



UNIVERSITY OF CENTRAL FLORIDA

**Board of Trustees
Finance and Facilities Committee
Emergency Teleconference Meeting
March 26, 2020, 10 a.m.
Conference call in phone number 800-442-5794, passcode 463796**

AGENDA

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| I. CALL TO ORDER | Alex Martins
<i>Chair, Finance and Facilities Committee</i> |
| II. ROLL CALL | Tracy D. Slavik
<i>Coordinator for Administrative Affairs Division</i> |
| III. NEW BUSINESS | Chair Martins |
| <ul style="list-style-type: none">• Proposed UCF On-Campus Housing Rental Rates Increase (INFO-1)• Proposed Housing Refunds Due To COVID-19 Closures (FFC-1) | Joseph Trubacz
<i>Interim Vice President for Financial Affairs and Chief Financial Officer</i> |
| IV. OTHER BUSINESS | Chair Martins |
| V. CLOSING COMMENTS | Chair Martins |

ITEM: INFO-1

**UCF BOARD OF TRUSTEES
Finance and Facilities Committee
March 26, 2020**

Title: Proposed UCF On-Campus Housing Rental Rates Increase

Background:

UCF is committed to providing student residents with safe, inclusive housing communities that foster their success through innovative living and learning opportunities.

The university is proposing to raise campus housing rental rates an average of 5 percent for each of the next three years (fiscal years 2021, 2022, and 2023) to fund planned maintenance and improvement projects (see Attachment A), as well as to support additional staffing and other operating expenses that have grown with the increased number of beds and the demand for on-campus housing. Occupancy for UCF housing averages 99 to 100 percent with a consistent waitlist.

This agenda item includes a recommended average of 5 percent increase for fiscal year 2021. Each future increase mentioned above would be brought before the Board for discussion and reaffirmation.

This would be the first time since 2012 that the university has sought to increase its owned and managed campus housing rental rates. In that same period of time, UCF has increased its beds by nearly 2,000.

This rental increase would impact the 4,444 beds that the university owns – about a third of UCF’s 12,268 owned or managed student beds across 10 communities. The proposed on-campus housing rental rates for these properties for fiscal year 2021 are listed in Attachment D, page 1.

In February, the UCF Convocation Corporation increased the Towers’ housing rates by 5 percent for fiscal year 2021, with additional 5 percent increases planned for each of the following two years. Other externally owned, UCF-managed properties have recently approved rental increases of up to 5 percent to take effect in Fall 2020, including a 5 percent increase at the Rosen College student apartments, a 4 percent increase at NorthView, and increases ranging from 1.3 to 5 percent at UnionWest at UCF Downtown. Additional information on the rental rates for all university-owned and managed properties is in Attachment D.

Since 2012, Housing has drawn on its operating reserves to fund operations and to complete all necessary maintenance projects, while deferring some projects that are primarily enhancements. However, Housing is reevaluating its reserves with the goal of creating a \$12 million reserve, approximately one semester of operating expenses and debt service. Alternatively, this amount could cover one year’s debt service reserve plus three months of operating expenses.

The university is projecting an operating deficit of \$3.3 million for fiscal year 2020 (see Attachment B), as a result of rising expenses, no rate increases, and anticipated impacts of the COVID-19 virus on housing operations. To address this operating deficit, Housing has elected to defer certain non-critical maintenance and improvements. Because Housing’s bond-restricted renewal and replacement reserves may only be used for extraordinary circumstances, typical planned maintenance and improvements, such as painting or replacing flooring, must be funded through operating reserves.

Even with the rate increases, UCF’s main campus rental rates would remain among the lowest in the State University System and the surrounding communities because of UCF’s commitment to keeping costs low for students and their families. Comparative rates for UCF and other state universities are in Attachments E and F; comparisons with the surrounding community are in Attachment G.

Issues to be Considered:

1. The lack of rental rate increases has reduced the ability to address planned maintenance, resulting in \$10.2 million of deferred maintenance and improvement projects. An average rental rate increase of 5 percent for fiscal years 2021, 2022 and 2023 would allow Housing to address these planned projects to maintain student and parent satisfaction over three to four years.
2. Since 2012, Housing has had an increase of 1,937 owned and managed beds. Additional staffing is needed to continue providing quality service and to meet the demands of the additional residents.
3. The impact of the proposed rate increase for on-campus residents is an average increase of \$35.75 per month for students. By the third year, the proposed increase would generate an additional \$4.5 million per year for Housing.
4. As an auxiliary operation, Housing must maintain its own adequately funded operating reserves; E&G funding may not be used to pay for an auxiliary's operating costs.
5. Housing's renewal and replacement reserves are fully funded; however, they are restricted for unusual or extraordinary capital expenditures and may not be used for routine maintenance or capital renewal unless expressly authorized by the State and the Board of Governors. Despite operating at a cash deficit recently, Housing has still maintained its required minimum debt service ratio; however, the coverage ratio has been declining in recent years.
6. Beginning in the Fall, UCF would provide an additional \$100,000 annually in housing scholarships, funded by the rental rate increase, to help the university's neediest students.
7. The Florida Prepaid College Board allows for a six percent annual increase when approving each university's housing rates, per F.S. 1009.98 (10)(b)(4).
8. Nearly three quarters of those living on campus are freshmen; these students would arrive at UCF paying the new rates.
9. Four-year graduation rates for full-time first time-in-college (FTIC) students living on campus at least one year are 10.5 percentage points higher than those who do not live on campus (50.3 percent versus 39.8 percent).
10. Housing will return to the Board of Trustees in January 2021 to provide a financial update, and to seek reaffirmation on whether to continue with the planned 5 percent increase for the next fiscal year.

Alternatives to Decision:

1. Propose a different housing rate.
2. No increase in housing rates.

Fiscal Impact and Source of Funding:

The requested fiscal year 2021 rental rate increase would generate additional revenues of \$1.38 million per year and would increase the average housing cost for residents by \$35.75 per month.

Recommended Action:

Inform the committee of this item, which is on the April 22 Finance and Facilities Committee meeting agenda.

Authority for Board of Trustees Action:

Delegation of Authority to the President, Items requiring specific approval of the board, 25. Adoption of new or changes in existing tuition and fees.

Contract Reviewed/Approved by General Council:

N/A

Committee Chair or Chairman of the Board approval:

Chair Alex Martins has approved adding this item to the agenda.

Submitted by:

Joseph Trubacz, Interim Vice President for Financial Affairs and Chief Financial Officer
Maribeth Ehasz, Vice President for Student Development and Enrollment Services

Supporting Documentation:

Attachment A: Housing and Residence Life Planned Maintenance and Improvement Projects
Attachment B: Housing and Residence Life 5-Year Budget Projections
Attachment C: Housing and Residence Life Beds and Historical Occupancy Statistics
Attachment D (Page 1): On Campus Housing Proposed Rental Rates Per Semester
Attachment D (Pages 2-3): Rental Rates for Housing and Residence Life Managed Properties
Attachment E: Public Universities Comparable Double Rates
Attachment F: Public Universities Comparable Single Rates
Attachment G: Private Market Comparable Rates
Attachment H: Minutes from the October 31, 2018 UCF Convocation Corporation Meeting
Attachment I: 2017-18 Reserve Study Update - UCF Convocation Corporation
Attachment J: 2019-20 Reserve Study Update - UCF Convocation Corporation

Facilitators/Presenters:

Joseph Trubacz, Interim Vice President for Financial Affairs and Chief Financial Officer
Maribeth Ehasz, Vice President for Student Development and Enrollment Services

Attachment A

**University of Central Florida
Division of Student Development and Enrollment Services
Department of Housing and Residence Life**

Planned Maintenance & Improvement Projects for: FY 2021-2025

Planned maintenance and improvement projects for fiscal year 2020-21, totaling \$2,550,000 and includes:

- exterior painting of Lake Claire Community (\$250,000)
- replacement of Lake Claire Windows, phase 1 of 3 (\$450,000) *
- replacement of HVAC chill water units in Hercules Community (\$500,000)
- ResNet (UCF managed Internet Service Provider) infrastructure upgrade (\$1,350,000)

Planned maintenance and improvement projects for fiscal year 2021-22, totaling \$3,780,000 and includes:

- replacement of Lake Claire Windows, phase 2 of 3 (\$450,000) *
- replacement of fire alarm panels in Nike and Hercules Communities (\$400,000)
- resealing and exterior painting of Hercules Community (\$1,500,000) *
- refurbishing of exterior stairwells in Lake Claire Community (\$80,000) *
- replacement of Seminole Hall roof (\$535,000)
- ResNet (UCF managed Internet Service Provider) infrastructure upgrade (\$1,350,000)

Planned maintenance and improvement projects for fiscal year 2022-23, totaling \$5,720,000 and includes:

- resealing and exterior painting of Nike Community (\$1,500,000) *
- replacement of Lake Claire kitchens, phase 1 of 2 (\$550,000) *
- replacement of Lake Claire Windows, phase 3 of 3 (\$450,000) *
- LED lighting upgrades for AV and Libra Communities (\$400,000) *
- replacement of Brevard Hall roof (\$535,000)
- replacement of Academic Village windows, phase 1 of 3 (\$935,000)*
- ResNet (UCF managed Internet Service Provider) infrastructure upgrade (\$1,350,000)*

Planned maintenance and improvement projects for fiscal year 2023-24, totaling \$3,120,000 and includes:

- replacement of Lake Claire kitchens, phase 2 of 2 (\$550,000) *
- replacement of wall mounted chill water HVAC in Brevard, Orange, and Seminole Halls (\$1,100,000) *
- replacement of Orange Hall roof (\$535,000)
- replacement of Academic Village windows, phase 2 of 3 (\$935,000)*

Planned maintenance and improvement projects for fiscal year 2024-25, totaling \$2,455,000 and includes:

- replacement of Academic Village windows, phase 3 of 3 (\$935,000)
- replacement of Nike Community roofs (\$1,200,000)
- restoration of brick mortar in Apollo Community (\$320,000)

* Denotes planned maintenance that was scheduled in previous fiscal years. An increase in the cost of goods and services, with no new revenue, resulted in deferring some renewal projects. A total of \$10.2 million was deferred.

Attachment B

University of Central Florida
Department of Housing and Residence Life
5-Year Budget Projections (Including Proposed Rental Rate Increases)

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
	Estimated	Projected	Projected	Projected	Projected	Projected
	0%	5%	5%	5%	0%	0%
Revenue: (rental rate increase)						
Rental Revenue ¹	\$ 25,724,564	\$ 29,107,031	\$ 30,562,382	\$ 32,090,501	\$ 32,090,501	\$ 32,090,501
Other Revenue ¹	664,438	2,520,000	2,520,000	2,520,000	2,520,000	2,520,000
Interest and Investment Earnings ²	1,923,902	525,480	575,000	575,000	575,000	575,000
Total Revenue	28,312,904	32,152,511	33,657,382	35,185,501	35,185,501	35,185,501
Expenditures:						
Salaries and Matching ^{3, 6}	9,081,632	8,686,381	8,946,973	9,215,382	9,491,843	9,776,598
Other Personnel Services (OPS) ³	1,437,000	1,721,463	1,773,107	1,826,300	1,881,089	1,937,522
Repairs and Maintenance	1,659,944	3,320,000	4,942,600	6,406,928	5,878,036	4,615,977
Utilities ³	3,104,967	2,850,416	2,935,928	3,024,006	3,114,727	3,208,168
Operating Expenses ³	4,055,859	3,847,928	4,063,366	4,285,267	4,413,825	4,546,240
Operating Capital Outlay (OCO) ³	5,000	92,700	95,481	98,345	101,296	104,335
Debt Service	8,337,250	8,334,025	7,129,650	7,128,900	7,126,900	7,131,400
Transfers:						
Auxiliary Overhead	1,990,855	2,000,000	2,127,884	2,257,078	2,503,320	2,734,185
Construction ⁴	-	1,350,000	1,350,000	1,350,000	-	-
Replacement Reserve ⁵	-	415,104	436,606	458,435	-	-
Interest and Investment Transfers ²	1,923,902	525,480	575,000	575,000	575,000	575,000
Total Expenditures	31,596,409	33,143,497	34,376,595	36,625,641	35,086,035	34,629,425
Net Increase (decrease) from operations	\$ (3,283,505)	\$ (990,986)	\$ (719,213)	\$ (1,440,140)	\$ 99,466	\$ 556,076
Ending Operating Cash	\$ 5,376,521	\$ 4,385,535	\$ 3,666,322	\$ 2,226,182	\$ 2,325,648	\$ 2,881,724
Projected Debt Service Coverage Ratio	1.08	1.41	1.54	1.46	1.46	1.56
Ending Replacement Reserves⁵	\$ 8,158,176	\$ 8,573,280	\$ 9,009,886	\$ 9,468,321	\$ 9,468,321	\$ 9,468,321

¹ Rental revenues and other event revenues are expected to be lower in FY 2020 due to unanticipated closures from the Coronavirus. Rental revenue projections include a 5% increase in rental rates for FY 2021-2023 based on historical max rental revenue totals.

² The projected decrease in interest and investment earnings is due to realized investment gains recorded in fiscal year 2020 related to the funding of University capital projects in fiscal year 2019. All investment earnings distributed to the auxiliary are transferred back to the University during the year to fund other capital initiatives.

³ Expenses are projected to increase by 3% in FY 2021-2025.

⁴ Construction transfers are for the ongoing ResNet infrastructure upgrade.

⁵ Funds equal to 30% of gross operating revenue (rental & other revenue) must be maintained in reserve. Housing replacement reserves are restricted for unusual or extraordinary capital expenditures and cannot be used for routine maintenance or capital renewal.

Attachment C

University of Central Florida
Division of Student Development and Enrollment Services
Department of Housing and Residence Life

Housing and Residence Life Beds

Community	Beds
Apollo, Libra, Lake Claire, Nike, Hercules, Neptune (Traditional Fall/Spring)	4,444
Towers at Knights Plaza - Managed (Year Round)	1,992
Northview - Managed (Year Round)	594
UnionWest – Managed (Year Round – Opened Fall 2019 DT)	639
Rosen - Managed (Year Round option)	384
Sorority/Fraternity (4 houses with Year Round option)	467
Knights Circle (Affiliated – Residence Life Services Provided)	2,532
The Pointe at Central (Affiliated – No Residence life Services Provided)	1,216
Total	12,268

Fall 2017-2019 Housing Occupancy

	Two Semester			Towers			Rosen			NorthView			UnionWest		Total	
	Fall 17	Fall 18	Fall 19	Fall 17	Fall 18	Fall 19	Fall 17	Fall 18	Fall 19	Fall 17	Fall 18	Fall 19	Fall 19	Fall 17	Fall 18	Fall 19
Fall FTIC	1762	2036	1997	609	659	705	21	19	26	120	133	122	29	2512	2893	2879
Summer FTIC	1436	1580	1630	422	449	482	15	21	15	120	134	134	19	1993	2217	2280
Soph/Jr/Sr	993	569	661	736	630	588	260	231	260	312	286	292	118	2301	1674	1919
New Fall Transfer	2	8	6	25	36	17	49	52	49	19	8	18	103	95	85	193
All Graduate	12	3	1	9	4	9	13	23	12	7	9	0	37	41	44	59
Valencia													293			293
Exchange/Global	98	69	8	144	138	142	17	20	13	3	5	10	4	262	236	177
Inclusive Educ	20	15	10	0	0	0	0	0	0	0	0		0	20	15	10
Student Staff	108	108	108	40	40	40	9	9	9	11	11	11	15	168	168	183
Total	4431	4388	4421	1985	1956	1983	384	375	384	592	586	587	618	7392	7332	7993
Total Available¹	4439	4444	4444	1986	1990	1990	384	384	384	594	594	594	640	7403	7412	8052
Occupancy	100%	99%	99%	100%	98%	100%	100%	98%	100%	100%	99%	99%	97%	100%	99%	99%

¹Available beds may change depending on use for full-time staff, tour rooms, ADA, facilities concerns, etc.

Attachment D

University of Central Florida
Division of Student Development and Enrollment Services
Department of Housing and Residence Life

Semester Rental Rates For
Fall 2020 / Spring 2021

On-Campus Department of Housing and Residence Life Properties - SDES							
Name and Description of Rental Units	Type of Accommodation	Year Opened	Beds	Current Rental Rate 2019-2020 per Semester	Proposed Rental Rate Increase 2020-2021 per Semester	Proposed Rental Rate 2020-2021 per Semester	Percent Rental Rate increase 2020-2021 per Semester
<u>Apollo Community</u>							
Lake, Volusia, Osceola, and Polk Hall	Double Occupancy Room	1969	364	\$ 2,470	\$ 120	\$ 2,590	4.9%
	Single Occupancy Room	1969	46	\$ 2,810	\$ 140	\$ 2,950	5.0%
<u>Libra Community</u>							
Brevard, Seminole, and Orange Halls	Double Occupancy Room	1981	428	\$ 2,700	\$ 135	\$ 2,835	5.0%
Citrus, Sumter, and Flagler Halls	Double Occupancy Room	1998	560	\$ 2,700	\$ 135	\$ 2,835	5.0%
<u>Lake Claire Community</u>							
Lake Claire Courtyard Apartments	Single Occupancy Apartment 4/2	1994	686	\$ 3,045	\$ 155	\$ 3,200	5.1%
<u>Greek Community</u>							
Building 409 and 411	Double Occupancy Room	2009	82	\$ 2,700	\$ 135	\$ 2,835	5.0%
Building 416 and 417	Double Occupancy Room	2013	79	\$ 2,800	\$ 140	\$ 2,940	5.0%
<u>Nike, Hercules, and Neptune Community</u>							
Academic Villages	Double Occupancy Room	2001	900	\$ 2,835	\$ 140	\$ 2,975	4.9%
	Single Occupancy Apartment 4/2	2001	664	\$ 3,085	\$ 155	\$ 3,240	5.0%
	Single Occupancy Apartment 2/1	2001	32	\$ 3,330	\$ 165	\$ 3,495	5.0%
	Single Occupancy Suite	2013	650	\$ 3,000	\$ 150	\$ 3,150	5.0%

Attachment D

University of Central Florida
Division of Student Development and Enrollment Services
Department of Housing and Residence Life

Semester Rental Rates For
Fall 2020 / Spring 2021

Rosen College Student Apartments: Managed by the Department of Housing and Residence Life for UCF Hospitality School Student Housing Foundation, Inc.							
Name and Description of Rental Units	Type of Accommodation	Year Opened	Beds	Current Rental Rate 2019-2020 per Semester	Proposed Rental Rate Increase 2020-2021 per Semester	Proposed Rental Rate 2020-2021 per Semester	Percent Rental Rate increase 2020-2021 per Semester
<u>Rosen College Student Apartments</u>	Single Occupancy Apartment 4/2	2005	368	\$ 2,985	\$ 150	\$ 3,135	5.0%
	Single Occupancy Apartment 2/1	2005	15	\$ 3,200	\$ 160	\$ 3,360	5.0%

The Towers at Golden Knights Plaza: Sub-managed by the Department of Housing and Residence Life for UCF CC Corp.							
Name and Description of Rental Units	Type of Accommodation	Year Opened	Beds	Current Rental Rate 2019-2020 per Semester	Proposed Rental Rate Increase 2020-2021 per Semester	Proposed Rental Rate 2020-2021 per Semester	Percent Rental Rate increase 2020-2021 per Semester
<u>Towers at Golden Knights Plaza</u>	Single Occupancy Apartment 4/2	2005	1648	\$ 3,440	\$ 172	\$ 3,612	5.0%
	Single Occupancy Apartment 4/4	2005	296	\$ 3,640	\$ 182	\$ 3,822	5.0%
	Single Occupancy Apartment 1/1	2005	24	\$ 3,845	\$ 192	\$ 4,037	5.0%

Attachment D

University of Central Florida
Division of Student Development and Enrollment Services
Department of Housing and Residence Life

Semester Rental Rates For
Fall 2020 / Spring 2021

NorthView: Managed by the Department of Housing and Residence Life for Provident, Inc.							
Name and Description of Rental Units	Type of Accommodation	Year Opened	Beds	Current Rental Rate 2019-2020 per Semester	Approved Rental Rate Increase 2020-2021 per Semester	Approved Rental Rate 2020-2021 per Semester	Percent Rental Rate increase 2020-2021 per Semester
<u>Northview</u>	Single Occupancy Apartment 4/4	2013	360	\$ 3,942	\$ 158	\$ 4,100	4.0%
	Single Occupancy Apartment 4/4 (loft)	2013	120	\$ 4,090	\$ 165	\$ 4,255	4.0%
	Single Occupancy Apartment 2/2	2013	108	\$ 4,230	\$ 170	\$ 4,400	4.0%

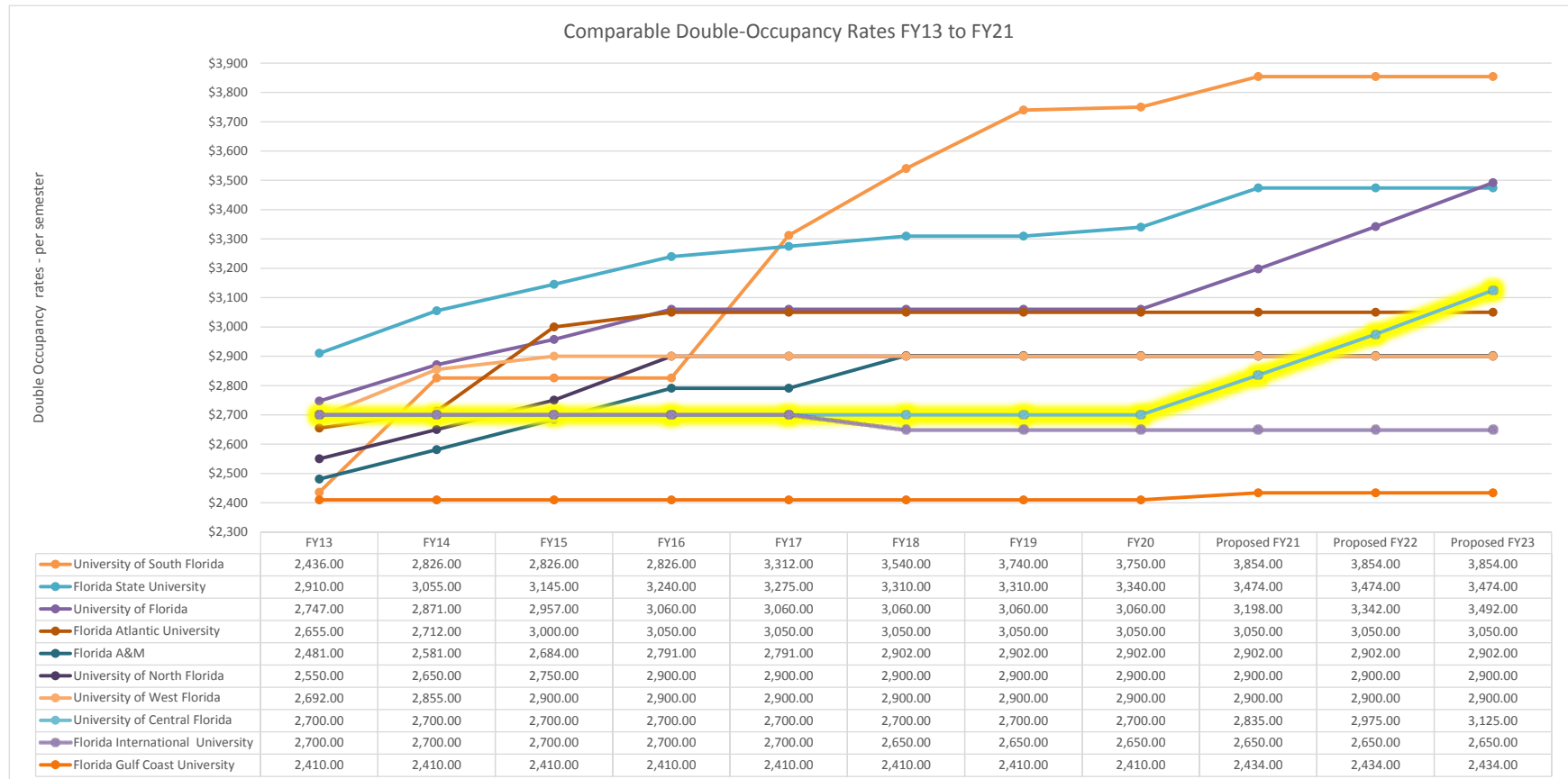
UnionWest: Managed by the Department of Housing and Residence Life for Devon Group, Inc.							
Name and Description of Rental Units	Type of Accommodation	Year Opened	Beds	Current Rental Rate 2019-2020 per Semester	Proposed Rental Rate Increase 2020-2021 per Semester	Proposed Rental Rate 2020-2021 per Semester	Percent Rental Rate increase 2020-2021 per Semester
<u>UnionWest</u>	Single Occupancy Apartment 4/4	2019	80	\$ 5,445	\$ 270	\$ 5,715	5.0%
	Single Occupancy Apartment 4/2	2019	98	\$ 4,770	\$ 225	\$ 4,995	4.7%
	Single Occupancy Suite 4/2	2019	90	\$ 4,320	\$ 158	\$ 4,478	3.7%
	Double Occupancy Apartment 4/2	2019	184	\$ 3,870	\$ 68	\$ 3,938	1.8%
	Double Occupancy Suite 4/2	2019	180	\$ 3,420	\$ 45	\$ 3,465	1.3%

Finance and Facilities Committee Teleconference Meeting - New Business

Attachment E

University of Central Florida
Division of Student Development and Enrollment Services
Department of Housing and Residence Life

Market Comparisons
Florida Public Universities

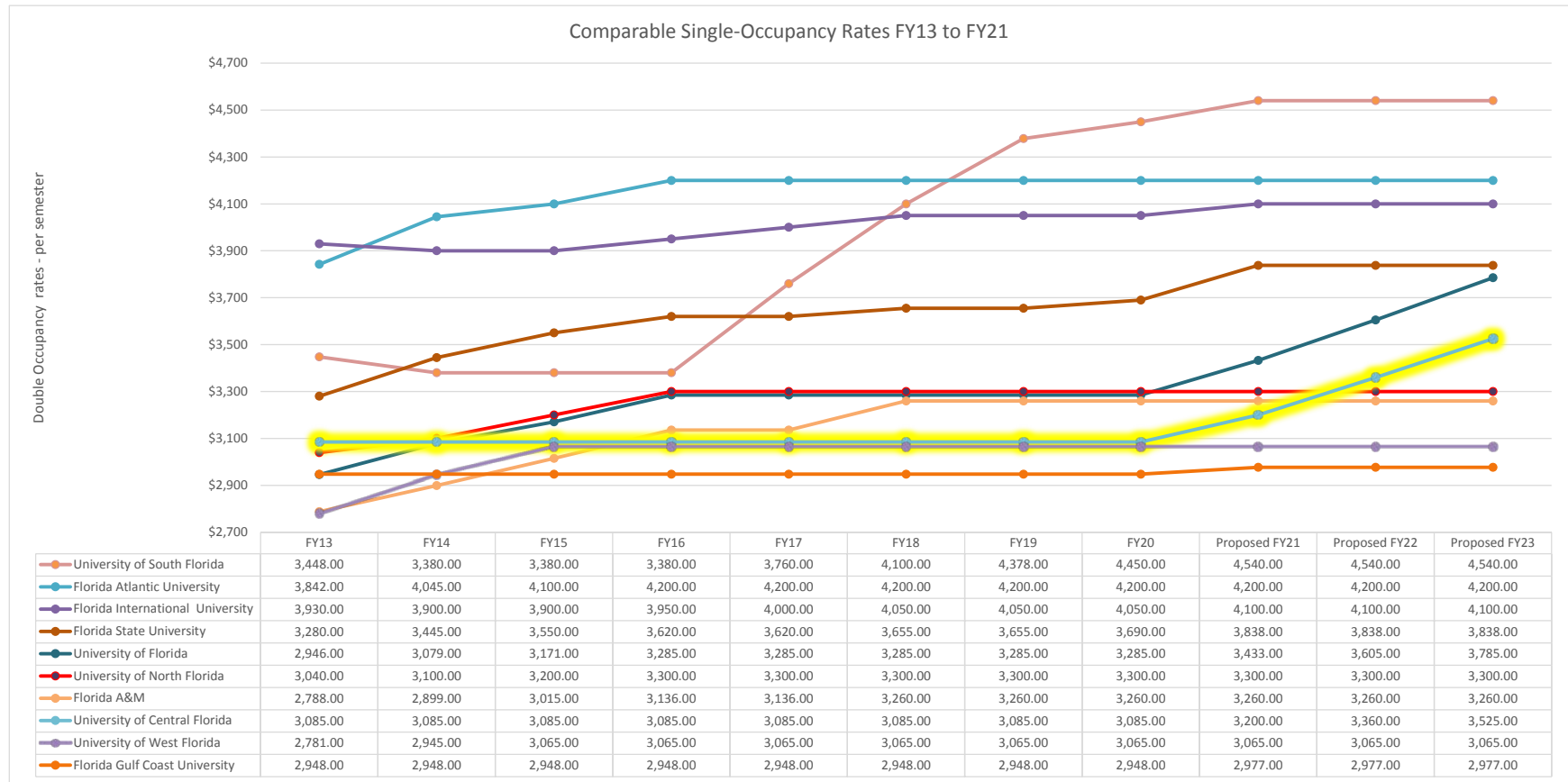


Finance and Facilities Committee Teleconference Meeting - New Business

Attachment F

Division of Student Development and Enrollment Services
Department of Housing and Residence Life

Market Comparisons
Florida Public Universities

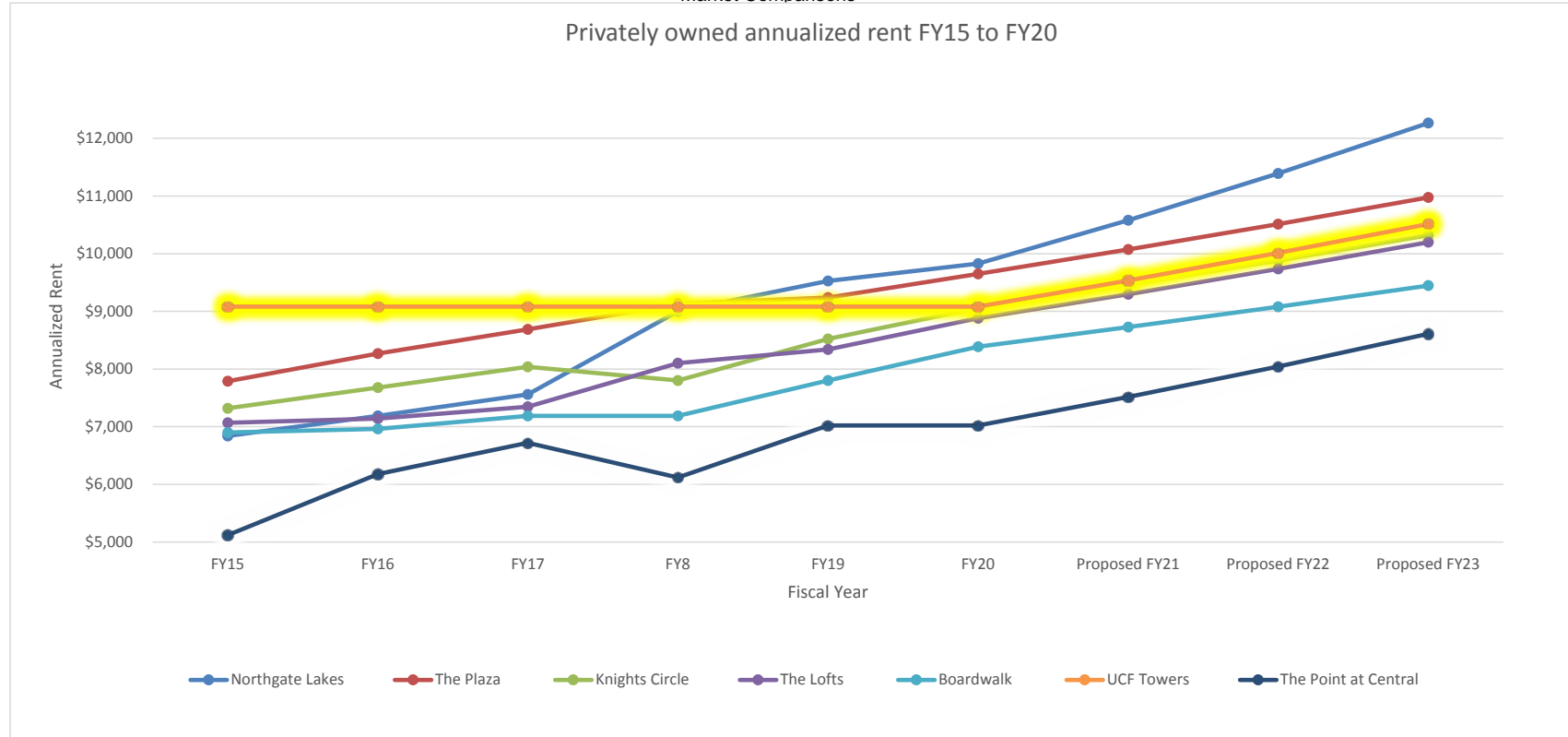


Attachment G

University of Central Florida
Division of Student Development and Enrollment Services
Department of Housing and Residence Life

Market Comparisons

Privately owned annualized rent FY15 to FY20



Annualized Rent (incl some utilities)	FY15	FY16	FY17	FY18	FY19	FY20	Proposed FY21	Proposed FY22	Proposed FY23
Northgate Lakes	\$ 6,840	\$ 7,188	\$ 7,560	\$ 9,000	\$ 9,528	\$ 9,828	\$ 10,581	\$ 11,392	\$ 12,266
The Plaza	\$ 7,788	\$ 8,268	\$ 8,688	\$ 9,132	\$ 9,240	\$ 9,648	\$ 10,072	\$ 10,514	\$ 10,975
Knights Circle	\$ 7,320	\$ 7,680	\$ 8,040	\$ 7,800	\$ 8,520	\$ 9,060	\$ 9,462	\$ 9,882	\$ 10,321
The Lofts	\$ 7,068	\$ 7,140	\$ 7,344	\$ 8,100	\$ 8,340	\$ 8,880	\$ 9,299	\$ 9,738	\$ 10,198
Boardwalk	\$ 6,900	\$ 6,960	\$ 7,188	\$ 7,188	\$ 7,800	\$ 8,388	\$ 8,727	\$ 9,079	\$ 9,446
UCF Towers	\$ 9,082	\$ 9,082	\$ 9,082	\$ 9,082	\$ 9,082	\$ 9,082	\$ 9,536	\$ 10,013	\$ 10,514
The Point at Central	\$ 5,120	\$ 6,180	\$ 6,720	\$ 6,120	\$ 7,020	\$ 7,020	\$ 7,514	\$ 8,044	\$ 8,610

Attachment H

UCF CONVOCATION CORPORATION

**UCF Convocation Corporation
Board of Directors Meeting
October 31, 2018
9:00 a.m.
Provost Conference Room 395E**

Minutes

Chair Grant Heston called the meeting to order. Board members Manoj Chopra, Tracy Clark, Maribeth Ehasz, and Beverly Seay and were also present.

