldg 15 [9]	\$ 52,000	-	-	-
BUILDING-Mechanical-boiler-bldg 16 [9]	\$ 52,000	-	-	-
BUILDING-Mechanical-boiler-bldg 17 [9]	\$ 13,000	-	-	-
BUILDING-Mechanical-boiler-bldg 17 [9]	\$ 13,000	-	-	-
BUILDING-Mechanical-boiler-bldg 2 [9]	\$ 52,000	-	-	-
BUILDING-Mechanical-boiler-bldg 3 [9]	\$ 26,000	-	-	-
BUILDING-Mechanical-boiler-bldg 4 [9]	\$ 26,000	-	-	-
BUILDING-Mechanical-boiler-bldg 5 [9]	\$ 6,500	-	-	-
BUILDING-Mechanical-boiler-bldg 5 [9]	\$ 6,500	-	-	-
BUILDING-Mechanical-boiler-bldg 6 [9]	\$ 13,000	-	-	-
BUILDING-Mechanical-boiler-bldg 6 [9]	\$ 6,500	-	-	-
BUILDING-Mechanical-boiler-bldg 7 [9]	\$ 13,000	-	-	-
BUILDING-Mechanical-boiler-bldg 7 [9]	\$ 6,500	-	-	-
BUILDING-Mechanical-boiler-bldg 8 [9]	\$ 6,500	-	-	-
BUILDING-Mechanical-boiler-bldg 8 [9]	\$ 6,500	-	-	-
BUILDING-Mechanical-boiler-bldg 9 [9]	\$ 26,000	-	-	-
BUILDING-Mechanical-expansion tank-bldg 1 [9]	\$ 2,000	-	-	-
BUILDING-Mechanical-expansion tank-bldg 10 [9]	\$ 1,000	-	-	-
BUILDING-Mechanical-expansion tank-bldg 11 [9]	\$ 1,000	-	-	-
BUILDING-Mechanical-expansion tank-bldg 12 [9]	\$ 2,000	-	-	-
BUILDING-Mechanical-expansion tank-bldg 13 [9]	\$ 1,000	-	-	-
BUILDING-Mechanical-expansion tank-bldg 14 [9]	\$ 2,000	-	-	-
BUILDING-Mechanical-expansion tank-bldg 15 [9]	\$ 2,000	-	-	-
BUILDING-Mechanical-expansion tank-bldg 16 [9]	\$ 2,000	-	-	-
BUILDING-Mechanical-expansion tank-bldg 17 [9]	\$ 1,000	-	-	-
BUILDING-Mechanical-expansion tank-bldg 2 [9]	\$ 2,000	-	-	-
BUILDING-Mechanical-expansion tank-bldg 3 [9]	\$ 1,000	-	-	-
BUILDING-Mechanical-expansion tank-bldg 4 [9]	\$ 1,500	-	-	-
BUILDING-Mechanical-expansion tank-bldg 5 [9]	\$ 1,500	-	-	-
BUILDING-Mechanical-expansion tank-bldg 6 [9]	\$ 1,500	-	-	-
BUILDING-Mechanical-expansion tank-bldg 7 [9]	\$ 1,500	-	-	-
BUILDING-Mechanical-expansion tank-bldg 8 [9]	\$ 1,500	-	-	-
BUILDING-Mechanical-expansion tank-bldg 9 [9]	\$ 3,000	-	-	-

Line Item	Fiscal Year ▶	2017	2018	2019
	Nominal Expenditure (in Future Dollars) in Fiscal Year Present Value of Line Item Expenditures In Time Window	34,136	172,430	295,775
		\$	\$	\$
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	\$ 9,800	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	\$ 9,800	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 10 [9]	\$ 19,600	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	\$ 9,800	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	\$ 9,800	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 12 [9]	\$ 19,600	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 13 [9]	\$ 19,600	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 14 [9]	\$ 19,600	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	\$ 9,800	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	\$ 9,800	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	\$ 9,800	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	\$ 9,800	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 17 [9]	\$ 19,600	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	\$ 9,800	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	\$ 9,800	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	\$ 7,000	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	\$ 7,000	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	\$ 7,000	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	\$ 7,000	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	\$ 7,000	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	\$ 7,000	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	\$ 7,000	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	\$ 10,500	3,500	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	\$ 7,000	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	\$ 7,000	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	\$ 7,000	-	-	-
BUILDING-Mechanical-hot water heater, 75gal-bldg 3 [9]	\$ 27,000	9,000	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	\$ 7,000	-	-	-
BUILDING-Mechanical-ump pump-[9]	\$ 12,000	-	-	-
BUILDING-Mechanical-water softener-[1,9]	\$ 68,000	-	-	-
BUILDING-Patio-replacement 5%-[10]	\$ 58,800	-	5,880	-
BUILDING-Roof-shingles incl gutters/leaders-bldgs. 5 through 14 [7]	\$ 279,300	-	-	-
BUILDING-Roof-shingles incl gutters/leaders-bldgs. 15, 16 & 17 [7]	\$ 524,160	-	-	262,080
BUILDING-Roof-shingles incl gutters/leaders-, bldgs. 1, 2, 3 & 4 [7]	\$ 286,440	-	-	-
SITE-Electrical-walkway lights-[11]	\$ 8,000	-	-	-
SITE-Fencing-perimeter, chain link w/slats	\$ 72,580	-	-	-
SITE-Pavement-asphalt reconstruction, bldgs. 1-4-[12]	\$ 248,976	-	124,488	-
SITE-Pavement-asphalt reconstruction, bldgs. 5-17-[12]	\$ 356,832	-	-	-
SITE-Pavement-belgium block curbing, bldgs. 1-4-[13]	\$ 168,120	-	16,812	-
SITE-Pavement-belgium block curbing, bldgs. 5-17-[13]	\$ 237,996	21,636	-	-
SITE-Pavement-sealcoating, bldgs. 1-4-[12]	\$ 30,233	-	-	-
SITE-Pavement-sealcoating, bldgs. 5-17-[12]	\$ 43,330	-	-	-
SITE-Retaining Wall-r.r. tie walls-[14]	\$ 29,440	-	-	-
SITE-Retaining Wall-r.r. tie walls. bldg. 6-[14]	\$ 33,695	-	-	33,695
SITE-Sidewalks-concrete replacement, 10%-[15,16]	\$ 252,500	-	25,250	-
SITE-Walkway-masonry entry stoops-[16,17]	\$ 194,825	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 10 [16]	\$ 12,000	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 11 [16]	\$ 16,000	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 13 [16]	\$ 16,000	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 15 [16]	\$ 16,000	-	-	-

Line Item	2020	2021	2022	2023
	267,552	401,162	35,200	316,894
	\$	\$	\$	\$
BUILDING-Balcony-reconstruction-[3]	-	-	-	-
BUILDING-Door-common entry-[4]	-	-	-	-
BUILDING-Door-hatch, basement-[4]	-	-	-	-
BUILDING-Door-steel, basement-[4]	-	-	5,000	-
BUILDING-Façade-brick point/repair fund-[5]	-	35,000	-	-
BUILDING-Façade-siding/trim replacement-[6]	-	50,000	-	-
BUILDING-Fire Detection-alarm system control panel	-	-	-	-
BUILDING-Interior Finish-common hall refurbishment-[8]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 1 [9]	-	26,000	-	-
BUILDING-Mechanical-boiler-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 12 [9]	-	26,000	-	-
BUILDING-Mechanical-boiler-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 14 [9]	13,000	-	-	-
BUILDING-Mechanical-boiler-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 15 [9]	26,000	-	-	-
BUILDING-Mechanical-boiler-bldg 16 [9]	-	26,000	-	-
BUILDING-Mechanical-boiler-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 2 [9]	-	26,000	-	-
BUILDING-Mechanical-boiler-bldg 3 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 4 [9]	-	13,000	-	-
BUILDING-Mechanical-boiler-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 6 [9]	6,500	-	-	-
BUILDING-Mechanical-boiler-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 7 [9]	6,500	-	-	-
BUILDING-Mechanical-boiler-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 9 [9]	13,000	-	-	-
BUILDING-Mechanical-expansion tank-bldg 1 [9]	-	1,000	-	-
BUILDING-Mechanical-expansion tank-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 12 [9]	-	1,000	-	-
BUILDING-Mechanical-expansion tank-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 14 [9]	-	-	1,000	-
BUILDING-Mechanical-expansion tank-bldg 15 [9]	1,000	-	-	-
BUILDING-Mechanical-expansion tank-bldg 16 [9]	-	1,000	-	-
BUILDING-Mechanical-expansion tank-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 2 [9]	-	1,000	-	-
BUILDING-Mechanical-expansion tank-bldg 3 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 9 [9]	1,500	-	-	-

Line Item	2020	2021	2022	2023
	267,552	401,162	35,200	316,894
	\$	\$	\$	\$
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	-	-	-	4,900
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 12 [9]	-	-	9,800	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	-	-	4,900	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	-	-	3,500	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	-	-	3,500	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	-	-	-	3,500
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 75gal-bldg 3 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	-	-	3,500	-
BUILDING-Mechanical-sump pump-[9]	-	4,000	-	-
BUILDING-Mechanical-water softener-[1,9]	-	-	-	-
BUILDING-Patio-replacement 5%-[10]	-	5,880	-	-
BUILDING-Roof-shingles incl gutters/leaders-bldgs. 5 through 14 [7]	-	-	-	279,300
BUILDING-Roof-shingles incl gutters/leaders-bldgs. 15, 16 & 17 [7]	-	-	-	-
BUILDING-Roof-shingles incl gutters/leaders-, bldgs. 1, 2, 3 & 4 [7]	-	143,220	-	-
SITE-Electrical-walkway lights-[11]	-	-	4,000	-
SITE-Fencing-perimeter, chain link w/slats	-	-	-	-
SITE-Pavement-asphalt reconstruction, bldgs. 1-4-[12]	-	-	-	-
SITE-Pavement-asphalt reconstruction, bldgs. 5-17-[12]	178,416	-	-	-
SITE-Pavement-belgium block curbing, bldgs. 1-4-[13]	-	16,812	-	-
SITE-Pavement-belgium block curbing, bldgs. 5-17-[13]	21,636	-	-	21,636
SITE-Pavement-sealcoating, bldgs. 1-4-[12]	-	-	-	7,558
SITE-Pavement-sealcoating, bldgs. 5-17-[12]	-	-	-	-
SITE-Retaining Wall-r.r. tie walls-[14]	-	-	-	-
SITE-Retaining Wall-r.r. tie walls. bldg. 6-[14]	-	-	-	-
SITE-Sidewalks-concrete replacement, 10%-[15, 16]	-	25,250	-	-
SITE-Walkway-masonry entry stoops-[16,17]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 10 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 11 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 13 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 15 [16]	-	-	-	-

Line Item	2024	2025	2026	2027
	47,942	104,132	34,936	191,122
	\$	\$	\$	\$
BUILDING-Balcony-reconstruction-[3]	-	-	-	-
BUILDING-Door-common entry-[4]	-	-	-	10,000
BUILDING-Door-hatch, basement-[4]	-	-	-	-
BUILDING-Door-steel, basement-[4]	-	-	-	-
BUILDING-Façade-brick point/repair fund-[5]	-	-	-	-
BUILDING-Façade-siding/trim replacement-[6]	-	-	-	-
BUILDING-Fire Detection-alarm system control panel	-	-	-	-
BUILDING-Interior Finish-common hall refurbishment-[8]	-	80,000	-	-
BUILDING-Mechanical-boiler-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 12 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 3 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 9 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 12 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 3 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 9 [9]	-	-	-	-