Others present were Jordan Clark, Josh Bolona, Traci Fisher, Albert Francis III, Courtney Furiosi, Chris Huff, John Keena, Joe Imbriaco, Ronnie Lamkin, Trent Merritt, Peter Mitchell, Phong Ngo, John Pittman, Tony Peluso, Christina Sierra, Lavar Smith, Robert Taft, and Mark Wright.

Approval of Minutes

The May 18, 2018, minutes were approved.

Proposed 2017-18 Fiscal Year UCFCC Audited Financial Report

Albert Francis, Assistant Controller, Finance and Audit, presented the 2017-18 UCFCC Audited Financial Report. Francis concluded the financial statements were reasonably stated and an unmodified opinion was issued verifying a clean audit opinion.

Francis introduced John Weber, Partner, Crowe LLP, who gave a presentation detailing the following audit results:

- Unmodified auditor's opinion
- Report on internal control and compliance over financial reporting
- SAS 114 communications

Chair Heston asked Weber to give a summary of the company's first year experience working with the corporation's audit. Weber said the audit went smoothly and commended Francis, Finance and Accounting staff, and UCFCC management for their cooperation and depth of knowledge of both the corporation and audit procedures.

Kathy Mitchell, Interim Chief Financial Officer, Administration and Finance, asked Weber if there were any IT audit findings to report. Weber confirmed Crowe LLP can rely on the corporation's IT systems completely regarding input controls and user access controls relative to financial transactions performed.

Subway Lease Amendment

Ronnie Lamkin, General Manager, UCFCC gave an overview of the subway lease amendment as an information item. Lamkin explained the university is now the contracting (Landlord) party to the lease and the amendment includes two five-year renewal options allowing Subway to refresh its current space as required by the franchise.

Scott Cole, Vice President and General Counsel, acknowledged the lease amendment does not require board approval. Kathy Mitchell added Jordan Clark, Associate General Counsel, will work with Subway to finalize agreement for submission to the Board of Trustees.

UCFCC Arena Reserve Deposit

John Pittman, Associate Vice President, Debt and Revenue Management, reported in 2015 the UCFCC Certificates of Participation Series 2005A and Taxable Certificates of Participation Series 2005B were refinanced to Refunding Revenue Bonds, Series 2015A and Taxable Refunding Revenue Bonds Series 2015B. The new bond covenants for the Renewal and Replacement (R&R) funds now require the board to approve a specified amount to deposit into the R&R fund sufficient to maintain facilities.

Pittman read an excerpt from the 2015 UCFCC Operating Agreement: "The corporation covenants to budget annually the amounts necessary to fund the R&R fund for the purpose of funding capital improvements to the facilities. The deposit to the R&R fund may be adjusted from time to time by the corporation as provided in the annual budget. The corporation agrees to obtain a conditions assessment report at least bi-annually to confirm the amount being deposited into the R&R fund is sufficient to maintain the facilities. The renewal and replacement requirement for fiscal year ended June 30, 2016 shall be \$475,000."

Pittman explained prior to the 2015 refinancing, the amount for the R&R fund required a formula-specific amount that did not require a separate line item for budget approval. Both Pittman and Francis confirm that \$450,000 is sufficient to maintain the facilities and would not interfere with operations or budgetary obligations of the corporation.

Pittman further explained the renewal and replacement proposed deposit of \$450,000 should have been included in the 2018-19 budget approved during the May 18, 2018 meeting. To correct the oversight, Pittman asked the board to approve a deposit of \$450,000 to fund the R&R fund for the purpose of funding capital improvements to the facilities.

Chair Heston said prior to the refinancing when the university took over the assets of the corporation, if a problem occurred, the corporation was solely responsible for the repairs. However, now that the assets belong to the university, the corporation has more flexibility. Two years from now the corporation may have difficulties meeting the R&R reserve requirements. The corporation will need to address new fund sources to meet future repair needs as soon as possible.

Chair Heston gave his support of the proposed \$450,000 deposit and further reminded the board the corporation is here to serve at the discretion of the university. He suggested the sources and uses of both the surplus and R&R accounts warrant an in-depth discussion at the next meeting.

Board member Tracy Clark said if the corporation is in a position where it cannot meet financial obligations, the university agreed to withhold charging the corporation expenditures under its control. Also, in the bond's support agreement, if the corporation is unable to meet the debt coverage ratio, the university will utilize interest earnings and auxiliary balances to help meet the debt service requirements, as the university has the right to invest in its own assets.

Chair Heston called for approval of the proposed deposit of \$450,000 to fund the R&R Fund for the purpose of funding capital improvements to the facilities, which was approved unanimously. The board asked that future financial transactions proposed for board approval be submitted in writing prior to the meeting.

In addition, board member Tracy Clark requested to meet with Kathy Mitchell and Jordan Clark to review the corporation's bond agreements to determine their financial structures and potential need for university support.

First-Quarter Financial Report

Ronnie Lamkin, General Manager, UCFCC, and Joe Imbriaco, General Manager, Spectra Venue Management, gave a detailed overview of the third-quarter financial report. Housing, arena and retail revenues, and expenses are tracking as anticipated and within budgetary goals. Expense variances are expected to balance out by the third quarter and a positive variance is expected by year-end.

Lamkin also gave the board a historical overview of the spending moratorium requested by the previous secretary/treasurer Bill Merck for Knights Plaza's beautification and Next Generation projects. Following discussions, Kathy Mitchell said she will contact Lamkin for further discussion.

Housing Occupancy and Market Update

Peter Mitchell, Director, Housing and Residence Life (HRL), reported on occupancy, market trends, and partnerships. Mitchell said housing's occupancy is at 98.19 percent, which is in line with prior year. Fall opening went smoothly and included more campus events compared to prior year. Parents and students responded positively to the additional staff hired by HRL to assist with move-ins and curbside valet service.

SGA president Josh Boloña asked Peter Mitchell to explain the housing application process, the number of students waitlisted, and how are waitlisted students handled. Peter responded student applications totaled just under a thousand, and there were over a thousand beds available including the Towers. A lottery system is utilized for applicants and the remaining waitlisted students are then referred to affiliated housing.

Peter Mitchell added this is the sixth year the rates have been frozen, and HRL fund reserves have been used in the interim and are near depletion. Other institutions have had increases either every year or in multiple years. For example, University of Florida has always had an increase over the last five to six years.

Chair Heston and the board asked how other universities were able to raise their housing fees. Ehasz said she will put a team together to review different rate models and research other universities' increases versus private partnership rents, and report back to the board prior the Board of Trustees meeting. Ehasz also acknowledged the Board of Governors will also need to weigh in on how the university plans that process before rates are confirmed.

Premium Sales

Brady Hart, Associate Athletics Director, Premium Sales, reported one new suite and six new Loge seats have been sold to date. November and December prospect events have been scheduled to include UCF basketball attendees and both corporate Orlando and downtown communities, to help increase sales. Chair Heston asked, and Hart agreed, to submit a written report that includes year-over-year information prior to the next board meeting.

Spectra Venue Management Events Update

Imbriaco highlighted athletic games, various events, commencements, and Light Up UCF.

Trent Merritt, Regional Vice President, Spectrum Venue Management, gave an update on the reporting industry relative to the CFE Arena. Merritt thanked the board for its continued support, and he commended the collaborative teamwork of Spectra Venue Management and the UCFCC for another successful year.

Knights Plaza Retail Updates

Lamkin reported retail spaces are fully leased with the exception of Knight Aide Pharmacy expiring this month. A letter of intent is in place with a prospective tenant.

Lamkin also asked the board to consider extending waiving rent for Limbitless Solutions, Inc. for this year per the commitment of the previous vice president of Administration and Finance. The board agreed to waive the rent for Limbitless Solutions, Inc. for this year. Cole acknowledged there should be an amendment to the lease highlighting the rent waiver and amount.

UCFCC Project Updates

Lamkin gave an update on the Venue roof project. Anticipated completion of construction drawings is after Thanksgiving. Project pricing and materials purchases are set to begin in January, and the goal for project completion is June of 2020. Bill Martin, Director, Facilities Planning and Construction (FPC), also discussed project funding and competitive bidding outside versus bidding within UCF's continuing services model, and how it relates to the requirements of the Board of Governors, placing the implementation authority of projects on the university FPC department. Martin said he believes FPC falls under the continuing service model and going outside for vendors is a concern. The board asked and Lamkin agreed to compile the information needed for the board to consider and add it to the agenda during the special housing rates meeting in January.

Cole said since the project is not state funded, the regulations may be different for direct service organizations. He will research further and report back to the board. Lamkin added the UCFCC operating agreement assigns responsibility to the corporation.

Chair Heston adjourned the meeting at 3:00 p.m.

Respectfully submitted:


Misty Shepherd
Vice Secretary/Treasurer

5/10/19
Date

Attachment I

2017-18 Reserve Study Update

This report has been prepared exclusively for:

UCF Convocation Corporation
12777 Gemini Boulevard North, Suite 1023
Orlando, Florida 32816

Report No: 5171 Version 2

For the Period

From: July 1, 2017 To: June 30, 2018



10151 University Boulevard, Suite 323
Orlando, Florida 32817

(800) 866-9876
(407) 695-5226
Fax (407) 695-3865

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April 28, 2017

Board of Directors
UCF Convocation Corporation
12777 Gemini Boulevard North, Suite 1023
Orlando, Florida 32816

Re: Reserve Study Update Report

As authorized, this reserve study update report has been prepared on the UCF Convocation Corporation property, located at 12777 Gemini Boulevard North, Suite 1023 in Orlando, Florida. A summary of our recommendations and findings can be found on the next page.

Your report has been divided into sections for easier referencing. This first section includes all of your general information such as report definitions, accounting formulas used, statutory requirements, etc.

The graphs show in graph form the reserve schedules we have calculated and should give you a better understanding of the numbers.

In this report we have taken two approaches to calculating the reserve contribution amount. The schedule uses straight line accounting method. This schedule will give you the recommended straight line contribution amount.

The cash flow calculates the annual contribution amount based on a thirty year positive cash flow. The total recommended contribution amount using this method is based on pooling all of the reserve funds and creating one general reserve fund. For further explanation of these two funding methods, please refer to the "Reserve Study Accounting" page in section 1.

Thank you for allowing my Company the opportunity of serving you and your Association. Upon your review of this report, should there be any questions, please do not hesitate to contact me.

Prepared By,

D.J. Muehlstedt, Jr.
Sr. Reserve Analyst/Insurance Appraiser
CCI, CCC, Certified Marshall & Swift

Reviewed By,

Dreux Isaac
President

Report Process

The purpose of this report is to provide UCF Convocation Corporation with specific information necessary in establishing a capital reserves program for the current budget year beginning July 1, 2017 and ending June 30, 2018.

The process of preparing this report began with an evaluation of the previous reserve study report prepared by this company. In doing so we talked and corresponded with management and personnel, and reviewed all reserve related work that had been done on the property since our last contact.

Replacement cost values have been adjusted to reflect current economic conditions. These economic conditions were determined through a combination of local contractor information, bid proposals, our own database of construction costs and published construction cost indexes.

Remaining lives were then adjusted according to schedule, except in cases where it was determined that a particular component's life should be extended or reduced by a greater amount based on its' condition.

Based on the latest available financial records, projections were made as to what the Association's end of year reserve balances would be. However, accumulating interest on the varying reserve balance amounts and/or unplanned expenditures may cause the actual end of year reserve balances to differ from what is presented in this report.

Reserve Study Accounting

This reserve study report calculates the annual reserve contribution using two methods. These are as follows:

Straight Line Funding Plan

This plan utilizes straight line accounting formulas. Straight line accounting is based on current costs and neither interest or inflation are factored into the calculations.

Straight line accounting takes each individual component line item in the reserve schedule breakdown and computes its' annual contribution amount by taking its' unfunded balance (current replacement cost minus projected year end reserve balance) and divides it by the component's remaining life. This is the amount that should be contributed into the reserves accounts over the component's remaining life.

30 Year Pooled Cash Flow Plan

To calculate the annual contribution amount using this method, a thirty year cash flow analysis is performed to determine that there will be adequate reserve funds on deposit as the reserve components of the property age and are repaired and/or replaced.

This analysis takes the total beginning year reserve balance along with the projected annual reserve expenditures over a thirty year period, and through pooling of all of the reserve funds and creating one general reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and adequate reserve account balance over the next thirty years.

Unlike straight line accounting, the numbers calculated in the thirty year cash flow plan factor in both interest and inflation as well as any annual contribution increases.

Report Definitions

Reserves

Monies set aside for the projected repair and/or replacement of the associations common elements.

Component

A specific item or element which is part of the association's common area assets and is considered to require reserve funding.

Quantity

The quantity or amount of each reserve component element.

Units

The unit of measurement for each quantity.

Cost Per Unit

The estimated cost to replace a reserve component per unit of measurement.

Current Cost

The estimated current cost to replace a reserve component.

Useful Life

The total average estimated life, in years, of a component to maintain its useful purpose.

Remaining Life

The estimated remaining useful life, in years, of a reserve component as of the current budget year.

06/30/2017 Balance

A projection of estimated reserve funds at the end of the previous budget year.

Unfunded Balance

The total remaining amount of reserve funds that are required to fully fund a component. Calculated by subtracting the component's current replacement cost from its' year-end reserve balance.

2017-18 Contribution

This is the total annual contribution amount for the current budget year calculated by dividing every component's unfunded balance by its' remaining life.

Unit Abbreviations

Sq Ft - Square Feet

Ln Ft - Linear Feet

Each - Each

Sq Yds - Square Yards

Kw - Kilowatts

Lp Sm - Lump Sum

Allow - Allowance

Hp - Horsepower

Cu Ft - Cubic Feet

Pair - Pair

Dbl Ct - Double Tennis Court

Court - Court

Units - Units

Cu Yds - Cubic Yards

Squares - Squares (roofing)

Company Information

Since 1989 Dreux Isaac & Associates has been serving community associations, businesses, private clubs and non-profit organizations throughout Florida and the Southeast United States by performing reserve studies, insurance appraisals and turnover reports.

Experience - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.

Training - All technical work is performed by professionals with backgrounds in engineering or architecture.

Accuracy - All our reports are based on local data and conditions which we continuously monitor.

Understandability - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.

Compliance - The reports we prepare will comply with all governing regulations for your association.

Safety - We carry errors and omissions, liability and workers compensation insurance.

Update Reports

Inflation, labor rates, material availability, taxes, insurance and asset lives are just but a few of the ever changing variables addressed in your reserve study report.

It is important that you keep your reserve plan on target with annual update reports. Since the initial calculations on the property have now been performed, we can offer this service to you (with or without site re-inspection) at just a percentage of the cost of your "First Time" reserve study.

We recommend annual update reports (without site re-inspection) for the first three years following your 1st time reserve study. In performing these reports, we will take the information from your computer file and calculate current replacement cost values, asset lives and financial figures based on the latest available information.

Then in the fourth year we suggest making a brief site re-inspection to observe the present physical condition of your reserve components to determine if any adjustments should be made to the remaining life expectancies, or unit costs of each component. Once completed we can then repeat this four year cycle of your reserve program for as long as you wish. By following this recommended plan, your reserve program will have the most accurate information available each year from which you can make sound budget decisions.

To make this process easier, we can set you up on our three year automatic update service to make sure you do not miss an update. To get started just contact us at 800-866-9876 or update@dia-corp.com.

Terms and Conditions

Dreux Isaac & Associates, Inc. uses various sources to accumulate data on construction material and labor prices in order to arrive at its' opinion of cost. The information obtained from these sources is considered to be correct and reasonable, but is not guaranteed. No liability is assumed as a result of inaccuracies or errors in such information or estimates, although reasonable efforts have been made to confirm them.

Unless noted, each component cost is based on replacing that component as a complete unit at one time.

While all cost data is believed to be accurate and reliable to within reasonable limits, other factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices.

No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included.

We have no present or contemplated future interest in the property that is the subject of this report and that we have no personal interest or bias with respect to the subject matter of this report or the parties involved.

We certify that neither the employment to prepare this report, nor the compensation, is contingent upon the estimates of value contained herein.

In the event that complete construction plans/blueprints were not available for use in the completion of this report, assumptions were made regarding unseen construction components, based on our experience with properties similar to the subject. In the event that these assumptions are in error, we reserve the right to modify this appraisal, including value conclusions.

Information, estimates, and opinions furnished and contained in the report, were obtained from sources considered reliable and are believed to be true and correct. However, for accuracy of such items furnished we can assume no responsibility.

Our assessment of the useful and remaining lives and/or physical condition of the assets described within has been based upon visual inspection. No testing has been performed. No warranty is made and no liability is assumed for the soundness of the structure or its components.

The report data derived and expressed within is not applicable to any other property regardless of similarity.

The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this report, unless this report is, by agreement, made in anticipation of litigation.

The liability of Dreux Isaac & Associates, Inc., the author(s) of this report, and any other employees of Dreux Isaac & Associates, Inc. is limited in total to the fee collected for preparation of this report.

According to the best of our knowledge and belief, the statements of fact contained in this report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct.

Acceptance of, and/or use of, this report constitutes acceptance of the above conditions.

Summary of Recommendations and Findings

1. General Information

Property Name:	UCF Convocation Corporation	Report Run Date:	04/28/2017
Property Location:	Orlando, Florida	Report No:	5171 Version 2
Property Number:	4066	Budget Year Begins:	07/01/2017
Property Type:	Other	Budget Year Ends:	06/30/2018
Total Units:	1		
Phase:	Arenas, Garage F, Retail 1 (1 of 3)		

2. Report Findings

Total number of categories set up in reserve schedule:	7
Total number of components scheduled for reserve funding:	374
Total current cost of all scheduled reserve components:	\$17,073,497
Estimated Beginning Year Reserve Balance:	\$1,213,732
Total number of components scheduled for replacement in the 2017-18 Budget Year:	51
Total cost of components scheduled for replacement in the 2017-18 Budget Year:	\$1,364,609

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$1,165,328
Recommended Annual Reserve Funding Contribution Amount:	\$2,370,234
Increase (decrease) between Current & Recommended Contribution Amounts:	\$1,204,906
Increase (decrease) between Current & Recommended Contribution Amounts:	103.40%

4. 30 Year Pooled Cash Flow Funding Plan Analysis

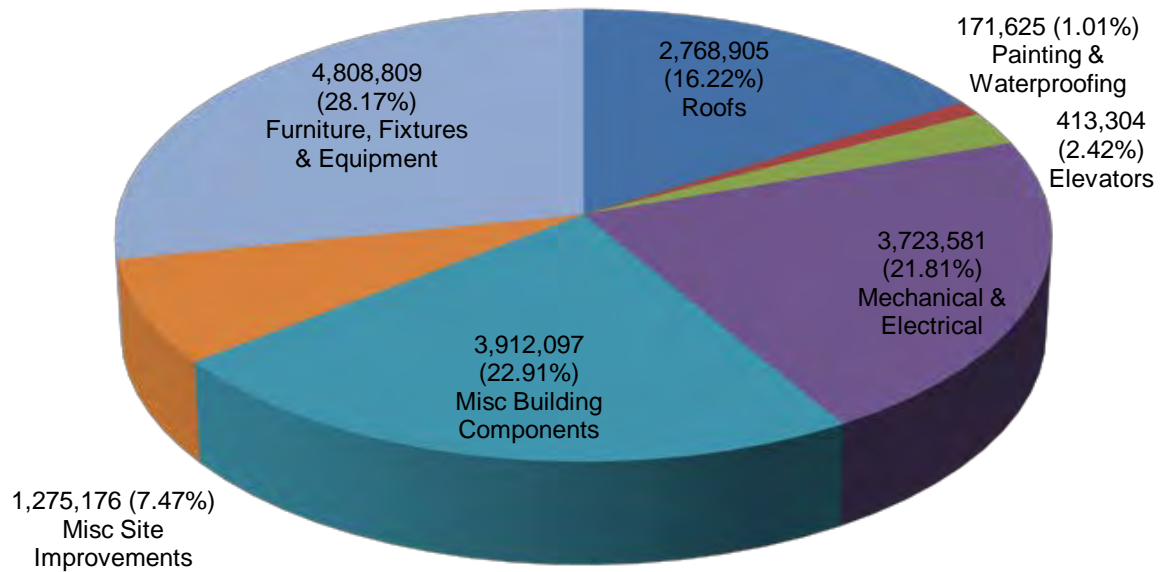
Current Annual Reserve Funding Contribution Amount:	\$1,165,328
Recommended 2017-18 Reserve Funding Contribution Amount:	\$1,315,521
Recommended 2017-18 Planned Special Assessment Amount:	\$0
Total 2017-18 Reserve Funding and Planned Special Assessment Amount:	\$1,315,521
Increase (decrease) between Current & Recommended Contribution Amounts:	\$150,193
Increase (decrease) between Current & Recommended Contribution Amounts:	12.89%

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Phase: Arenas, Garage F, Retail 1

Chart A

2017-18 Current Reserve Component Costs

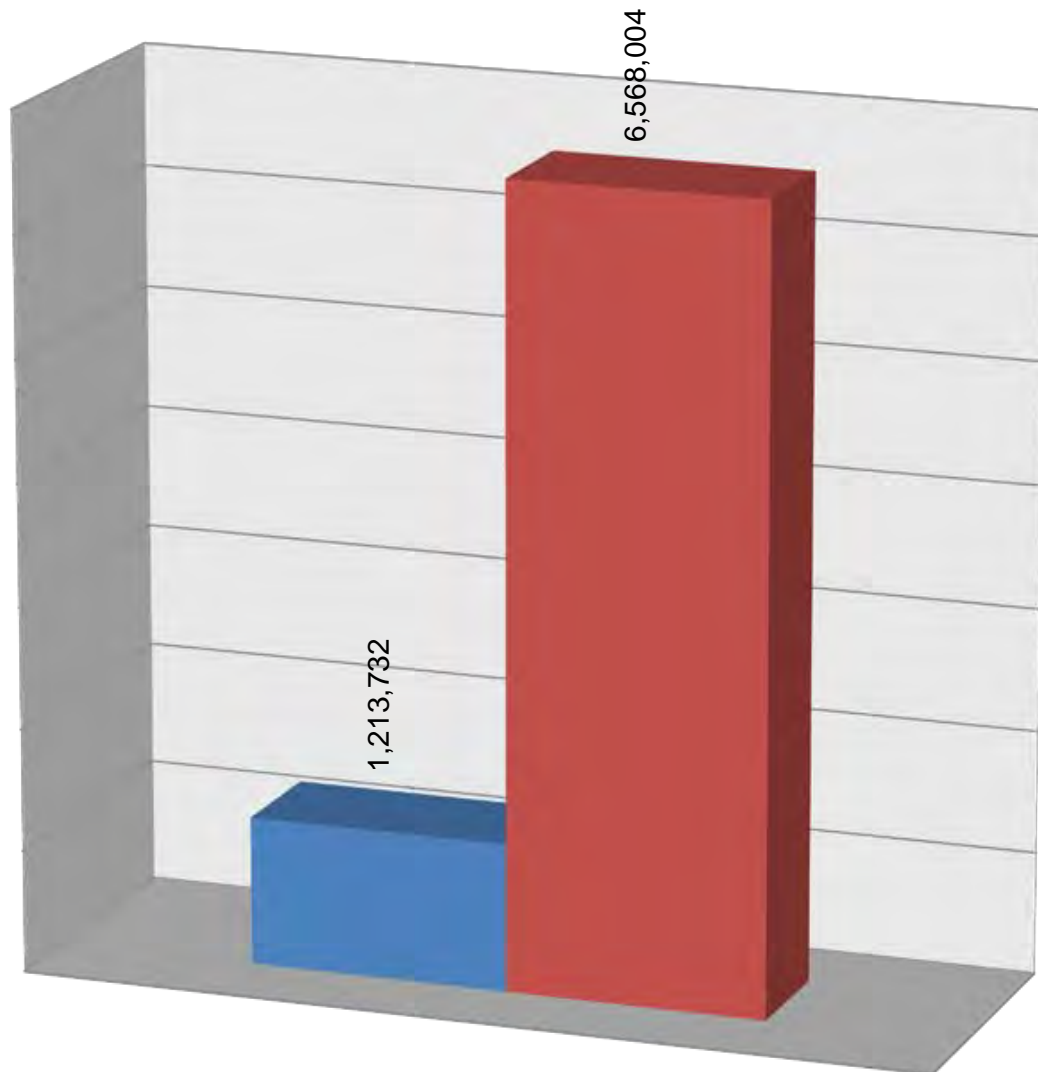


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Chart B

2017-18 Actual vs. 100% Funded Straight Line Reserve Balances



- Estimated 2017-18 Beginning Year Balances
- 100% Funded Straight Line 2017-18 Beginning Year Balances

Actual beginning year balances are estimates only based on the latest financial information.

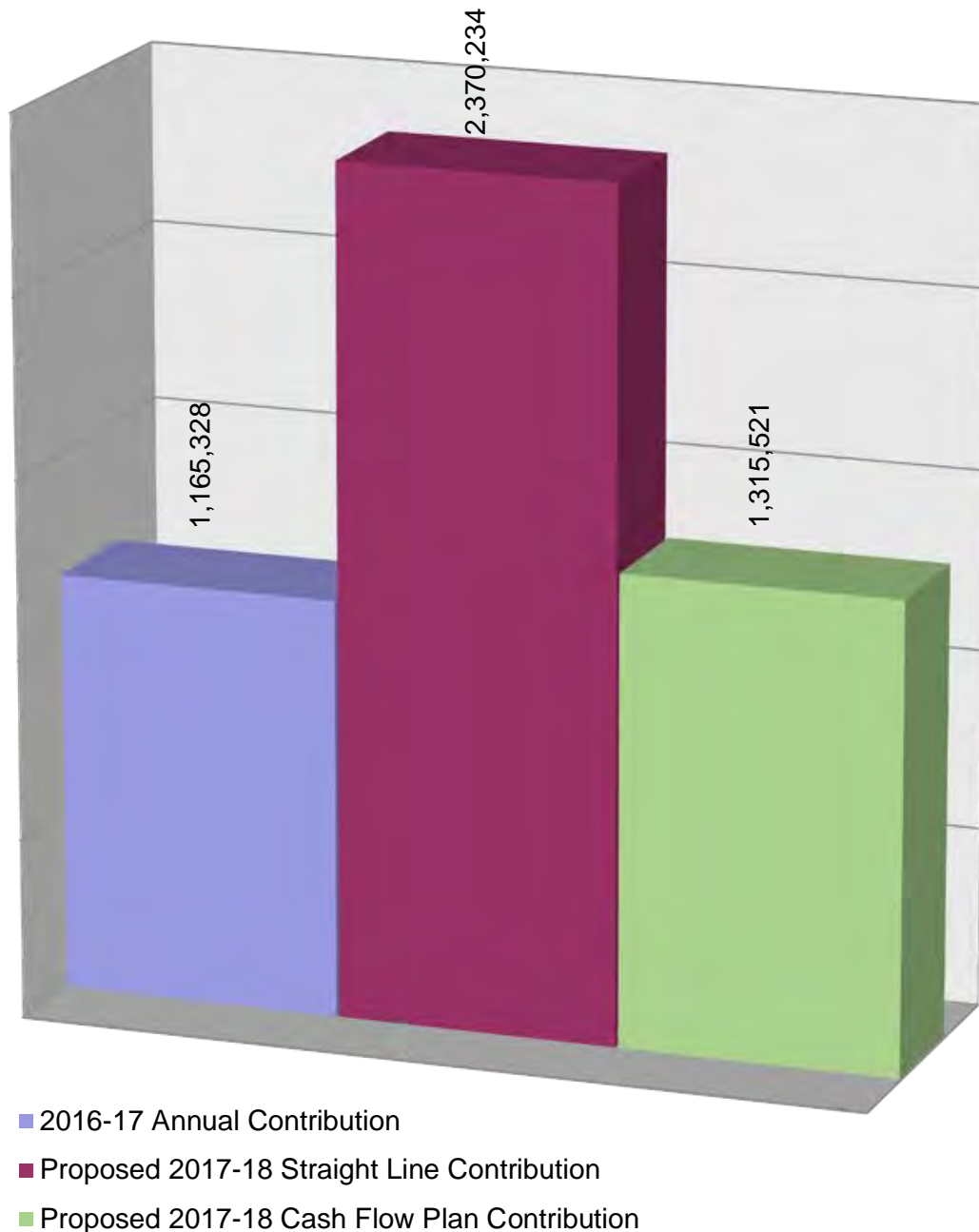
100% funded beginning year balances are based on straight line accounting formulas.