Line Item	2024	2025	2026	2027
	47,942	104,132	34,936	191,122
	\$	\$	\$	\$
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	-	4,900	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 12 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 13 [9]	-	-	-	9,800
BUILDING-Mechanical-hot water heater, 100gal-bldg 14 [9]	-	-	9,800	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	-	-	-	4,900
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	-	-	-	4,900
BUILDING-Mechanical-hot water heater, 100gal-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	-	4,900	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	-	-	-	3,500
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	-	-	-	3,500
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	-	3,500	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	-	-	3,500	-
BUILDING-Mechanical-hot water heater, 75gal-bldg 3 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	-	-	-	-
BUILDING-Mechanical-sump pump-[9]	-	-	-	-
BUILDING-Mechanical-water softener-[1,9]	-	-	-	34,000
BUILDING-Patio-replacement 5%-[10]	5,880	-	-	5,880
BUILDING-Roof-shingles incl gutters/leaders-bldgs. 5 through 14 [7]	-	-	-	-
BUILDING-Roof-shingles incl gutters/leaders-bldgs. 15, 16 & 17 [7]	-	-	-	-
BUILDING-Roof-shingles incl gutters/leaders-, bldgs. 1, 2, 3 & 4 [7]	-	-	-	-
SITE-Electrical-walkway lights-[11]	-	-	-	-
SITE-Fencing-perimeter, chain link w/slats	-	-	-	72,580
SITE-Pavement-asphalt reconstruction, bldgs. 1-4-[12]	-	-	-	-
SITE-Pavement-asphalt reconstruction, bldgs. 5-17-[12]	-	-	-	-
SITE-Pavement-belgium block curbing, bldgs. 1-4-[13]	16,812	-	-	16,812
SITE-Pavement-belgium block curbing, bldgs. 5-17-[13]	-	-	21,636	-
SITE-Pavement-sealcoating, bldgs. 1-4-[12]	-	-	-	-
SITE-Pavement-sealcoating, bldgs. 5-17-[12]	-	10,832	-	-
SITE-Retaining Wall-r.r. tie walls-[14]	-	-	-	-
SITE-Retaining Wall-r.r. tie walls. bldg. 6-[14]	-	-	-	-
SITE-Sidewalks-concrete replacement, 10%-[15, 16]	25,250	-	-	25,250
SITE-Walkway-masonry entry stoops-[16,17]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 10 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 11 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 13 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 15 [16]	-	-	-	-

Line Item	2028	2029	2030	2031
	44,258	133,336	78,574	103,000
	\$	\$	\$	\$
BUILDING-Balcony-reconstruction-[3]	-	-	-	-
BUILDING-Door-common entry-[4]	-	-	-	-
BUILDING-Door-hatch, basement-[4]	-	-	-	-
BUILDING-Door-steel, basement-[4]	-	-	-	-
BUILDING-Façade-brick point/repair fund-[5]	-	-	-	35,000
BUILDING-Façade-siding/trim replacement-[6]	-	-	-	50,000
BUILDING-Fire Detection-alarm system control panel	-	-	-	-
BUILDING-Interior Finish-common hall refurbishment-[8]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 12 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 13 [9]	17,500	-	-	-
BUILDING-Mechanical-boiler-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 17 [9]	-	-	-	13,000
BUILDING-Mechanical-boiler-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 3 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 5 [9]	-	6,500	-	-
BUILDING-Mechanical-boiler-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 8 [9]	-	-	6,500	-
BUILDING-Mechanical-boiler-bldg 9 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 12 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 13 [9]	1,000	-	-	-
BUILDING-Mechanical-expansion tank-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 17 [9]	-	-	-	1,000
BUILDING-Mechanical-expansion tank-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 3 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 9 [9]	-	-	-	-

Line Item	2028	2029	2030	2031
	44,258	133,336	78,574	103,000
	\$	\$	\$	\$
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	-	4,900	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 10 [9]	9,800	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	4,900	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 12 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	-	-	4,900	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	-	-	4,900	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 17 [9]	-	9,800	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	-	-	3,500	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	3,500	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	-	3,500	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 75gal-bldg 3 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	-	-	-	-
BUILDING-Mechanical-sump pump-[9]	-	-	-	4,000
BUILDING-Mechanical-water softener-[1,9]	-	-	-	-
BUILDING-Patio-replacement 5%-[10]	-	-	5,880	-
BUILDING-Roof-shingles incl gutters/leaders-bldgs. 5 through 14 [7]	-	-	-	-
BUILDING-Roof-shingles incl gutters/leaders-bldgs. 15, 16 & 17 [7]	-	-	-	-
BUILDING-Roof-shingles incl gutters/leaders-, bldgs. 1, 2, 3 & 4 [7]	-	-	-	-
SITE-Electrical-walkway lights-[11]	-	-	-	-
SITE-Fencing-perimeter, chain link w/slats	-	-	-	-
SITE-Pavement-asphalt reconstruction, bldgs. 1-4-[12]	-	-	-	-
SITE-Pavement-asphalt reconstruction, bldgs. 5-17-[12]	-	-	-	-
SITE-Pavement-belgium block curbing, bldgs. 1-4-[13]	-	-	16,812	-
SITE-Pavement-belgium block curbing, bldgs. 5-17-[13]	-	21,636	-	-
SITE-Pavement-sealcoating, bldgs. 1-4-[12]	7,558	-	-	-
SITE-Pavement-sealcoating, bldgs. 5-17-[12]	-	-	10,832	-
SITE-Retaining Wall-r.r. tie walls-[14]	-	-	-	-
SITE-Retaining Wall-r.r. tie walls. bldg. 6-[14]	-	-	-	-
SITE-Sidewalks-concrete replacement, 10%-[15,16]	-	-	25,250	-
SITE-Walkway-masonry entry stoops-[16,17]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 10 [16]	-	12,000	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 11 [16]	-	16,000	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 13 [16]	-	16,000	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 15 [16]	-	-	-	-

Line Item	2028	2029	2030	2031
	44,258	133,336	78,574	103,000
	\$	\$	\$	\$
SITE WORK-Walkway-masonry stair, basement access-bldg 16 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 17 [16]	-	16,000	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 3 [16]	-	15,000	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 4 [16]	-	6,000	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 5 [16]	-	6,000	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 6 [16]	-	-	-	-
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Line Item	2032	2033	2034	2035
	105,636	172,430	14,500	280,052
	\$	\$	\$	\$
BUILDING-Balcony-reconstruction-[3]	-	-	-	-
BUILDING-Door-common entry-[4]	-	-	-	-
BUILDING-Door-hatch, basement-[4]	6,000	-	-	-
BUILDING-Door-steel, basement-[4]	5,000	-	-	-
BUILDING-Façade-brick point/repair fund-[5]	-	-	-	-
BUILDING-Façade-siding/trim replacement-[6]	-	-	-	-
BUILDING-Fire Detection-alarm system control panel	-	-	-	-
BUILDING-Interior Finish-common hall refurbishment-[8]	-	-	-	80,000
BUILDING-Mechanical-boiler-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 12 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 13 [9]	17,500	-	-	-
BUILDING-Mechanical-boiler-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 3 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 7 [9]	-	-	6,500	-
BUILDING-Mechanical-boiler-bldg 8 [9]	-	-	6,500	-
BUILDING-Mechanical-boiler-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 9 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 12 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 3 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 4 [9]	1,500	-	-	-
BUILDING-Mechanical-expansion tank-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 7 [9]	-	-	1,500	-
BUILDING-Mechanical-expansion tank-bldg 8 [9]	1,500	-	-	-
BUILDING-Mechanical-expansion tank-bldg 9 [9]	-	-	-	-

Line Item	2032	2033	2034	2035
	105,636	172,430	14,500	280,052
	\$	\$	\$	\$
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 12 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	3,500	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 75gal-bldg 3 [9]	9,000	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	-	-	-	-
BUILDING-Mechanical-sump pump-[9]	-	-	-	-
BUILDING-Mechanical-water softener-[1,9]	-	-	-	-
BUILDING-Patio-replacement 5%-[10]	-	5,880	-	-
BUILDING-Roof-shingles incl gutters/leaders-bldgs. 5 through 14 [7]	-	-	-	-
BUILDING-Roof-shingles incl gutters/leaders-bldgs. 15, 16 & 17 [7]	-	-	-	-
BUILDING-Roof-shingles incl gutters/leaders-, bldgs. 1, 2, 3 & 4 [7]	-	-	-	-
SITE-Electrical-walkway lights-[11]	-	-	-	-
SITE-Fencing-perimeter, chain link w/slats	-	-	-	-
SITE-Pavement-asphalt reconstruction, bldgs. 1-4-[12]	-	124,488	-	-
SITE-Pavement-asphalt reconstruction, bldgs. 5-17-[12]	-	-	-	178,416
SITE-Pavement-belgium block curbing, bldgs. 1-4-[13]	-	16,812	-	-
SITE-Pavement-belgium block curbing, bldgs. 5-17-[13]	21,636	-	-	21,636
SITE-Pavement-sealcoating, bldgs. 1-4-[12]	-	-	-	-
SITE-Pavement-sealcoating, bldgs. 5-17-[12]	-	-	-	-
SITE-Retaining Wall-r.r. tie walls-[14]	-	-	-	-
SITE-Retaining Wall-r.r. tie walls. bldg. 6-[14]	-	-	-	-
SITE-Sidewalks-concrete replacement, 10%-[15, 16]	-	25,250	-	-
SITE-Walkway-masonry entry stoops-[16,17]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 10 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 11 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 13 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 15 [16]	-	-	-	-

Line Item	2036	2037	2038	2039
	47,942	553,465	72,594	80,442
	\$	\$	\$	\$
BUILDING-Balcony-reconstruction-[3]	-	247,000	-	-
BUILDING-Door-common entry-[4]	-	-	-	-
BUILDING-Door-hatch, basement-[4]	-	-	-	-
BUILDING-Door-steel, basement-[4]	-	-	-	-
BUILDING-Façade-brick point/repair fund-[5]	-	-	-	-
BUILDING-Façade-siding/trim replacement-[6]	-	-	-	-
BUILDING-Fire Detection-alarm system control panel	-	33,000	-	-
BUILDING-Interior Finish-common hall refurbishment-[8]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 10 [9]	-	-	-	13,000
BUILDING-Mechanical-boiler-bldg 10 [9]	-	-	13,000	-
BUILDING-Mechanical-boiler-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 12 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 14 [9]	-	-	-	13,000
BUILDING-Mechanical-boiler-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 17 [9]	-	-	13,000	-
BUILDING-Mechanical-boiler-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 3 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 5 [9]	-	-	-	6,500
BUILDING-Mechanical-boiler-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 6 [9]	-	-	6,500	-
BUILDING-Mechanical-boiler-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 9 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 10 [9]	-	-	1,000	-
BUILDING-Mechanical-expansion tank-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 12 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 3 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 6 [9]	-	-	1,500	-
BUILDING-Mechanical-expansion tank-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 9 [9]	-	-	-	-

Line Item	2036	2037	2038	2039
	47,942	553,465	72,594	80,442
	\$	\$	\$	\$
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	-	-	4,900	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 12 [9]	-	9,800	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	-	4,900	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	-	3,500	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	-	3,500	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	-	-	3,500	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 75gal-bldg 3 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	-	3,500	-	-
BUILDING-Mechanical-sump pump-[9]	-	-	-	-
BUILDING-Mechanical-water softener-[1,9]	-	-	-	-
BUILDING-Patio-replacement 5%-[10]	5,880	-	-	5,880
BUILDING-Roof-shingles incl gutters/leaders-bldgs. 5 through 14 [7]	-	-	-	-
BUILDING-Roof-shingles incl gutters/leaders-bldgs. 15, 16 & 17 [7]	-	-	-	-
BUILDING-Roof-shingles incl gutters/leaders-, bldgs. 1, 2, 3 & 4 [7]	-	-	-	-
SITE-Electrical-walkway lights-[11]	-	-	-	-
SITE-Fencing-perimeter, chain link w/slats	-	-	-	-
SITE-Pavement-asphalt reconstruction, bldgs. 1-4-[12]	-	-	-	-
SITE-Pavement-asphalt reconstruction, bldgs. 5-17-[12]	-	-	-	-
SITE-Pavement-belgium block curbing, bldgs. 1-4-[13]	16,812	-	-	16,812
SITE-Pavement-belgium block curbing, bldgs. 5-17-[13]	-	-	21,636	-
SITE-Pavement-sealcoating, bldgs. 1-4-[12]	-	-	7,558	-
SITE-Pavement-sealcoating, bldgs. 5-17-[12]	-	-	-	-
SITE-Retaining Wall-r.r. tie walls-[14]	-	29,440	-	-
SITE-Retaining Wall-r.r. tie walls. bldg. 6-[14]	-	-	-	-
SITE-Sidewalks-concrete replacement, 10%-[15, 16]	25,250	-	-	25,250
SITE-Walkway-masonry entry stoops-[16,17]	-	194,825	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 10 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 11 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 13 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 15 [16]	-	16,000	-	-

Line Item	2040	2041	2042	2043
	52,632	150,936	113,542	25,758
	\$	\$	\$	\$
BUILDING-Balcony-reconstruction-[3]	-	-	-	-
BUILDING-Door-common entry-[4]	-	-	-	-
BUILDING-Door-hatch, basement-[4]	-	-	-	-
BUILDING-Door-steel, basement-[4]	-	-	5,000	-
BUILDING-Façade-brick point/repair fund-[5]	-	35,000	-	-
BUILDING-Façade-siding/trim replacement-[6]	-	50,000	-	-
BUILDING-Fire Detection-alarm system control panel	-	-	-	-
BUILDING-Interior Finish-common hall refurbishment-[8]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 11 [9]	-	26,000	-	-
BUILDING-Mechanical-boiler-bldg 12 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 3 [9]	26,000	-	-	-
BUILDING-Mechanical-boiler-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 9 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 11 [9]	-	1,000	-	-
BUILDING-Mechanical-expansion tank-bldg 12 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 3 [9]	1,000	-	-	-
BUILDING-Mechanical-expansion tank-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 5 [9]	1,500	-	-	-
BUILDING-Mechanical-expansion tank-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 9 [9]	-	-	-	-

Line Item	2040	2041	2042	2043
	52,632	150,936	113,542	25,758
	\$	\$	\$	\$
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	4,900	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 10 [9]	-	-	-	9,800
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	-	-	-	4,900
BUILDING-Mechanical-hot water heater, 100gal-bldg 12 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 13 [9]	-	-	9,800	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 14 [9]	-	9,800	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	-	-	4,900	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	-	-	4,900	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	4,900	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	-	-	-	3,500
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	-	-	3,500	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	-	-	3,500	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	3,500	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	-	3,500	-	-
BUILDING-Mechanical-hot water heater, 75gal-bldg 3 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	-	-	-	-
BUILDING-Mechanical-sump pump-[9]	-	4,000	-	-
BUILDING-Mechanical-water softener-[1,9]	-	-	34,000	-
BUILDING-Patio-replacement 5%-[10]	-	-	5,880	-
BUILDING-Roof-shingles incl gutters/leaders-bldgs. 5 through 14 [7]	-	-	-	-
BUILDING-Roof-shingles incl gutters/leaders-bldgs. 15, 16 & 17 [7]	-	-	-	-
BUILDING-Roof-shingles incl gutters/leaders-, bldgs. 1, 2, 3 & 4 [7]	-	-	-	-
SITE-Electrical-walkway lights-[11]	-	-	-	-
SITE-Fencing-perimeter, chain link w/slats	-	-	-	-
SITE-Pavement-asphalt reconstruction, bldgs. 1-4-[12]	-	-	-	-
SITE-Pavement-asphalt reconstruction, bldgs. 5-17-[12]	-	-	-	-
SITE-Pavement-belgium block curbing, bldgs. 1-4-[13]	-	-	16,812	-
SITE-Pavement-belgium block curbing, bldgs. 5-17-[13]	-	21,636	-	-
SITE-Pavement-sealcoating, bldgs. 1-4-[12]	-	-	-	7,558
SITE-Pavement-sealcoating, bldgs. 5-17-[12]	10,832	-	-	-
SITE-Retaining Wall-r.r. tie walls-[14]	-	-	-	-
SITE-Retaining Wall-r.r. tie walls. bldg. 6-[14]	-	-	-	-
SITE-Sidewalks-concrete replacement, 10%-[15,16]	-	-	25,250	-
SITE-Walkway-masonry entry stoops-[16,17]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 10 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 11 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 13 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 15 [16]	-	-	-	-

Line Item	2044	2045	2046	2047
	301,916	219,574	264,220	49,136
	\$	\$	\$	\$
BUILDING-Balcony-reconstruction-[3]	-	-	-	-
BUILDING-Door-common entry-[4]	-	-	-	10,000
BUILDING-Door-hatch, basement-[4]	-	-	-	-
BUILDING-Door-steel, basement-[4]	-	-	-	-
BUILDING-Façade-brick point/repair fund-[5]	-	-	-	-
BUILDING-Façade-siding/trim replacement-[6]	-	-	-	-
BUILDING-Fire Detection-alarm system control panel	-	-	-	-
BUILDING-Interior Finish-common hall refurbishment-[8]	-	80,000	-	-
BUILDING-Mechanical-boiler-bldg 1 [9]	-	-	26,000	-
BUILDING-Mechanical-boiler-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 12 [9]	-	-	26,000	-
BUILDING-Mechanical-boiler-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 14 [9]	-	13,000	-	-
BUILDING-Mechanical-boiler-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 15 [9]	-	26,000	-	-
BUILDING-Mechanical-boiler-bldg 16 [9]	-	-	26,000	-
BUILDING-Mechanical-boiler-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 2 [9]	-	-	26,000	-
BUILDING-Mechanical-boiler-bldg 3 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 4 [9]	-	-	13,000	-
BUILDING-Mechanical-boiler-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 6 [9]	-	6,500	-	-
BUILDING-Mechanical-boiler-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 7 [9]	-	6,500	-	-
BUILDING-Mechanical-boiler-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-boiler-bldg 9 [9]	-	13,000	-	-
BUILDING-Mechanical-expansion tank-bldg 1 [9]	-	-	1,000	-
BUILDING-Mechanical-expansion tank-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 12 [9]	-	-	1,000	-
BUILDING-Mechanical-expansion tank-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 14 [9]	-	-	-	1,000
BUILDING-Mechanical-expansion tank-bldg 15 [9]	-	1,000	-	-
BUILDING-Mechanical-expansion tank-bldg 16 [9]	-	-	1,000	-
BUILDING-Mechanical-expansion tank-bldg 17 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 2 [9]	-	-	1,000	-
BUILDING-Mechanical-expansion tank-bldg 3 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 8 [9]	-	-	-	-
BUILDING-Mechanical-expansion tank-bldg 9 [9]	-	1,500	-	-

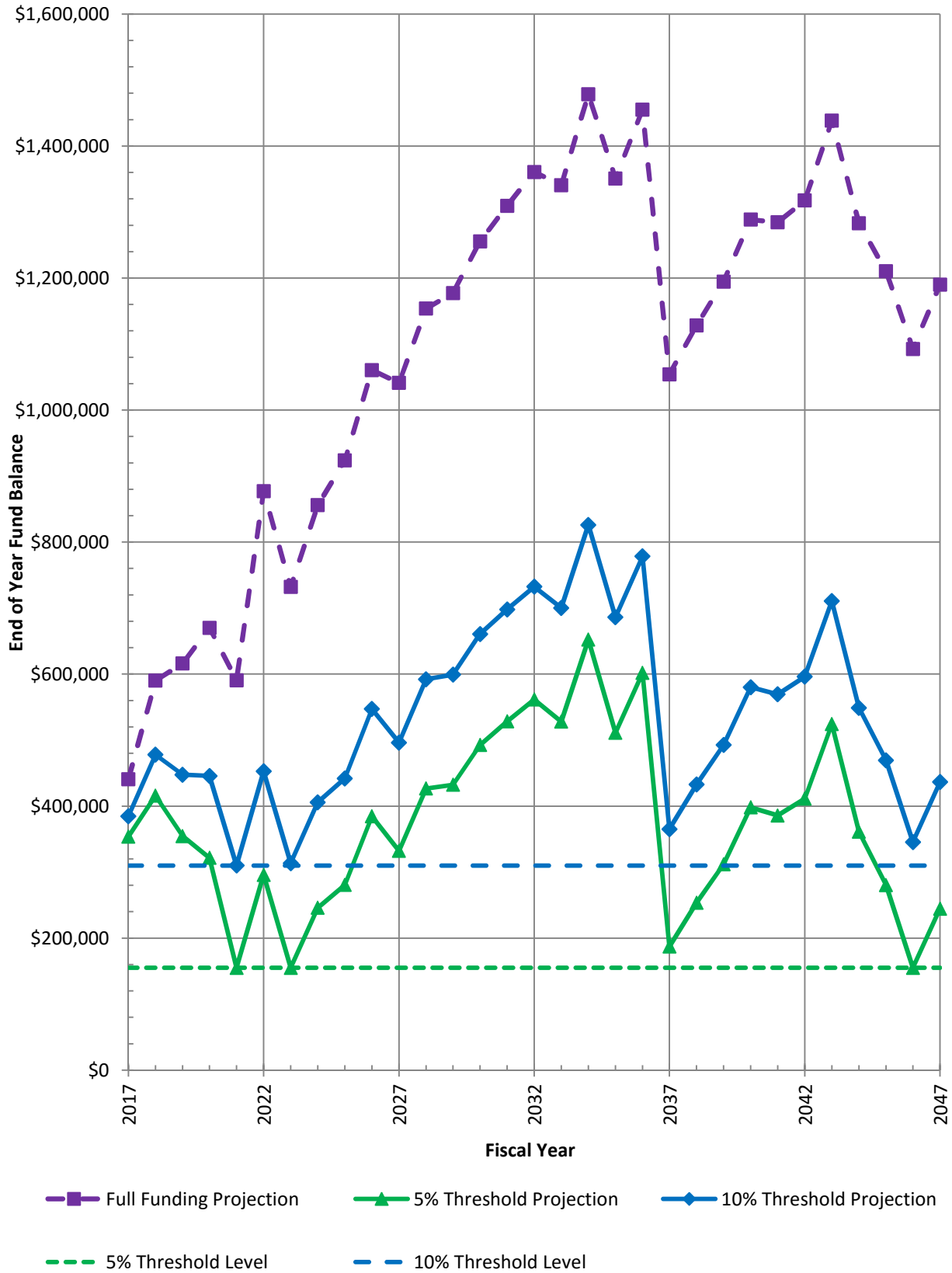
Line Item	2044	2045	2046	2047
	301,916	219,574	264,220	49,136
	\$	\$	\$	\$
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9]	4,900	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 10 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 12 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 13 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 14 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	-	4,900	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	-	4,900	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 17 [9]	9,800	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	-	3,500	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	-	-	-	3,500
BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9]	3,500	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9]	-	-	-	-
BUILDING-Mechanical-hot water heater, 75gal-bldg 3 [9]	-	-	-	9,000
BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9]	-	-	-	-
BUILDING-Mechanical-sump pump-[9]	-	-	-	-
BUILDING-Mechanical-water softener-[1,9]	-	-	-	-
BUILDING-Patio-replacement 5%-[10]	-	5,880	-	-
BUILDING-Roof-shingles incl gutters/leaders-bldgs. 5 through 14 [7]	-	-	-	-
BUILDING-Roof-shingles incl gutters/leaders-bldgs. 15, 16 & 17 [7]	262,080	-	-	-
BUILDING-Roof-shingles incl gutters/leaders-, bldgs. 1, 2, 3 & 4 [7]	-	-	143,220	-
SITE-Electrical-walkway lights-[11]	-	-	-	4,000
SITE-Fencing-perimeter, chain link w/slats	-	-	-	-
SITE-Pavement-asphalt reconstruction, bldgs. 1-4-[12]	-	-	-	-
SITE-Pavement-asphalt reconstruction, bldgs. 5-17-[12]	-	-	-	-
SITE-Pavement-belgium block curbing, bldgs. 1-4-[13]	-	16,812	-	-
SITE-Pavement-belgium block curbing, bldgs. 5-17-[13]	21,636	-	-	21,636
SITE-Pavement-sealcoating, bldgs. 1-4-[12]	-	-	-	-
SITE-Pavement-sealcoating, bldgs. 5-17-[12]	-	10,832	-	-
SITE-Retaining Wall-r.r. tie walls-[14]	-	-	-	-
SITE-Retaining Wall-r.r. tie walls. bldg. 6-[14]	-	-	-	-
SITE-Sidewalks-concrete replacement, 10%-[15,16]	-	25,250	-	-
SITE-Walkway-masonry entry stoops-[16,17]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 10 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 11 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 13 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 15 [16]	-	-	-	-