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Chart C

2017-18 Funding Contribution Comparisons



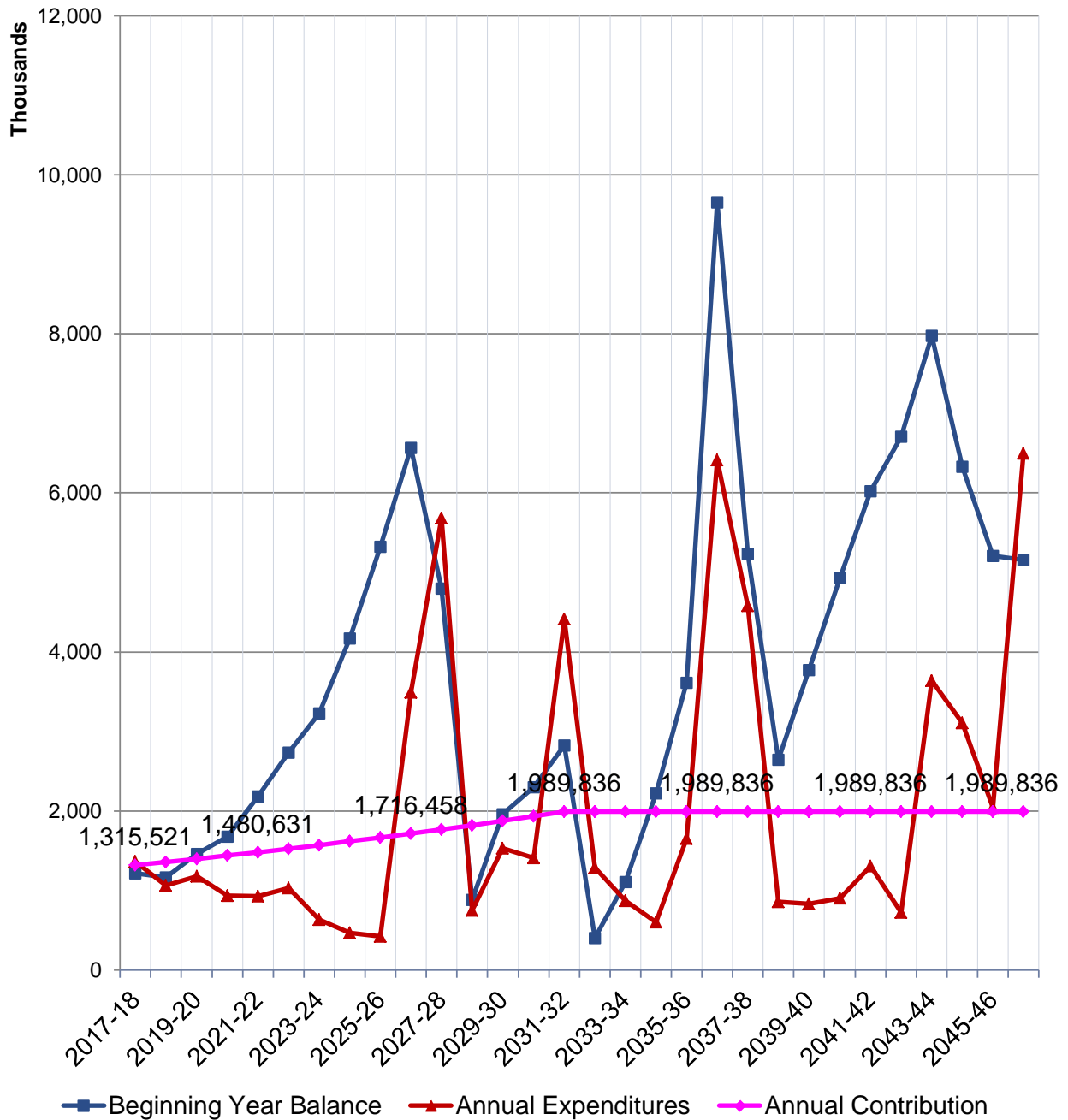
Proposed 2017-18 Straight Line Contribution = Unfunded Balance / Remaining Life

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Chart D

30 Year Pooled Cash Flow Plan



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Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	6/30/2017 Balance	Unfunded Balance	2017-18 Contribution
Roofs	2,768,905	20-30	11-21	0	2,768,905	248,714
Painting & Waterproofing	171,625	7	1-7	16,010	155,615	31,707
Elevators	413,304	14-28	5-26	0	413,304	32,379
Mechanical & Electrical	3,723,581	1-36	1-27	569,168	3,154,413	508,074
Misc Building Components	3,912,097	1-36	1-27	395,427	3,516,670	515,382
Misc Site Improvements	1,275,176	5-30	1-29	23,870	1,251,306	144,376
Furniture, Fixtures & Equipment	4,808,809	1-30	1-21	209,257	4,599,552	889,602
Grand Total	17,073,497			1,213,732	15,859,765	2,370,234

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Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/17 Balance	Unfunded Balance	2017-18 Contribution
Roofs									
Roof, Metal - Retail 1	20	Squares	1,106.00	22,120	30	21	0	22,120	1,053
Roof, Metal - Venue	14	Squares	1,500.00	21,000	30	21	0	21,000	1,000
Roof, Metal Panel Canopy - CFE Arena Retail	29	Squares	907.00	26,303	30	21	0	26,303	1,253
Roof, Single Ply - CFE Arena	1,430	Squares	1,250.00	1,787,500	20	11	0	1,787,500	162,500
Roof, Single Ply - Garage F	6	Squares	914.00	5,484	20	11	0	5,484	499
Roof, Single Ply - Retail 1	282	Squares	914.00	257,748	20	11	0	257,748	23,432
Roof, Single Ply - Venue	519	Squares	1,250.00	648,750	20	11	0	648,750	58,977
Roofs Total	7	Components		2,768,905	20-30	11-21	0	2,768,905	248,714
Painting & Waterproofing									
Paint Exterior and Waterproof - CFE Arena	1	Total	51,500.00	51,500	7	4	0	51,500	12,875
Paint Exterior and Waterproof - Garage F	1	Total	57,125.00	57,125	7	6	0	57,125	9,521
Paint Exterior and Waterproof - Retail 1	1	Total	37,500.00	37,500	7	6	0	37,500	6,250
Paint Exterior and Waterproof - Venue	1	Total	18,000.00	18,000	7	1	16,010	1,990	1,990
Paint Interior, Restripe - Garage F	1	Total	7,500.00	7,500	7	7	0	7,500	1,071
Painting & Waterproofing Total	5	Components		171,625	7	1-7	16,010	155,615	31,707
Elevators									
Elevator Cab Refurbishment Allowance - CFE Arena	4	Each	15,000.00	60,000	14	5	0	60,000	12,000
Elevator Cab Refurbishment Allowance - Garage F	2	Each	6,652.00	13,304	14	5	0	13,304	2,661
Elevator Cab Refurbishment Allowance - Venue	1	Each	15,000.00	15,000	14	12	0	15,000	1,250
Elevator Modernization Allowance, 2 Stop - CFE Arena	2	Total	30,000.00	60,000	28	19	0	60,000	3,158
Elevator Modernization Allowance, 3 Stop - CFE Arena	2	Total	45,000.00	90,000	28	19	0	90,000	4,737
Elevator Modernization Allowance, 3 Stop - Venue	1	Total	45,000.00	45,000	28	26	0	45,000	1,731
Elevator Modernization Allowance, 5 Stop - Garage F	2	Each	65,000.00	130,000	28	19	0	130,000	6,842
Elevators Total	7	Components		413,304	14-28	5-26	0	413,304	32,379
Mechanical & Electrical									
Electric									
Electrical, Aisle Lights - Arena	63	Each	1,300.00	81,900	30	21	0	81,900	3,900
Electrical, LED House Lights - Arena	1	Total	99,920.00	99,920	20	18	0	99,920	5,551
Electrical, LED Sports Lights - Arena	1	Total	463,500.00	463,500	20	1	412,255	51,245	51,245
Electrical, LED Sports/Event Lights - Venue	1	Total	230,000.00	230,000	20	2	0	230,000	115,000
Generator, Deferred Maint Allowance - CFE Arena	1	Each	8,176.00	8,176	9	1	7,272	904	904
Generator, Deferred Maint Allowance - Gar F (Venue)	1	Each	8,176.00	8,176	9	1	7,272	904	904
Generator, Diesel, 100 kW w/ATS - Gar F (Venue)	1	Each	62,074.00	62,074	36	27	0	62,074	2,299

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Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/17 Balance	Unfunded Balance	2017-18 Contribution
Generator, Diesel, 1000 kW w/ATS - CFE Arena	1	Each	393,583.00	393,583	36	27	0	393,583	14,577
Generator, Steel Fuel Tank - CFE Arena	1	Each	5,476.00	5,476	20	11	0	5,476	498
Light Pole & Dbl Fixture - Garage F	6	Each	3,250.00	19,500	22	13	0	19,500	1,500
Lighting Replacement Allowance - Garage F	1	Total	33,480.00	33,480	20	17	0	33,480	1,969
Lighting Replacement Allowance, Exterior - Retail 1	1	Total	11,803.00	11,803	20	11	0	11,803	1,073
Lighting Replacement Allowance, Exterior - Retail CFE	1	Total	4,263.00	4,263	20	11	0	4,263	388
Lighting Replacement Allowance, Exterior - Venue	1	Total	20,000.00	20,000	20	1	17,789	2,211	2,211
Fire Pump & Alarm System									
Fire Alarm System - CFE Arena	1	Total	500,000.00	500,000	22	13	0	500,000	38,462
Fire Alarm System - Garage F	1	Total	5,000.00	5,000	22	13	0	5,000	385
Fire Alarm System - Retail 1	1	Total	10,000.00	10,000	22	13	0	10,000	769
Fire Alarm System - Venue	1	Total	10,000.00	10,000	22	13	0	10,000	769
Fire Jockey Pump/Motor - CFE Arena	1	Each	4,293.00	4,293	9	1	3,818	475	475
Fire Pump Deferred Maint Allowance - CFE Arena	1	Each	8,345.00	8,345	10	1	7,422	923	923
Fire Pump/Motor/Controller, 100 Hp - CFE Arena	1	Each	103,844.00	103,844	36	27	0	103,844	3,846
HVAC									
A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	1	Each	20,600.00	20,600	1	1	18,322	2,278	2,278
A/C Air Handler Unit, 2 Ton - Retail at CFE (Split)	1	Each	1,893.00	1,893	12	3	0	1,893	631
A/C Air Handler Unit, 2 Ton - Retail at CFE (Split)	1	Each	1,893.00	1,893	12	3	0	1,893	631
A/C Air Handler Unit, 3 Ton - Retail at CFE (Split)	1	Each	2,504.00	2,504	12	3	0	2,504	835
A/C Air Handler Unit, 4 Ton - Retail at CFE (Split)	1	Each	3,004.00	3,004	12	3	0	3,004	1,001
A/C Chilled Wtr Pump/Mtr, 100 Hp - CHP-1C-1 (Arena)	1	Each	38,165.00	38,165	15	6	0	38,165	6,361
A/C Chilled Wtr Pump/Mtr, 100 Hp - CHP-1C-2 (Arena)	1	Each	38,165.00	38,165	15	6	0	38,165	6,361
A/C Condensing Unit, 2 Ton - Retail at CFE (Split)	1	Each	2,046.00	2,046	12	3	0	2,046	682
A/C Condensing Unit, 2 Ton - Retail at CFE (Split)	1	Each	2,046.00	2,046	12	3	0	2,046	682
A/C Condensing Unit, 3 Ton - Retail at CFE (Split)	1	Each	2,531.00	2,531	12	3	0	2,531	844
A/C Condensing Unit, 4 Ton - Retail at CFE (Split)	1	Each	3,085.00	3,085	12	3	0	3,085	1,028
A/C Equipment Allowance - CFE Arena	1	Total	51,500.00	51,500	5	1	45,806	5,694	5,694
A/C Fan Coil Unit Allowance (x34) - Arena	1	Total	25,750.00	25,750	1	1	22,903	2,847	2,847
A/C Package Unit (Size TBD) - Venue	10	Each	50,000.00	500,000	14	14	0	500,000	35,714
A/C Package Unit, 1.5 Ton - Retail 1 (RTU 3)	1	Each	3,859.00	3,859	12	3	0	3,859	1,286
A/C Package Unit, 2.5 Ton - Retail 1 (RTU 5)	1	Each	4,606.00	4,606	12	3	0	4,606	1,535
A/C Package Unit, 3.5 Ton - Retail 1 (RTU 19)	1	Each	5,693.00	5,693	12	3	0	5,693	1,898
A/C Package Unit, 5 Ton - Retail 1 (RTU 6)	1	Each	8,523.00	8,523	12	3	0	8,523	2,841
A/C Package Unit, 6 Ton - Retail 1 (RTU 14)	1	Each	12,128.00	12,128	12	3	0	12,128	4,043
A/C Package Unit, 7.5 Ton - Retail 1 (RTU 8)	1	Each	14,633.00	14,633	12	3	0	14,633	4,878
A/C Package Unit, 7.5 Ton - Retail 1 (RTU 11)	1	Each	14,633.00	14,633	12	3	0	14,633	4,878
A/C Package Unit, 7.5 Ton - Retail 1 (RTU 12)	1	Each	14,633.00	14,633	12	3	0	14,633	4,878
A/C Package Unit, 7.5 Ton - Retail 1 (RTU 13)	1	Each	14,633.00	14,633	12	3	0	14,633	4,878
A/C Package Unit, 7.5 Ton - Retail 1 (RTU 15)	1	Each	14,633.00	14,633	12	3	0	14,633	4,878
A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-1)	1	Each	14,633.00	14,633	12	3	0	14,633	4,878
A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-2)	1	Each	14,633.00	14,633	12	3	0	14,633	4,878
A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-3)	1	Each	14,633.00	14,633	12	3	0	14,633	4,878
A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-4)	1	Each	14,633.00	14,633	12	3	0	14,633	4,878

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Budget Year: 7/1/2017 - 6/30/2018
 Report Date: 4/28/2017
 Report No: 5171 Version 2
 Phase: Arenas, Garage F, Retail 1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/17 Balance	Unfunded Balance	2017-18 Contribution
A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-5)	1	Each	14,633.00	14,633	12	3	0	14,633	4,878
A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-6)	1	Each	14,633.00	14,633	12	3	0	14,633	4,878
A/C Package Unit, 8 Ton - Retail 1 (RTU 9)	1	Each	16,540.00	16,540	12	3	0	16,540	5,513
A/C Package Unit, 8.25 Ton - Retail 1 (RTU 1)	1	Each	16,540.00	16,540	12	3	0	16,540	5,513
A/C Package Unit, 8.25 Ton - Retail 1 (RTU 2)	1	Each	16,540.00	16,540	12	3	0	16,540	5,513
A/C Package Unit, 8.25 Ton - Retail 1 (RTU 7)	1	Each	16,540.00	16,540	12	3	0	16,540	5,513
A/C Package Unit, 8.25 Ton - Retail 1 (RTU 10)	1	Each	16,540.00	16,540	12	3	0	16,540	5,513
A/C Package Unit, 8.25 Ton - Retail 1 (RTU 17)	1	Each	16,540.00	16,540	12	3	0	16,540	5,513
A/C Package Unit, 8.25 Ton - Retail 1 (RTU 18)	1	Each	16,540.00	16,540	12	3	0	16,540	5,513
A/C Package Unit, 11.5 Ton - Retail 1 (RTU 4)	1	Each	22,147.00	22,147	12	3	0	22,147	7,382
A/C Package Unit, 11.5 Ton - Retail 1 (RTU 16)	1	Each	22,147.00	22,147	12	3	0	22,147	7,382
A/C Package Unit, 20 Ton - Retail at CFE (RTU 2B-7)	1	Each	35,612.00	35,612	14	5	0	35,612	7,122
A/C Package Unit, 20 Ton - Retail at CFE (RTU 2C-1)	1	Each	35,612.00	35,612	14	5	0	35,612	7,122
A/C Ret Air Heat Pump/Mtr, 15 Hp - HWP-1C-1 (Arena)	1	Each	9,331.00	9,331	15	6	0	9,331	1,555
A/C Ret Air Heat Pump/Mtr, 15 Hp - HWP-1C-2 (Arena)	1	Each	9,331.00	9,331	15	6	0	9,331	1,555
A/C Variable Freq Drive - Chilled Water Pumps (Arena)	2	Each	20,266.00	40,532	14	5	0	40,532	8,106
A/C Variable Freq Drive - Return Air Pumps (Arena)	2	Each	20,266.00	40,532	14	5	0	40,532	8,106
Boiler, 2000 MBH Nat Gas - Hot Air Return (Venue)	4	Each	40,000.00	160,000	10	10	0	160,000	16,000
Boiler, Refurbishment Allow - Hot Air Return (Venue)	4	Total	5,000.00	20,000	5	5	0	20,000	4,000
Exhaust & Supply Fan Allow - Smoke EVAC (Arena)	1	Total	25,000.00	25,000	30	21	0	25,000	1,190
Plumbing									
Boiler, 850 MBH Nat Gas - East Retail (Arena)	1	Each	16,793.00	16,793	10	10	0	16,793	1,679
Boiler, 850 MBH Nat Gas - Food Service (Arena)	2	Each	16,793.00	33,586	10	10	0	33,586	3,359
Boiler, 850 MBH Nat Gas - Venue	1	Each	15,000.00	15,000	10	10	0	15,000	1,500
Boiler, Refurbishment Allowance - East Retail (Arena)	1	Total	5,000.00	5,000	5	5	0	5,000	1,000
Boiler, Refurbishment Allowance - Food Svc (Arena)	2	Total	5,000.00	10,000	5	5	0	10,000	2,000
Boiler, Refurbishment Allowance - Venue	1	Total	5,000.00	5,000	5	5	0	5,000	1,000
Boiler, Water Storage Tank - East Retail (Arena)	1	Each	3,465.00	3,465	20	20	0	3,465	173
Boiler, Water Storage Tank - Food Service (Arena)	2	Each	3,465.00	6,930	20	20	0	6,930	346
Boiler, Water Storage Tank - Venue	1	Each	3,465.00	3,465	20	20	0	3,465	173
Domestic Hot Water Pump System Control Panel	1	Each	16,337.00	16,337	24	15	0	16,337	1,089
Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-1 (Arena)	1	Each	5,514.00	5,514	9	1	4,904	610	610
Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-2 (Arena)	1	Each	5,514.00	5,514	11	2	0	5,514	2,757
Domestic Water Pump System Control Panel	1	Each	9,600.00	9,600	24	23	0	9,600	417
Domestic Water Pump/Motor, 10 Hp	1	Each	8,022.00	8,022	10	1	7,135	887	887
Domestic Water Pump/Motor, 10 Hp	1	Each	8,022.00	8,022	10	1	7,135	887	887
Domestic Water Pump/Motor, 10 Hp	1	Each	8,022.00	8,022	10	1	7,135	887	887
Drinking Fountain, Indoor - CFE Arena & Venue	20	Each	1,750.00	35,000	20	20	0	35,000	1,750
Plumbing, Backflow Preventer, Fire - Retail 1	1	Each	4,000.00	4,000	30	21	0	4,000	190
Plumbing, Backflow Preventer, Potable - CFE Arena	2	Each	4,000.00	8,000	30	21	0	8,000	381
Plumbing, Backflow Preventer, Potable - Retail 1	1	Each	4,000.00	4,000	30	21	0	4,000	190
Plumbing, Backflow Preventer, Potable - Venue	1	Each	4,000.00	4,000	30	21	0	4,000	190
Mechanical & Electrical Total	90	Components		3,723,581	1-36	1-27	569,168	3,154,413	508,074

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Budget Year: 7/1/2017 - 6/30/2018
 Report Date: 4/28/2017
 Report No: 5171 Version 2
 Phase: Arenas, Garage F, Retail 1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/17 Balance	Unfunded Balance	2017-18 Contribution
Misc Building Components									
Access Control Systems									
Access Control, CCTV Surveillance System - Garage F	1	Total	6,334.00	6,334	10	1	5,634	700	700
Arena - Ceiling Finish									
Finish, Clg, 2x2 SAT - Box Office (Arena)	2,335	Sq Ft	6.04	14,104	24	15	0	14,104	940
Finish, Clg, 2x2 SAT - Concession Main Con (Arena)	4,647	Sq Ft	6.04	28,068	24	15	0	28,068	1,871
Finish, Clg, 2x2 SAT - Concession Main Lobby (Arena)	3,230	Sq Ft	6.04	19,510	24	15	0	19,510	1,301
Finish, Clg, 2x2 SAT - Crew Lounge (Arena)	532	Sq Ft	6.04	3,214	24	15	0	3,214	214
Finish, Clg, 2x2 SAT - First Aid Room (Arena)	264	Sq Ft	6.04	1,595	24	15	0	1,595	106
Finish, Clg, 2x2 SAT - Green Room x2 (Arena)	955	Sq Ft	6.04	5,769	24	15	0	5,769	385
Finish, Clg, 2x2 SAT - Lobby Mgmt Office (Arena)	1,499	Sq Ft	6.04	9,054	24	15	0	9,054	604
Finish, Clg, 2x2 SAT - Main Concourse (Arena)	5,473	Sq Ft	6.04	33,057	24	15	0	33,057	2,204
Finish, Clg, 2x2 SAT - Main Concourse Rstrms (Arena)	7,741	Sq Ft	6.04	46,756	24	15	0	46,756	3,117
Finish, Clg, 2x2 SAT - Main Locker Rooms (Arena)	2,382	Sq Ft	6.04	14,388	24	15	0	14,388	959
Finish, Clg, 2x2 SAT - Management Offices (Arena)	2,168	Sq Ft	6.04	13,095	24	15	0	13,095	873
Finish, Clg, 2x2 SAT - Media Work Room (Arena)	439	Sq Ft	6.04	2,652	24	15	0	2,652	177
Finish, Clg, 2x2 SAT - Press Conference Room (Arena)	854	Sq Ft	6.04	5,159	24	15	0	5,159	344
Finish, Clg, 2x2 SAT - Restrms at Knight Plaza (Arena)	818	Sq Ft	6.04	4,941	24	15	0	4,941	329
Finish, Clg, 2x2 SAT - Show Office x2 (Arena)	231	Sq Ft	6.04	1,396	24	15	0	1,396	93
Finish, Clg, 2x2 SAT - Sound Booth (Arena)	360	Sq Ft	6.04	2,175	24	15	0	2,175	145
Finish, Clg, 2x2 SAT - Training Room (Arena)	1,700	Sq Ft	6.04	10,268	24	15	0	10,268	685
Finish, Clg, 2x2 SAT - Video Production Room (Arena)	880	Sq Ft	6.04	5,316	24	15	0	5,316	354
Finish, Clg, 2x2 SAT - Visiting Locker Rooms (Arena)	1,913	Sq Ft	6.04	11,555	24	15	0	11,555	770
Finish, Clg, 2x4 SAT - Main Lobby (Arena)	7,263	Sq Ft	6.04	43,869	30	21	0	43,869	2,089
Arena - Floor Finish									
Finish, Built In Mat - Main Lobby (Arena)	315	Sq Ft	15.46	4,870	10	1	4,332	538	538
Finish, Carpet - Black & Gold Club (Arena)	214	Sq Yds	39.72	8,501	10	1	7,561	940	940
Finish, Carpet - Box Office (Arena)	260	Sq Yds	41.59	10,814	10	1	9,618	1,196	1,196
Finish, Carpet - Crew Lounge (Arena)	60	Sq Yds	41.59	2,496	10	1	2,220	276	276
Finish, Carpet - Green Room x2 (Arena)	74	Sq Yds	41.59	3,078	10	1	2,738	340	340
Finish, Carpet - Main M's & W's Locker Rooms (Arena)	265	Sq Yds	41.59	11,022	10	1	9,803	1,219	1,219
Finish, Carpet - Management Offices (Arena)	241	Sq Yds	41.59	10,024	10	9	0	10,024	1,114
Finish, Carpet - Media Work Room (Arena)	49	Sq Yds	41.59	2,038	10	1	1,813	225	225
Finish, Carpet - Press Conference Room (Arena)	95	Sq Yds	41.59	3,952	10	1	3,515	437	437
Finish, Carpet - Private Suites/Hallway (Arena)	1,569	Sq Yds	72.45	113,675	8	4	0	113,675	28,419
Finish, Carpet - Sound Booth (Arena)	40	Sq Yds	41.59	1,664	10	1	1,480	184	184
Finish, Carpet - Staff Laundry Rooms (Arena)	37	Sq Yds	41.59	1,539	10	1	1,369	170	170
Finish, Carpet - Video Production Room (Arena)	98	Sq Yds	41.59	4,076	10	1	3,625	451	451
Finish, Carpet - Visiting Locker Rooms (Arena)	213	Sq Yds	41.59	8,859	10	1	7,880	979	979
Finish, CT Floor - Black & Gold Club (Arena)	1,298	Sq Ft	53.93	70,002	24	24	0	70,002	2,917
Finish, CT Floor - Black & Gold Restrooms (Arena)	637	Sq Ft	12.88	8,205	24	15	0	8,205	547
Finish, CT Floor - Crew Lounge Restrooms (Arena)	133	Sq Ft	12.88	1,714	24	15	0	1,714	114
Finish, CT Floor - Green Room x2 (Arena)	294	Sq Ft	12.88	3,787	24	15	0	3,787	252

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Budget Year: 7/1/2017 - 6/30/2018
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 Report No: 5171 Version 2
 Phase: Arenas, Garage F, Retail 1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/17 Balance	Unfunded Balance	2017-18 Contribution
Finish, CT Floor - Loge Inlays (Arena)	575	Sq Ft	6.70	3,853	24	20	0	3,853	193
Finish, CT Floor - Main Locker Rooms (Arena)	390	Sq Ft	12.88	5,024	24	15	0	5,024	335
Finish, CT Floor - Press Restrooms (Arena)	456	Sq Ft	12.88	5,874	24	15	0	5,874	392
Finish, CT Floor - Private Suites/RR's/Lobby (Arena)	2,039	Sq Ft	12.88	26,263	24	15	0	26,263	1,751
Finish, CT Floor - Training Room (Arena)	420	Sq Ft	12.88	5,410	24	15	0	5,410	361
Finish, CT Floor - Visiting Locker Rooms (Arena)	762	Sq Ft	12.88	9,815	24	15	0	9,815	654
Finish, Epoxy Coating - Concession Main Con (Arena)	4,647	Sq Ft	6.67	30,996	10	1	27,569	3,427	3,427
Finish, Epoxy Coating - Concession Main Lob (Arena)	3,230	Sq Ft	6.67	21,545	10	1	19,163	2,382	2,382
Finish, Rubber Treads - Main Lobby Stairs (Arena)	4,343	Sq Ft	11.95	51,899	10	7	0	51,899	7,414
Finish, Terrazzo Floor - Main Lobby (Arena)	11,016	Sq Ft	16.27	179,231	30	21	0	179,231	8,535
Finish, Terrazzo Floor - VIP Lobby (Arena)	833	Sq Ft	16.27	13,553	30	21	0	13,553	645
Finish, Terrazzo Floor Refurbish Allow - Lobby (Arena)	1	Each	9,000.00	9,000	10	1	8,005	995	995
Finish, VT Floor - First Aid Room (Arena)	264	Sq Ft	5.17	1,365	20	11	0	1,365	124
Finish, VT Floor - Lobby Mgmt Office (Arena)	1,499	Sq Ft	5.17	7,750	20	11	0	7,750	705
Finish, VT Floor - Main Concourse (Arena)	28,995	Sq Ft	5.17	149,905	20	11	0	149,905	13,628
Finish, VT Floor - Main Concourse Restrooms (Arena)	7,741	Sq Ft	5.17	40,021	20	11	0	40,021	3,638
Finish, VT Floor - Main Lobby Restrooms (Arena)	643	Sq Ft	5.17	3,325	20	11	0	3,325	302
Finish, VT Floor - Main Locker Rooms (Arena)	668	Sq Ft	5.17	3,454	20	11	0	3,454	314
Finish, VT Floor - Restrooms at Knight Plaza (Arena)	818	Sq Ft	5.17	4,230	20	11	0	4,230	385
Finish, VT Floor - Show Office x2 (Arena)	231	Sq Ft	5.17	1,195	20	11	0	1,195	109
Finish, VT Floor - Staff Locker Rooms (Arena)	581	Sq Ft	5.17	3,004	20	11	0	3,004	273
Finish, VT Floor - Training Room (Arena)	1,700	Sq Ft	5.17	8,790	20	11	0	8,790	799
Finish, VT Floor - Visiting Locker Rooms (Arena)	892	Sq Ft	5.17	4,612	20	11	0	4,612	419
Arena - Renovations & Built-In's									
Renovation Allowance - Black & Gold Club Bar (Arena)	1	Total	17,627.00	17,627	12	3	0	17,627	5,876
Renovation Allowance - Box Office B/I Desks (Arena)	1	Total	15,010.00	15,010	24	15	0	15,010	1,001
Renovation Allowance - First Aid Room (Arena)	1	Total	5,153.00	5,153	24	15	0	5,153	344
Renovation Allowance - Private Suite Wet Bars (Arena)	1	Total	227,819.00	227,819	12	3	0	227,819	75,940
Renovation Allowance - Sound Booth Desks (Arena)	1	Total	3,792.00	3,792	24	15	0	3,792	253
Restroom Renovation - Black & Gold Club (Arena)	1	Total	23,743.00	23,743	24	15	0	23,743	1,583
Restroom Renovation - Crew Lounge (Arena)	1	Total	5,271.00	5,271	24	15	0	5,271	351
Restroom Renovation - Green Room x2 (Arena)	1	Total	23,016.00	23,016	24	15	0	23,016	1,534
Restroom Renovation - Knight Plaza (Arena)	1	Total	34,312.00	34,312	24	15	0	34,312	2,287
Restroom Renovation - Main Concourse (Arena)	1	Total	301,220.00	301,220	24	15	0	301,220	20,081
Restroom Renovation - Main Lobby (Arena)	1	Total	27,954.00	27,954	24	15	0	27,954	1,864
Restroom Renovation - Main Locker Rooms (Arena)	1	Total	30,814.00	30,814	24	15	0	30,814	2,054
Restroom Renovation - Press (Arena)	1	Total	12,926.00	12,926	24	15	0	12,926	862
Restroom Renovation - Private Suites (Arena)	1	Total	42,499.00	42,499	12	3	0	42,499	14,166
Restroom Renovation - Staff Locker Rooms (Arena)	1	Total	25,145.00	25,145	24	15	0	25,145	1,676
Restroom Renovation - Visiting Locker Rooms (Arena)	1	Total	100,560.00	100,560	24	15	0	100,560	6,704
Arena - Wall Finish									
Finish, CT Walls - Black & Gold Restrooms (Arena)	828	Sq Ft	13.00	10,764	24	15	0	10,764	718
Finish, CT Walls - Branded Concessions (Arena)	1	Total	90,000.00	90,000	24	1	80,049	9,951	9,951
Finish, CT Walls - Crew Lounge Restrooms (Arena)	278	Sq Ft	13.00	3,614	24	15	0	3,614	241

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 Phase: Arenas, Garage F, Retail 1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/17 Balance	Unfunded Balance	2017-18 Contribution
Finish, CT Walls - Green Room x2 (Arena)	391	Sq Ft	13.00	5,083	24	15	0	5,083	339
Finish, CT Walls - Main Concourse (Arena)	7,214	Sq Ft	13.00	93,782	24	15	0	93,782	6,252
Finish, CT Walls - Main Concourse Restrooms (Arena)	7,408	Sq Ft	13.00	96,304	24	15	0	96,304	6,420
Finish, CT Walls - Main Lobby (Arena)	1,914	Sq Ft	13.00	24,882	24	15	0	24,882	1,659
Finish, CT Walls - Main Lobby Restrooms (Arena)	813	Sq Ft	13.00	10,569	24	15	0	10,569	705
Finish, CT Walls - Main Locker Rooms (Arena)	2,235	Sq Ft	13.00	29,055	24	15	0	29,055	1,937
Finish, CT Walls - Press Restrooms (Arena)	584	Sq Ft	13.00	7,592	24	15	0	7,592	506
Finish, CT Walls - Private Suite Restrooms (Arena)	1,594	Sq Ft	13.00	20,722	12	3	0	20,722	6,907
Finish, CT Walls - Training Room (Arena)	860	Sq Ft	13.00	11,180	24	15	0	11,180	745
Finish, CT Walls - Visiting Locker Rooms (Arena)	3,062	Sq Ft	13.00	39,806	24	15	0	39,806	2,654
Finish, VT Wall Panels - Concession Main Con (Arena)	7,124	Sq Ft	7.16	51,008	24	15	0	51,008	3,401
Finish, VT Wall Panels - Concession Main Lob (Arena)	3,932	Sq Ft	7.16	28,154	24	15	0	28,154	1,877
Finish, Wall Covering - Black & Gold Restrms (Arena)	828	Sq Ft	5.16	4,273	12	3	0	4,273	1,424
Misc Building Exterior									
Awning Fabric, Recover - Venue (Green)	765	Sq Ft	7.82	5,983	8	8	0	5,983	748
Awning Fabric, Recover - Venue (Tan)	908	Sq Ft	12.51	11,360	8	1	10,104	1,256	1,256
Awning Frame, Replace - Venue (Green)	765	Sq Ft	13.98	10,695	16	8	0	10,695	1,337
Awning Frame, Replace - Venue (Tan)	908	Sq Ft	13.98	12,694	16	1	11,290	1,404	1,404
Awning/Bahama Shutters, Metal - Garage F	945	Sq Ft	30.00	28,350	25	16	0	28,350	1,772
Awning/Bahama Shutters, Metal - Retail 1	854	Sq Ft	30.00	25,620	25	16	0	25,620	1,601
Door Allowance, Interior/Exterior - Arena (1x Expense)	1	Each	12,000.00	12,000	1	1	10,673	1,327	1,327
Door Allowance, Interior/Exterior - Venue (1x Expense)	1	Each	20,000.00	20,000	1	1	17,789	2,211	2,211
Door, Metal Overhead, 10 x 8 - S/R at CFE Arena	4	Each	2,780.00	11,120	16	7	0	11,120	1,589
Door, Metal Overhead, 10 x 8 - S/R at Venue	1	Each	2,780.00	2,780	16	16	0	2,780	174
Door, Metal Overhead, 10 x 10 - S/R at CFE Arena	1	Each	7,430.00	7,430	16	7	0	7,430	1,061
Door, Metal Overhead, 12 x 12 - S/R at CFE Arena	1	Each	7,430.00	7,430	16	7	0	7,430	1,061
Door, Metal Overhead, 12 x 12 - S/R at Venue	1	Each	7,430.00	7,430	16	16	0	7,430	464
Door, Metal Overhead, 12 x 9 - S/R at CFE Arena	1	Each	7,430.00	7,430	16	7	0	7,430	1,061
Door, Metal Overhead, 16 x 14 - S/R at CFE Arena	1	Each	7,430.00	7,430	16	7	0	7,430	1,061
Fence, VC Chain Link, 3'-6" - Garage F	1,280	Ln Ft	9.63	12,327	22	13	0	12,327	948
Railing, Alum Picket, 42" - Garage F	515	Ln Ft	80.00	41,200	36	27	0	41,200	1,526
Trellis, Metal - Garage F	266	Sq Ft	35.00	9,310	25	16	0	9,310	582
Trellis, Metal - Retail 1	366	Sq Ft	35.00	12,810	25	16	0	12,810	801
Venue - Ceiling Finish									
Finish, Clg, 2x2 SAT - Level 2 Athletics Ofcs (Venue)	6,310	Sq Ft	6.04	38,113	24	15	0	38,113	2,541
Finish, Clg, 2x2 SAT - Level 2 Hallway (Venue)	2,644	Sq Ft	6.04	15,970	24	15	0	15,970	1,065
Finish, Clg, 2x4 SAT - Level 1 Hallways '07 (Venue)	8,415	Sq Ft	6.04	50,827	24	15	0	50,827	3,388
Finish, Clg, 2x4 SAT - Staff Locker Rooms (Arena)	581	Sq Ft	6.04	3,510	24	15	0	3,510	234
Finish, Clg, 2x4 SAT Tile Only - Lvl 1 Halls (Venue)	1,776	Sq Ft	3.02	5,364	24	2	0	5,364	2,682
Finish, Clg, 2x4 SAT Tile Only - Lvl 1 Old Kit/Ofc	1,470	Sq Ft	3.02	4,440	24	24	0	4,440	185
Finish, Clg, 2x4 SAT Tile Only - Lvl 1 Volleyball Stor	3,185	Sq Ft	3.02	9,619	24	2	0	9,619	4,810
Finish, Clg, 2x4 SAT Tile Only - Lvl 3 Skybox/Suites	5,250	Sq Ft	3.02	15,855	24	2	0	15,855	7,928
Finish, Clg, 2x4 SAT Tile Only - Mens Practice Gym	7,426	Sq Ft	3.02	22,427	24	2	0	22,427	11,214
Finish, Clg, 2x4 SAT Tile Only - Weight/Strength	4,989	Sq Ft	3.02	15,067	24	24	0	15,067	628
Finish, Clg, 2x4 SAT Tile Only - Wom Practice Gym	7,843	Sq Ft	3.02	23,686	24	2	0	23,686	11,843

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 Phase: Arenas, Garage F, Retail 1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/17 Balance	Unfunded Balance	2017-18 Contribution
Venue - Floor Finish									
Finish, Carpet - Level 1 Athletics Office Space (Venue)	173	Sq Yds	115.65	20,008	10	1	17,796	2,212	2,212
Finish, Carpet - Level 1 Conference Room (Venue)	204	Sq Yds	41.59	8,485	10	8	0	8,485	1,061
Finish, Carpet - Level 1 Soccer/VB Lockers (Venue)	409	Sq Yds	41.59	17,011	10	2	0	17,011	8,506
Finish, Carpet - Level 1 WBB Locker Rm (Venue)	71	Sq Yds	115.11	8,173	10	10	0	8,173	817
Finish, Carpet - Level 2 Athletics Office Space (Venue)	702	Sq Yds	56.68	39,790	10	1	35,391	4,399	4,399
Finish, Carpet - Level 2 Hallway (Venue)	294	Sq Yds	41.59	12,228	10	2	0	12,228	6,114
Finish, Carpet - Level 3 Skybox/Suites (Venue)	584	Sq Yds	41.59	24,289	10	6	0	24,289	4,048
Finish, CT Floor - Level 1 Old Kitchen/Office (Venue)	1,537	Sq Ft	12.88	19,797	30	2	0	19,797	9,898
Finish, CT Floor - Level 1 Restrooms (Venue)	986	Sq Ft	12.88	12,700	24	24	0	12,700	529
Finish, CT Floor - Level 1 Soccer/VB Lockers (Venue)	867	Sq Ft	12.88	11,167	24	16	0	11,167	698
Finish, CT Floor - Level 2 Athletics Ofc Rstrms (Venue)	251	Sq Ft	12.88	3,233	24	16	0	3,233	202
Finish, CT Floor - Level 2 Mezz & Concession (Venue)	5,597	Sq Ft	12.88	72,090	30	1	64,119	7,971	7,971
Finish, CT Floor - Level 2 Restrooms (Venue)	1,294	Sq Ft	12.88	16,667	30	4	0	16,667	4,167
Finish, CT Floor - Level 3 Restrooms (Venue)	647	Sq Ft	12.88	8,334	30	4	0	8,334	2,084
Finish, CT Floor - Locker Rm Wt/Strength (Venue)	1,904	Sq Ft	12.88	24,524	30	4	0	24,524	6,131
Finish, Rubber Floor - Weight/Strength Rm (Venue)	4,989	Sq Ft	11.03	55,029	7	7	0	55,029	7,861
Finish, Tartan Floor - Level 1 Sports Court (Venue)	31,006	Sq Ft	1.79	55,501	10	3	0	55,501	18,500
Finish, VT Floor - Level 1 Athletics/Laundry (Venue)	1,775	Sq Ft	5.17	9,177	20	12	0	9,177	765
Finish, VT Floor - Level 1 Hallways (Venue)	1,776	Sq Ft	5.17	9,182	30	4	0	9,182	2,296
Finish, VT Floor - Level 1 Hallways '07 (Venue)	8,415	Sq Ft	5.17	43,506	30	21	0	43,506	2,072
Finish, VT Floor - Level 1 Soccer/VB Lockers (Venue)	1,313	Sq Ft	5.17	6,789	30	22	0	6,789	309
Venue - Renovations & Built-In's									
Railing, Alum Picket - Level 2 Mezzanine (Venue)	505	Ln Ft	71.00	35,855	36	1	31,891	3,964	3,964
Renovation Allowance - Lvl 2 Concessions (Venue)	2	Total	7,517.00	15,034	30	4	0	15,034	3,758
Renovation Allowance - Lvl 3 Skybox/Ste Bar (Venue)	1	Total	12,780.00	12,780	30	4	0	12,780	3,195
Renovation Allowance - Media Work Desks (Arena)	1	Total	5,530.00	5,530	24	15	0	5,530	369
Restroom Renovation - Level 1 (Venue)	1	Total	26,190.00	26,190	24	24	0	26,190	1,091
Restroom Renovation - Level 2 (Venue)	1	Total	40,841.00	40,841	30	4	0	40,841	10,210
Restroom Renovation - Level 3 (Venue)	1	Total	13,645.00	13,645	30	4	0	13,645	3,411
Restroom Renovation - Lockers Soccer&VB (Venue)	1	Total	46,027.00	46,027	24	16	0	46,027	2,877
Restroom Renovation - Lockers Wt/Strength (Venue)	1	Total	55,618.00	55,618	30	4	0	55,618	13,904
Venue - Wall Finish									
Finish, CT Walls - Level 1 Restrooms (Venue)	2,561	Sq Ft	14.91	38,185	24	24	0	38,185	1,591
Finish, CT Walls - Level 2 Restrooms (Venue)	3,053	Sq Ft	13.00	39,689	30	4	0	39,689	9,922
Finish, CT Walls - Level 3 Restrooms (Venue)	1,527	Sq Ft	13.00	19,851	30	4	0	19,851	4,963
Finish, CT Walls - Locker Rm Soccer&VB (Venue)	2,798	Sq Ft	13.00	36,374	24	16	0	36,374	2,273
Finish, CT Walls - Locker Rm Wt/Strength (Venue)	1,859	Sq Ft	13.00	24,167	30	4	0	24,167	6,042
Misc Building Components Total	159	Components		3,912,097	1-36	1-27	395,427	3,516,670	515,382

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 Phase: Arenas, Garage F, Retail 1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/17 Balance	Unfunded Balance	2017-18 Contribution
Misc Site Improvements									
Basketball Court Resurfacing Allowance - Outdoor Court	1	Court	21,225.00	21,225	6	1	18,878	2,347	2,347
Bicycle Rack Allowance	1	Total	5,000.00	5,000	10	10	0	5,000	500
Fence, VC Chain Link, 4' - 6' - Retail 1	610	Ln Ft	15.07	9,193	22	13	0	9,193	707
Knight Plaza, Artificial Turf	1	Total	80,000.00	80,000	7	7	0	80,000	11,429
Knight Plaza, Benches - Escofet Abril Precast	1	Each	42,296.00	42,296	15	15	0	42,296	2,820
Knight Plaza, Benches - Victor Stanley In Ground Comp	1	Each	7,508.00	7,508	15	15	0	7,508	501
Knight Plaza, Flame Bowls	1	Each	120,000.00	120,000	10	10	0	120,000	12,000
Knight Plaza, Flame Bowls Refurbishment Allowance	1	Each	50,000.00	50,000	5	5	0	50,000	10,000
Knight Plaza, Granite Pegasus & Bands Allowance	1	Each	10,000.00	10,000	5	5	0	10,000	2,000
Knight Plaza, Monitors/Players/Enclosures/AC	1	Each	126,672.00	126,672	7	7	0	126,672	18,096
Knight Plaza, Outdoor Furniture - Landscape Forms	1	Total	47,237.00	47,237	15	15	0	47,237	3,149
Knight Plaza, Pebbleflex	1	Each	20,000.00	20,000	10	10	0	20,000	2,000
Knight Plaza, Precast Planter Refurbishment Allowance	1	Each	20,000.00	20,000	10	10	0	20,000	2,000
Knight Plaza, Sound Equipment	1	Total	30,000.00	30,000	10	10	0	30,000	3,000
Knight Plaza, Spires Repainting Allowance	1	Each	15,000.00	15,000	7	7	0	15,000	2,143
Knight Plaza, Stanchion Bollards, Removable	1	Each	22,000.00	22,000	10	10	0	22,000	2,200
Knight Plaza, Trash Receptacle Allowance	1	Each	14,834.00	14,834	10	10	0	14,834	1,483
Knight Plaza, Umbrella - California Umbrella	1	Each	7,470.00	7,470	5	5	0	7,470	1,494
Landscape Allowance - Inflation N/A (2020)	1	Total	45,758.00	45,758	6	4	0	45,758	11,440
Landscape Allowance - Inflation N/A (2025)	1	Total	39,471.00	39,471	11	9	0	39,471	4,386
Landscape Allowance - Inflation N/A (2030)	1	Total	34,048.00	34,048	16	14	0	34,048	2,432
Landscape Allowance - Inflation N/A (2035)	1	Total	29,370.00	29,370	21	19	0	29,370	1,546
Landscape Allowance - Inflation N/A (2040)	1	Total	25,335.00	25,335	26	24	0	25,335	1,056
Landscape Allowance - Inflation N/A (2045)	1	Total	21,854.00	21,854	30	29	0	21,854	754
Light Pole & Fixture, 16' Mushroom	37	Each	2,988.00	110,556	26	17	0	110,556	6,503
Light Pole & Fixture, 16' Stick - Knight Plaza	10	Each	6,000.00	60,000	26	17	0	60,000	3,529
Light Pole & Fixture, 30' Downlight	16	Each	5,000.00	80,000	26	17	0	80,000	4,706
Light Pole & Fixture, 30' Downlight Dbl	1	Each	5,500.00	5,500	26	17	0	5,500	324
Park Bench, Concrete - East Plaza	18	Each	1,135.00	20,430	25	16	0	20,430	1,277
Park Bollard, Concrete - Knight Plaza	51	Each	1,000.00	51,000	25	16	0	51,000	3,188
Planter Wall/Cap - Planters x2 (E Plaza/Gemini)	128	Sq Ft	43.85	5,613	20	1	4,992	621	621
Planters, Round - Knight Plaza	8	Each	1,000.00	8,000	15	13	0	8,000	615
Retaining Wall, Stacked Stone - Retail 1	468	Sq Ft	29.99	14,036	30	21	0	14,036	668
Sail Shade Refurbishment Allowance - Knight Plaza	1	Total	50,000.00	50,000	5	3	0	50,000	16,667
Spire Refurbishment Allowance - Knight Plaza	2	Each	5,000.00	10,000	5	3	0	10,000	3,333
Stage Refurbishment Allowance - Knight Plaza	1	Total	5,000.00	5,000	5	3	0	5,000	1,667
Trash Can Holder, Coated Steel - Outdoor	30	Each	359.00	10,770	15	6	0	10,770	1,795
Misc Site Improvements Total	37	Components		1,275,176	5-30	1-29	23,870	1,251,306	144,376

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 Phase: Arenas, Garage F, Retail 1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/17 Balance	Unfunded Balance	2017-18 Contribution
Furniture, Fixtures & Equipment									
Athletics									
Basketball Court - CFE Arena	1	Each	97,873.00	97,873	6	3	0	97,873	32,624
Basketball Hoops - CFE Arena	3	Each	11,186.00	33,558	15	6	0	33,558	5,593
Volleyball Court - Venue	1	Each	95,360.00	95,360	5	5	0	95,360	19,072
Electronics									
A/V Assisted Listening Unit - Sound Booth	1	Total	15,000.00	15,000	15	6	0	15,000	2,500
A/V Misc Equipment - Sound Booth	1	Total	35,000.00	35,000	15	6	0	35,000	5,833
A/V Sound Equipment - CFE Arena	1	Each	316,800.00	316,800	10	10	0	316,800	31,680
A/V Sound Equipment Refurb Allowance - CFE Arena	1	Total	156,200.00	156,200	5	5	0	156,200	31,240
A/V Video Production Equip, Controllers - CFE Arena	1	Total	94,171.00	94,171	4	4	0	94,171	23,543
Advertising, Illuminated Ad Panels - Upper Bowl	16	Each	2,500.00	40,000	15	6	0	40,000	6,667
Advertising, Illuminated Super Graphic	3	Each	5,000.00	15,000	15	6	0	15,000	2,500
Computer Workstation/Equipment Allowance	1	Total	10,300.00	10,300	1	1	9,161	1,139	1,139
Electronics, Move Projector (Inflatable Screen)	1	Each	14,239.00	14,239	10	10	0	14,239	1,424
Electronics, Movie Screen (Inflatable)	1	Each	2,850.00	2,850	10	9	0	2,850	317
Electronics, Ribbon Boards - CFE Arena	1	Each	434,856.00	434,856	10	10	0	434,856	43,486
Electronics, Scoreboard - CFE Arena	1	Each	945,274.00	945,274	10	10	0	945,274	94,527
Electronics, Sound System - Outdoor at Box Office	1	Total	15,585.00	15,585	12	11	0	15,585	1,417
Electronics, Televisions	1	Total	40,677.00	40,677	10	9	0	40,677	4,520
Equipment, Clear Com Replacement - CFE Arena	1	Each	35,000.00	35,000	10	1	31,130	3,870	3,870
Equipment, Xenon Follow Spots	6	Each	12,360.00	74,160	10	1	65,961	8,199	8,199
Furnishings									
Furnishings/Decorating - Black & Gold Club (Arena)	1	Total	27,191.00	27,191	8	7	0	27,191	3,884
Furnishings/Decorating - Green Room x2 (Arena)	1	Total	6,000.00	6,000	8	1	5,337	663	663
Furnishings/Decorating - Management Offices (Arena)	1	Total	40,000.00	40,000	12	3	0	40,000	13,333
Furnishings/Decorating - Private Suites/Loge's (Arena)	1	Total	150,000.00	150,000	8	4	0	150,000	37,500
Furniture, Outdoor Table/Bench/Canopy Set	11	Each	650.00	7,150	12	3	0	7,150	2,383
Laundry & Housekeeping									
Housekeeping, Cleaning Solution Storage, Orbio	1	Each	9,520.00	9,520	8	6	0	9,520	1,587
Housekeeping, Floor Carpet Extractor	1	Each	5,575.00	5,575	8	6	0	5,575	929
Housekeeping, Floor Scrubber - Model T5	2	Each	7,800.00	15,600	7	1	13,875	1,725	1,725
Housekeeping, Floor Scrubber - Model T7	1	Each	7,800.00	7,800	7	1	6,938	862	862
Housekeeping, Floor Scrubber - Tom Kat	1	Each	11,407.00	11,407	8	5	0	11,407	2,281
Housekeeping, Floor Sweeper, Walk Behind - M#3640	2	Each	6,164.00	12,328	10	3	0	12,328	4,109
Laundry, Commercial Dryer, Gas - CFE Arena	1	Each	3,489.00	3,489	10	1	3,103	386	386
Laundry, Commercial Washer, 35 Lb Gas - CFE Arena	1	Each	9,469.00	9,469	10	1	8,422	1,047	1,047
Maintenance Equipment									
Maintenance, Fork Lift	1	Each	29,680.00	29,680	15	6	0	29,680	4,947
Maintenance, Fork Lift - Toyota	1	Each	24,999.00	24,999	15	6	0	24,999	4,166
Maintenance, Scissor Lift, 32'	1	Each	25,985.00	25,985	10	2	0	25,985	12,992
Maintenance, Single Man Lift	1	Each	7,258.00	7,258	8	5	0	7,258	1,452
Vehicle, Box Truck	1	Each	27,102.00	27,102	10	1	24,105	2,997	2,997

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 Phase: Arenas, Garage F, Retail 1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/17 Balance	Unfunded Balance	2017-18 Contribution
Miscellaneous									
Equipment, Trash Cans	1	Total	15,000.00	15,000	15	14	0	15,000	1,071
Equipment, Trash Cans	1	Total	5,377.00	5,377	15	15	0	5,377	358
Safe, Fire Proof - Box Office	1	Each	8,000.00	8,000	30	21	0	8,000	381
Signage Logo, Pegasus - CFE Arena	1	Each	5,000.00	5,000	12	3	0	5,000	1,667
Restaurant & Appliances									
Appliance, Mini Fridge - Suites/Loge	36	Each	1,015.00	36,540	10	3	0	36,540	12,180
Restaurant, Equipment Allow - Concessions (Arena)	1	Total	46,350.00	46,350	5	2	0	46,350	23,175
Restaurant, Equipment Allow - Concessions (Arena)	1	Total	46,350.00	46,350	5	3	0	46,350	15,450
Restaurant, Equipment Allow - Concessions (Arena)	1	Total	46,350.00	46,350	5	5	0	46,350	9,270
Restaurant, Equipment Allow - Concessions (Arena)	1	Total	46,350.00	46,350	5	1	41,225	5,125	5,125
Restaurant, Equipment Allow - Concessions (Arena)	1	Total	46,350.00	46,350	5	4	0	46,350	11,588
Restaurant, Exhaust Hood - Commissary Stor (Arena)	1	Total	6,162.00	6,162	20	11	0	6,162	560
Restaurant, Exhaust Hood - Knights Grill (Arena)	1	Total	12,323.00	12,323	20	11	0	12,323	1,120
Restaurant, Fire Suppression - Commissary Stor(Arena)	1	Total	2,696.00	2,696	15	6	0	2,696	449
Restaurant, Fire Suppression - Knights Grill (Arena)	1	Total	5,392.00	5,392	15	6	0	5,392	899
Restaurant, Menu Boards - Concessions (Arena)	1	Total	49,132.00	49,132	8	5	0	49,132	9,826
Seating									
Seating - Venue	1	Total	210,901.00	210,901	20	19	0	210,901	11,100
Seating (Metro) - Venue	1	Total	113,560.00	113,560	20	16	0	113,560	7,098
Seating Motors - Venue	1	Total	138,211.00	138,211	20	16	0	138,211	8,638
Seating Motors, Extra Chains - Venue	1	Total	28,136.00	28,136	10	6	0	28,136	4,689
Seating, Bowl - Arena	1	Total	500,000.00	500,000	9	2	0	500,000	250,000
Special Events									
Equipment, ADA Stage Ramp	1	Each	15,999.00	15,999	10	9	0	15,999	1,778
Equipment, Barricade System (interior)	1	Total	20,750.00	20,750	15	6	0	20,750	3,458
Equipment, Curtain System, Back Drop - CFE Arena	1	Total	96,949.00	96,949	20	11	0	96,949	8,814
Equipment, Performance Stage	1	Total	110,480.00	110,480	15	6	0	110,480	18,413
Equipment, Turnstiles w/Rollers	12	Each	3,200.00	38,400	11	2	0	38,400	19,200
Event, Court Cover - Venue	1	Total	10,163.00	10,163	6	4	0	10,163	2,541
Event, Main Floor Carpet Tiles - Arena	1	Total	69,194.00	69,194	6	5	0	69,194	13,839
Furniture, Event Chairs (1500)	1	Total	97,157.00	97,157	15	6	0	97,157	16,193
Furniture, Event Tables (150)	1	Total	35,394.00	35,394	15	6	0	35,394	5,899
Furniture, Folding Table Allowance	1	Total	5,743.00	5,743	5	4	0	5,743	1,436
Ice Machine - Venue	2	Each	5,972.00	11,944	12	8	0	11,944	1,493
Ice Skating Rink	1	Total	36,000.00	36,000	10	8	0	36,000	4,500
Furniture, Fixtures & Equipment Total	69	Components		4,808,809	1-30	1-21	209,257	4,599,552	889,602
Grand Total									
	374	Components		17,073,497			1,213,732	15,859,765	2,370,234

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Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2017-18	1,213,732	1,315,521	12.89%	0	1,364,609	3.00%	0	0.00%	1,164,644
2	2018-19	1,164,644	1,354,987	3.00%	0	1,059,753	3.00%	0	0.00%	1,459,878
3	2019-20	1,459,878	1,395,637	3.00%	0	1,177,785	3.00%	0	0.00%	1,677,730
4	2020-21	1,677,730	1,437,506	3.00%	0	933,561	3.00%	0	0.00%	2,181,675
5	2021-22	2,181,675	1,480,631	3.00%	0	928,110	3.00%	0	0.00%	2,734,196
6	2022-23	2,734,196	1,525,050	3.00%	0	1,028,872	3.00%	0	0.00%	3,230,374
7	2023-24	3,230,374	1,570,802	3.00%	0	630,884	3.00%	0	0.00%	4,170,292
8	2024-25	4,170,292	1,617,926	3.00%	0	463,265	3.00%	0	0.00%	5,324,953
9	2025-26	5,324,953	1,666,464	3.00%	0	421,831	3.00%	0	0.00%	6,569,586
10	2026-27	6,569,586	1,716,458	3.00%	0	3,490,147	3.00%	0	0.00%	4,795,897
11	2027-28	4,795,897	1,767,952	3.00%	0	5,680,870	3.00%	0	0.00%	882,979
12	2028-29	882,979	1,820,991	3.00%	0	747,828	3.00%	0	0.00%	1,956,142
13	2029-30	1,956,142	1,875,621	3.00%	0	1,531,196	3.00%	0	0.00%	2,300,567
14	2030-31	2,300,567	1,931,890	3.00%	0	1,405,516	3.00%	0	0.00%	2,826,941
15	2031-32	2,826,941	1,989,836	3.00%	0	4,416,777	3.00%	0	0.00%	400,000
16	2032-33	400,000	1,989,836	0.00%	0	1,283,054	3.00%	0	0.00%	1,106,782
17	2033-34	1,106,782	1,989,836	0.00%	0	872,450	3.00%	0	0.00%	2,224,168
18	2034-35	2,224,168	1,989,836	0.00%	0	601,477	3.00%	0	0.00%	3,612,527
19	2035-36	3,612,527	1,989,836	0.00%	5,705,332	1,653,981	3.00%	0	0.00%	9,653,714
20	2036-37	9,653,714	1,989,836	0.00%	0	6,410,313	3.00%	0	0.00%	5,233,237
21	2037-38	5,233,237	1,989,836	0.00%	0	4,578,640	3.00%	0	0.00%	2,644,433
22	2038-39	2,644,433	1,989,836	0.00%	0	858,845	3.00%	0	0.00%	3,775,424
23	2039-40	3,775,424	1,989,836	0.00%	0	833,084	3.00%	0	0.00%	4,932,176
24	2040-41	4,932,176	1,989,836	0.00%	0	898,820	3.00%	0	0.00%	6,023,192
25	2041-42	6,023,192	1,989,836	0.00%	0	1,305,288	3.00%	0	0.00%	6,707,740
26	2042-43	6,707,740	1,989,836	0.00%	0	720,000	3.00%	0	0.00%	7,977,576
27	2043-44	7,977,576	1,989,836	0.00%	0	3,640,394	3.00%	0	0.00%	6,327,018
28	2044-45	6,327,018	1,989,836	0.00%	0	3,107,256	3.00%	0	0.00%	5,209,598
29	2045-46	5,209,598	1,989,836	0.00%	0	2,044,350	3.00%	0	0.00%	5,155,084
30	2046-47	5,155,084	1,989,836	0.00%	0	6,494,920	3.00%	0	0.00%	650,000
Grand Total			54,314,812		5,705,332	60,583,876		0		

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Cash Flow Plan Details

Category	Description	Cost
Year 1: 2017-18		
Painting & Waterproofing	Paint Exterior and Waterproof - Venue	18,000
Mechanical & Electrical	Electrical, LED Sports Lights - Arena	463,500
Mechanical & Electrical	Generator, Deferred Maint Allowance - CFE Arena	8,176
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar F (Venue)	8,176
Mechanical & Electrical	Lighting Replacement Allowance, Exterior - Venue	20,000
Mechanical & Electrical	Fire Jockey Pump/Motor - CFE Arena	4,293
Mechanical & Electrical	Fire Pump Deferred Maint Allowance - CFE Arena	8,345
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	20,600
Mechanical & Electrical	A/C Equipment Allowance - CFE Arena	51,500
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	25,750
Mechanical & Electrical	Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-1 (Arena)	5,514
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	8,022
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	8,022
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	8,022
Misc Building Components	Access Control, CCTV Surveillance System - Garage F	6,334
Misc Building Components	Finish, Built In Mat - Main Lobby (Arena)	4,870
Misc Building Components	Finish, Carpet - Black & Gold Club (Arena)	8,501
Misc Building Components	Finish, Carpet - Box Office (Arena)	10,814
Misc Building Components	Finish, Carpet - Crew Lounge (Arena)	2,496
Misc Building Components	Finish, Carpet - Green Room x2 (Arena)	3,078
Misc Building Components	Finish, Carpet - Main M's & W's Locker Rooms (Arena)	11,022
Misc Building Components	Finish, Carpet - Media Work Room (Arena)	2,038
Misc Building Components	Finish, Carpet - Press Conference Room (Arena)	3,952
Misc Building Components	Finish, Carpet - Sound Booth (Arena)	1,664
Misc Building Components	Finish, Carpet - Staff Laundry Rooms (Arena)	1,539
Misc Building Components	Finish, Carpet - Video Production Room (Arena)	4,076
Misc Building Components	Finish, Carpet - Visiting Locker Rooms (Arena)	8,859
Misc Building Components	Finish, Epoxy Coating - Concession Main Con (Arena)	30,996
Misc Building Components	Finish, Epoxy Coating - Concession Main Lob (Arena)	21,545
Misc Building Components	Finish, Terrazzo Floor Refurbishment Allow - Lobby (Arena)	9,000
Misc Building Components	Finish, CT Walls - Branded Concessions (Arena)	90,000
Misc Building Components	Awning Fabric, Recover - Venue (Tan)	11,360
Misc Building Components	Awning Frame, Replace - Venue (Tan)	12,694
Misc Building Components	Door Allowance, Interior/Exterior - Arena (1x Expense)	12,000
Misc Building Components	Door Allowance, Interior/Exterior - Venue (1x Expense)	20,000
Misc Building Components	Finish, Carpet - Level 1 Athletics Office Space (Venue)	20,008
Misc Building Components	Finish, Carpet - Level 2 Athletics Office Space (Venue)	39,790
Misc Building Components	Finish, CT Floor - Level 2 Mezz & Concession (Venue)	72,090
Misc Building Components	Railing, Alum Picket - Level 2 Mezzanine (Venue)	35,855
Misc Site Improvements	Basketball Court Resurfacing Allowance - Outdoor Court	21,225
Misc Site Improvements	Planter Wall/Cap - Planters x2 (E Plaza/Gemini)	5,613
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	10,300

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Category	Description	Cost
Furniture, Fixtures & Equipment	Equipment, Clear Com Replacement - CFE Arena	35,000
Furniture, Fixtures & Equipment	Equipment, Xenon Follow Spots	74,160
Furniture, Fixtures & Equipment	Furnishings/Decorating - Green Room x2 (Arena)	6,000
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T5	15,600
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T7	7,800
Furniture, Fixtures & Equipment	Laundry, Commercial Dryer, Gas - CFE Arena	3,489
Furniture, Fixtures & Equipment	Laundry, Commercial Washer, 35 Lb Gas - CFE Arena	9,469
Furniture, Fixtures & Equipment	Vehicle, Box Truck	27,102
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	46,350
Year 1 Total		1,364,609

Year 2: 2018-19

Mechanical & Electrical	Electrical, LED Sports/Event Lights - Venue	236,900
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	21,218
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	26,522
Mechanical & Electrical	Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-2 (Arena)	5,679
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Lvl 1 Halls (Venue)	5,525
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Lvl 1 Volleyball Stor (Venue)	9,908
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Lvl 3 Skybox/Suites (Venue)	16,331
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Mens Practice Gym (Venue)	23,100
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Wom Practice Gym (Venue)	24,397
Misc Building Components	Finish, Carpet - Level 1 Soccer/VB Lockers (Venue)	17,521
Misc Building Components	Finish, Carpet - Level 2 Hallway (Venue)	12,595
Misc Building Components	Finish, CT Floor - Level 1 Old Kitchen/Office (Venue)	20,391
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	10,609
Furniture, Fixtures & Equipment	Maintenance, Scissor Lift, 32'	26,765
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	47,740
Furniture, Fixtures & Equipment	Seating, Bowl - Arena	515,000
Furniture, Fixtures & Equipment	Equipment, Turnstiles w/Rollers	39,552
Year 2 Total		1,059,753

Year 3: 2019-20

Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	21,855
Mechanical & Electrical	A/C Air Handler Unit, 2 Ton - Retail at CFE (Split)	2,008
Mechanical & Electrical	A/C Air Handler Unit, 2 Ton - Retail at CFE (Split)	2,008
Mechanical & Electrical	A/C Air Handler Unit, 3 Ton - Retail at CFE (Split)	2,656
Mechanical & Electrical	A/C Air Handler Unit, 4 Ton - Retail at CFE (Split)	3,187
Mechanical & Electrical	A/C Condensing Unit, 2 Ton - Retail at CFE (Split)	2,171
Mechanical & Electrical	A/C Condensing Unit, 2 Ton - Retail at CFE (Split)	2,171
Mechanical & Electrical	A/C Condensing Unit, 3 Ton - Retail at CFE (Split)	2,685
Mechanical & Electrical	A/C Condensing Unit, 4 Ton - Retail at CFE (Split)	3,273
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	27,318
Mechanical & Electrical	A/C Package Unit, 1.5 Ton - Retail 1 (RTU 3)	4,094

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Category	Description	Cost
Mechanical & Electrical	A/C Package Unit, 2.5 Ton - Retail 1 (RTU 5)	4,887
Mechanical & Electrical	A/C Package Unit, 3.5 Ton - Retail 1 (RTU 19)	6,040
Mechanical & Electrical	A/C Package Unit, 5 Ton - Retail 1 (RTU 6)	9,042
Mechanical & Electrical	A/C Package Unit, 6 Ton - Retail 1 (RTU 14)	12,867
Mechanical & Electrical	A/C Package Unit, 7.5 Ton - Retail 1 (RTU 8)	15,524
Mechanical & Electrical	A/C Package Unit, 7.5 Ton - Retail 1 (RTU 11)	15,524
Mechanical & Electrical	A/C Package Unit, 7.5 Ton - Retail 1 (RTU 12)	15,524
Mechanical & Electrical	A/C Package Unit, 7.5 Ton - Retail 1 (RTU 13)	15,524
Mechanical & Electrical	A/C Package Unit, 7.5 Ton - Retail 1 (RTU 15)	15,524
Mechanical & Electrical	A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-1)	15,524
Mechanical & Electrical	A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-2)	15,524
Mechanical & Electrical	A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-3)	15,524
Mechanical & Electrical	A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-4)	15,524
Mechanical & Electrical	A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-5)	15,524
Mechanical & Electrical	A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-6)	15,524
Mechanical & Electrical	A/C Package Unit, 8 Ton - Retail 1 (RTU 9)	17,547
Mechanical & Electrical	A/C Package Unit, 8.25 Ton - Retail 1 (RTU 1)	17,547
Mechanical & Electrical	A/C Package Unit, 8.25 Ton - Retail 1 (RTU 2)	17,547
Mechanical & Electrical	A/C Package Unit, 8.25 Ton - Retail 1 (RTU 7)	17,547
Mechanical & Electrical	A/C Package Unit, 8.25 Ton - Retail 1 (RTU 10)	17,547
Mechanical & Electrical	A/C Package Unit, 8.25 Ton - Retail 1 (RTU 17)	17,547
Mechanical & Electrical	A/C Package Unit, 8.25 Ton - Retail 1 (RTU 18)	17,547
Mechanical & Electrical	A/C Package Unit, 11.5 Ton - Retail 1 (RTU 4)	23,496
Mechanical & Electrical	A/C Package Unit, 11.5 Ton - Retail 1 (RTU 16)	23,496
Misc Building Components	Renovation Allowance - Black & Gold Club Bar (Arena)	18,700
Misc Building Components	Renovation Allowance - Private Suite Wet Bars (Arena)	241,693
Misc Building Components	Restroom Renovation - Private Suites (Arena)	45,087
Misc Building Components	Finish, CT Walls - Private Suite Restrooms (Arena)	21,984
Misc Building Components	Finish, Wall Covering - Black & Gold Restrms (Arena)	4,533
Misc Building Components	Finish, Tartan Floor - Level 1 Sports Court (Venue)	58,881
Misc Site Improvements	Sail Shade Refurbishment Allowance - Knight Plaza	53,045
Misc Site Improvements	Spire Refurbishment Allowance - Knight Plaza	10,609
Misc Site Improvements	Stage Refurbishment Allowance - Knight Plaza	5,304
Furniture, Fixtures & Equipment	Basketball Court - CFE Arena	103,833
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	10,927
Furniture, Fixtures & Equipment	Furnishings/Decorating - Management Offices (Arena)	42,436
Furniture, Fixtures & Equipment	Furniture, Outdoor Table/Bench/Canopy Set	7,585
Furniture, Fixtures & Equipment	Housekeeping, Floor Sweeper, Walk Behind - M#3640	13,079
Furniture, Fixtures & Equipment	Signage Logo, Pegasus - CFE Arena	5,304
Furniture, Fixtures & Equipment	Appliance, Mini Fridge - Suites/Loge	38,765
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	49,173
Year 3 Total		1,177,785