Line Item	2044	2045	2046	2047
	301,916	219,574	264,220	49,136
	\$	\$	\$	\$
SITE WORK-Walkway-masonry stair, basement access-bldg 16 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 17 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 3 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 4 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 5 [16]	-	-	-	-
SITE WORK-Walkway-masonry stair, basement access-bldg 6 [16]	-	-	-	-
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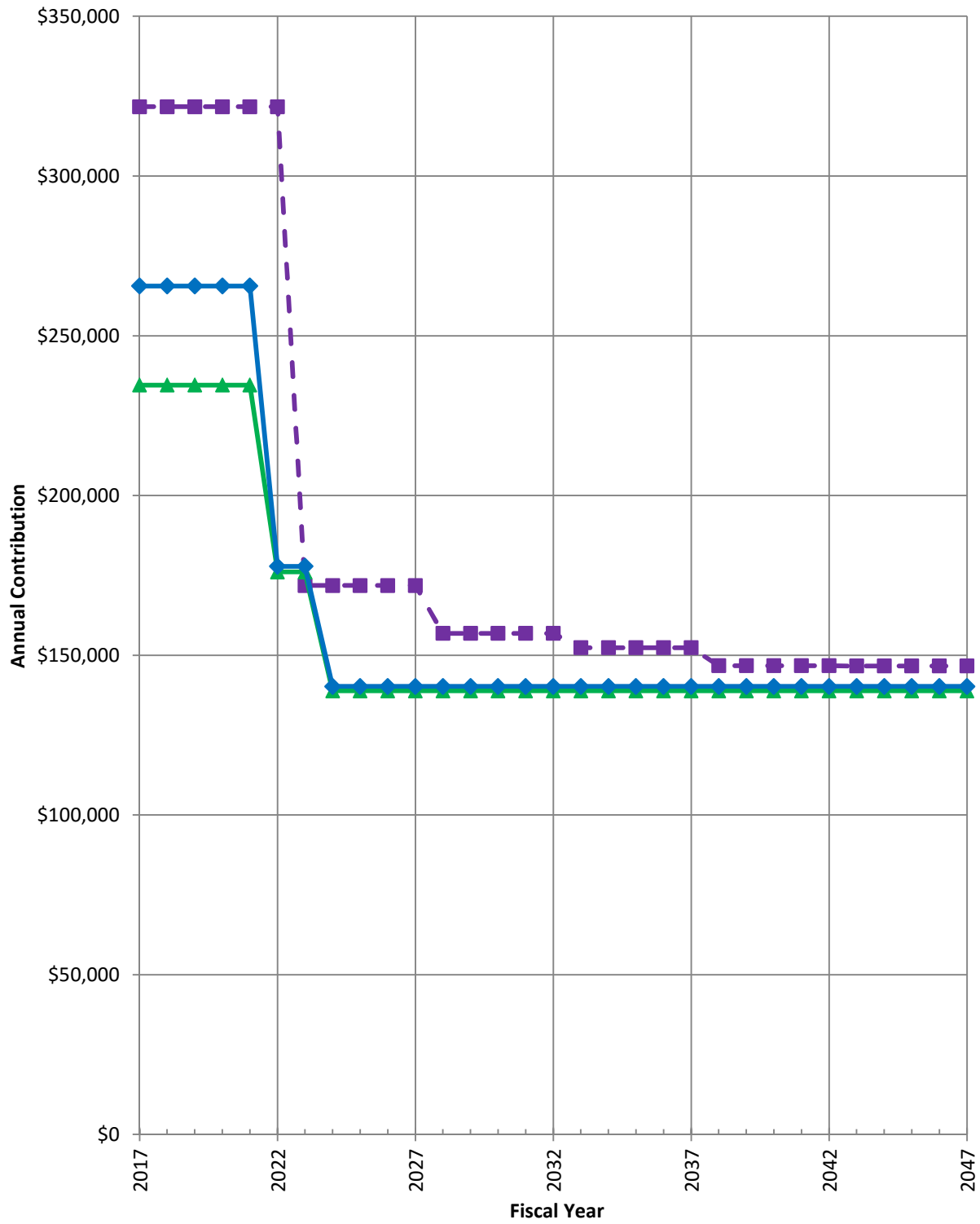
Fiscal Year	Nominal Expenditure (in Future Dollars) in Fiscal Year	Full Funding Scenario Projection		
		Start of Year Fund Balance	Projected Contribution	End of Year Fund Balance
2017	\$ 34,136	\$ 153,194	\$ 321,703	\$ 440,761
2018	172,430	440,761	321,703	590,034
2019	295,775	590,034	321,703	615,961
2020	267,552	615,961	321,703	670,112
2021	401,162	670,112	321,703	590,653
2022	35,200	590,653	321,703	877,156
2023	316,894	877,156	171,822	732,084
2024	47,942	732,084	171,822	855,964
2025	104,132	855,964	171,822	923,654
2026	34,936	923,654	171,822	1,060,540
2027	191,122	1,060,540	171,822	1,041,240
2028	44,258	1,041,240	156,848	1,153,830
2029	133,336	1,153,830	156,848	1,177,341
2030	78,574	1,177,341	156,848	1,255,615
2031	103,000	1,255,615	156,848	1,309,463
2032	105,636	1,309,463	156,848	1,360,674
2033	172,430	1,360,674	152,367	1,340,612
2034	14,500	1,340,612	152,367	1,478,479
2035	280,052	1,478,479	152,367	1,350,794
2036	47,942	1,350,794	152,367	1,455,220
2037	553,465	1,455,220	152,367	1,054,122
2038	72,594	1,054,122	146,723	1,128,251
2039	80,442	1,128,251	146,723	1,194,532
2040	52,632	1,194,532	146,723	1,288,623
2041	150,936	1,288,623	146,723	1,284,410
2042	113,542	1,284,410	146,723	1,317,591
2043	25,758	1,317,591	146,621	1,438,454
2044	301,916	1,438,454	146,621	1,283,159
2045	219,574	1,283,159	146,621	1,210,206
2046	264,220	1,210,206	146,621	1,092,608
2047	49,136	1,092,608	146,621	1,190,093

Fiscal Year	Nominal Expenditure (in Future Dollars) in Fiscal Year	5% Threshold Funding Scenario Projection				10% Threshold Funding Scenario Projection			
		Initial Year Threshold of \$154,989				Initial Year Threshold of \$309,978			
		Start of Year Fund Balance	Projected Contribution	End of Year Fund Balance	Nominal Threshold in Year	Start of Year Fund Balance	Projected Contribution	End of Year Fund Balance	Nominal Threshold in Year
2017	\$ 34,136	\$ 153,194	\$ 234,570	\$ 353,628	\$ 154,989	\$ 153,194	\$ 265,568	\$ 384,626	\$ 309,978
2018	172,430	353,628	234,570	415,768	154,989	384,626	265,568	477,764	309,978
2019	295,775	415,768	234,570	354,563	154,989	477,764	265,568	447,557	309,978
2020	267,552	354,563	234,570	321,581	154,989	447,557	265,568	445,572	309,978
2021	401,162	321,581	234,570	154,989	154,989	445,572	265,568	309,978	309,978
2022	35,200	154,989	176,047	295,836	154,989	309,978	177,808	452,586	309,978
2023	316,894	295,836	176,047	154,989	154,989	452,586	177,808	313,499	309,978
2024	47,942	154,989	138,824	245,871	154,989	313,499	140,212	405,769	309,978
2025	104,132	245,871	138,824	280,562	154,989	405,769	140,212	441,848	309,978
2026	34,936	280,562	138,824	384,449	154,989	441,848	140,212	547,124	309,978
2027	191,122	384,449	138,824	332,151	154,989	547,124	140,212	496,214	309,978
2028	44,258	332,151	138,824	426,716	154,989	496,214	140,212	592,167	309,978
2029	133,336	426,716	138,824	432,204	154,989	592,167	140,212	599,043	309,978
2030	78,574	432,204	138,824	492,453	154,989	599,043	140,212	660,681	309,978
2031	103,000	492,453	138,824	528,276	154,989	660,681	140,212	697,892	309,978
2032	105,636	528,276	138,824	561,464	154,989	697,892	140,212	732,468	309,978
2033	172,430	561,464	138,824	527,857	154,989	732,468	140,212	700,250	309,978
2034	14,500	527,857	138,824	652,181	154,989	700,250	140,212	825,962	309,978
2035	280,052	652,181	138,824	510,952	154,989	825,962	140,212	686,121	309,978
2036	47,942	510,952	138,824	601,834	154,989	686,121	140,212	778,391	309,978
2037	553,465	601,834	138,824	187,193	154,989	778,391	140,212	365,138	309,978
2038	72,594	187,193	138,824	253,422	154,989	365,138	140,212	432,755	309,978
2039	80,442	253,422	138,824	311,803	154,989	432,755	140,212	492,525	309,978
2040	52,632	311,803	138,824	397,995	154,989	492,525	140,212	580,105	309,978
2041	150,936	397,995	138,824	385,882	154,989	580,105	140,212	569,380	309,978
2042	113,542	385,882	138,824	411,164	154,989	569,380	140,212	596,050	309,978
2043	25,758	411,164	138,824	524,229	154,989	596,050	140,212	710,504	309,978
2044	301,916	524,229	138,824	361,136	154,989	710,504	140,212	548,799	309,978
2045	219,574	361,136	138,824	280,386	154,989	548,799	140,212	469,437	309,978
2046	264,220	280,386	138,824	154,989	154,989	469,437	140,212	345,429	309,978
2047	49,136	154,989	138,824	244,677	154,989	345,429	140,212	436,504	309,978

End of Fiscal Year Fund Projection Graph



Annual Contribution in Fiscal Year Graph



- Full Funding Annual Contribution
- ▲ 5% Threshold Funding Annual Contribution
- ◆ 10% Threshold Funding Annual Contribution

<p>2017 total expenditure \$34,136 consisting of these projects:</p>	<p>2018 total expenditure \$172,430 consisting of these projects:</p>	<p>2019 total expenditure \$295,775 consisting of these projects:</p>	<p>2020 total expenditure \$267,552 consisting of these projects:</p>
<p>SITE-Pavement-belgium block curbing, bldgs. 5-17-[13] \$21,636</p> <p>BUILDING-Mechanical-hot water heater, 75gal-bldg 3 [9] \$9,000</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9] \$3,500</p>	<p>SITE-Pavement-asphalt reconstruction, bldgs. 1-4-[12] \$124,488</p> <p>SITE-Sidewalks-concrete replacement, 10%-[15,16] \$25,250</p> <p>SITE-Pavement-belgium block curbing, bldgs. 1-4-[13] \$16,812</p> <p>BUILDING-Patio-replacement 5%-[10] \$5,880</p>	<p>BUILDING-Roof-shingles incl gutters/leaders-bldgs. 15, 16 & 17 [7] \$262,080</p> <p>SITE-Retaining Wall-r.r. tie walls. bldg. 6-[14] \$33,695</p>	<p>SITE-Pavement-asphalt reconstruction, bldgs. 5-17-[12] \$178,416</p> <p>BUILDING-Mechanical-boiler-bldg 15 [9] \$26,000</p> <p>SITE-Pavement-belgium block curbing, bldgs. 5-17-[13] \$21,636</p> <p>BUILDING-Mechanical-boiler-bldg 9 [9] \$13,000</p> <p>BUILDING-Mechanical-boiler-bldg 14 [9] \$13,000</p> <p>BUILDING-Mechanical-boiler-bldg 7 [9] \$6,500</p> <p>BUILDING-Mechanical-boiler-bldg 6 [9] \$6,500</p> <p>BUILDING-Mechanical-expansion tank-bldg 9 [9] \$1,500</p> <p>BUILDING-Mechanical-expansion tank-bldg 15 [9] \$1,000</p>