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Category	Description	Cost
Year 4: 2020-21		
Painting & Waterproofing	Paint Exterior and Waterproof - CFE Arena	56,275
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	22,510
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	28,138
Misc Building Components	Finish, Carpet - Private Suites/Hallway (Arena)	124,216
Misc Building Components	Finish, CT Floor - Level 2 Restrooms (Venue)	18,212
Misc Building Components	Finish, CT Floor - Level 3 Restrooms (Venue)	9,107
Misc Building Components	Finish, CT Floor - Locker Rm Wt/Strength (Venue)	26,798
Misc Building Components	Finish, VT Floor - Level 1 Hallways (Venue)	10,033
Misc Building Components	Renovation Allowance - Lvl 2 Concessions (Venue)	16,428
Misc Building Components	Renovation Allowance - Lvl 3 Skybox/Ste Bar (Venue)	13,965
Misc Building Components	Restroom Renovation - Level 2 (Venue)	44,628
Misc Building Components	Restroom Renovation - Level 3 (Venue)	14,910
Misc Building Components	Restroom Renovation - Lockers Wt/Strength (Venue)	60,775
Misc Building Components	Finish, CT Walls - Level 2 Restrooms (Venue)	43,369
Misc Building Components	Finish, CT Walls - Level 3 Restrooms (Venue)	21,692
Misc Building Components	Finish, CT Walls - Locker Rm Wt/Strength (Venue)	26,408
Misc Site Improvements	Landscape Allowance - Inflation N/A (2020)	50,001
Furniture, Fixtures & Equipment	A/V Video Production Equipment, Controllers - CFE Arena	102,903
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	11,255
Furniture, Fixtures & Equipment	Furnishings/Decorating - Private Suites/Loge's (Arena)	163,909
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	50,648
Furniture, Fixtures & Equipment	Event, Court Cover - Venue	11,105
Furniture, Fixtures & Equipment	Furniture, Folding Table Allowance	6,276
Year 4 Total		933,561
Year 5: 2021-22		
Elevators	Elevator Cab Refurbishment Allowance - CFE Arena	67,531
Elevators	Elevator Cab Refurbishment Allowance - Garage F	14,974
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	23,185
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	28,982
Mechanical & Electrical	A/C Package Unit, 20 Ton - Retail at CFE (RTU 2B-7)	40,082
Mechanical & Electrical	A/C Package Unit, 20 Ton - Retail at CFE (RTU 2C-1)	40,082
Mechanical & Electrical	A/C Variable Freq Drive - Chilled Water Pumps (Arena)	45,619
Mechanical & Electrical	A/C Variable Freq Drive - Return Air Pumps (Arena)	45,619
Mechanical & Electrical	Boiler, Refurbishment Allow - Hot Air Return (Venue)	22,510
Mechanical & Electrical	Boiler, Refurbishment Allowance - East Retail (Arena)	5,628
Mechanical & Electrical	Boiler, Refurbishment Allowance - Food Svc (Arena)	11,255
Mechanical & Electrical	Boiler, Refurbishment Allowance - Venue	5,628
Misc Site Improvements	Knight Plaza, Flame Bowls Refurbishment Allowance	56,275
Misc Site Improvements	Knight Plaza, Granite Pegasus & Bands Allowance	11,255

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Category	Description	Cost
Misc Site Improvements	Knight Plaza, Umbrella - California Umbrella	8,408
Furniture, Fixtures & Equipment	Volleyball Court - Venue	107,329
Furniture, Fixtures & Equipment	A/V Sound Equipment Refurb Allowance - CFE Arena	175,804
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	11,593
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Tom Kat	12,839
Furniture, Fixtures & Equipment	Maintenance, Single Man Lift	8,169
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	52,167
Furniture, Fixtures & Equipment	Restaurant, Menu Boards - Concessions (Arena)	55,298
Furniture, Fixtures & Equipment	Event, Main Floor Carpet Tiles - Arena	77,878
Year 5 Total		928,110

Year 6: 2022-23

Painting & Waterproofing	Paint Exterior and Waterproof - Garage F	66,224
Painting & Waterproofing	Paint Exterior and Waterproof - Retail 1	43,473
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	23,881
Mechanical & Electrical	A/C Chilled Wtr Pump/Mtr, 100 Hp - CHP-1C-1 (Arena)	44,244
Mechanical & Electrical	A/C Chilled Wtr Pump/Mtr, 100 Hp - CHP-1C-2 (Arena)	44,244
Mechanical & Electrical	A/C Equipment Allowance - CFE Arena	59,703
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	29,851
Mechanical & Electrical	A/C Ret Air Heat Pump/Mtr, 15 Hp - HWP-1C-1 (Arena)	10,817
Mechanical & Electrical	A/C Ret Air Heat Pump/Mtr, 15 Hp - HWP-1C-2 (Arena)	10,817
Misc Building Components	Finish, Carpet - Level 3 Skybox/Suites (Venue)	28,158
Misc Site Improvements	Trash Can Holder, Coated Steel - Outdoor	12,485
Furniture, Fixtures & Equipment	Basketball Hoops - CFE Arena	38,903
Furniture, Fixtures & Equipment	A/V Assisted Listening Unit - Sound Booth	17,389
Furniture, Fixtures & Equipment	A/V Misc Equipment - Sound Booth	40,575
Furniture, Fixtures & Equipment	Advertising, Illuminated Ad Panels - Upper Bowl	46,371
Furniture, Fixtures & Equipment	Advertising, Illuminated Super Graphic	17,389
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	11,941
Furniture, Fixtures & Equipment	Housekeeping, Cleaning Solution Storage, Orbio	11,036
Furniture, Fixtures & Equipment	Housekeeping, Floor Carpet Extractor	6,463
Furniture, Fixtures & Equipment	Maintenance, Fork Lift	34,407
Furniture, Fixtures & Equipment	Maintenance, Fork Lift - Toyota	28,981
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	53,732
Furniture, Fixtures & Equipment	Restaurant, Fire Suppression - Commissary Stor(Arena)	3,125
Furniture, Fixtures & Equipment	Restaurant, Fire Suppression - Knights Grill (Arena)	6,251
Furniture, Fixtures & Equipment	Seating Motors, Extra Chains - Venue	32,617
Furniture, Fixtures & Equipment	Equipment, Barricade System (interior)	24,055
Furniture, Fixtures & Equipment	Equipment, Performance Stage	128,077
Furniture, Fixtures & Equipment	Furniture, Event Chairs (1500)	112,632
Furniture, Fixtures & Equipment	Furniture, Event Tables (150)	41,031
Year 6 Total		1,028,872

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Category	Description	Cost
Year 7: 2023-24		
Painting & Waterproofing	Paint Interior, Restripe - Garage F	8,955
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	24,597
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	30,747
Misc Building Components	Finish, Rubber Treads - Main Lobby Stairs (Arena)	61,970
Misc Building Components	Door, Metal Overhead, 10 x 8 - S/R at CFE Arena	13,278
Misc Building Components	Door, Metal Overhead, 10 x 10 - S/R at CFE Arena	8,872
Misc Building Components	Door, Metal Overhead, 12 x 12 - S/R at CFE Arena	8,872
Misc Building Components	Door, Metal Overhead, 12 x 9 - S/R at CFE Arena	8,872
Misc Building Components	Door, Metal Overhead, 16 x 14 - S/R at CFE Arena	8,872
Misc Building Components	Finish, Rubber Floor - Weight/Strength Rm (Venue)	65,707
Misc Site Improvements	Basketball Court Resurfacing Allowance - Outdoor Court	25,344
Misc Site Improvements	Knight Plaza, Artificial Turf	95,524
Misc Site Improvements	Knight Plaza, Monitors/Players/Enclosures/AC	151,253
Misc Site Improvements	Knight Plaza, Spires Repainting Allowance	17,911
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	12,299
Furniture, Fixtures & Equipment	Furnishings/Decorating - Black & Gold Club (Arena)	32,467
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	55,344
Year 7 Total		630,884
Year 8: 2024-25		
Painting & Waterproofing	Paint Exterior and Waterproof - Venue	22,138
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	25,335
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	31,669
Misc Building Components	Awning Fabric, Recover - Venue (Green)	7,358
Misc Building Components	Awning Frame, Replace - Venue (Green)	13,153
Misc Building Components	Finish, Carpet - Level 1 Conference Room (Venue)	10,435
Misc Site Improvements	Sail Shade Refurbishment Allowance - Knight Plaza	61,494
Misc Site Improvements	Spire Refurbishment Allowance - Knight Plaza	12,299
Misc Site Improvements	Stage Refurbishment Allowance - Knight Plaza	6,149
Furniture, Fixtures & Equipment	A/V Video Production Equipment, Controllers - CFE Arena	115,818
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	12,668
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T5	19,186
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T7	9,593
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	57,005
Furniture, Fixtures & Equipment	Ice Machine - Venue	14,690
Furniture, Fixtures & Equipment	Ice Skating Rink	44,275
Year 8 Total		463,265
Year 9: 2025-26		
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	26,095
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	32,619
Misc Building Components	Finish, Carpet - Management Offices (Arena)	12,698

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Category	Description	Cost
Misc Building Components	Awning Fabric, Recover - Venue (Tan)	14,391
Misc Site Improvements	Landscape Allowance - Inflation N/A (2025)	50,001
Furniture, Fixtures & Equipment	Basketball Court - CFE Arena	123,983
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	13,048
Furniture, Fixtures & Equipment	Electronics, Movie Screen (Inflatable)	3,610
Furniture, Fixtures & Equipment	Electronics, Televisions	51,528
Furniture, Fixtures & Equipment	Furnishings/Decorating - Green Room x2 (Arena)	7,601
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	58,715
Furniture, Fixtures & Equipment	Equipment, ADA Stage Ramp	20,267
Furniture, Fixtures & Equipment	Furniture, Folding Table Allowance	7,275
Year 9 Total		421,831

Year 10: 2026-27

Mechanical & Electrical	Generator, Deferred Maint Allowance - CFE Arena	10,668
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar F (Venue)	10,668
Mechanical & Electrical	Fire Jockey Pump/Motor - CFE Arena	5,601
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	26,878
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	33,598
Mechanical & Electrical	Boiler, 2000 MBH Nat Gas - Hot Air Return (Venue)	208,764
Mechanical & Electrical	Boiler, Refurbishment Allow - Hot Air Return (Venue)	26,095
Mechanical & Electrical	Boiler, 850 MBH Nat Gas - East Retail (Arena)	21,911
Mechanical & Electrical	Boiler, 850 MBH Nat Gas - Food Service (Arena)	43,822
Mechanical & Electrical	Boiler, 850 MBH Nat Gas - Venue	19,572
Mechanical & Electrical	Boiler, Refurbishment Allowance - East Retail (Arena)	6,524
Mechanical & Electrical	Boiler, Refurbishment Allowance - Food Svc (Arena)	13,048
Mechanical & Electrical	Boiler, Refurbishment Allowance - Venue	6,524
Mechanical & Electrical	Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-1 (Arena)	7,195
Misc Building Components	Finish, Carpet - Level 1 WBB Locker Rm (Venue)	10,664
Misc Site Improvements	Bicycle Rack Allowance	6,524
Misc Site Improvements	Knight Plaza, Flame Bowls	156,573
Misc Site Improvements	Knight Plaza, Flame Bowls Refurbishment Allowance	65,239
Misc Site Improvements	Knight Plaza, Granite Pegasus & Bands Allowance	13,048
Misc Site Improvements	Knight Plaza, Pebbleflex	26,095
Misc Site Improvements	Knight Plaza, Precast Planter Refurbishment Allowance	26,095
Misc Site Improvements	Knight Plaza, Sound Equipment	39,143
Misc Site Improvements	Knight Plaza, Stanchion Bollards, Removable	28,705
Misc Site Improvements	Knight Plaza, Trash Receptacle Allowance	19,355
Misc Site Improvements	Knight Plaza, Umbrella - California Umbrella	9,747
Furniture, Fixtures & Equipment	Volleyball Court - Venue	124,423
Furniture, Fixtures & Equipment	A/V Sound Equipment - CFE Arena	413,352
Furniture, Fixtures & Equipment	A/V Sound Equipment Refurb Allowance - CFE Arena	203,806
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	13,439
Furniture, Fixtures & Equipment	Electronics, Move Projector (Inflatable Screen)	18,579
Furniture, Fixtures & Equipment	Electronics, Ribbon Boards - CFE Arena	567,388

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Category	Description	Cost
Furniture, Fixtures & Equipment	Electronics, Scoreboard - CFE Arena	1,233,368
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	60,476
Furniture, Fixtures & Equipment	Event, Court Cover - Venue	13,260
Year 10 Total		3,490,147

Year 11: 2027-28

Roofs	Roof, Single Ply - CFE Arena	2,402,250
Roofs	Roof, Single Ply - Garage F	7,370
Roofs	Roof, Single Ply - Retail 1	346,392
Roofs	Roof, Single Ply - Venue	871,866
Painting & Waterproofing	Paint Exterior and Waterproof - CFE Arena	69,212
Mechanical & Electrical	Generator, Steel Fuel Tank - CFE Arena	7,359
Mechanical & Electrical	Lighting Replacement Allowance, Exterior - Retail 1	15,862
Mechanical & Electrical	Lighting Replacement Allowance, Exterior - Retail CFE	5,729
Mechanical & Electrical	Fire Pump Deferred Maint Allowance - CFE Arena	11,215
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	27,685
Mechanical & Electrical	A/C Equipment Allowance - CFE Arena	69,212
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	34,606
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	10,781
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	10,781
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	10,781
Misc Building Components	Access Control, CCTV Surveillance System - Garage F	8,512
Misc Building Components	Finish, Built In Mat - Main Lobby (Arena)	6,545
Misc Building Components	Finish, Carpet - Black & Gold Club (Arena)	11,425
Misc Building Components	Finish, Carpet - Box Office (Arena)	14,533
Misc Building Components	Finish, Carpet - Crew Lounge (Arena)	3,354
Misc Building Components	Finish, Carpet - Green Room x2 (Arena)	4,137
Misc Building Components	Finish, Carpet - Main M's & W's Locker Rooms (Arena)	14,813
Misc Building Components	Finish, Carpet - Media Work Room (Arena)	2,739
Misc Building Components	Finish, Carpet - Press Conference Room (Arena)	5,311
Misc Building Components	Finish, Carpet - Sound Booth (Arena)	2,236
Misc Building Components	Finish, Carpet - Staff Laundry Rooms (Arena)	2,068
Misc Building Components	Finish, Carpet - Video Production Room (Arena)	5,478
Misc Building Components	Finish, Carpet - Visiting Locker Rooms (Arena)	11,906
Misc Building Components	Finish, Epoxy Coating - Concession Main Con (Arena)	41,656
Misc Building Components	Finish, Epoxy Coating - Concession Main Lob (Arena)	28,955
Misc Building Components	Finish, Terrazzo Floor Refurbishment Allow - Lobby (Arena)	12,095
Misc Building Components	Finish, VT Floor - First Aid Room (Arena)	1,834
Misc Building Components	Finish, VT Floor - Lobby Mgmt Office (Arena)	10,415
Misc Building Components	Finish, VT Floor - Main Concourse (Arena)	201,460
Misc Building Components	Finish, VT Floor - Main Concourse Restrooms (Arena)	53,785
Misc Building Components	Finish, VT Floor - Main Lobby Restrooms (Arena)	4,469
Misc Building Components	Finish, VT Floor - Main Locker Rooms (Arena)	4,642
Misc Building Components	Finish, VT Floor - Restrooms at Knight Plaza (Arena)	5,685

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Category	Description	Cost
Misc Building Components	Finish, VT Floor - Show Office x2 (Arena)	1,606
Misc Building Components	Finish, VT Floor - Staff Locker Rooms (Arena)	4,037
Misc Building Components	Finish, VT Floor - Training Room (Arena)	11,812
Misc Building Components	Finish, VT Floor - Visiting Locker Rooms (Arena)	6,198
Misc Building Components	Finish, Carpet - Level 1 Athletics Office Space (Venue)	26,889
Misc Building Components	Finish, Carpet - Level 2 Athletics Office Space (Venue)	53,474
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	13,842
Furniture, Fixtures & Equipment	Electronics, Sound System - Outdoor at Box Office	20,945
Furniture, Fixtures & Equipment	Equipment, Clear Com Replacement - CFE Arena	47,037
Furniture, Fixtures & Equipment	Equipment, Xenon Follow Spots	99,665
Furniture, Fixtures & Equipment	Laundry, Commercial Dryer, Gas - CFE Arena	4,689
Furniture, Fixtures & Equipment	Laundry, Commercial Washer, 35 Lb Gas - CFE Arena	12,726
Furniture, Fixtures & Equipment	Vehicle, Box Truck	36,423
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	62,291
Furniture, Fixtures & Equipment	Restaurant, Exhaust Hood - Commissary Stor (Arena)	8,281
Furniture, Fixtures & Equipment	Restaurant, Exhaust Hood - Knights Grill (Arena)	16,561
Furniture, Fixtures & Equipment	Seating, Bowl - Arena	671,958
Furniture, Fixtures & Equipment	Equipment, Curtain System, Back Drop - CFE Arena	130,291
Furniture, Fixtures & Equipment	Event, Main Floor Carpet Tiles - Arena	92,991
Year 11 Total		5,680,870

Year 12: 2028-29

Elevators	Elevator Cab Refurbishment Allowance - Venue	20,764
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	28,515
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	35,644
Misc Building Components	Finish, Carpet - Private Suites/Hallway (Arena)	157,353
Misc Building Components	Finish, Carpet - Level 1 Soccer/VB Lockers (Venue)	23,547
Misc Building Components	Finish, Carpet - Level 2 Hallway (Venue)	16,926
Misc Building Components	Finish, VT Floor - Level 1 Athletics/Laundry (Venue)	12,703
Furniture, Fixtures & Equipment	A/V Video Production Equipment, Controllers - CFE Arena	130,355
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	14,258
Furniture, Fixtures & Equipment	Furnishings/Decorating - Private Suites/Loge's (Arena)	207,635
Furniture, Fixtures & Equipment	Maintenance, Scissor Lift, 32'	35,969
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	64,159
Year 12 Total		747,828

Year 13: 2029-30

Painting & Waterproofing	Paint Exterior and Waterproof - Garage F	81,447
Painting & Waterproofing	Paint Exterior and Waterproof - Retail 1	53,466
Mechanical & Electrical	Light Pole & Dbl Fixture - Garage F	27,802
Mechanical & Electrical	Fire Alarm System - CFE Arena	712,880
Mechanical & Electrical	Fire Alarm System - Garage F	7,129
Mechanical & Electrical	Fire Alarm System - Retail 1	14,258
Mechanical & Electrical	Fire Alarm System - Venue	14,258

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Category	Description	Cost
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	29,371
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	36,713
Mechanical & Electrical	Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-2 (Arena)	7,862
Misc Building Components	Fence, VC Chain Link, 3'-6" - Garage F	17,575
Misc Building Components	Finish, Tartan Floor - Level 1 Sports Court (Venue)	79,131
Misc Site Improvements	Basketball Court Resurfacing Allowance - Outdoor Court	30,262
Misc Site Improvements	Fence, VC Chain Link, 4' - 6' - Retail 1	13,107
Misc Site Improvements	Planters, Round - Knight Plaza	11,406
Misc Site Improvements	Sail Shade Refurbishment Allowance - Knight Plaza	71,288
Misc Site Improvements	Spire Refurbishment Allowance - Knight Plaza	14,258
Misc Site Improvements	Stage Refurbishment Allowance - Knight Plaza	7,129
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	14,685
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Tom Kat	16,264
Furniture, Fixtures & Equipment	Housekeeping, Floor Sweeper, Walk Behind - M#3640	17,577
Furniture, Fixtures & Equipment	Maintenance, Single Man Lift	10,348
Furniture, Fixtures & Equipment	Appliance, Mini Fridge - Suites/Loge	52,097
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	66,084
Furniture, Fixtures & Equipment	Restaurant, Menu Boards - Concessions (Arena)	70,050
Furniture, Fixtures & Equipment	Equipment, Turnstiles w/Rollers	54,749
Year 13 Total		1,531,196

Year 14: 2030-31

Painting & Waterproofing	Paint Interior, Restripe - Garage F	11,014
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	30,252
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	37,815
Mechanical & Electrical	A/C Package Unit (Size TBD) - Venue	734,267
Misc Building Components	Finish, Rubber Floor - Weight/Strength Rm (Venue)	80,812
Misc Site Improvements	Knight Plaza, Artificial Turf	117,483
Misc Site Improvements	Knight Plaza, Monitors/Players/Enclosures/AC	186,022
Misc Site Improvements	Knight Plaza, Spires Repainting Allowance	22,028
Misc Site Improvements	Landscape Allowance - Inflation N/A (2030)	50,001
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	15,126
Furniture, Fixtures & Equipment	Housekeeping, Cleaning Solution Storage, Orbio	13,980
Furniture, Fixtures & Equipment	Housekeeping, Floor Carpet Extractor	8,187
Furniture, Fixtures & Equipment	Equipment, Trash Cans	22,028
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	68,067
Furniture, Fixtures & Equipment	Furniture, Folding Table Allowance	8,434
Year 14 Total		1,405,516

Year 15: 2031-32

Painting & Waterproofing	Paint Exterior and Waterproof - Venue	27,227
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	31,159
Mechanical & Electrical	A/C Air Handler Unit, 2 Ton - Retail at CFE (Split)	2,863
Mechanical & Electrical	A/C Air Handler Unit, 2 Ton - Retail at CFE (Split)	2,863

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Category	Description	Cost
Mechanical & Electrical	A/C Air Handler Unit, 3 Ton - Retail at CFE (Split)	3,788
Mechanical & Electrical	A/C Air Handler Unit, 4 Ton - Retail at CFE (Split)	4,544
Mechanical & Electrical	A/C Condensing Unit, 2 Ton - Retail at CFE (Split)	3,095
Mechanical & Electrical	A/C Condensing Unit, 2 Ton - Retail at CFE (Split)	3,095
Mechanical & Electrical	A/C Condensing Unit, 3 Ton - Retail at CFE (Split)	3,828
Mechanical & Electrical	A/C Condensing Unit, 4 Ton - Retail at CFE (Split)	4,666
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	38,949
Mechanical & Electrical	A/C Package Unit, 1.5 Ton - Retail 1 (RTU 3)	5,837
Mechanical & Electrical	A/C Package Unit, 2.5 Ton - Retail 1 (RTU 5)	6,967
Mechanical & Electrical	A/C Package Unit, 3.5 Ton - Retail 1 (RTU 19)	8,611
Mechanical & Electrical	A/C Package Unit, 5 Ton - Retail 1 (RTU 6)	12,892
Mechanical & Electrical	A/C Package Unit, 6 Ton - Retail 1 (RTU 14)	18,345
Mechanical & Electrical	A/C Package Unit, 7.5 Ton - Retail 1 (RTU 8)	22,134
Mechanical & Electrical	A/C Package Unit, 7.5 Ton - Retail 1 (RTU 11)	22,134
Mechanical & Electrical	A/C Package Unit, 7.5 Ton - Retail 1 (RTU 12)	22,134
Mechanical & Electrical	A/C Package Unit, 7.5 Ton - Retail 1 (RTU 13)	22,134
Mechanical & Electrical	A/C Package Unit, 7.5 Ton - Retail 1 (RTU 15)	22,134
Mechanical & Electrical	A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-1)	22,134
Mechanical & Electrical	A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-2)	22,134
Mechanical & Electrical	A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-3)	22,134
Mechanical & Electrical	A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-4)	22,134
Mechanical & Electrical	A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-5)	22,134
Mechanical & Electrical	A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-6)	22,134
Mechanical & Electrical	A/C Package Unit, 8 Ton - Retail 1 (RTU 9)	25,018
Mechanical & Electrical	A/C Package Unit, 8.25 Ton - Retail 1 (RTU 1)	25,018
Mechanical & Electrical	A/C Package Unit, 8.25 Ton - Retail 1 (RTU 2)	25,018
Mechanical & Electrical	A/C Package Unit, 8.25 Ton - Retail 1 (RTU 7)	25,018
Mechanical & Electrical	A/C Package Unit, 8.25 Ton - Retail 1 (RTU 10)	25,018
Mechanical & Electrical	A/C Package Unit, 8.25 Ton - Retail 1 (RTU 17)	25,018
Mechanical & Electrical	A/C Package Unit, 8.25 Ton - Retail 1 (RTU 18)	25,018
Mechanical & Electrical	A/C Package Unit, 11.5 Ton - Retail 1 (RTU 4)	33,499
Mechanical & Electrical	A/C Package Unit, 11.5 Ton - Retail 1 (RTU 16)	33,499
Mechanical & Electrical	Boiler, Refurbishment Allow - Hot Air Return (Venue)	30,252
Mechanical & Electrical	Boiler, Refurbishment Allowance - East Retail (Arena)	7,563
Mechanical & Electrical	Boiler, Refurbishment Allowance - Food Svc (Arena)	15,126
Mechanical & Electrical	Boiler, Refurbishment Allowance - Venue	7,563
Mechanical & Electrical	Domestic Hot Water Pump System Control Panel	24,711
Misc Building Components	Finish, Clg, 2x2 SAT - Box Office (Arena)	21,334
Misc Building Components	Finish, Clg, 2x2 SAT - Concession Main Con (Arena)	42,455
Misc Building Components	Finish, Clg, 2x2 SAT - Concession Main Lobby (Arena)	29,511
Misc Building Components	Finish, Clg, 2x2 SAT - Crew Lounge (Arena)	4,861
Misc Building Components	Finish, Clg, 2x2 SAT - First Aid Room (Arena)	2,413
Misc Building Components	Finish, Clg, 2x2 SAT - Green Room x2 (Arena)	8,726
Misc Building Components	Finish, Clg, 2x2 SAT - Lobby Mgmt Office (Arena)	13,695
Misc Building Components	Finish, Clg, 2x2 SAT - Main Concourse (Arena)	50,002

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Misc Building Components	Finish, Clg, 2x2 SAT - Main Concourse Rstrms (Arena)	70,723
Misc Building Components	Finish, Clg, 2x2 SAT - Main Locker Rooms (Arena)	21,763
Misc Building Components	Finish, Clg, 2x2 SAT - Management Offices (Arena)	19,807
Misc Building Components	Finish, Clg, 2x2 SAT - Media Work Room (Arena)	4,011
Misc Building Components	Finish, Clg, 2x2 SAT - Press Conference Room (Arena)	7,803
Misc Building Components	Finish, Clg, 2x2 SAT - Restrms at Knight Plaza (Arena)	7,474
Misc Building Components	Finish, Clg, 2x2 SAT - Show Office x2 (Arena)	2,112
Misc Building Components	Finish, Clg, 2x2 SAT - Sound Booth (Arena)	3,290
Misc Building Components	Finish, Clg, 2x2 SAT - Training Room (Arena)	15,531
Misc Building Components	Finish, Clg, 2x2 SAT - Video Production Room (Arena)	8,041
Misc Building Components	Finish, Clg, 2x2 SAT - Visiting Locker Rooms (Arena)	17,478
Misc Building Components	Finish, CT Floor - Black & Gold Restrooms (Arena)	12,411
Misc Building Components	Finish, CT Floor - Crew Lounge Restrooms (Arena)	2,593
Misc Building Components	Finish, CT Floor - Green Room x2 (Arena)	5,728
Misc Building Components	Finish, CT Floor - Main Locker Rooms (Arena)	7,599
Misc Building Components	Finish, CT Floor - Press Restrooms (Arena)	8,885
Misc Building Components	Finish, CT Floor - Private Suites/RR's/Lobby (Arena)	39,725
Misc Building Components	Finish, CT Floor - Training Room (Arena)	8,183
Misc Building Components	Finish, CT Floor - Visiting Locker Rooms (Arena)	14,846
Misc Building Components	Renovation Allowance - Black & Gold Club Bar (Arena)	26,662
Misc Building Components	Renovation Allowance - Box Office B/I Desks (Arena)	22,704
Misc Building Components	Renovation Allowance - First Aid Room (Arena)	7,794
Misc Building Components	Renovation Allowance - Private Suite Wet Bars (Arena)	344,597
Misc Building Components	Renovation Allowance - Sound Booth Desks (Arena)	5,736
Misc Building Components	Restroom Renovation - Black & Gold Club (Arena)	35,913
Misc Building Components	Restroom Renovation - Crew Lounge (Arena)	7,973
Misc Building Components	Restroom Renovation - Green Room x2 (Arena)	34,814
Misc Building Components	Restroom Renovation - Knight Plaza (Arena)	51,900
Misc Building Components	Restroom Renovation - Main Concourse (Arena)	455,622
Misc Building Components	Restroom Renovation - Main Lobby (Arena)	42,283
Misc Building Components	Restroom Renovation - Main Locker Rooms (Arena)	46,609
Misc Building Components	Restroom Renovation - Press (Arena)	19,552
Misc Building Components	Restroom Renovation - Private Suites (Arena)	64,284
Misc Building Components	Restroom Renovation - Staff Locker Rooms (Arena)	38,034
Misc Building Components	Restroom Renovation - Visiting Locker Rooms (Arena)	152,106
Misc Building Components	Finish, CT Walls - Black & Gold Restrooms (Arena)	16,282
Misc Building Components	Finish, CT Walls - Crew Lounge Restrooms (Arena)	5,466
Misc Building Components	Finish, CT Walls - Green Room x2 (Arena)	7,688
Misc Building Components	Finish, CT Walls - Main Concourse (Arena)	141,854
Misc Building Components	Finish, CT Walls - Main Concourse Restrooms (Arena)	145,668
Misc Building Components	Finish, CT Walls - Main Lobby (Arena)	37,636
Misc Building Components	Finish, CT Walls - Main Lobby Restrooms (Arena)	15,987
Misc Building Components	Finish, CT Walls - Main Locker Rooms (Arena)	43,948
Misc Building Components	Finish, CT Walls - Press Restrooms (Arena)	11,484
Misc Building Components	Finish, CT Walls - Private Suite Restrooms (Arena)	31,344

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Misc Building Components	Finish, CT Walls - Training Room (Arena)	16,911
Misc Building Components	Finish, CT Walls - Visiting Locker Rooms (Arena)	60,210
Misc Building Components	Finish, VT Wall Panels - Concession Main Con (Arena)	77,154
Misc Building Components	Finish, VT Wall Panels - Concession Main Lob (Arena)	42,585
Misc Building Components	Finish, Wall Covering - Black & Gold Restrms (Arena)	6,463
Misc Building Components	Finish, Clg, 2x2 SAT - Level 2 Athletics Ofcs (Venue)	57,649
Misc Building Components	Finish, Clg, 2x2 SAT - Level 2 Hallway (Venue)	24,156
Misc Building Components	Finish, Clg, 2x4 SAT - Level 1 Hallways '07 (Venue)	76,880
Misc Building Components	Finish, Clg, 2x4 SAT - Staff Locker Rooms (Arena)	5,309
Misc Building Components	Renovation Allowance - Media Work Desks (Arena)	8,365
Misc Site Improvements	Knight Plaza, Benches - Escofet Abril Precast	63,976
Misc Site Improvements	Knight Plaza, Benches - Victor Stanley In Ground Composite	11,357
Misc Site Improvements	Knight Plaza, Flame Bowls Refurbishment Allowance	75,629
Misc Site Improvements	Knight Plaza, Granite Pegasus & Bands Allowance	15,126
Misc Site Improvements	Knight Plaza, Outdoor Furniture - Landscape Forms	71,450
Misc Site Improvements	Knight Plaza, Umbrella - California Umbrella	11,299
Furniture, Fixtures & Equipment	Basketball Court - CFE Arena	148,042
Furniture, Fixtures & Equipment	Volleyball Court - Venue	144,241
Furniture, Fixtures & Equipment	A/V Sound Equipment Refurb Allowance - CFE Arena	236,266
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	15,580
Furniture, Fixtures & Equipment	Furnishings/Decorating - Black & Gold Club (Arena)	41,129
Furniture, Fixtures & Equipment	Furnishings/Decorating - Management Offices (Arena)	60,504
Furniture, Fixtures & Equipment	Furniture, Outdoor Table/Bench/Canopy Set	10,815
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T5	23,596
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T7	11,798
Furniture, Fixtures & Equipment	Equipment, Trash Cans	8,133
Furniture, Fixtures & Equipment	Signage Logo, Pegasus - CFE Arena	7,563
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	70,109
Year 15 Total		4,416,777

Year 16: 2032-33

Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	32,094
Mechanical & Electrical	A/C Equipment Allowance - CFE Arena	80,235
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	40,118
Misc Building Components	Awning Fabric, Recover - Venue (Green)	9,321
Misc Building Components	Awning/Bahama Shutters, Metal - Garage F	44,168
Misc Building Components	Awning/Bahama Shutters, Metal - Retail 1	39,915
Misc Building Components	Door, Metal Overhead, 10 x 8 - S/R at Venue	4,331
Misc Building Components	Door, Metal Overhead, 12 x 12 - S/R at Venue	11,576
Misc Building Components	Trellis, Metal - Garage F	14,505
Misc Building Components	Trellis, Metal - Retail 1	19,958
Misc Building Components	Finish, Carpet - Level 3 Skybox/Suites (Venue)	37,841
Misc Building Components	Finish, CT Floor - Level 1 Soccer/VB Lockers (Venue)	17,398
Misc Building Components	Finish, CT Floor - Level 2 Athletics Ofc Rstrms (Venue)	5,037

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Category	Description	Cost
Misc Building Components	Restroom Renovation - Lockers Soccer&VB (Venue)	71,709
Misc Building Components	Finish, CT Walls - Locker Rm Soccer&VB (Venue)	56,669
Misc Site Improvements	Park Bench, Concrete - East Plaza	31,829
Misc Site Improvements	Park Bollard, Concrete - Knight Plaza	79,456
Furniture, Fixtures & Equipment	A/V Video Production Equipment, Controllers - CFE Arena	146,715
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	16,047
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	72,212
Furniture, Fixtures & Equipment	Seating (Metro) - Venue	176,923
Furniture, Fixtures & Equipment	Seating Motors - Venue	215,328
Furniture, Fixtures & Equipment	Seating Motors, Extra Chains - Venue	43,835
Furniture, Fixtures & Equipment	Event, Court Cover - Venue	15,834
Year 16 Total		1,283,054

Year 17: 2033-34

Mechanical & Electrical	Lighting Replacement Allowance - Garage F	53,726
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	33,057
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	41,321
Misc Building Components	Finish, Rubber Treads - Main Lobby Stairs (Arena)	83,283
Misc Building Components	Awning Fabric, Recover - Venue (Tan)	18,229
Misc Building Components	Awning Frame, Replace - Venue (Tan)	20,370
Misc Site Improvements	Light Pole & Fixture, 16' Mushroom	177,410
Misc Site Improvements	Light Pole & Fixture, 16' Stick - Knight Plaza	96,282
Misc Site Improvements	Light Pole & Fixture, 30' Downlight	128,376
Misc Site Improvements	Light Pole & Fixture, 30' Downlight Dbl	8,826
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	16,528
Furniture, Fixtures & Equipment	Furnishings/Decorating - Green Room x2 (Arena)	9,628
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	74,378
Furniture, Fixtures & Equipment	Event, Main Floor Carpet Tiles - Arena	111,036
Year 17 Total		872,450

Year 18: 2034-35

Painting & Waterproofing	Paint Exterior and Waterproof - CFE Arena	85,122
Mechanical & Electrical	Electrical, LED House Lights - Arena	165,152
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	34,049
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	42,561
Misc Building Components	Finish, Carpet - Level 1 Conference Room (Venue)	14,024
Misc Site Improvements	Sail Shade Refurbishment Allowance - Knight Plaza	82,642
Misc Site Improvements	Spire Refurbishment Allowance - Knight Plaza	16,528
Misc Site Improvements	Stage Refurbishment Allowance - Knight Plaza	8,264
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	17,024
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	76,609
Furniture, Fixtures & Equipment	Ice Skating Rink	59,502
Year 18 Total		601,477

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Category	Description	Cost
Year 19: 2035-36		
Elevators	Elevator Cab Refurbishment Allowance - CFE Arena	102,146
Elevators	Elevator Cab Refurbishment Allowance - Garage F	22,649
Elevators	Elevator Modernization Allowance, 2 Stop - CFE Arena	102,146
Elevators	Elevator Modernization Allowance, 3 Stop - CFE Arena	153,219
Elevators	Elevator Modernization Allowance, 5 Stop - Garage F	221,316
Mechanical & Electrical	Generator, Deferred Maint Allowance - CFE Arena	13,919
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar F (Venue)	13,919
Mechanical & Electrical	Fire Jockey Pump/Motor - CFE Arena	7,309
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	35,070
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	43,838
Mechanical & Electrical	A/C Package Unit, 20 Ton - Retail at CFE (RTU 2B-7)	60,627
Mechanical & Electrical	A/C Package Unit, 20 Ton - Retail at CFE (RTU 2C-1)	60,627
Mechanical & Electrical	A/C Variable Freq Drive - Chilled Water Pumps (Arena)	69,003
Mechanical & Electrical	A/C Variable Freq Drive - Return Air Pumps (Arena)	69,003
Mechanical & Electrical	Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-1 (Arena)	9,387
Misc Building Components	Finish, Carpet - Management Offices (Arena)	17,065
Misc Site Improvements	Basketball Court Resurfacing Allowance - Outdoor Court	36,134
Misc Site Improvements	Landscape Allowance - Inflation N/A (2035)	50,000
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	17,535
Furniture, Fixtures & Equipment	Electronics, Movie Screen (Inflatable)	4,852
Furniture, Fixtures & Equipment	Electronics, Televisions	69,250
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	78,908
Furniture, Fixtures & Equipment	Seating - Venue	359,045
Furniture, Fixtures & Equipment	Equipment, ADA Stage Ramp	27,237
Furniture, Fixtures & Equipment	Furniture, Folding Table Allowance	9,777
Year 19 Total		1,653,981
Year 20: 2036-37		
Painting & Waterproofing	Paint Exterior and Waterproof - Garage F	100,169
Painting & Waterproofing	Paint Exterior and Waterproof - Retail 1	65,756
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	36,122
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	45,153
Mechanical & Electrical	Boiler, 2000 MBH Nat Gas - Hot Air Return (Venue)	280,561
Mechanical & Electrical	Boiler, Refurbishment Allow - Hot Air Return (Venue)	35,070
Mechanical & Electrical	Boiler, 850 MBH Nat Gas - East Retail (Arena)	29,447
Mechanical & Electrical	Boiler, 850 MBH Nat Gas - Food Service (Arena)	58,893
Mechanical & Electrical	Boiler, 850 MBH Nat Gas - Venue	26,303
Mechanical & Electrical	Boiler, Refurbishment Allowance - East Retail (Arena)	8,768
Mechanical & Electrical	Boiler, Refurbishment Allowance - Food Srvc (Arena)	17,535
Mechanical & Electrical	Boiler, Refurbishment Allowance - Venue	8,768
Mechanical & Electrical	Boiler, Water Storage Tank - East Retail (Arena)	6,076
Mechanical & Electrical	Boiler, Water Storage Tank - Food Service (Arena)	12,152

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Category	Description	Cost
Mechanical & Electrical	Boiler, Water Storage Tank - Venue	6,076
Mechanical & Electrical	Drinking Fountain, Indoor - CFE Arena & Venue	61,373
Misc Building Components	Finish, Carpet - Private Suites/Hallway (Arena)	199,330
Misc Building Components	Finish, CT Floor - Loge Inlays (Arena)	6,756
Misc Building Components	Finish, Carpet - Level 1 WBB Locker Rm (Venue)	14,331
Misc Site Improvements	Bicycle Rack Allowance	8,768
Misc Site Improvements	Knight Plaza, Flame Bowls	210,421
Misc Site Improvements	Knight Plaza, Flame Bowls Refurbishment Allowance	87,675
Misc Site Improvements	Knight Plaza, Granite Pegasus & Bands Allowance	17,535
Misc Site Improvements	Knight Plaza, Pebbleflex	35,070
Misc Site Improvements	Knight Plaza, Precast Planter Refurbishment Allowance	35,070
Misc Site Improvements	Knight Plaza, Sound Equipment	52,605
Misc Site Improvements	Knight Plaza, Stanchion Bollards, Removable	38,577
Misc Site Improvements	Knight Plaza, Trash Receptacle Allowance	26,011
Misc Site Improvements	Knight Plaza, Umbrella - California Umbrella	13,099
Furniture, Fixtures & Equipment	Volleyball Court - Venue	167,214
Furniture, Fixtures & Equipment	A/V Sound Equipment - CFE Arena	555,510
Furniture, Fixtures & Equipment	A/V Sound Equipment Refurb Allowance - CFE Arena	273,898
Furniture, Fixtures & Equipment	A/V Video Production Equipment, Controllers - CFE Arena	165,129
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	18,061
Furniture, Fixtures & Equipment	Electronics, Move Projector (Inflatable Screen)	24,968
Furniture, Fixtures & Equipment	Electronics, Ribbon Boards - CFE Arena	762,522
Furniture, Fixtures & Equipment	Electronics, Scoreboard - CFE Arena	1,657,543
Furniture, Fixtures & Equipment	Furnishings/Decorating - Private Suites/Loge's (Arena)	263,026
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	81,275
Furniture, Fixtures & Equipment	Seating, Bowl - Arena	876,753
Furniture, Fixtures & Equipment	Ice Machine - Venue	20,944
Year 20 Total		6,410,313

Year 21: 2037-38

Roofs	Roof, Metal - Retail 1	39,951
Roofs	Roof, Metal - Venue	37,928
Roofs	Roof, Metal Panel Canopy - CFE Arena Retail	47,506
Painting & Waterproofing	Paint Interior, Restripe - Garage F	13,546
Mechanical & Electrical	Electrical, Aisle Lights - Arena	147,920
Mechanical & Electrical	Electrical, LED Sports Lights - Arena	837,132
Mechanical & Electrical	Lighting Replacement Allowance, Exterior - Venue	36,122
Mechanical & Electrical	Fire Pump Deferred Maint Allowance - CFE Arena	15,072
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	37,206
Mechanical & Electrical	A/C Chilled Wtr Pump/Mtr, 100 Hp - CHP-1C-1 (Arena)	68,930
Mechanical & Electrical	A/C Chilled Wtr Pump/Mtr, 100 Hp - CHP-1C-2 (Arena)	68,930
Mechanical & Electrical	A/C Equipment Allowance - CFE Arena	93,015
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	46,507
Mechanical & Electrical	A/C Ret Air Heat Pump/Mtr, 15 Hp - HWP-1C-1 (Arena)	16,853

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Category	Description	Cost
Mechanical & Electrical	A/C Ret Air Heat Pump/Mtr, 15 Hp - HWP-1C-2 (Arena)	16,853
Mechanical & Electrical	Exhaust & Supply Fan Allow - Smoke EVAC (Arena)	45,153
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	14,489
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	14,489
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	14,489
Mechanical & Electrical	Plumbing, Backflow Preventer, Fire - Retail 1	7,224
Mechanical & Electrical	Plumbing, Backflow Preventer, Potable - CFE Arena	14,449
Mechanical & Electrical	Plumbing, Backflow Preventer, Potable - Retail 1	7,224
Mechanical & Electrical	Plumbing, Backflow Preventer, Potable - Venue	7,224
Misc Building Components	Access Control, CCTV Surveillance System - Garage F	11,440
Misc Building Components	Finish, Clg, 2x4 SAT - Main Lobby (Arena)	79,232
Misc Building Components	Finish, Built In Mat - Main Lobby (Arena)	8,796
Misc Building Components	Finish, Carpet - Black & Gold Club (Arena)	15,354
Misc Building Components	Finish, Carpet - Box Office (Arena)	19,531
Misc Building Components	Finish, Carpet - Crew Lounge (Arena)	4,508
Misc Building Components	Finish, Carpet - Green Room x2 (Arena)	5,559
Misc Building Components	Finish, Carpet - Main M's & W's Locker Rooms (Arena)	19,907
Misc Building Components	Finish, Carpet - Media Work Room (Arena)	3,681
Misc Building Components	Finish, Carpet - Press Conference Room (Arena)	7,138
Misc Building Components	Finish, Carpet - Sound Booth (Arena)	3,005
Misc Building Components	Finish, Carpet - Staff Laundry Rooms (Arena)	2,780
Misc Building Components	Finish, Carpet - Video Production Room (Arena)	7,362
Misc Building Components	Finish, Carpet - Visiting Locker Rooms (Arena)	16,000
Misc Building Components	Finish, Epoxy Coating - Concession Main Con (Arena)	55,982
Misc Building Components	Finish, Epoxy Coating - Concession Main Lob (Arena)	38,913
Misc Building Components	Finish, Terrazzo Floor - Main Lobby (Arena)	323,711
Misc Building Components	Finish, Terrazzo Floor - VIP Lobby (Arena)	24,478
Misc Building Components	Finish, Terrazzo Floor Refurbishment Allow - Lobby (Arena)	16,255
Misc Building Components	Finish, Carpet - Level 1 Athletics Office Space (Venue)	36,137
Misc Building Components	Finish, Carpet - Level 2 Athletics Office Space (Venue)	71,865
Misc Building Components	Finish, Rubber Floor - Weight/Strength Rm (Venue)	99,388
Misc Building Components	Finish, VT Floor - Level 1 Hallways '07 (Venue)	78,577
Misc Site Improvements	Knight Plaza, Artificial Turf	144,489
Misc Site Improvements	Knight Plaza, Monitors/Players/Enclosures/AC	228,784
Misc Site Improvements	Knight Plaza, Spires Repainting Allowance	27,092
Misc Site Improvements	Planter Wall/Cap - Planters x2 (E Plaza/Gemini)	10,138
Misc Site Improvements	Retaining Wall, Stacked Stone - Retail 1	25,351
Misc Site Improvements	Trash Can Holder, Coated Steel - Outdoor	19,452
Furniture, Fixtures & Equipment	Basketball Court - CFE Arena	176,769
Furniture, Fixtures & Equipment	Basketball Hoops - CFE Arena	60,609
Furniture, Fixtures & Equipment	A/V Assisted Listening Unit - Sound Booth	27,092
Furniture, Fixtures & Equipment	A/V Misc Equipment - Sound Booth	63,214
Furniture, Fixtures & Equipment	Advertising, Illuminated Ad Panels - Upper Bowl	72,244
Furniture, Fixtures & Equipment	Advertising, Illuminated Super Graphic	27,092
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	18,603

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Category	Description	Cost
Furniture, Fixtures & Equipment	Equipment, Clear Com Replacement - CFE Arena	63,214
Furniture, Fixtures & Equipment	Equipment, Xenon Follow Spots	133,941
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Tom Kat	20,602
Furniture, Fixtures & Equipment	Laundry, Commercial Dryer, Gas - CFE Arena	6,302
Furniture, Fixtures & Equipment	Laundry, Commercial Washer, 35 Lb Gas - CFE Arena	17,102
Furniture, Fixtures & Equipment	Maintenance, Fork Lift	53,605
Furniture, Fixtures & Equipment	Maintenance, Fork Lift - Toyota	45,151
Furniture, Fixtures & Equipment	Maintenance, Single Man Lift	13,109
Furniture, Fixtures & Equipment	Vehicle, Box Truck	48,949
Furniture, Fixtures & Equipment	Safe, Fire Proof - Box Office	14,449
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	83,713
Furniture, Fixtures & Equipment	Restaurant, Fire Suppression - Commissary Stor(Arena)	4,869
Furniture, Fixtures & Equipment	Restaurant, Fire Suppression - Knights Grill (Arena)	9,739
Furniture, Fixtures & Equipment	Restaurant, Menu Boards - Concessions (Arena)	88,738
Furniture, Fixtures & Equipment	Equipment, Barricade System (interior)	37,477
Furniture, Fixtures & Equipment	Equipment, Performance Stage	199,539
Furniture, Fixtures & Equipment	Furniture, Event Chairs (1500)	175,476
Furniture, Fixtures & Equipment	Furniture, Event Tables (150)	63,925
Year 21 Total		4,578,640

Year 22: 2038-39

Painting & Waterproofing	Paint Exterior and Waterproof - Venue	33,485
Mechanical & Electrical	Electrical, LED Sports/Event Lights - Venue	427,868
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	38,322
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	47,903
Misc Building Components	Finish, Carpet - Level 1 Soccer/VB Lockers (Venue)	31,645
Misc Building Components	Finish, Carpet - Level 2 Hallway (Venue)	22,748
Misc Building Components	Finish, VT Floor - Level 1 Soccer/VB Lockers (Venue)	12,630
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	19,161
Furniture, Fixtures & Equipment	Housekeeping, Cleaning Solution Storage, Orbio	17,710
Furniture, Fixtures & Equipment	Housekeeping, Floor Carpet Extractor	10,371
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T5	29,021
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T7	14,510
Furniture, Fixtures & Equipment	Maintenance, Scissor Lift, 32'	48,340
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	86,225
Furniture, Fixtures & Equipment	Event, Court Cover - Venue	18,906
Year 22 Total		858,845

Year 23: 2039-40

Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	39,472
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	49,340
Mechanical & Electrical	Domestic Water Pump System Control Panel	18,395
Misc Building Components	Door, Metal Overhead, 10 x 8 - S/R at CFE Arena	21,307
Misc Building Components	Door, Metal Overhead, 10 x 10 - S/R at CFE Arena	14,237

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Category	Description	Cost
Misc Building Components	Door, Metal Overhead, 12 x 12 - S/R at CFE Arena	14,237
Misc Building Components	Door, Metal Overhead, 12 x 9 - S/R at CFE Arena	14,237
Misc Building Components	Door, Metal Overhead, 16 x 14 - S/R at CFE Arena	14,237
Misc Building Components	Finish, Tartan Floor - Level 1 Sports Court (Venue)	106,346
Misc Site Improvements	Sail Shade Refurbishment Allowance - Knight Plaza	95,805
Misc Site Improvements	Spire Refurbishment Allowance - Knight Plaza	19,161
Misc Site Improvements	Stage Refurbishment Allowance - Knight Plaza	9,581
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	19,736
Furniture, Fixtures & Equipment	Electronics, Sound System - Outdoor at Box Office	29,862
Furniture, Fixtures & Equipment	Furnishings/Decorating - Black & Gold Club (Arena)	52,101
Furniture, Fixtures & Equipment	Housekeeping, Floor Sweeper, Walk Behind - M#3640	23,622
Furniture, Fixtures & Equipment	Appliance, Mini Fridge - Suites/Loge	70,014
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	88,811
Furniture, Fixtures & Equipment	Event, Main Floor Carpet Tiles - Arena	132,583
Year 23 Total		833,084

Year 24: 2040-41

Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	40,656
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	50,820
Mechanical & Electrical	Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-2 (Arena)	10,882
Misc Building Components	Finish, CT Floor - Black & Gold Club (Arena)	138,155
Misc Building Components	Awning Fabric, Recover - Venue (Green)	11,808
Misc Building Components	Awning Frame, Replace - Venue (Green)	21,107
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Lvl 1 Old Kit/Ofc (Venue)	8,763
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Weight/Strength (Venue)	29,736
Misc Building Components	Finish, CT Floor - Level 1 Restrooms (Venue)	25,065
Misc Building Components	Restroom Renovation - Level 1 (Venue)	51,688
Misc Building Components	Finish, CT Walls - Level 1 Restrooms (Venue)	75,361
Misc Site Improvements	Landscape Allowance - Inflation N/A (2040)	50,001
Furniture, Fixtures & Equipment	A/V Video Production Equipment, Controllers - CFE Arena	185,854
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	20,328
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	91,476
Furniture, Fixtures & Equipment	Equipment, Turnstiles w/Rollers	75,786
Furniture, Fixtures & Equipment	Furniture, Folding Table Allowance	11,334
Year 24 Total		898,820

Year 25: 2041-42

Painting & Waterproofing	Paint Exterior and Waterproof - CFE Arena	104,689
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	41,876
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	52,344
Mechanical & Electrical	Boiler, Refurbishment Allow - Hot Air Return (Venue)	40,656
Mechanical & Electrical	Boiler, Refurbishment Allowance - East Retail (Arena)	10,164
Mechanical & Electrical	Boiler, Refurbishment Allowance - Food Svc (Arena)	20,328
Mechanical & Electrical	Boiler, Refurbishment Allowance - Venue	10,164

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Category	Description	Cost
Misc Building Components	Finish, CT Walls - Branded Concessions (Arena)	182,951
Misc Building Components	Awning Fabric, Recover - Venue (Tan)	23,093
Misc Site Improvements	Basketball Court Resurfacing Allowance - Outdoor Court	43,146
Misc Site Improvements	Knight Plaza, Flame Bowls Refurbishment Allowance	101,640
Misc Site Improvements	Knight Plaza, Granite Pegasus & Bands Allowance	20,328
Misc Site Improvements	Knight Plaza, Umbrella - California Umbrella	15,185
Furniture, Fixtures & Equipment	Volleyball Court - Venue	193,847
Furniture, Fixtures & Equipment	A/V Sound Equipment Refurb Allowance - CFE Arena	317,522
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	20,938
Furniture, Fixtures & Equipment	Furnishings/Decorating - Green Room x2 (Arena)	12,197
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	94,220
Year 25 Total		1,305,288

Year 26: 2042-43

Elevators	Elevator Cab Refurbishment Allowance - Venue	31,407
Elevators	Elevator Modernization Allowance, 3 Stop - Venue	94,220
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	43,132
Mechanical & Electrical	A/C Equipment Allowance - CFE Arena	107,829
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	53,915
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Lvl 1 Halls (Venue)	11,231
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Lvl 1 Volleyball Stor (Venue)	20,140
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Lvl 3 Skybox/Suites (Venue)	33,197
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Mens Practice Gym (Venue)	46,957
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Wom Practice Gym (Venue)	49,593
Misc Building Components	Finish, Carpet - Level 3 Skybox/Suites (Venue)	50,856
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	21,566
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	97,047
Furniture, Fixtures & Equipment	Seating Motors, Extra Chains - Venue	58,910
Year 26 Total		720,000

Year 27: 2043-44

Painting & Waterproofing	Paint Exterior and Waterproof - Garage F	123,195
Painting & Waterproofing	Paint Exterior and Waterproof - Retail 1	80,872
Mechanical & Electrical	Generator, Diesel, 100 kW w/ATS - Gar F (Venue)	133,868
Mechanical & Electrical	Generator, Diesel, 1000 kW w/ATS - CFE Arena	848,797
Mechanical & Electrical	Fire Pump/Motor/Controller, 100 Hp - CFE Arena	223,949
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	44,426
Mechanical & Electrical	A/C Air Handler Unit, 2 Ton - Retail at CFE (Split)	4,082
Mechanical & Electrical	A/C Air Handler Unit, 2 Ton - Retail at CFE (Split)	4,082
Mechanical & Electrical	A/C Air Handler Unit, 3 Ton - Retail at CFE (Split)	5,400
Mechanical & Electrical	A/C Air Handler Unit, 4 Ton - Retail at CFE (Split)	6,478
Mechanical & Electrical	A/C Condensing Unit, 2 Ton - Retail at CFE (Split)	4,412
Mechanical & Electrical	A/C Condensing Unit, 2 Ton - Retail at CFE (Split)	4,412

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 Phase: Arenas, Garage F, Retail 1

Category	Description	Cost
Mechanical & Electrical	A/C Condensing Unit, 3 Ton - Retail at CFE (Split)	5,458
Mechanical & Electrical	A/C Condensing Unit, 4 Ton - Retail at CFE (Split)	6,653
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	55,532
Mechanical & Electrical	A/C Package Unit, 1.5 Ton - Retail 1 (RTU 3)	8,322
Mechanical & Electrical	A/C Package Unit, 2.5 Ton - Retail 1 (RTU 5)	9,933
Mechanical & Electrical	A/C Package Unit, 3.5 Ton - Retail 1 (RTU 19)	12,277
Mechanical & Electrical	A/C Package Unit, 5 Ton - Retail 1 (RTU 6)	18,381
Mechanical & Electrical	A/C Package Unit, 6 Ton - Retail 1 (RTU 14)	26,155
Mechanical & Electrical	A/C Package Unit, 7.5 Ton - Retail 1 (RTU 8)	31,557
Mechanical & Electrical	A/C Package Unit, 7.5 Ton - Retail 1 (RTU 11)	31,557
Mechanical & Electrical	A/C Package Unit, 7.5 Ton - Retail 1 (RTU 12)	31,557
Mechanical & Electrical	A/C Package Unit, 7.5 Ton - Retail 1 (RTU 13)	31,557
Mechanical & Electrical	A/C Package Unit, 7.5 Ton - Retail 1 (RTU 15)	31,557
Mechanical & Electrical	A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-1)	31,557
Mechanical & Electrical	A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-2)	31,557
Mechanical & Electrical	A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-3)	31,557
Mechanical & Electrical	A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-4)	31,557
Mechanical & Electrical	A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-5)	31,557
Mechanical & Electrical	A/C Package Unit, 7.6 Ton - Retail at CFE (RTU 2B-6)	31,557
Mechanical & Electrical	A/C Package Unit, 8 Ton - Retail 1 (RTU 9)	35,670
Mechanical & Electrical	A/C Package Unit, 8.25 Ton - Retail 1 (RTU 1)	35,670
Mechanical & Electrical	A/C Package Unit, 8.25 Ton - Retail 1 (RTU 2)	35,670
Mechanical & Electrical	A/C Package Unit, 8.25 Ton - Retail 1 (RTU 7)	35,670
Mechanical & Electrical	A/C Package Unit, 8.25 Ton - Retail 1 (RTU 10)	35,670
Mechanical & Electrical	A/C Package Unit, 8.25 Ton - Retail 1 (RTU 17)	35,670
Mechanical & Electrical	A/C Package Unit, 8.25 Ton - Retail 1 (RTU 18)	35,670
Mechanical & Electrical	A/C Package Unit, 11.5 Ton - Retail 1 (RTU 4)	47,762
Mechanical & Electrical	A/C Package Unit, 11.5 Ton - Retail 1 (RTU 16)	47,762
Misc Building Components	Finish, Rubber Treads - Main Lobby Stairs (Arena)	111,925
Misc Building Components	Renovation Allowance - Black & Gold Club Bar (Arena)	38,014
Misc Building Components	Renovation Allowance - Private Suite Wet Bars (Arena)	491,312
Misc Building Components	Restroom Renovation - Private Suites (Arena)	91,653
Misc Building Components	Finish, CT Walls - Private Suite Restrooms (Arena)	44,689
Misc Building Components	Finish, Wall Covering - Black & Gold Restrms (Arena)	9,215
Misc Building Components	Railing, Alum Picket, 42" - Garage F	88,851
Furniture, Fixtures & Equipment	Basketball Court - CFE Arena	211,072
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	22,213
Furniture, Fixtures & Equipment	Furnishings/Decorating - Management Offices (Arena)	86,264
Furniture, Fixtures & Equipment	Furniture, Outdoor Table/Bench/Canopy Set	15,420
Furniture, Fixtures & Equipment	Signage Logo, Pegasus - CFE Arena	10,783
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	99,958
Year 27 Total		3,640,394

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Category	Description	Cost
Year 28: 2044-45		
Painting & Waterproofing	Paint Interior, Restripe - Garage F	16,660
Mechanical & Electrical	Generator, Deferred Maint Allowance - CFE Arena	18,161
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar F (Venue)	18,161
Mechanical & Electrical	Fire Jockey Pump/Motor - CFE Arena	9,536
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	45,759
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	57,198
Mechanical & Electrical	A/C Package Unit (Size TBD) - Venue	1,110,644
Mechanical & Electrical	Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-1 (Arena)	12,248
Misc Building Components	Finish, Carpet - Private Suites/Hallway (Arena)	252,505
Misc Building Components	Finish, Carpet - Level 1 Conference Room (Venue)	18,848
Misc Building Components	Finish, Rubber Floor - Weight/Strength Rm (Venue)	122,235
Misc Site Improvements	Knight Plaza, Artificial Turf	177,703
Misc Site Improvements	Knight Plaza, Monitors/Players/Enclosures/AC	281,375
Misc Site Improvements	Knight Plaza, Spires Repainting Allowance	33,319
Misc Site Improvements	Planters, Round - Knight Plaza	17,770
Misc Site Improvements	Sail Shade Refurbishment Allowance - Knight Plaza	111,064
Misc Site Improvements	Spire Refurbishment Allowance - Knight Plaza	22,213
Misc Site Improvements	Stage Refurbishment Allowance - Knight Plaza	11,106
Furniture, Fixtures & Equipment	A/V Video Production Equipment, Controllers - CFE Arena	209,181
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	22,879
Furniture, Fixtures & Equipment	Furnishings/Decorating - Private Suites/Loge's (Arena)	333,193
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	102,957
Furniture, Fixtures & Equipment	Event, Court Cover - Venue	22,575
Furniture, Fixtures & Equipment	Ice Skating Rink	79,966
Year 28 Total		3,107,256
Year 29: 2045-46		
Painting & Waterproofing	Paint Exterior and Waterproof - Venue	41,183
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	47,131
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	58,914
Misc Building Components	Finish, Carpet - Management Offices (Arena)	22,934
Misc Site Improvements	Landscape Allowance - Inflation N/A (2045)	50,000
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	23,566
Furniture, Fixtures & Equipment	Electronics, Movie Screen (Inflatable)	6,521
Furniture, Fixtures & Equipment	Electronics, Televisions	93,066
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T5	35,692
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T7	17,846
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Tom Kat	26,098
Furniture, Fixtures & Equipment	Maintenance, Single Man Lift	16,606
Furniture, Fixtures & Equipment	Equipment, Trash Cans	34,319
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	106,045
Furniture, Fixtures & Equipment	Restaurant, Menu Boards - Concessions (Arena)	112,410

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Category	Description	Cost
Furniture, Fixtures & Equipment	Seating, Bowl - Arena	1,143,963
Furniture, Fixtures & Equipment	Equipment, ADA Stage Ramp	36,605
Furniture, Fixtures & Equipment	Event, Main Floor Carpet Tiles - Arena	158,311
Furniture, Fixtures & Equipment	Furniture, Folding Table Allowance	13,140
Year 29 Total		2,044,350

Year 30: 2046-47

Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	48,545
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	60,682
Mechanical & Electrical	Boiler, 2000 MBH Nat Gas - Hot Air Return (Venue)	377,050
Mechanical & Electrical	Boiler, Refurbishment Allow - Hot Air Return (Venue)	47,131
Mechanical & Electrical	Boiler, 850 MBH Nat Gas - East Retail (Arena)	39,574
Mechanical & Electrical	Boiler, 850 MBH Nat Gas - Food Service (Arena)	79,148
Mechanical & Electrical	Boiler, 850 MBH Nat Gas - Venue	35,348
Mechanical & Electrical	Boiler, Refurbishment Allowance - East Retail (Arena)	11,783
Mechanical & Electrical	Boiler, Refurbishment Allowance - Food Svc (Arena)	23,566
Mechanical & Electrical	Boiler, Refurbishment Allowance - Venue	11,783
Misc Building Components	Finish, Carpet - Level 1 WBB Locker Rm (Venue)	19,260
Misc Site Improvements	Bicycle Rack Allowance	11,783
Misc Site Improvements	Knight Plaza, Benches - Escofet Abril Precast	99,673
Misc Site Improvements	Knight Plaza, Benches - Victor Stanley In Ground Composite	17,693
Misc Site Improvements	Knight Plaza, Flame Bowls	282,788
Misc Site Improvements	Knight Plaza, Flame Bowls Refurbishment Allowance	117,828
Misc Site Improvements	Knight Plaza, Granite Pegasus & Bands Allowance	23,566
Misc Site Improvements	Knight Plaza, Outdoor Furniture - Landscape Forms	111,317
Misc Site Improvements	Knight Plaza, Pebbleflex	47,131
Misc Site Improvements	Knight Plaza, Precast Planter Refurbishment Allowance	47,131
Misc Site Improvements	Knight Plaza, Sound Equipment	70,697
Misc Site Improvements	Knight Plaza, Stanchion Bollards, Removable	51,844
Misc Site Improvements	Knight Plaza, Trash Receptacle Allowance	34,957
Misc Site Improvements	Knight Plaza, Umbrella - California Umbrella	17,604
Furniture, Fixtures & Equipment	Volleyball Court - Venue	224,722
Furniture, Fixtures & Equipment	A/V Sound Equipment - CFE Arena	746,559
Furniture, Fixtures & Equipment	A/V Sound Equipment Refurb Allowance - CFE Arena	368,095
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	24,273
Furniture, Fixtures & Equipment	Electronics, Move Projector (Inflatable Screen)	33,555
Furniture, Fixtures & Equipment	Electronics, Ribbon Boards - CFE Arena	1,024,766
Furniture, Fixtures & Equipment	Electronics, Scoreboard - CFE Arena	2,227,598
Furniture, Fixtures & Equipment	Housekeeping, Cleaning Solution Storage, Orbio	22,434
Furniture, Fixtures & Equipment	Housekeeping, Floor Carpet Extractor	13,138
Furniture, Fixtures & Equipment	Equipment, Trash Cans	12,671
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	109,227
Year 30 Total		6,494,920