<p>2021 total expenditure \$401,162 consisting of these projects:</p>	<p>2022 total expenditure \$35,200 consisting of these projects:</p>	<p>2023 total expenditure \$316,894 consisting of these projects:</p>	<p>2024 total expenditure \$47,942 consisting of these projects:</p>
<p>BUILDING-Roof-shingles incl gutters/leaders-, bldgs. 1, 2, 3 & 4 [7] \$143,220</p>	<p>BUILDING-Mechanical-hot water heater, 100gal-bldg 12 [9] \$9,800</p>	<p>BUILDING-Roof-shingles incl gutters/leaders-bldgs. 5 through 14 [7] \$279,300</p>	<p>SITE-Sidewalks-concrete replacement, 10%-[15,16] \$25,250</p>
<p>BUILDING-Façade-siding/trim replacement-[6] \$50,000</p>	<p>BUILDING-Door-steel, basement-[4] \$5,000</p>	<p>SITE-Pavement-belgium block curbing, bldgs. 5-17-[13] \$21,636</p>	<p>SITE-Pavement-belgium block curbing, bldgs. 1-4-[13] \$16,812</p>
<p>BUILDING-Façade-brick point/repair fund [5] \$35,000</p>	<p>BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9] \$4,900</p>	<p>SITE-Pavement-sealcoating, bldgs. 1-4-[12] \$7,558</p>	<p>BUILDING-Patio-replacement 5%-[10] \$5,880</p>
<p>BUILDING-Mechanical-boiler-bldg 2 [9] \$26,000</p>	<p>SITE-Electrical-walkway lights-[11] \$4,000</p>	<p>BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9] \$4,900</p>	
<p>BUILDING-Mechanical-boiler-bldg 16 [9] \$26,000</p>	<p>BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9] \$3,500</p>	<p>BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9] \$3,500</p>	
<p>BUILDING-Mechanical-boiler-bldg 12 [9] \$26,000</p>	<p>BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9] \$3,500</p>		
<p>BUILDING-Mechanical-boiler-bldg 1 [9] \$26,000</p>	<p>BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9] \$3,500</p>		
<p>SITE-Sidewalks-concrete replacement, 10%-[15,16] \$25,250</p>	<p>BUILDING-Mechanical-expansion tank-bldg 14 [9] \$1,000</p>		
<p>SITE-Pavement-belgium block curbing, bldgs. 1-4-[13] \$16,812</p>			
<p>BUILDING-Mechanical-boiler-bldg 4 [9] \$13,000</p>			
<p>BUILDING-Patio-replacement 5%-[10] \$5,880</p>			
<p>BUILDING-Mechanical-sump pump-[9] \$4,000</p>			
<p>BUILDING-Mechanical-expansion tank-bldg 2 [9] \$1,000</p>			
<p>BUILDING-Mechanical-expansion tank-bldg 16 [9] \$1,000</p>			
<p>BUILDING-Mechanical-expansion tank-bldg 12 [9] \$1,000</p>			
<p>BUILDING-Mechanical-expansion tank-bldg 1 [9] \$1,000</p>			

<p>2025 total expenditure \$104,132 consisting of these projects:</p>	<p>2026 total expenditure \$34,936 consisting of these projects:</p>	<p>2027 total expenditure \$191,122 consisting of these projects:</p>	<p>2028 total expenditure \$44,258 consisting of these projects:</p>
<p>BUILDING-Interior Finish-common hall refurbishment-[8] \$80,000</p> <p>SITE-Pavement-sealcoating, bldgs. 5-17-[12] \$10,832</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9] \$4,900</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9] \$4,900</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9] \$3,500</p>	<p>SITE-Pavement-belgium block curbing, bldgs. 5-17-[13] \$21,636</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 14 [9] \$9,800</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9] \$3,500</p>	<p>SITE-Fencing-perimeter, chain link w/slats \$72,580</p> <p>BUILDING-Mechanical-water softener-[1,9] \$34,000</p> <p>SITE-Sidewalks-concrete replacement, 10%-[15,16] \$25,250</p> <p>SITE-Pavement-belgium block curbing, bldgs. 1-4-[13] \$16,812</p> <p>BUILDING-Door-common entry-[4] \$10,000</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 13 [9] \$9,800</p> <p>BUILDING-Patio-replacement 5%-[10] \$5,880</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9] \$4,900</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9] \$4,900</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9] \$3,500</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9] \$3,500</p>	<p>BUILDING-Mechanical-boiler-bldg 13 [9] \$17,500</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 10 [9] \$9,800</p> <p>SITE-Pavement-sealcoating, bldgs. 1-4-[12] \$7,558</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9] \$4,900</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9] \$3,500</p> <p>BUILDING-Mechanical-expansion tank-bldg 13 [9] \$1,000</p>

<p>2029 total expenditure \$133,336 consisting of these projects:</p>	<p>2030 total expenditure \$78,574 consisting of these projects:</p>	<p>2031 total expenditure \$103,000 consisting of these projects:</p>	<p>2032 total expenditure \$105,636 consisting of these projects:</p>
<p>SITE-Pavement-belgium block curbing, bldgs. 5-17-[13] \$21,636</p> <p>SITE WORK-Walkway-masonry stair, basement access-bldg 17 [16] \$16,000</p> <p>SITE WORK-Walkway-masonry stair, basement access-bldg 13 [16] \$16,000</p> <p>SITE WORK-Walkway-masonry stair, basement access-bldg 11 [16] \$16,000</p> <p>SITE WORK-Walkway-masonry stair, basement access-bldg 3 [16] \$15,000</p> <p>SITE WORK-Walkway-masonry stair, basement access-bldg 10 [16] \$12,000</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 17 [9] \$9,800</p> <p>BUILDING-Mechanical-boiler-bldg 5 [9] \$6,500</p> <p>SITE WORK-Walkway-masonry stair, basement access-bldg 5 [16] \$6,000</p> <p>SITE WORK-Walkway-masonry stair, basement access-bldg 4 [16] \$6,000</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9] \$4,900</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9] \$3,500</p>	<p>SITE-Sidewalks-concrete replacement, 10%-[15,16] \$25,250</p> <p>SITE-Pavement-belgium block curbing, bldgs. 1-4-[13] \$16,812</p> <p>SITE-Pavement-sealcoating, bldgs. 5-17-[12] \$10,832</p> <p>BUILDING-Mechanical-boiler-bldg 8 [9] \$6,500</p> <p>BUILDING-Patio-replacement 5%-[10] \$5,880</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9] \$4,900</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9] \$4,900</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9] \$3,500</p>	<p>BUILDING-Façade-siding/trim replacement-[6] \$50,000</p> <p>BUILDING-Façade-brick point/repair fund [5] \$35,000</p> <p>BUILDING-Mechanical-boiler-bldg 17 [9] \$13,000</p> <p>BUILDING-Mechanical-sump pump-[9] \$4,000</p> <p>BUILDING-Mechanical-expansion tank-bldg 17 [9] \$1,000</p>	<p>SITE WORK-Walkway-masonry stair, basement access-bldg 6 [16] \$40,000</p> <p>SITE-Pavement-belgium block curbing, bldgs. 5-17-[13] \$21,636</p> <p>BUILDING-Mechanical-boiler-bldg 13 [9] \$17,500</p> <p>BUILDING-Mechanical-hot water heater, 75gal-bldg 3 [9] \$9,000</p> <p>BUILDING-Door-hatch, basement-[4] \$6,000</p> <p>BUILDING-Door-steel, basement-[4] \$5,000</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9] \$3,500</p> <p>BUILDING-Mechanical-expansion tank-bldg 8 [9] \$1,500</p> <p>BUILDING-Mechanical-expansion tank-bldg 4 [9] \$1,500</p>

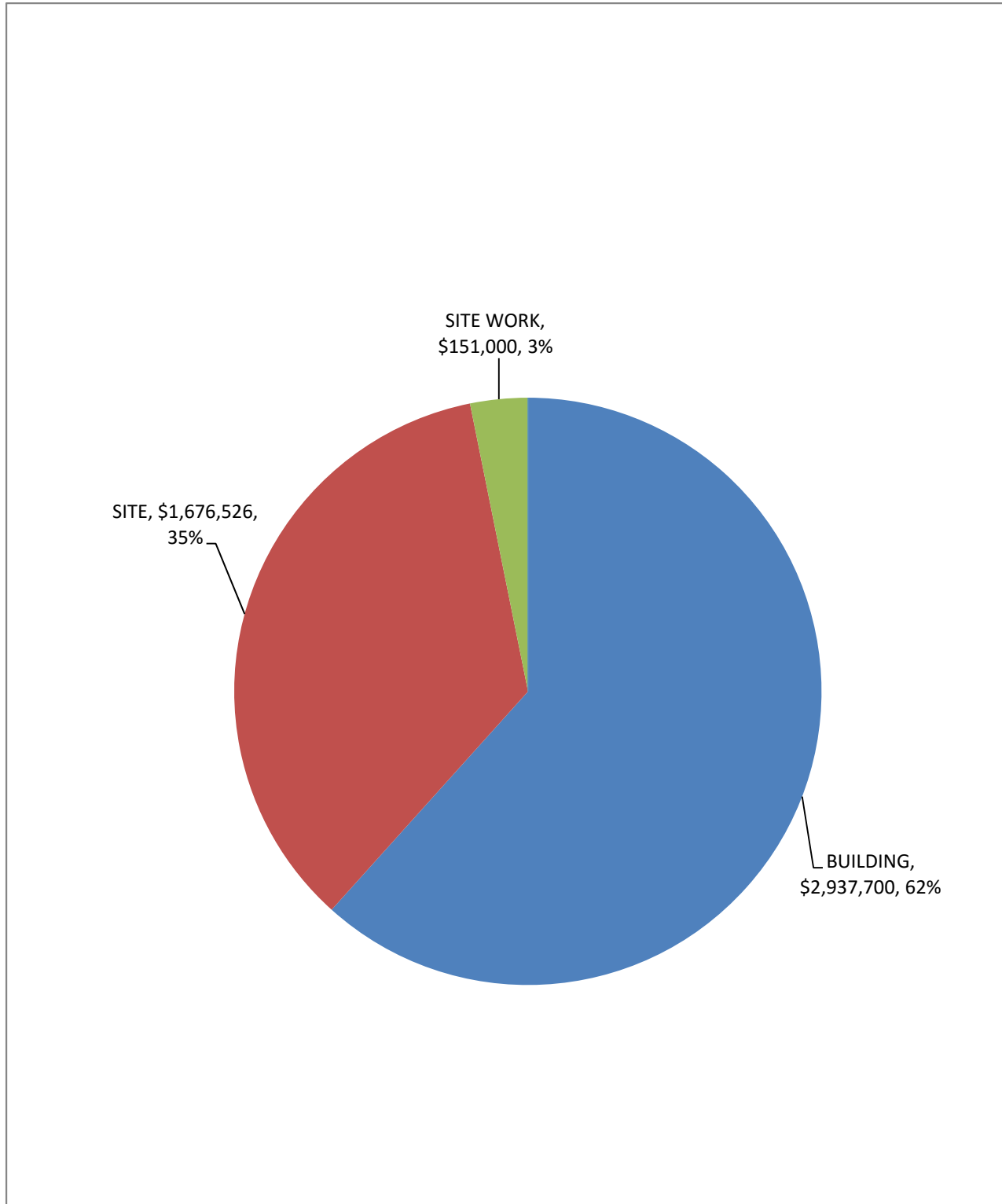
<p>2033 total expenditure \$172,430 consisting of these projects:</p>	<p>2034 total expenditure \$14,500 consisting of these projects:</p>	<p>2035 total expenditure \$280,052 consisting of these projects:</p>	<p>2036 total expenditure \$47,942 consisting of these projects:</p>
<p>SITE-Pavement-asphalt reconstruction, bldgs. 1-4-[12] \$124,488</p> <p>SITE-Sidewalks-concrete replacement, 10%-[15,16] \$25,250</p> <p>SITE-Pavement-belgium block curbing, bldgs. 1-4-[13] \$16,812</p> <p>BUILDING-Patio-replacement 5%-[10] \$5,880</p>	<p>BUILDING-Mechanical-boiler-bldg 8 [9] \$6,500</p> <p>BUILDING-Mechanical-boiler-bldg 7 [9] \$6,500</p> <p>BUILDING-Mechanical-expansion tank-bldg 7 [9] \$1,500</p>	<p>SITE-Pavement-asphalt reconstruction, bldgs. 5-17-[12] \$178,416</p> <p>BUILDING-Interior Finish-common hall refurbishment-[8] \$80,000</p> <p>SITE-Pavement-belgium block curbing, bldgs. 5-17-[13] \$21,636</p>	<p>SITE-Sidewalks-concrete replacement, 10%-[15,16] \$25,250</p> <p>SITE-Pavement-belgium block curbing, bldgs. 1-4-[13] \$16,812</p> <p>BUILDING-Patio-replacement 5%-[10] \$5,880</p>

<p>2037 total expenditure \$553,465 consisting of these projects:</p>	<p>2038 total expenditure \$72,594 consisting of these projects:</p>	<p>2039 total expenditure \$80,442 consisting of these projects:</p>	<p>2040 total expenditure \$52,632 consisting of these projects:</p>
<p>BUILDING-Balcony-reconstruction-[3] \$247,000</p> <p>SITE-Walkway-masonry entry stoops-[16,17] \$194,825</p> <p>BUILDING-Fire Detection-alarm system control panel \$33,000</p> <p>SITE-Retaining Wall-r.r. tie walls-[14] \$29,440</p> <p>SITE WORK-Walkway-masonry stair, basement access-bldg 15 [16] \$16,000</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 12 [9] \$9,800</p> <p>SITE WORK-Walkway-masonry stair, basement access-bldg 16 [16] \$8,000</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9] \$4,900</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9] \$3,500</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9] \$3,500</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9] \$3,500</p>	<p>SITE-Pavement-belgium block curbing, bldgs. 5-17-[13] \$21,636</p> <p>BUILDING-Mechanical-boiler-bldg 17 [9] \$13,000</p> <p>BUILDING-Mechanical-boiler-bldg 10 [9] \$13,000</p> <p>SITE-Pavement-sealcoating, bldgs. 1-4-[12] \$7,558</p> <p>BUILDING-Mechanical-boiler-bldg 6 [9] \$6,500</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9] \$4,900</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 9 [9] \$3,500</p> <p>BUILDING-Mechanical-expansion tank-bldg 6 [9] \$1,500</p> <p>BUILDING-Mechanical-expansion tank-bldg 10 [9] \$1,000</p>	<p>SITE-Sidewalks-concrete replacement, 10%-[15,16] \$25,250</p> <p>SITE-Pavement-belgium block curbing, bldgs. 1-4-[13] \$16,812</p> <p>BUILDING-Mechanical-boiler-bldg 14 [9] \$13,000</p> <p>BUILDING-Mechanical-boiler-bldg 10 [9] \$13,000</p> <p>BUILDING-Mechanical-boiler-bldg 5 [9] \$6,500</p> <p>BUILDING-Patio-replacement 5%-[10] \$5,880</p>	<p>BUILDING-Mechanical-boiler-bldg 3 [9] \$26,000</p> <p>SITE-Pavement-sealcoating, bldgs. 5-17-[12] \$10,832</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 2 [9] \$4,900</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9] \$4,900</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 7 [9] \$3,500</p> <p>BUILDING-Mechanical-expansion tank-bldg 5 [9] \$1,500</p> <p>BUILDING-Mechanical-expansion tank-bldg 3 [9] \$1,000</p>

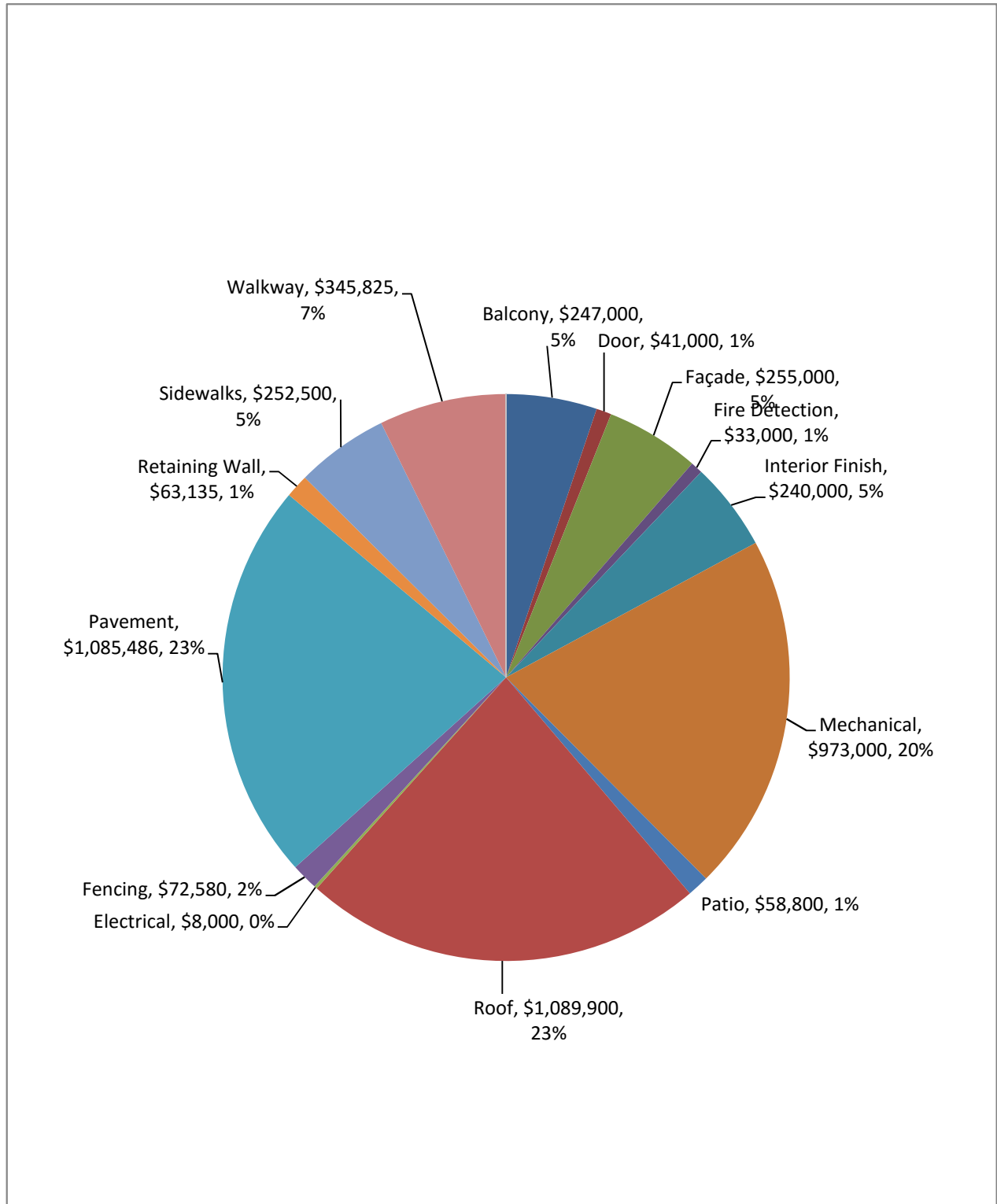
<p>2041 total expenditure \$150,936 consisting of these projects:</p>	<p>2042 total expenditure \$113,542 consisting of these projects:</p>	<p>2043 total expenditure \$25,758 consisting of these projects:</p>	<p>2044 total expenditure \$301,916 consisting of these projects:</p>
<p>BUILDING-Façade-siding/trim replacement-[6] \$50,000</p> <p>BUILDING-Façade-brick point/repair fund [5] \$35,000</p> <p>BUILDING-Mechanical-boiler-bldg 11 [9] \$26,000</p> <p>SITE-Pavement-belgium block curbing, bldgs. 5-17-[13] \$21,636</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 14 [9] \$9,800</p> <p>BUILDING-Mechanical-sump pump-[9] \$4,000</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9] \$3,500</p> <p>BUILDING-Mechanical-expansion tank-bldg 11 [9] \$1,000</p>	<p>BUILDING-Mechanical-water softener-[1,9] \$34,000</p> <p>SITE-Sidewalks-concrete replacement, 10%-[15,16] \$25,250</p> <p>SITE-Pavement-belgium block curbing, bldgs. 1-4-[13] \$16,812</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 13 [9] \$9,800</p> <p>BUILDING-Patio-replacement 5%-[10] \$5,880</p> <p>BUILDING-Door-steel, basement-[4] \$5,000</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9] \$4,900</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9] \$4,900</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 6 [9] \$3,500</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9] \$3,500</p>	<p>BUILDING-Mechanical-hot water heater, 100gal-bldg 10 [9] \$9,800</p> <p>SITE-Pavement-sealcoating, bldgs. 1-4-[12] \$7,558</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 11 [9] \$4,900</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 5 [9] \$3,500</p>	<p>BUILDING-Roof-shingles incl gutters/leaders-bldgs.15, 16 & 17 [7] \$262,080</p> <p>SITE-Pavement-belgium block curbing, bldgs. 5-17-[13] \$21,636</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 17 [9] \$9,800</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 1 [9] \$4,900</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9] \$3,500</p>

<p>2045 total expenditure \$219,574 consisting of these projects:</p>	<p>2046 total expenditure \$264,220 consisting of these projects:</p>	<p>2047 total expenditure \$49,136 consisting of these projects:</p>
<p>BUILDING-Interior Finish-common hall refurbishment-[8] \$80,000</p> <p>BUILDING-Mechanical-boiler-bldg 15 [9] \$26,000</p> <p>SITE-Sidewalks-concrete replacement, 10%-[15,16] \$25,250</p> <p>SITE-Pavement-belgium block curbing, bldgs. 1-4-[13] \$16,812</p> <p>BUILDING-Mechanical-boiler-bldg 9 [9] \$13,000</p> <p>BUILDING-Mechanical-boiler-bldg 14 [9] \$13,000</p> <p>SITE-Pavement-sealcoating, bldgs. 5-17-[12] \$10,832</p> <p>BUILDING-Mechanical-boiler-bldg 7 [9] \$6,500</p> <p>BUILDING-Mechanical-boiler-bldg 6 [9] \$6,500</p> <p>BUILDING-Patio-replacement 5%-[10] \$5,880</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 16 [9] \$4,900</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 15 [9] \$4,900</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 4 [9] \$3,500</p> <p>BUILDING-Mechanical-expansion tank-bldg 9 [9] \$1,500</p> <p>BUILDING-Mechanical-expansion tank-bldg 15 [9] \$1,000</p>	<p>BUILDING-Roof-shingles incl gutters/leaders-, bldgs. 1, 2, 3 & 4 [7] \$143,220</p> <p>BUILDING-Mechanical-boiler-bldg 2 [9] \$26,000</p> <p>BUILDING-Mechanical-boiler-bldg 16 [9] \$26,000</p> <p>BUILDING-Mechanical-boiler-bldg 12 [9] \$26,000</p> <p>BUILDING-Mechanical-boiler-bldg 1 [9] \$26,000</p> <p>BUILDING-Mechanical-boiler-bldg 4 [9] \$13,000</p> <p>BUILDING-Mechanical-expansion tank-bldg 2 [9] \$1,000</p> <p>BUILDING-Mechanical-expansion tank-bldg 16 [9] \$1,000</p> <p>BUILDING-Mechanical-expansion tank-bldg 12 [9] \$1,000</p> <p>BUILDING-Mechanical-expansion tank-bldg 1 [9] \$1,000</p>	<p>SITE-Pavement-belgium block curbing, bldgs. 5-17-[13] \$21,636</p> <p>BUILDING-Door-common entry-[4] \$10,000</p> <p>BUILDING-Mechanical-hot water heater, 75gal-bldg 3 [9] \$9,000</p> <p>SITE-Electrical-walkway lights-[11] \$4,000</p> <p>BUILDING-Mechanical-hot water heater, 100gal-bldg 8 [9] \$3,500</p> <p>BUILDING-Mechanical-expansion tank-bldg 14 [9] \$1,000</p>