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Summary of Recommendations and Findings

1. General Information

Property Name:	UCF Convocation Corporation	Report Run Date:	04/28/2017
Property Location:	Orlando, Florida	Report No:	5171 Version 2
Property Number:	4066	Budget Year Begins:	07/01/2017
Property Type:	Other	Budget Year Ends:	06/30/2018
Total Units:	1		
Phase:	Housing, Retail 2 & 3 (2 of 3)		

2. Report Findings

Total number of categories set up in reserve schedule:	9
Total number of components scheduled for reserve funding:	218
Total current cost of all scheduled reserve components:	\$22,178,671
Estimated Beginning Year Reserve Balance:	\$2,597,147
Total number of components scheduled for replacement in the 2017-18 Budget Year:	15
Total cost of components scheduled for replacement in the 2017-18 Budget Year:	\$809,648

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$468,542
Recommended Annual Reserve Funding Contribution Amount:	\$1,609,795
Increase (decrease) between Current & Recommended Contribution Amounts:	\$1,141,253
Increase (decrease) between Current & Recommended Contribution Amounts:	243.58%

4. 30 Year Pooled Cash Flow Funding Plan Analysis

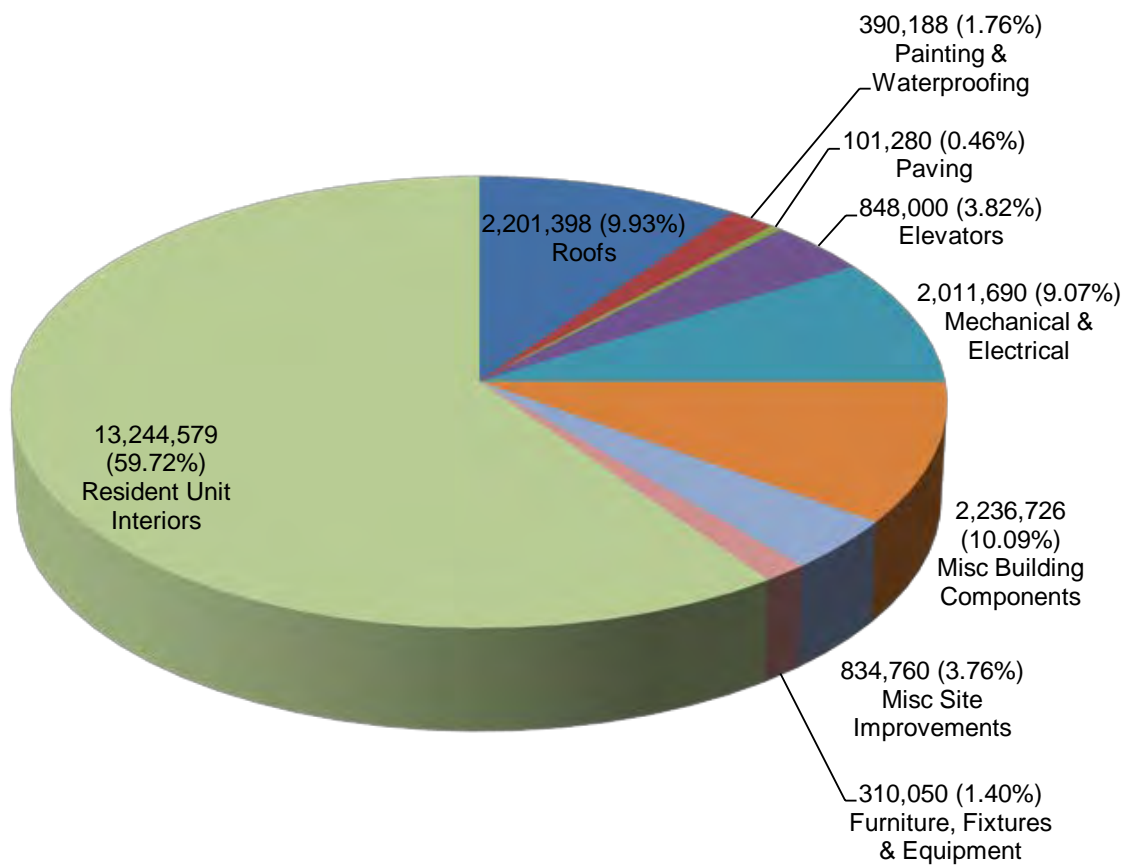
Current Annual Reserve Funding Contribution Amount:	\$468,542
Recommended 2017-18 Reserve Funding Contribution Amount:	\$536,351
Recommended 2017-18 Planned Special Assessment Amount:	\$0
Total 2017-18 Reserve Funding and Planned Special Assessment Amount:	\$536,351
Increase (decrease) between Current & Recommended Contribution Amounts:	\$67,809
Increase (decrease) between Current & Recommended Contribution Amounts:	14.47%

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Chart A

2017-18 Current Reserve Component Costs

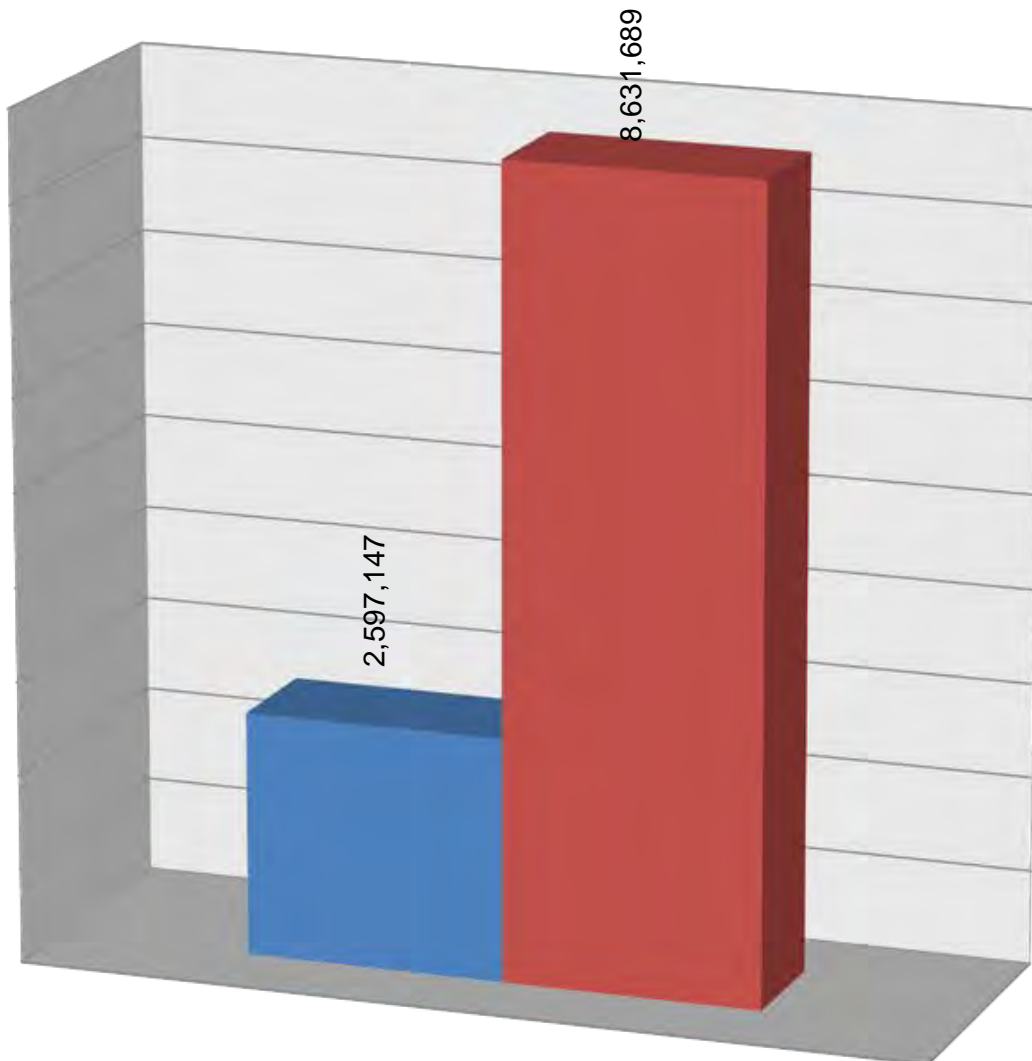


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Chart B

2017-18 Actual vs. 100% Funded Straight Line Reserve Balances



- Estimated 2017-18 Beginning Year Balances
- 100% Funded Straight Line 2017-18 Beginning Year Balances

Actual beginning year balances are estimates only based on the latest financial information.

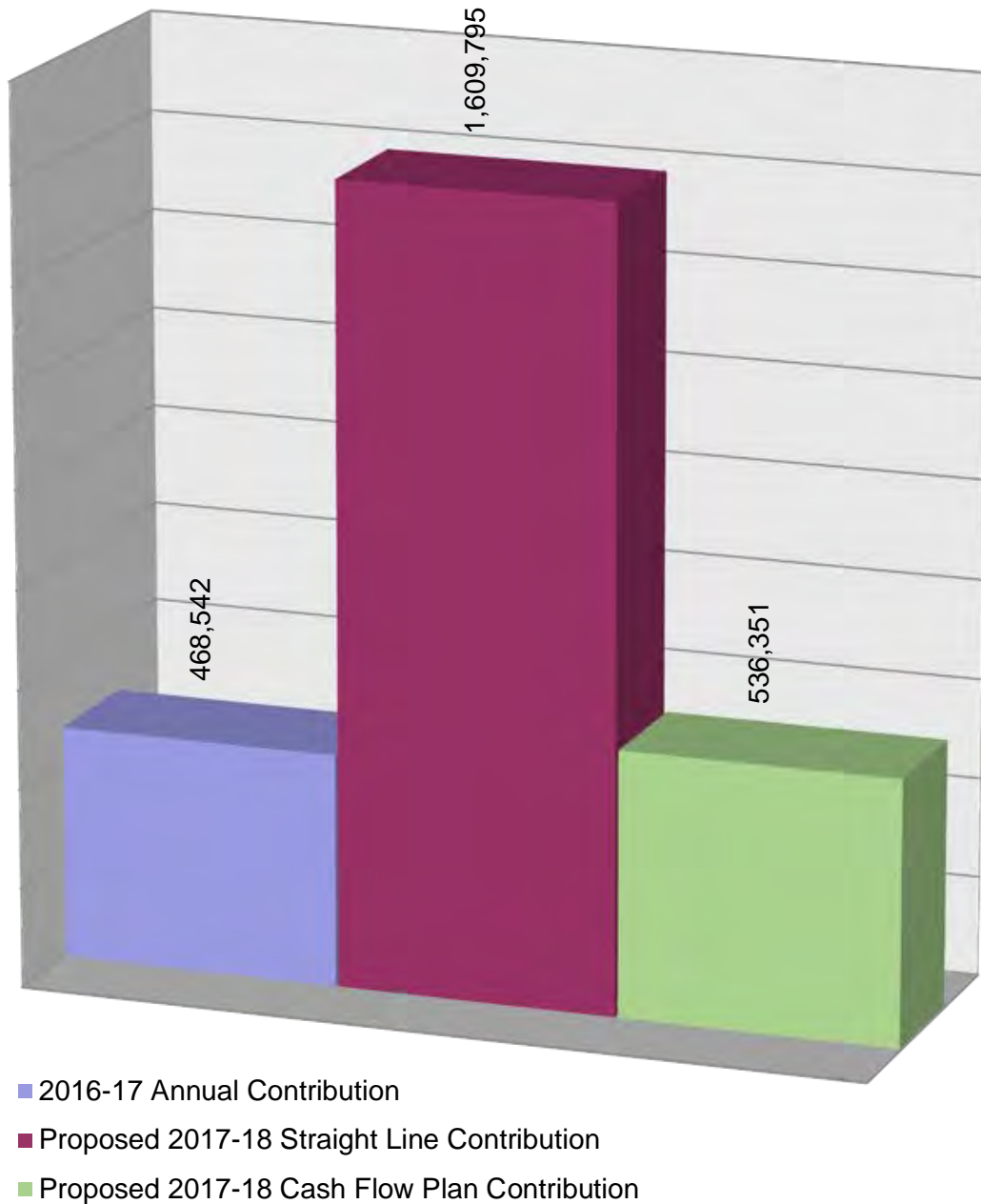
100% funded beginning year balances are based on straight line accounting formulas.

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Chart C

2017-18 Funding Contribution Comparisons



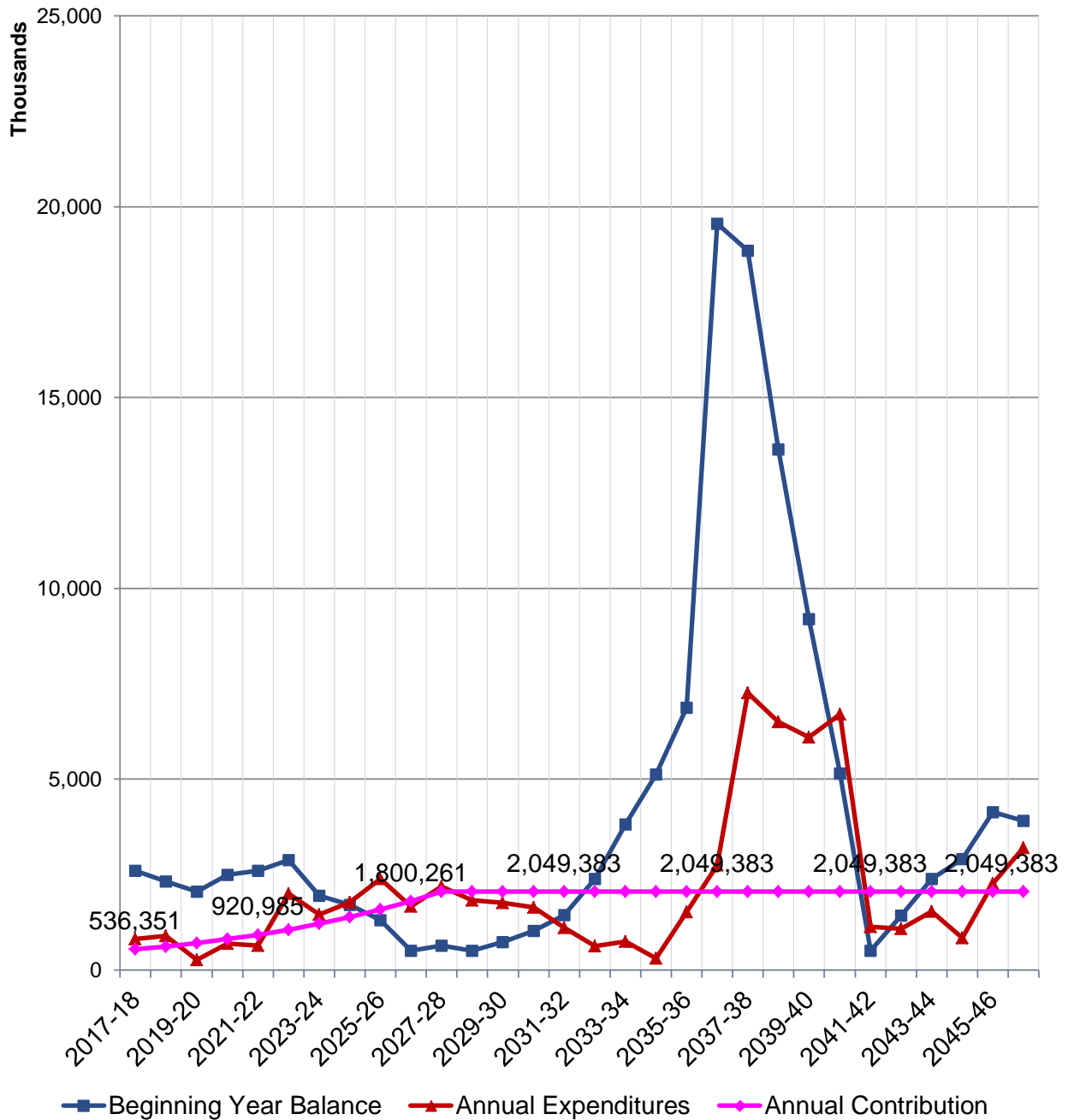
Proposed 2017-18 Straight Line Contribution = Unfunded Balance / Remaining Life

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Chart D

30 Year Pooled Cash Flow Plan



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Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	6/30/2017 Balance	Unfunded Balance	2017-18 Contribution
Roofs	2,201,398	20-30	9-21	0	2,201,398	212,228
Painting & Waterproofing	390,188	7	6	0	390,188	65,030
Paving	101,280	30	21	0	101,280	4,823
Elevators	848,000	15-30	4-21	56,938	791,062	48,058
Mechanical & Electrical	2,011,690	12-40	1-30	294,444	1,717,246	146,788
Misc Building Components	2,236,726	8-36	1-27	232,315	2,004,411	179,906
Misc Site Improvements	834,760	3-30	1-29	119,341	715,419	46,794
Furniture, Fixtures & Equipment	310,050	5-15	1-6	293,150	16,900	2,817
Resident Unit Interiors	13,244,579	1-30	1-24	1,600,959	11,643,620	903,351
Grand Total	22,178,671			2,597,147	19,581,524	1,609,795

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Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/17 Balance	Unfunded Balance	2017-18 Contribution
Roofs									
Roof, Metal - Retail 2 & 3	52	Squares	1,106.00	57,512	30	21	0	57,512	2,739
Roof, Metal - Tower 1	14	Squares	1,500.00	21,000	30	19	0	21,000	1,105
Roof, Metal - Tower 2	14	Squares	1,500.00	21,000	30	20	0	21,000	1,050
Roof, Metal - Tower 3	14	Squares	1,500.00	21,000	30	21	0	21,000	1,000
Roof, Metal - Tower 4	14	Squares	1,500.00	21,000	30	20	0	21,000	1,050
Roof, Single Ply - Retail 2 & 3	199	Squares	914.00	181,886	20	11	0	181,886	16,535
Roof, Single Ply - Tower 1	313	Squares	1,500.00	469,500	20	9	0	469,500	52,167
Roof, Single Ply - Tower 2	313	Squares	1,500.00	469,500	20	10	0	469,500	46,950
Roof, Single Ply - Tower 3	313	Squares	1,500.00	469,500	20	11	0	469,500	42,682
Roof, Single Ply - Tower 4	313	Squares	1,500.00	469,500	20	10	0	469,500	46,950
Roofs Total	10	Components		2,201,398	20-30	9-21	0	2,201,398	212,228
Painting & Waterproofing									
Paint Exterior - Site Wall Gemini Blvd (T3 & T4)	1	Total	3,375.00	3,375	7	6	0	3,375	562
Paint Exterior and Waterproof - Retail 2 & 3	1	Total	31,125.00	31,125	7	6	0	31,125	5,188
Paint Exterior and Waterproof - Tower 1	1	Total	88,922.00	88,922	7	6	0	88,922	14,820
Paint Exterior and Waterproof - Tower 2	1	Total	88,922.00	88,922	7	6	0	88,922	14,820
Paint Exterior and Waterproof - Tower 3	1	Total	88,922.00	88,922	7	6	0	88,922	14,820
Paint Exterior and Waterproof - Tower 4	1	Total	88,922.00	88,922	7	6	0	88,922	14,820
Painting & Waterproofing Total	6	Components		390,188	7	6	0	390,188	65,030
Paving									
Pavers, Interlocking - Tower 1	5,105	Sq Ft	6.15	31,396	30	21	0	31,396	1,495
Pavers, Interlocking - Tower 2	3,017	Sq Ft	6.15	18,555	30	21	0	18,555	884
Pavers, Interlocking - Tower 3	3,524	Sq Ft	6.15	21,673	30	21	0	21,673	1,032
Pavers, Interlocking - Tower 4	4,822	Sq Ft	6.15	29,656	30	21	0	29,656	1,412
Paving Total	4	Components		101,280	30	21	0	101,280	4,823
Elevators									
Elevator Cab Refurbishment Allowance - Tower 1	2	Each	15,000.00	30,000	15	4	30,000	0	0
Elevator Cab Refurbishment Allowance - Tower 2	2	Each	15,000.00	30,000	15	5	13,469	16,531	3,306
Elevator Cab Refurbishment Allowance - Tower 3	2	Each	15,000.00	30,000	15	6	0	30,000	5,000
Elevator Cab Refurbishment Allowance - Tower 4	2	Each	15,000.00	30,000	15	5	13,469	16,531	3,306
Elevator Modernization Allowance, 7 Stop - Tower 1	2	Each	91,000.00	182,000	30	19	0	182,000	9,579
Elevator Modernization Allowance, 7 Stop - Tower 2	2	Each	91,000.00	182,000	30	20	0	182,000	9,100
Elevator Modernization Allowance, 7 Stop - Tower 3	2	Each	91,000.00	182,000	30	21	0	182,000	8,667
Elevator Modernization Allowance, 7 Stop - Tower 4	2	Each	91,000.00	182,000	30	20	0	182,000	9,100
Elevators Total	8	Components		848,000	15-30	4-21	56,938	791,062	48,058

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Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/17 Balance	Unfunded Balance	2017-18 Contribution
Mechanical & Electrical									
Electric									
Generator, Deferred Maint Allowance - Gar E (T3&4)	1	Each	8,546.00	8,546	12	2	8,546	0	0
Generator, Deferred Maint Allowance - Gar G (T1&2)	1	Each	8,546.00	8,546	12	1	8,546	0	0
Generator, Diesel, 350 kW w/ATS - Gar E (T3&4)	1	Each	122,908.00	122,908	36	26	0	122,908	4,727
Generator, Diesel, 350 kW w/ATS - Gar G (T1&2)	1	Each	122,908.00	122,908	36	25	0	122,908	4,916
Lighting Replacement Allowance, Exterior - Retail at T3	1	Total	26,229.00	26,229	20	11	0	26,229	2,384
Fire Pump & Alarm System									
Fire Alarm System - Retail 2 & 3	1	Total	10,000.00	10,000	22	13	0	10,000	769
Fire Alarm System Upgrade Allowance - Tower 1	138	Units	998.00	137,724	22	11	0	137,724	12,520
Fire Alarm System Upgrade Allowance - Tower 2	138	Units	998.00	137,724	22	12	0	137,724	11,477
Fire Alarm System Upgrade Allowance - Tower 3	134	Units	998.00	133,732	22	13	0	133,732	10,287
Fire Alarm System Upgrade Allowance - Tower 4	138	Units	998.00	137,724	22	12	0	137,724	11,477
Fire Pump Deferred Maint Allowance - Gar E (T3&4)	1	Each	8,187.00	8,187	15	5	3,676	4,511	902
Fire Pump Deferred Maint Allowance - Gar G (T1&2)	1	Each	8,187.00	8,187	15	4	8,187	0	0
Fire Pump/Motor/Controller, 75 Hp - Gar E (T3&4)	1	Each	86,536.00	86,536	40	30	0	86,536	2,885
Fire Pump/Motor/Controller, 75 Hp - Gar G (T1&2)	1	Each	86,536.00	86,536	40	29	0	86,536	2,984
HVAC									
A/C Air Handler Unit, 5 Ton - Tower 1	14	Each	4,266.00	59,724	15	4	59,724	0	0
A/C Air Handler Unit, 5 Ton - Tower 2	14	Each	4,266.00	59,724	15	5	26,814	32,910	6,582
A/C Air Handler Unit, 5 Ton - Tower 3	14	Each	4,266.00	59,724	15	6	0	59,724	9,954
A/C Air Handler Unit, 5 Ton - Tower 4	14	Each	4,266.00	59,724	15	5	26,814	32,910	6,582
A/C Air Handler Unit, 7 Ton - Retail 2 & 3 (Split)	1	Each	6,511.00	6,511	12	3	6,511	0	0
A/C Chilled Water Pump System Controls - Tower 1	1	Each	10,000.00	10,000	24	13	0	10,000	769
A/C Chilled Water Pump System Controls - Tower 2	1	Each	10,000.00	10,000	24	14	0	10,000	714
A/C Chilled Water Pump System Controls - Tower 3	1	Each	10,000.00	10,000	24	15	0	10,000	667
A/C Chilled Water Pump System Controls - Tower 4	1	Each	10,000.00	10,000	24	14	0	10,000	714
A/C Chilled Water Pump/Motor, 25 Hp - Tower 1	1	Each	12,329.00	12,329	15	4	12,329	0	0
A/C Chilled Water Pump/Motor, 25 Hp - Tower 2	1	Each	12,329.00	12,329	15	5	5,535	6,794	1,359
A/C Chilled Water Pump/Motor, 25 Hp - Tower 3	1	Each	12,329.00	12,329	15	6	0	12,329	2,055
A/C Chilled Water Pump/Motor, 25 Hp - Tower 4	1	Each	12,329.00	12,329	15	5	5,535	6,794	1,359
A/C Condensing Unit, 7 Ton - Retail 2 & 3 (Split)	1	Each	6,052.00	6,052	12	3	6,052	0	0
A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2023)	55	Each	500.00	27,500	20	7	0	27,500	3,929
A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2024)	55	Each	500.00	27,500	20	8	0	27,500	3,438
A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2025)	55	Each	500.00	27,500	20	9	0	27,500	3,056
A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2026)	55	Each	500.00	27,500	20	10	0	27,500	2,750
A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2027)	55	Each	500.00	27,500	20	11	0	27,500	2,500
A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2028)	55	Each	500.00	27,500	20	12	0	27,500	2,292
A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2029)	55	Each	500.00	27,500	20	13	0	27,500	2,115
A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2030)	55	Each	500.00	27,500	20	14	0	27,500	1,964
A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2031)	55	Each	500.00	27,500	20	15	0	27,500	1,833

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Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/17 Balance	Unfunded Balance	2017-18 Contribution
A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2032)	55	Each	500.00	27,500	20	16	0	27,500	1,719
A/C Package Unit, 5 Ton - Retail 2 & 3 (RTU 5)	1	Each	8,523.00	8,523	12	3	8,523	0	0
A/C Package Unit, 6 Ton - Retail 2 & 3 (RTU 6)	1	Each	12,128.00	12,128	12	3	12,128	0	0
A/C Package Unit, 9.6 Ton - Retail 2 & 3 (RTU 7)	1	Each	18,998.00	18,998	12	3	18,998	0	0
A/C Package Unit, 10 Ton - Retail 2 & 3 (RTU 2)	1	Each	18,998.00	18,998	12	3	18,998	0	0
A/C Package Unit, 17.5 Ton - Retail 2 & 3 (RTU 1)	1	Each	23,795.00	23,795	14	5	10,683	13,112	2,622
A/C Package Unit, 17.5 Ton - Retail 2 & 3 (RTU 3)	1	Each	23,795.00	23,795	14	5	10,683	13,112	2,622
A/C Package Unit, 17.5 Ton - Retail 2 & 3 (RTU 8)	1	Each	23,795.00	23,795	14	5	10,683	13,112	2,622
A/C Package Unit, 20 Ton - Retail 2 & 3 (RTU 4)	1	Each	35,612.00	35,612	14	5	15,989	19,623	3,925
Plumbing									
Boiler, 750 MBH Nat Gas - Tower 1	1	Each	15,266.00	15,266	30	19	0	15,266	803
Boiler, 750 MBH Nat Gas - Tower 2	1	Each	15,266.00	15,266	30	20	0	15,266	763
Boiler, 750 MBH Nat Gas - Tower 3	1	Each	15,266.00	15,266	30	21	0	15,266	727
Boiler, 750 MBH Nat Gas - Tower 4	1	Each	15,266.00	15,266	30	20	0	15,266	763
Boiler, Refurbishment Allowance - Tower 1	1	Total	5,000.00	5,000	15	4	5,000	0	0
Boiler, Refurbishment Allowance - Tower 2	1	Total	5,000.00	5,000	15	5	2,245	2,755	551
Boiler, Refurbishment Allowance - Tower 3	1	Total	5,000.00	5,000	15	6	0	5,000	833
Boiler, Refurbishment Allowance - Tower 4	1	Total	5,000.00	5,000	15	5	2,245	2,755	551
Boiler, Water Storage Tank - Tower 1	2	Each	3,465.00	6,930	20	9	0	6,930	770
Boiler, Water Storage Tank - Tower 2	2	Each	3,465.00	6,930	20	10	0	6,930	693
Boiler, Water Storage Tank - Tower 3	2	Each	3,465.00	6,930	20	11	0	6,930	630
Boiler, Water Storage Tank - Tower 4	2	Each	3,465.00	6,930	20	10	0	6,930	693
Domestic Water Pump System Controls - Gar E (T3&4)	1	Each	25,000.00	25,000	24	14	0	25,000	1,786
Domestic Water Pump System Controls - Gar G (T1&2)	1	Each	25,000.00	25,000	24	13	0	25,000	1,923
Plumbing, Backflow Preventer, Fire - Gar E (T3&4)	1	Each	8,000.00	8,000	30	20	0	8,000	400
Plumbing, Backflow Preventer, Fire - Gar G (T1&2)	1	Each	8,000.00	8,000	30	19	0	8,000	421
Plumbing, Backflow Preventer, Potable - Gar E (T3&4)	1	Each	8,000.00	8,000	30	20	0	8,000	400
Plumbing, Backflow Preventer, Potable - Gar G (T1&2)	1	Each	8,000.00	8,000	30	19	0	8,000	421
Plumbing, Backflow Preventer, Potable - Retail at T3	1	Each	4,000.00	4,000	30	21	0	4,000	190
Mechanical & Electrical Total	65	Components		2,011,690	12-40	1-30	294,444	1,717,246	146,788

Misc Building Components

Access Control Systems

Access Control, Camera - Towers 1-4	255	Each	1,158.00	295,290	16	8	0	295,290	36,911
Access Control, Recorder/Servers - Towers 1-4	1	Total	30,000.00	30,000	8	6	0	30,000	5,000

Common Area Interiors

Door Replacement Allowance, Interior - Towers 1-4	1	Total	10,300.00	10,300	10	1	10,300	0	0
Finish, Carpet - Tower 1 Study Rooms x5	192	Sq Yds	39.07	7,502	8	7	0	7,502	1,072
Finish, Carpet - Tower 2 Study Rooms x5	192	Sq Yds	39.07	7,502	8	7	0	7,502	1,072
Finish, Carpet - Tower 3 Study Rooms x5	192	Sq Yds	39.07	7,502	8	7	0	7,502	1,072