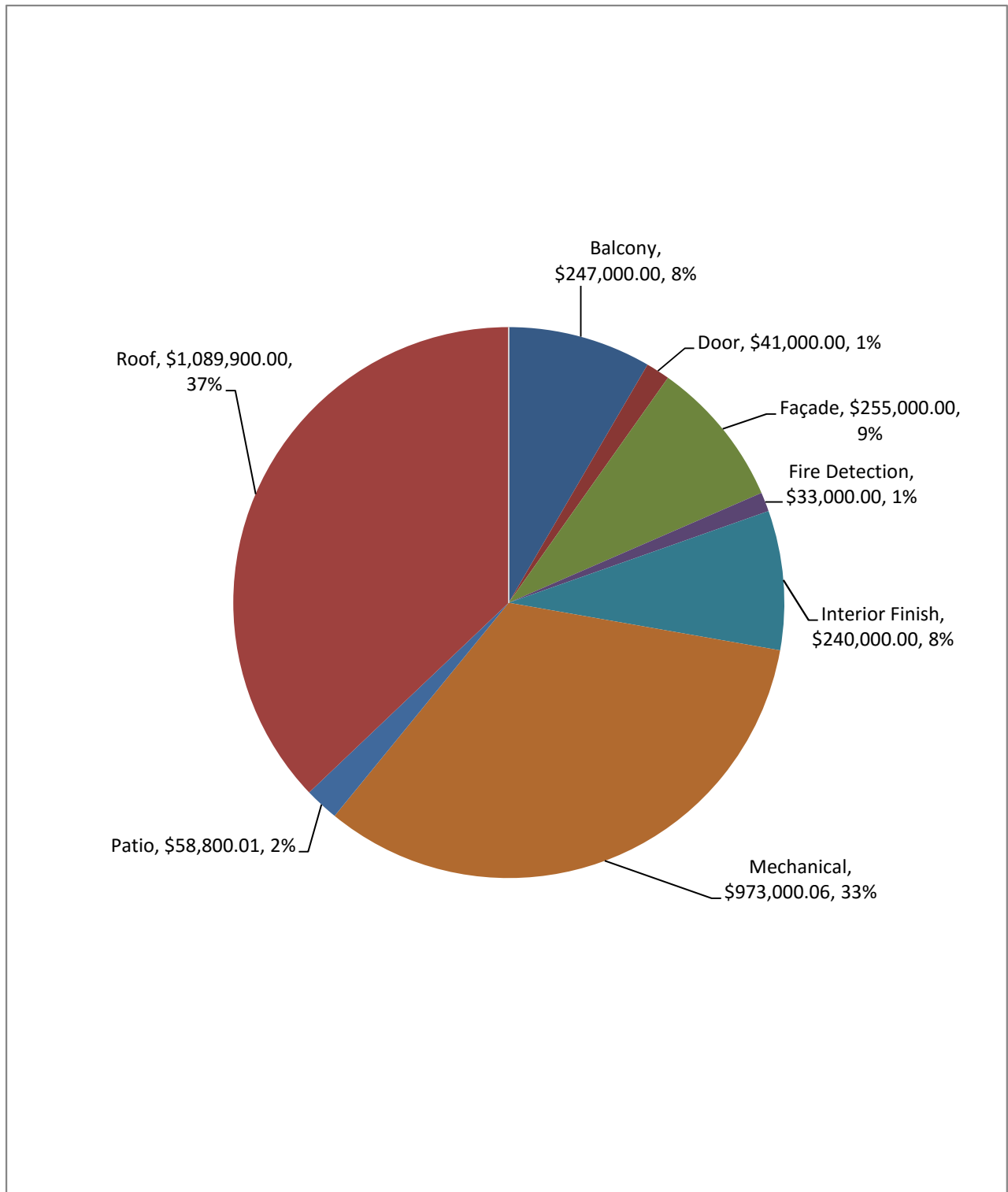
Present Value Expenditure Over Time Window by Line Item Category



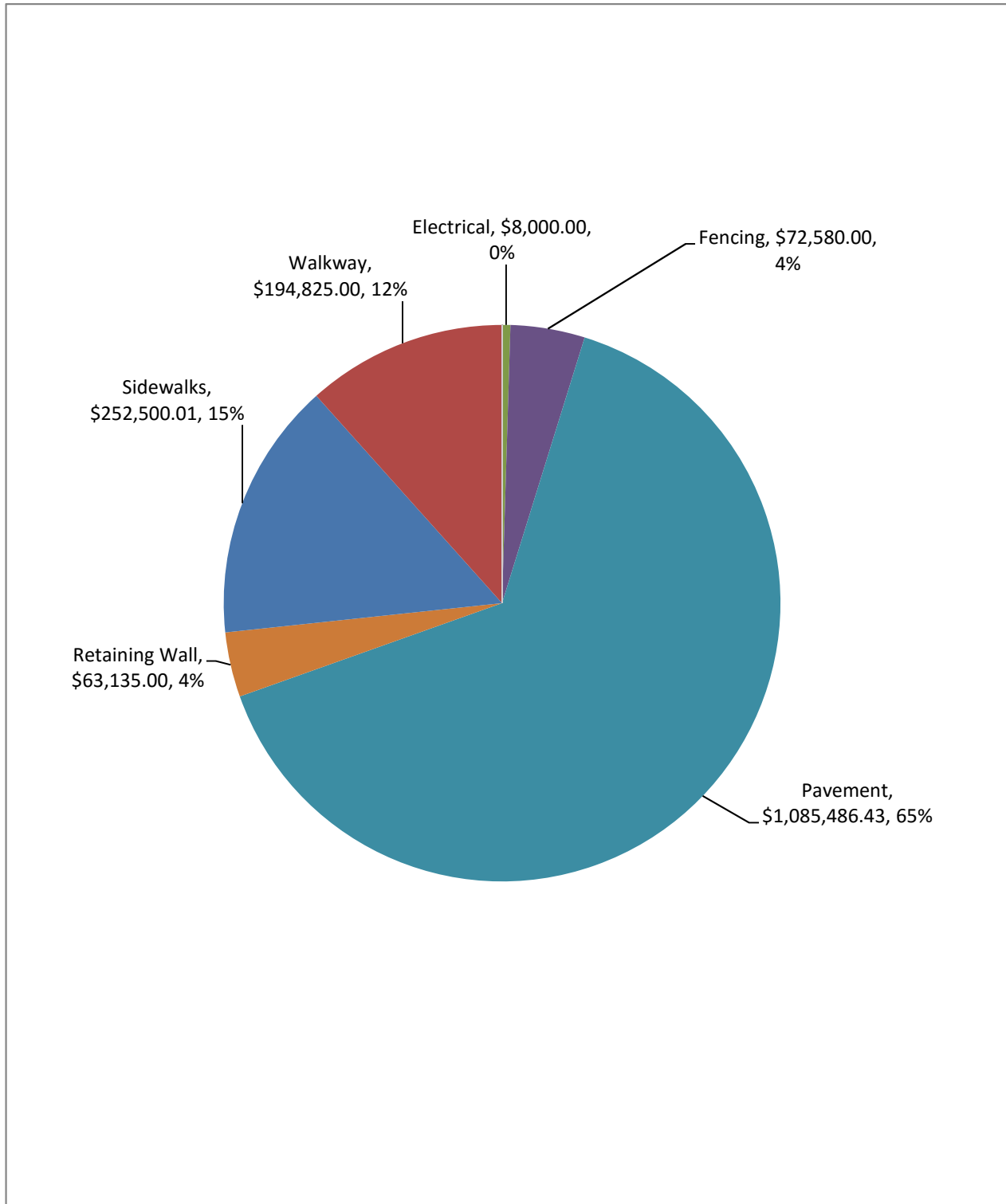
Present Value Expenditure Over Time Window by Line Item Type



Present Value Expenditure Over Time Window for Building Category by Line Item Type



Present Value Expenditure Over Time Window for Site Category by Line Item Type



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Calculation Table Explanatory Descriptions

The following sections describe the individual sheets of the Calculation Tables, in the order they appear in the report.

Executive Summary

This page shows the basic fiscal and initial condition information upon which the remainder of the analysis has been based and includes basic information regarding the Association, the report (including its revision history), and a basic summary of the funding schedules considered in the analysis.

Client

This entry lists the full (official) name of the Association, to the best of The Falcon Group's knowledge.

File Number

This entry indicates the file/client number that The Falcon Group has assigned to the Association for our internal filing and archiving purposes. This number should remain constant through all of the communications that the Association has with The Falcon Group.

Version

This entry indicates the month and year in which this analysis was performed. This information is included to allow differentiation between precedent and antecedent analyses.

Community Information

These entries indicate the number of privately owned portions (be they detached single family dwellings, condominium units, attached single family dwellings [often called townhouses], business condominium units, or some combination thereof) within the Association, the approximate or median date of original construction, and the geographic location of the Association's physical components (which is often useful information in that construction costs tend to vary with geographic location and local market forces).

Initial Conditions

These entries list the conditions that The Falcon Group understands to exist as of the first day of the initial fiscal year of the analysis shown (while most Associations have fiscal years that run concurrent with calendar years, this is not universal, and the initial conditions therefore include an explicit listing of the last day of the Association's fiscal year), and include the initial fund balance, which is often pro-rated from the current fund balance, based upon the date of the current fund balance and the prior year's annual contribution. The initial conditions also include the initial percent funded, which gives an indication of how conservatively the Association has historically funded its capital reserve fund to the beginning of the initial fiscal year, and the initial estimated total replacement cost, which is the basis that The Falcon Group typically uses to determine the threshold levels for the cash-flow methodology fund projections.

Included in this area, for the Association's edification, is the "PV Expenditure in Time Window", which is the summation of the "Present Value of Line Item Expenditures in Time Window" column from the Expenditure Projection.

Scope of Work

This indicates the processes undertaken as part of the analysis evaluation. The Falcon Group, besides specifying scopes of work by CAI standards (updates with and without site visits and full studies) also indicates if the Association requested field measurement of the common elements, and indicates if other work scopes (e.g. roof or siding inspections, moisture testing, etc.) beyond typical visual inspection and quantity measurement, are included in the analysis evaluation.

Revisions

Many Capital Reserve Replacement Analyses are revised one or more times to reflect changes in assumptions, new information, or alternative funding goals. The revision entries indicate dates that The Falcon Group has revised the

current analysis, and include short descriptions of the revisions made and initials of the editor in The Falcon Group who performed the revision(s).

Analysis Calculation Constants

These entries list the constants used in the analysis, including the time window (industry standard time window is thirty years), the assumed annual rate of cost inflation (The Falcon Group, unless otherwise directed by the Association, will assume this to be zero), and the assumed annual rate of investment return (The Falcon Group, unless otherwise directed by the Association, will assume this to be zero).

Summary of Funding Schedules Over Time Window

These entries indicate the funding schedules (the various scenarios) considered in the analysis, along with relevant notes regarding these funding schedules, the contribution required in the initial fiscal year to comply with the funding schedule as calculated, and the maximum and minimum end of year fund balances projected to occur in each of the funding schedules.

Line Item Schedules

There are two distinct line item schedules, the reserve schedule, which displays life cycle and estimated cost information that is used to develop the expenditure projection, and the depreciation schedule, which displays the depreciation and fund allocation information that is used to develop the full funding scenario projection.

Line Item

These entries name the individual projects/expenditures that are expected to be funded through the Association's capital reserve fund and are therefore being considered in the analysis. Each line item name is compounded of a category (typical categories are ANCILLARY, BUILDING, and SITE), a type (such as Pavement, Roof, Swimming Pool, or Utility, among others), a description (such as asphalt, concrete, metal railing, seal coating, wood deck, or so forth), and, in some cases a miscellaneous component including secondary descriptions (such as street names, building numbers, or phase numbers) and notes (typically in the form of one or more numbers in parenthesis that reference the notes in the narrative section of the report), with all components being separated by hyphens. The line item names are constructed in this fashion so that they can be easily organized into related categories. The organization of the individual line items in a systematic fashion (arranging similar or related line items in close proximity to each other) tends to make the Line Item Schedules and Expenditure Projection of the analysis more easily read, cross-referenced, and checked.

Always be mindful of notes – due to the tabular nature of the Calculation Sheets, important qualifications, disclosures, and observations regarding individual line items typically cannot be expected to fit within the space limitations of the Calculation Sheets, so the line item notes often include vital explanatory material.

Life Cycle [Reserve Schedule]

The typically expected life cycle is the number of years that The Falcon Group would expect to see between occurrences of the line item expenditure. The condition assessed remaining life cycle is the number of years that The Falcon Group expects to elapse before the next occurrence of the line item expenditure.

Estimated Cost [Reserve Schedule]

The total line item cost per occurrence of the line item expenditure in the initial year is determined by multiplying the line item quantity by the line item unit cost. Please note that each line item has also been given a unit of measure – this is very important, in that a both quantity and unit cost entries cannot be appropriately interpreted without knowing the unit of measurement (for instance, there is a vast difference between a square foot of concrete and a cubic yard of concrete, and quantities and unit costs based upon cubic yards will be very different from those based upon square feet).

It must be understood that estimated costs are shown for the initial fiscal year of the analysis. If inflation is assumed to be zero, than the estimated line item cost per occurrence will be constant over the time window – otherwise estimated line item costs will change over the time window.

The individual line item unit costs (the estimated cost for which the components represented by the line item can be realistically replaced, reconstructed, or refurbished as the case may be, per unit of measurement) are based upon the cost information available to us as of the time the analysis is performed, as well as various assumptions in regards to non-visible construction details and material characteristics. The Falcon Group bases unit costs upon current R.S. Means reference books (R.S. Means is a commercially available series of cost estimating guides published by Reed Construction Data), contractor bids for similar scopes of work with which The Falcon Group has been involved, industry/manufacturer specific information, and whatever historical expenditure information that the Association has supplied to The Falcon Group for review.

The Association should remain aware that these are estimated costs. Market forces can alter individual costs significantly in comparatively short periods of time due to material price increases, labor shortages, regulatory environment changes, and etcetera. Actual costs can also be significantly altered by design requirements (e.g. use of unusual materials or design details), project or community specific requirements (e.g. unusually restricted hours of work), or other factors that are not determined until the actual project designs and specifications are created. The actual cost that the Association will see can be expected to vary to a greater or lesser degree from what has been estimated for the purposes of this Capital Reserve Replacement Analysis.

Please note that the Line Item Occurrence Cost is not necessarily identical to the Total Line Item Cost (q.v.), in that line items, for various reasons, may not be showing the entire quantity of the common element considered in the analysis (this is typically done to allow more accurate modeling of items such as concrete pedestrian walks, where replacement is often performed on an as-needed basis for comparatively small portions of the total, and is generally combined with a very short life cycle to reflect many small expenditures rather than a single large expenditure).

Total Line Item Cost

This line item entry is simply the total quantity of the common element multiplied by the unit cost. Please note that, for various reasons, the analysis tables may not be showing the total quantity of the common element in question (q.v., Estimated Cost), in which case this entry will not agree with the Line Item Occurrence Cost entry under the Reserve Schedule heading. These entries have been included for the use of accounting professionals and community managers, and do not necessarily appear elsewhere in the analysis, as expenditure projections are based upon the Line Item Occurrence Cost entries.

Current Theoretical Full Funding Line Item Balance [Full Funding Schedule]

This line item entry is essentially the difference between the estimated line item occurrence cost and the depreciated value at the beginning of the initial fiscal year of the analysis (based upon simple straight-line depreciation of the occurrence cost over the typically expected life cycle with an assumed residual value of zero), and thus represents both the value of the common element(s) represented by the line item that has been lost to senescence (aging), wear, weathering, and other forms of deterioration since the installation of said element(s) and the theoretical "ideal" level of funding expected if the Association was attempting to maintain full funding.

Initial Fund Allocation [Full Funding Schedule]

This line item entry is the portion of the initial fund balance that has been allocated to the line item for calculation purposes. The process of determining this allocation is called "pooling", and tends to become a complex issue, especially in regards to fund distribution in severely under-funded situations. The Falcon Group uses an algorithm that preferentially directs funding allocation to cover expenditures occurring in the initial fiscal year and allocates the remainder based upon the individual line item current cumulative depreciations. Note the sum of all line item initial fund allocations, by definition, is equal to the initial fund balance.

The Association should remember that pooling is essentially an accounting convenience that is used to allow the component methodology calculations, not an intrinsic characteristic of the typical capital reserve fund. It is rare for an Association to explicitly divide their capital reserve fund into separate savings or investment accounts for each individual line item of their Capital Reserve Replacement Analysis, and the line item initial fund allocation is therefore not normally reflected in any administrative or fiscal structure within an Association.

Current Coverage (+) or Shortage (-) [Full Funding Schedule]

This line item entry is simply the difference between the initial fund allocation and the current theoretical full funding line item balance. Positive numbers indicate overages (the initial fund allocation is greater than the current theoretical full funding line item balance) while negative numbers indicates shortages (the initial fund allocation is less than the current theoretical full funding line item balance). An Association that is fully funded will have neither overages nor shortages.

Effective Age of Component [Full Funding Schedule]

This line item entry is essentially the numerical representation of the estimated number of full years of “typical” deterioration experienced by the components of the line item up to the initial year of the analysis. Thus, if a line item has an expected life cycle of 15 years and a condition assessed remaining life of 10 years, it has an effective age of 4, because the line item is in the midst of its 5th year.

Current Theoretical Full Funding Line Item Annual Contribution [Full Funding Schedule]

This line item entry is the estimated value of the common element(s) represented by the line item that is lost each year to senescence (aging), wear, weathering, and other forms of deterioration, and is therefore a form of depreciation. This analysis assumes all depreciation to be a linear function of the line item life cycle and occurrence cost for budgeting purposes. Depreciation is an accounting convention and mathematical construction, not necessarily a true reflection of the actual physical deterioration of many common elements. Many objects tend to experience a gradually increasing rate of deterioration as they age, and their actual value often more closely resembles a logarithmic or exponential function than a linear function. The difficulties in attempting to more accurately model actual material degradation mathematically make depreciation via linear functions the favored basis of calculation for full funding analyses.

Expenditure Projection

The expenditure projection sheets essentially cycle the line item life cycles, including various non-cyclical or meta-cyclical factors, over the analysis time window and generate the predicted cash-outflow from the Association’s capital reserve fund over the course of the analysis time window.

The majority of the expenditure projection takes the form of an array or grid that cross-references each line item (the rows) with each fiscal year (the columns) in the analysis time window, with line item expenditure occurrences in each fiscal year being summed to produce the nominal expenditure (in future dollars) for each fiscal year.

Line Item

These entries are identical to the entries in the line item schedules.

Fiscal Year

These entries indicate the fiscal year in which the entries below are occurring. Please note that, depending upon the start/end date of the Association’s fiscal year, these years may or may not match calendar periods. The Falcon Group will generally use the calendar year numeral in which the fiscal year starts as the fiscal year numeral – for instance, if an Association’s fiscal year runs from April 1 to March 1, then The Falcon Group would indicate the fiscal year from April 1, 2013 to March 1, 2014 as the 2013 fiscal year.

Nominal Expenditure (in Future Dollars) in Fiscal Year

These entries are the sums of the expenditures projected to occur in each individual fiscal year. These entries reflect the effects of any assumed rate of cost inflation, and are therefore in terms of future dollars for the fiscal year in which they appear.

Present Value of Line Item Expenditures in Time Window

These entries are the summation of the projected expenditures for each individual line item. These entries reflect the effects of any assumed rate of cost inflation and rate of return on investment, and are therefore an estimate of the current dollar sum (present value) that is theoretically equivalent to the cash-flow represented for the line item. In other words, if

the Association has an initial reserve fund balance equal to the sum of all of the present value of line item expenditures in time window entries, then it would theoretically be able to fund all of the expenditures projected to occur within the current time window out of the reserve fund and its investment earnings without any contributions from the Association, with the last expenditures in the time window reducing the fund balance to zero. The Falcon Group has never observed such a situation, and would never advise an Association to attempt such a strategy; these entries have been included to give the Association an index by which it can determine which line items are likely to have the most influence on threshold funding scenario projections (and thus where changes are most likely to materially alter recommended annual contributions).

Annual Funding Projection

The annual funding projection sheets display the projected expenditures from the capital reserve fund, contributions to the capital reserve fund, and the resulting start of year and end of year fund balances for the various funding scenarios considered in the analysis. Each sheet takes the form of an array or grid that cross-references each fiscal year (the rows) with the projected expenditures in that fiscal year, and the starting and ending fund balances, projected contribution, and (in the case of threshold funding scenarios) the nominal threshold (initial year threshold corrected for cost inflation) for each scenario considered in the analysis. Please note that each scenario is represented by the columns underneath the title of the scenario (located along the top of the sheet), and that these scenarios are each independently calculated.

Fiscal Year and Nominal Expenditure (in Future Dollars) in Fiscal Year

These entries have identical values to the entries in the expenditure projection, although they have been transposed, which is to say that these entries are displayed horizontally from left to right in the expenditure projection but are displayed vertically from top to bottom in the annual funding projection.

Start of Year Fund Balance

These entries are the projected capital reserve fund balance on the first day of the given fiscal year for the given scenario projection. Please observe that the start of year fund balance for all considered funding scenarios is the same in the initial fiscal year, and equals the initial fund balance.

The start of year fund balance for fiscal years after the initial year is equal to preceding fiscal years end of year fund balance for the given scenario plus any return on investment.

Projected Contribution

These entries are the per annum contributions to the capital reserve fund for the given fiscal year and given scenario projection.

End of Year Fund Balance

These entries are the projected capital reserve fund balances on the last day of the given fiscal year for the given scenario projection; it is essentially the sum of that fiscal year's start of year fund balance and projected contribution, less the expenditure in that fiscal year.

Nominal Threshold in Year

These entries are initial year threshold (which is shown directly below the threshold scenario title), corrected for the estimated cumulative cost inflation since the initial fiscal year. Where the assumed rate of cost inflation is zero, all of these entries should be identical within a given funding scenario.

Projection Graphs

These sheets contain graphic representations of subsets of the information within the annual funding projection.

The end of fiscal year fund project graph is a graphical comparison of the various scenario projections tabulated in the annual funding projection. This graph contains information given in the annual funding projection in a more accessible format that often proves helpful for qualitative judgments of the merits of the various funding scenarios offered in the

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Capital Reserve Replacement Analysis. This graph displays the end of year fund balances for the various funding scenarios, as well as the various non-zero threshold balances so as to allow for relatively simple comparison between the various scenarios over the analysis time window.

Expenditure Calendar

These sheets display the total (nominal) expenditure within each fiscal year of the analysis time window, along with the list of line items and their associated expenditures (in order from greatest to least expenditure) occurring in the given fiscal year.

The expenditure calendar essentially displays the same basic information set as the expenditure projection, but organizes the information in a different format that many users find more accessible. While the expenditure projection predominantly organizes information by line item and only secondarily by year, the expenditure calendar organizes information predominantly by year.