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Finish, Carpet - Tower 4 Study Rooms x5	192	Sq Yds	39.07	7,502	8	7	0	7,502	1,072
Finish, Carpet Tile - Phase 1 (Tower Hallways)	7	Floors	12,000.00	84,000	10	4	84,000	0	0
Finish, Carpet Tile - Phase 2 (Tower Hallways)	7	Floors	12,000.00	84,000	10	5	37,715	46,285	9,257
Finish, Carpet Tile - Phase 3 (Tower Hallways)	7	Floors	12,000.00	84,000	10	6	0	84,000	14,000
Finish, Carpet Tile - Phase 4 (Tower Hallways)	7	Floors	12,000.00	84,000	10	7	0	84,000	12,000
Finish, Clg, 2x2 SAT - Tower 1 Common Areas	31,003	Sq Ft	6.04	187,259	24	13	0	187,259	14,405
Finish, Clg, 2x2 SAT - Tower 2 Common Areas	31,003	Sq Ft	6.04	187,259	24	14	0	187,259	13,376
Finish, Clg, 2x2 SAT - Tower 3 Common Areas	31,003	Sq Ft	6.04	187,259	24	15	0	187,259	12,484
Finish, Clg, 2x2 SAT - Tower 4 Common Areas	31,003	Sq Ft	6.04	187,259	24	14	0	187,259	13,376
Finish, CT Floor - Tower 1 Common & Lobby Areas	3,877	Sq Ft	12.88	49,936	24	13	0	49,936	3,841
Finish, CT Floor - Tower 1 Laundry x7	1,867	Sq Ft	12.88	24,047	24	13	0	24,047	1,850
Finish, CT Floor - Tower 2 Common & Lobby Areas	3,877	Sq Ft	12.88	49,936	24	14	0	49,936	3,567
Finish, CT Floor - Tower 2 Laundry x7	1,867	Sq Ft	12.88	24,047	24	14	0	24,047	1,718
Finish, CT Floor - Tower 3 Common & Lobby Areas	3,877	Sq Ft	12.88	49,936	24	15	0	49,936	3,329
Finish, CT Floor - Tower 3 Laundry x7	1,867	Sq Ft	12.88	24,047	24	15	0	24,047	1,603
Finish, CT Floor - Tower 4 Common & Lobby Areas	3,877	Sq Ft	12.88	49,936	24	14	0	49,936	3,567
Finish, CT Floor - Tower 4 Laundry x7	1,867	Sq Ft	12.88	24,047	24	14	0	24,047	1,718
Finish, VT Floor - Phase 1 (Tower Stairwell)	3	Each	15,340.00	46,020	20	14	0	46,020	3,287
Finish, VT Floor - Phase 2 (Tower Stairwell)	3	Each	15,340.00	46,020	20	15	0	46,020	3,068
Finish, VT Floor - Phase 3 (Tower Stairwell)	3	Each	15,340.00	46,020	20	16	0	46,020	2,876
Finish, VT Floor - Phase 4 (Tower Stairwell)	3	Each	15,340.00	46,020	20	17	0	46,020	2,707
Facilities Office									
Renovation Allowance - Facilities Office	1	Total	90,000.00	90,000	20	1	90,000	0	0
Misc Building Exterior									
Awning/Bahama Shutters, Metal - Retail 2 & 3	1,070	Sq Ft	30.00	32,100	25	16	0	32,100	2,006
Awning/Bahama Shutters, Metal - Tower 1	548	Sq Ft	30.00	16,440	25	14	0	16,440	1,174
Awning/Bahama Shutters, Metal - Tower 2	548	Sq Ft	30.00	16,440	25	15	0	16,440	1,096
Awning/Bahama Shutters, Metal - Tower 3	803	Sq Ft	30.00	24,090	25	16	0	24,090	1,506
Awning/Bahama Shutters, Metal - Tower 4	803	Sq Ft	30.00	24,090	25	15	0	24,090	1,606
Door Replacement Allowance, Exterior - Towers 1-4	1	Total	10,300.00	10,300	10	1	10,300	0	0
Railing, Alum Picket, 42" - Tower 1	171	Ln Ft	80.00	13,680	36	25	0	13,680	547
Railing, Alum Picket, 42" - Tower 2	171	Ln Ft	80.00	13,680	36	26	0	13,680	526
Railing, Alum Picket, 42" - Tower 3	246	Ln Ft	80.00	19,680	36	27	0	19,680	729
Railing, Alum Picket, 42" - Tower 4	246	Ln Ft	80.00	19,680	36	26	0	19,680	757
Trellis, Metal - Tower 1	185	Sq Ft	35.00	6,475	25	14	0	6,475	462
Trellis, Metal - Tower 2	185	Sq Ft	35.00	6,475	25	15	0	6,475	432
Trellis, Metal - Tower 3	185	Sq Ft	35.00	6,475	25	16	0	6,475	405
Trellis, Metal - Tower 4	185	Sq Ft	35.00	6,475	25	15	0	6,475	432
Misc Building Components Total	42	Components		2,236,726	8-36	1-27	232,315	2,004,411	179,906

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Misc Site Improvements									
Fence, Alum Picket, 4' - T1 & T2	100	Ln Ft	57.00	5,700	26	17	0	5,700	335
Fence, VC Chain Link, 4' - 6' - T1 & T2	990	Ln Ft	15.07	14,920	22	13	0	14,920	1,148
Gate, Alum Stl Frame/Wood, 20' x 8' - Service Lot (T3)	2	Each	4,632.00	9,264	15	6	0	9,264	1,544
Irrigation Control Equipment, Field Units	3	Each	5,150.00	15,450	10	1	15,450	0	0
Landscape Allowance - Inflation N/A (2020)	1	Total	91,515.00	91,515	6	4	91,515	0	0
Landscape Allowance - Inflation N/A (2025)	1	Total	78,941.00	78,941	11	9	0	78,941	8,771
Landscape Allowance - Inflation N/A (2030)	1	Total	68,096.00	68,096	16	14	0	68,096	4,864
Landscape Allowance - Inflation N/A (2035)	1	Total	58,740.00	58,740	21	19	0	58,740	3,092
Landscape Allowance - Inflation N/A (2040)	1	Total	50,670.00	50,670	26	24	0	50,670	2,111
Landscape Allowance - Inflation N/A (2045)	1	Total	43,708.00	43,708	30	29	0	43,708	1,507
Light Pole & Fixture, 16' Downlight	56	Each	2,988.00	167,328	26	17	0	167,328	9,843
Park Bench, Concrete - East Plaza	17	Each	1,135.00	19,295	25	16	0	19,295	1,206
Park Bench, Teak Wood	33	Each	1,043.10	34,423	10	10	0	34,423	3,442
Patch/Top-Coat Refurb Allowance - Retail Breezeways	1	Total	12,376.00	12,376	3	2	12,376	0	0
Retaining Wall, Stacked Stone - T1 & T2	4,680	Sq Ft	29.99	140,354	30	21	0	140,354	6,684
Trash Can Holder, Coated Steel	20	Each	359.00	7,180	15	6	0	7,180	1,197
Trellis, Metal - Tower 3 Courtyard x2	480	Sq Ft	35.00	16,800	25	16	0	16,800	1,050
Misc Site Improvements Total	17	Components		834,760	3-30	1-29	119,341	715,419	46,794
Furniture, Fixtures & Equipment									
Furnishings/Furniture									
Furnishings Allowance - Tower 1 Lobby	1	Total	25,000.00	25,000	8	4	25,000	0	0
Furnishings Allowance - Tower 1 Study Rooms	5	Each	5,000.00	25,000	8	4	25,000	0	0
Furnishings Allowance - Tower 2 Lobby	1	Total	25,000.00	25,000	8	4	25,000	0	0
Furnishings Allowance - Tower 2 Study Rooms	5	Each	5,000.00	25,000	8	4	25,000	0	0
Furnishings Allowance - Tower 3 Lobby	1	Total	25,000.00	25,000	8	4	25,000	0	0
Furnishings Allowance - Tower 3 Study Rooms	5	Each	5,000.00	25,000	8	4	25,000	0	0
Furnishings Allowance - Tower 4 Lobby	1	Total	25,000.00	25,000	8	4	25,000	0	0
Furnishings Allowance - Tower 4 Study Rooms	5	Each	5,000.00	25,000	8	4	25,000	0	0
Furniture, Outdoor Table/Bench/Canopy Set	26	Each	650.00	16,900	15	6	0	16,900	2,817
Maintenance Equipment									
Maintenance, Boom Lift	1	Each	43,000.00	43,000	5	3	43,000	0	0
Maintenance, Heated Pressure Washer, Diesel	1	Each	10,000.00	10,000	8	2	10,000	0	0
Maintenance, Walk Behind Billy Goat	1	Each	5,150.00	5,150	10	1	5,150	0	0
Miscellaneous									
Equipment, Biometric Key Cabinet	1	Each	35,000.00	35,000	10	1	35,000	0	0
Furniture, Fixtures & Equipment Total	13	Components		310,050	5-15	1-6	293,150	16,900	2,817

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Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/17 Balance	Unfunded Balance	2017-18 Contribution
Resident Unit Interiors									
Unit Interior - Appliances									
Appliance, Dishwasher Allowance - 10 Year Life x548	1	Total	10,000.00	10,000	1	1	10,000	0	0
Appliance, Oven/Range Allowance - 10 Year Life x548	1	Total	15,000.00	15,000	1	1	15,000	0	0
Appliance, Refrigerator Allowance - 10 Year Life x548	1	Total	34,081.00	34,081	1	1	34,081	0	0
Unit Interior - Bathrooms									
Bathroom Renovation - Phase 1	296	Each	3,788.00	1,121,248	30	21	0	1,121,248	53,393
Bathroom Renovation - Phase 2	296	Each	3,788.00	1,121,248	30	22	0	1,121,248	50,966
Bathroom Renovation - Phase 3	296	Each	3,788.00	1,121,248	30	23	0	1,121,248	48,750
Bathroom Renovation - Phase 4	296	Each	3,788.00	1,121,248	30	24	0	1,121,248	46,719
Unit Interior - Bedroom Lighting									
Bedroom Lighting Allowance	1	Total	71,000.00	71,000	10	1	71,000	0	0
Unit Interior - Carpet									
Finish, Carpet - Phase 1 (Tower x200 Commons)	1	Total	230,000.00	230,000	12	11	0	230,000	20,909
Finish, Carpet - Phase 1 (Tower x400 Bedrooms)	1	Total	230,000.00	230,000	10	9	0	230,000	25,556
Finish, Carpet - Phase 2 (Tower x100 Commons)	1	Total	82,351.00	82,351	12	12	0	82,351	6,863
Finish, Carpet - Phase 2 (Tower x200 Bedrooms)	1	Total	109,802.00	109,802	10	10	0	109,802	10,980
Finish, Carpet - Phase 3 (Tower x157 Commons)	1	Total	180,000.00	180,000	12	1	180,000	0	0
Finish, Carpet - Phase 3 (Tower x410 Bedrooms)	1	Total	240,000.00	240,000	10	1	240,000	0	0
Finish, Carpet - Phase 4 (Tower x89 Commons)	1	Total	102,038.00	102,038	12	2	102,038	0	0
Finish, Carpet - Phase 4 (Tower x998 Bedrooms)	1	Total	584,195.00	584,195	10	2	584,195	0	0
Unit Interior - Case/Hard Goods									
Bedroom Set - Phase 1	502	Each	1,000.00	502,000	15	6	0	502,000	83,667
Bedroom Set - Phase 2	502	Each	1,000.00	502,000	15	7	0	502,000	71,714
Bedroom Set - Phase 3	502	Each	1,000.00	502,000	15	8	0	502,000	62,750
Bedroom Set - Phase 4	502	Each	1,000.00	502,000	15	9	0	502,000	55,778
Dining Table & Chair Set - Phase 1	136	Units	750.00	102,000	15	6	0	102,000	17,000
Dining Table & Chair Set - Phase 2	136	Units	750.00	102,000	15	7	0	102,000	14,571
Dining Table & Chair Set - Phase 3	136	Units	750.00	102,000	15	8	0	102,000	12,750
Dining Table & Chair Set - Phase 4	136	Units	750.00	102,000	15	9	0	102,000	11,333
Living Room Set - Phase 1	136	Units	1,000.00	136,000	15	6	0	136,000	22,667
Living Room Set - Phase 2	136	Units	1,000.00	136,000	15	7	0	136,000	19,429
Living Room Set - Phase 3	136	Units	1,000.00	136,000	15	8	0	136,000	17,000
Living Room Set - Phase 4	136	Units	1,000.00	136,000	15	9	0	136,000	15,111
Unit Interior - Kitchens									
Kitchen Refurbishment - Phase 1	137	Units	1,160.00	158,920	15	6	0	158,920	26,487
Kitchen Refurbishment - Phase 2	137	Units	1,160.00	158,920	15	7	0	158,920	22,703
Kitchen Refurbishment - Phase 3	137	Units	1,160.00	158,920	15	8	0	158,920	19,865
Kitchen Refurbishment - Phase 4	137	Units	1,160.00	158,920	15	9	0	158,920	17,658
Kitchen Renovation - Phase 1	137	Units	2,285.00	313,045	30	21	0	313,045	14,907
Kitchen Renovation - Phase 2	137	Units	2,285.00	313,045	30	22	0	313,045	14,229
Kitchen Renovation - Phase 3	137	Units	2,285.00	313,045	30	23	0	313,045	13,611
Kitchen Renovation - Phase 4	137	Units	2,285.00	313,045	30	24	0	313,045	13,044

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Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/17 Balance	Unfunded Balance	2017-18 Contribution
Unit Interior - Soft Goods									
Bedding, Mattress, Queen Size - Phase 1	400	Each	180.25	72,100	5	4	72,100	0	0
Bedding, Mattress, Queen Size - Phase 2	402	Each	180.25	72,461	5	5	32,533	39,928	7,986
Bedding, Mattress, Queen Size - Phase 3	402	Each	180.25	72,461	5	1	72,461	0	0
Bedding, Mattress, Queen Size - Phase 4	402	Each	180.25	72,461	5	2	72,461	0	0
Bedding, Mattress, Queen Size - Phase 5	402	Each	180.25	72,461	5	3	72,461	0	0
Soft Goods, Cushion Replacement - Phase 1	1	Total	12,360.00	12,360	5	4	12,360	0	0
Soft Goods, Cushion Replacement - Phase 2	1	Total	12,360.00	12,360	5	5	5,549	6,811	1,362
Soft Goods, Cushion Replacement - Phase 3	1	Total	12,360.00	12,360	5	1	12,360	0	0
Soft Goods, Cushion Replacement - Phase 4	1	Total	12,360.00	12,360	5	2	12,360	0	0
Unit Interior - Tile									
Finish, CT Floor - Phase 1 (Tower Kitchen/Bath)	28,798	Sq Ft	12.88	370,919	30	21	0	370,919	17,663
Finish, CT Floor - Phase 2 (Tower Kitchen/Bath)	28,798	Sq Ft	12.88	370,919	30	22	0	370,919	16,860
Finish, CT Floor - Phase 3 (Tower Kitchen/Bath)	28,798	Sq Ft	12.88	370,919	30	23	0	370,919	16,127
Finish, CT Floor - Phase 4 (Tower Kitchen/Bath)	28,798	Sq Ft	12.88	370,919	30	24	0	370,919	15,455
Unit Interior - Window Treatments									
Window Treatments, Blinds - Phase 1	1	Total	32,050.00	32,050	15	6	0	32,050	5,342
Window Treatments, Blinds - Phase 2	1	Total	32,050.00	32,050	15	7	0	32,050	4,579
Window Treatments, Blinds - Phase 3	1	Total	32,050.00	32,050	15	8	0	32,050	4,006
Window Treatments, Blinds - Phase 4	1	Total	32,050.00	32,050	15	9	0	32,050	3,561
Resident Unit Interiors Total	53	Components		13,244,579	1-30	1-24	1,600,959	11,643,620	903,351
Grand Total									
	218	Components		22,178,671			2,597,147	19,581,524	1,609,795

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Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2017-18	2,597,147	536,351	14.47%	0	809,648	3.00%	0	0.00%	2,323,850
2	2018-19	2,323,850	613,974	14.47%	0	886,888	3.00%	0	0.00%	2,050,936
3	2019-20	2,050,936	702,831	14.47%	0	260,720	3.00%	0	0.00%	2,493,047
4	2020-21	2,493,047	804,548	14.47%	0	693,111	3.00%	0	0.00%	2,604,484
5	2021-22	2,604,484	920,985	14.47%	0	641,052	3.00%	0	0.00%	2,884,417
6	2022-23	2,884,417	1,054,274	14.47%	0	1,993,323	3.00%	0	0.00%	1,945,368
7	2023-24	1,945,368	1,206,853	14.47%	0	1,452,420	3.00%	0	0.00%	1,699,801
8	2024-25	1,699,801	1,381,514	14.47%	0	1,771,853	3.00%	0	0.00%	1,309,462
9	2025-26	1,309,462	1,581,417	14.47%	0	2,390,879	3.00%	0	0.00%	500,000
10	2026-27	500,000	1,800,261	13.84%	0	1,668,136	3.00%	0	0.00%	632,125
11	2027-28	632,125	2,049,383	13.84%	0	2,181,508	3.00%	0	0.00%	500,000
12	2028-29	500,000	2,049,383	0.00%	0	1,818,047	3.00%	0	0.00%	731,336
13	2029-30	731,336	2,049,383	0.00%	0	1,761,768	3.00%	0	0.00%	1,018,951
14	2030-31	1,018,951	2,049,383	0.00%	0	1,633,767	3.00%	0	0.00%	1,434,567
15	2031-32	1,434,567	2,049,383	0.00%	0	1,100,198	3.00%	0	0.00%	2,383,752
16	2032-33	2,383,752	2,049,383	0.00%	0	623,471	3.00%	0	0.00%	3,809,664
17	2033-34	3,809,664	2,049,383	0.00%	0	737,084	3.00%	0	0.00%	5,121,963
18	2034-35	5,121,963	2,049,383	0.00%	0	305,019	3.00%	0	0.00%	6,866,327
19	2035-36	6,866,327	2,049,383	0.00%	12,148,551	1,513,091	3.00%	0	0.00%	19,551,170
20	2036-37	19,551,170	2,049,383	0.00%	0	2,745,143	3.00%	0	0.00%	18,855,410
21	2037-38	18,855,410	2,049,383	0.00%	0	7,258,925	3.00%	0	0.00%	13,645,868
22	2038-39	13,645,868	2,049,383	0.00%	0	6,500,384	3.00%	0	0.00%	9,194,867
23	2039-40	9,194,867	2,049,383	0.00%	0	6,099,163	3.00%	0	0.00%	5,145,087
24	2040-41	5,145,087	2,049,383	0.00%	0	6,694,470	3.00%	0	0.00%	500,000
25	2041-42	500,000	2,049,383	0.00%	0	1,124,208	3.00%	0	0.00%	1,425,175
26	2042-43	1,425,175	2,049,383	0.00%	0	1,082,756	3.00%	0	0.00%	2,391,802
27	2043-44	2,391,802	2,049,383	0.00%	0	1,528,980	3.00%	0	0.00%	2,912,205
28	2044-45	2,912,205	2,049,383	0.00%	0	831,964	3.00%	0	0.00%	4,129,624
29	2045-46	4,129,624	2,049,383	0.00%	0	2,270,974	3.00%	0	0.00%	3,908,033
30	2046-47	3,908,033	2,049,383	0.00%	0	3,199,090	3.00%	0	0.00%	2,758,326
Grand Total			51,590,668		12,148,551	63,578,040		0		

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Cash Flow Plan Details

Category	Description	Cost
Year 1: 2017-18		
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar G (T1&2)	8,546
Misc Building Components	Door Replacement Allowance, Interior - Towers 1-4	10,300
Misc Building Components	Renovation Allowance - Facilities Office	90,000
Misc Building Components	Door Replacement Allowance, Exterior - Towers 1-4	10,300
Misc Site Improvements	Irrigation Control Equipment, Field Units	15,450
Furniture, Fixtures & Equipment	Maintenance, Walk Behind Billy Goat	5,150
Furniture, Fixtures & Equipment	Equipment, Biometric Key Cabinet	35,000
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	10,000
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	15,000
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	34,081
Resident Unit Interiors	Bedroom Lighting Allowance	71,000
Resident Unit Interiors	Finish, Carpet - Phase 3 (Tower x157 Commons)	180,000
Resident Unit Interiors	Finish, Carpet - Phase 3 (Tower x410 Bedrooms)	240,000
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 3	72,461
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 3	12,360
Year 1 Total		809,648
Year 2: 2018-19		
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar E (T3&4)	8,802
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	12,747
Furniture, Fixtures & Equipment	Maintenance, Heated Pressure Washer, Diesel	10,300
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	10,300
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	15,450
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	35,103
Resident Unit Interiors	Finish, Carpet - Phase 4 (Tower x89 Commons)	105,099
Resident Unit Interiors	Finish, Carpet - Phase 4 (Tower x998 Bedrooms)	601,721
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 4	74,635
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 4	12,731
Year 2 Total		886,888
Year 3: 2019-20		
Mechanical & Electrical	A/C Air Handler Unit, 7 Ton - Retail 2 & 3 (Split)	6,908
Mechanical & Electrical	A/C Condensing Unit, 7 Ton - Retail 2 & 3 (Split)	6,421
Mechanical & Electrical	A/C Package Unit, 5 Ton - Retail 2 & 3 (RTU 5)	9,042
Mechanical & Electrical	A/C Package Unit, 6 Ton - Retail 2 & 3 (RTU 6)	12,867
Mechanical & Electrical	A/C Package Unit, 9.6 Ton - Retail 2 & 3 (RTU 7)	20,155
Mechanical & Electrical	A/C Package Unit, 10 Ton - Retail 2 & 3 (RTU 2)	20,155
Furniture, Fixtures & Equipment	Maintenance, Boom Lift	45,619
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	10,609
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	15,913
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	36,157
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 5	76,874
Year 3 Total		260,720

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Category	Description	Cost
Year 4: 2020-21		
Elevators	Elevator Cab Refurbishment Allowance - Tower 1	32,782
Mechanical & Electrical	Fire Pump Deferred Maint Allowance - Gar G (T1&2)	8,946
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Tower 1	65,262
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 25 Hp - Tower 1	13,472
Mechanical & Electrical	Boiler, Refurbishment Allowance - Tower 1	5,464
Misc Building Components	Finish, Carpet Tile - Phase 1 (Tower Hallways)	91,789
Misc Site Improvements	Landscape Allowance - Inflation N/A (2020)	100,001
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 1 Lobby	27,318
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 1 Study Rooms	27,318
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 2 Lobby	27,318
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 2 Study Rooms	27,318
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 3 Lobby	27,318
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 3 Study Rooms	27,318
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 4 Lobby	27,318
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 4 Study Rooms	27,318
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	10,927
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	16,391
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	37,241
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 1	78,786
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 1	13,506
Year 4 Total		693,111
Year 5: 2021-22		
Elevators	Elevator Cab Refurbishment Allowance - Tower 2	33,765
Elevators	Elevator Cab Refurbishment Allowance - Tower 4	33,765
Mechanical & Electrical	Fire Pump Deferred Maint Allowance - Gar E (T3&4)	9,215
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Tower 2	67,220
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Tower 4	67,220
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 25 Hp - Tower 2	13,876
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 25 Hp - Tower 4	13,876
Mechanical & Electrical	A/C Package Unit, 17.5 Ton - Retail 2 & 3 (RTU 1)	26,781
Mechanical & Electrical	A/C Package Unit, 17.5 Ton - Retail 2 & 3 (RTU 3)	26,781
Mechanical & Electrical	A/C Package Unit, 17.5 Ton - Retail 2 & 3 (RTU 8)	26,781
Mechanical & Electrical	A/C Package Unit, 20 Ton - Retail 2 & 3 (RTU 4)	40,082
Mechanical & Electrical	Boiler, Refurbishment Allowance - Tower 2	5,628
Mechanical & Electrical	Boiler, Refurbishment Allowance - Tower 4	5,628
Misc Building Components	Finish, Carpet Tile - Phase 2 (Tower Hallways)	94,543
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	13,929
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	11,255
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	16,883
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	38,358
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 2	81,555
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 2	13,911
Year 5 Total		641,052

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Category	Description	Cost
Year 6: 2022-23		
Painting & Waterproofing	Paint Exterior - Site Wall Gemini Blvd (T3 & T4)	3,913
Painting & Waterproofing	Paint Exterior and Waterproof - Retail 2 & 3	36,082
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 1	103,085
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 2	103,085
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 3	103,085
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 4	103,085
Elevators	Elevator Cab Refurbishment Allowance - Tower 3	34,778
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Tower 3	69,236
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 25 Hp - Tower 3	14,293
Mechanical & Electrical	Boiler, Refurbishment Allowance - Tower 3	5,796
Misc Building Components	Access Control, Recorder/Servers - Towers 1-4	34,778
Misc Building Components	Finish, Carpet Tile - Phase 3 (Tower Hallways)	97,379
Misc Site Improvements	Gate, Alum Stl Frame/Wood, 20' x 8' - Service Lot (T3)	10,740
Misc Site Improvements	Trash Can Holder, Coated Steel	8,324
Furniture, Fixtures & Equipment	Furniture, Outdoor Table/Bench/Canopy Set	19,592
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	11,593
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	17,389
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	39,509
Resident Unit Interiors	Bedroom Set - Phase 1	581,956
Resident Unit Interiors	Dining Table & Chair Set - Phase 1	118,246
Resident Unit Interiors	Living Room Set - Phase 1	157,661
Resident Unit Interiors	Kitchen Refurbishment - Phase 1	184,232
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 3	84,002
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 3	14,329
Resident Unit Interiors	Window Treatments, Blinds - Phase 1	37,155
Year 6 Total		1,993,323
Year 7: 2023-24		
Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2023)	32,836
Misc Building Components	Finish, Carpet - Tower 1 Study Rooms x5	8,958
Misc Building Components	Finish, Carpet - Tower 2 Study Rooms x5	8,958
Misc Building Components	Finish, Carpet - Tower 3 Study Rooms x5	8,958
Misc Building Components	Finish, Carpet - Tower 4 Study Rooms x5	8,958
Misc Building Components	Finish, Carpet Tile - Phase 4 (Tower Hallways)	100,300
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	11,941
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	17,911
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	40,694
Resident Unit Interiors	Bedroom Set - Phase 2	599,414
Resident Unit Interiors	Dining Table & Chair Set - Phase 2	121,793
Resident Unit Interiors	Living Room Set - Phase 2	162,391
Resident Unit Interiors	Kitchen Refurbishment - Phase 2	189,759
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 4	86,522
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 4	14,758
Resident Unit Interiors	Window Treatments, Blinds - Phase 2	38,269
Year 7 Total		1,452,420

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Category	Description	Cost
Year 8: 2024-25		
Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2024)	33,822
Misc Building Components	Access Control, Camera - Towers 1-4	363,169
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	15,221
Furniture, Fixtures & Equipment	Maintenance, Boom Lift	52,885
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	12,299
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	18,448
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	41,915
Resident Unit Interiors	Bedroom Set - Phase 3	617,397
Resident Unit Interiors	Dining Table & Chair Set - Phase 3	125,447
Resident Unit Interiors	Living Room Set - Phase 3	167,263
Resident Unit Interiors	Kitchen Refurbishment - Phase 3	195,452
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 5	89,118
Resident Unit Interiors	Window Treatments, Blinds - Phase 3	39,417
Year 8 Total		1,771,853
Year 9: 2025-26		
Roofs	Roof, Single Ply - Tower 1	594,748
Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2025)	34,836
Mechanical & Electrical	Boiler, Water Storage Tank - Tower 1	8,779
Misc Site Improvements	Landscape Allowance - Inflation N/A (2025)	100,000
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	12,668
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	19,002
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	43,173
Resident Unit Interiors	Finish, Carpet - Phase 1 (Tower x400 Bedrooms)	291,357
Resident Unit Interiors	Bedroom Set - Phase 4	635,918
Resident Unit Interiors	Dining Table & Chair Set - Phase 4	129,211
Resident Unit Interiors	Living Room Set - Phase 4	172,281
Resident Unit Interiors	Kitchen Refurbishment - Phase 4	201,315
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 1	91,334
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 1	15,657
Resident Unit Interiors	Window Treatments, Blinds - Phase 4	40,600
Year 9 Total		2,390,879
Year 10: 2026-27		
Roofs	Roof, Single Ply - Tower 2	612,591
Roofs	Roof, Single Ply - Tower 4	612,591
Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2026)	35,881
Mechanical & Electrical	Boiler, Water Storage Tank - Tower 2	9,042
Mechanical & Electrical	Boiler, Water Storage Tank - Tower 4	9,042
Misc Site Improvements	Park Bench, Teak Wood	44,914
Furniture, Fixtures & Equipment	Maintenance, Heated Pressure Washer, Diesel	13,048
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	13,048

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Category	Description	Cost
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	19,572
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	44,468
Resident Unit Interiors	Finish, Carpet - Phase 2 (Tower x200 Bedrooms)	143,267
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 2	94,545
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 2	16,127
Year 10 Total		1,668,136

Year 11: 2027-28

Roofs	Roof, Single Ply - Retail 2 & 3	244,440
Roofs	Roof, Single Ply - Tower 3	630,969
Mechanical & Electrical	Lighting Replacement Allowance, Exterior - Retail at T3	35,250
Mechanical & Electrical	Fire Alarm System Upgrade Allowance - Tower 1	185,089
Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2027)	36,958
Mechanical & Electrical	Boiler, Water Storage Tank - Tower 3	9,313
Misc Building Components	Door Replacement Allowance, Interior - Towers 1-4	13,842
Misc Building Components	Door Replacement Allowance, Exterior - Towers 1-4	13,842
Misc Site Improvements	Irrigation Control Equipment, Field Units	20,764
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	16,632
Furniture, Fixtures & Equipment	Maintenance, Walk Behind Billy Goat	6,921
Furniture, Fixtures & Equipment	Equipment, Biometric Key Cabinet	47,037
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	13,439
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	20,159
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	45,802
Resident Unit Interiors	Bedroom Lighting Allowance	95,418
Resident Unit Interiors	Finish, Carpet - Phase 1 (Tower x200 Commons)	309,101
Resident Unit Interiors	Finish, Carpet - Phase 3 (Tower x410 Bedrooms)	322,540
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 3	97,381
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 3	16,611
Year 11 Total		2,181,508

Year 12: 2028-29

Mechanical & Electrical	Fire Alarm System Upgrade Allowance - Tower 2	190,642
Mechanical & Electrical	Fire Alarm System Upgrade Allowance - Tower 4	190,642
Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2028)	38,066
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 1 Lobby	34,606
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 1 Study Rooms	34,606
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 2 Lobby	34,606
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 2 Study Rooms	34,606
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 3 Lobby	34,606
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 3 Study Rooms	34,606
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 4 Lobby	34,606
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 4 Study Rooms	34,606
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	13,842
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	20,764

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Category	Description	Cost
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	47,176
Resident Unit Interiors	Finish, Carpet - Phase 2 (Tower x100 Commons)	113,993
Resident Unit Interiors	Finish, Carpet - Phase 4 (Tower x998 Bedrooms)	808,662
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 4	100,303
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 4	17,109
Year 12 Total		1,818,047

Year 13: 2029-30

Painting & Waterproofing	Paint Exterior - Site Wall Gemini Blvd (T3 & T4)	4,812
Painting & Waterproofing	Paint Exterior and Waterproof - Retail 2 & 3	44,377
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 1	126,781
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 2	126,781
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 3	126,781
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 4	126,781
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar G (T1&2)	12,185
Mechanical & Electrical	Fire Alarm System - Retail 2 & 3	14,258
Mechanical & Electrical	Fire Alarm System Upgrade Allowance - Tower 3	190,670
Mechanical & Electrical	A/C Chilled Water Pump System Controls - Tower 1	14,258
Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2029)	39,208
Mechanical & Electrical	Domestic Water Pump System Controls - Gar G (T1&2)	35,644
Misc Building Components	Finish, Clg, 2x2 SAT - Tower 1 Common Areas	266,986
Misc Building Components	Finish, CT Floor - Tower 1 Common & Lobby Areas	71,197
Misc Building Components	Finish, CT Floor - Tower 1 Laundry x7	34,285
Misc Site Improvements	Fence, VC Chain Link, 4' - 6' - T1 & T2	21,272
Furniture, Fixtures & Equipment	Maintenance, Boom Lift	61,308
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	14,258
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	21,386
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	48,591
Resident Unit Interiors	Finish, Carpet - Phase 3 (Tower x157 Commons)	256,637
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 5	103,312
Year 13 Total		1,761,768

Year 14: 2030-31

Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar E (T3&4)	12,550
Mechanical & Electrical	A/C Chilled Water Pump System Controls - Tower 2	14,685
Mechanical & Electrical	A/C Chilled Water Pump System Controls - Tower 4	14,685
Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2030)	40,385
Mechanical & Electrical	Domestic Water Pump System Controls - Gar E (T3&4)	36,713
Misc Building Components	Access Control, Recorder/Servers - Towers 1-4	44,056
Misc Building Components	Finish, Carpet Tile - Phase 1 (Tower Hallways)	123,357
Misc Building Components	Finish, Clg, 2x2 SAT - Tower 2 Common Areas	274,996
Misc Building Components	Finish, Clg, 2x2 SAT - Tower 4 Common Areas	274,996
Misc Building Components	Finish, CT Floor - Tower 2 Common & Lobby Areas	73,333
Misc Building Components	Finish, CT Floor - Tower 2 Laundry x7	35,314

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Category	Description	Cost
Misc Building Components	Finish, CT Floor - Tower 4 Common & Lobby Areas	73,333
Misc Building Components	Finish, CT Floor - Tower 4 Laundry x7	35,314
Misc Building Components	Finish, VT Floor - Phase 1 (Tower Stairwell)	67,582
Misc Building Components	Awning/Bahama Shutters, Metal - Tower 1	24,143
Misc Building Components	Trellis, Metal - Tower 1	9,509
Misc Site Improvements	Landscape Allowance - Inflation N/A (2030)	100,001
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	18,175
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	14,685
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	22,028
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	50,049
Resident Unit Interiors	Finish, Carpet - Phase 4 (Tower x89 Commons)	149,846
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 1	105,881
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 1	18,151
Year 14 Total		1,633,767

Year 15: 2031-32

Mechanical & Electrical	A/C Air Handler Unit, 7 Ton - Retail 2 & 3 (Split)	9,848
Mechanical & Electrical	A/C Chilled Water Pump System Controls - Tower 3	15,126
Mechanical & Electrical	A/C Condensing Unit, 7 Ton - Retail 2 & 3 (Split)	9,154
Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2031)	41,596
Mechanical & Electrical	A/C Package Unit, 5 Ton - Retail 2 & 3 (RTU 5)	12,892
Mechanical & Electrical	A/C Package Unit, 6 Ton - Retail 2 & 3 (RTU 6)	18,345
Mechanical & Electrical	A/C Package Unit, 9.6 Ton - Retail 2 & 3 (RTU 7)	28,736
Mechanical & Electrical	A/C Package Unit, 10 Ton - Retail 2 & 3 (RTU 2)	28,736
Misc Building Components	Finish, Carpet - Tower 1 Study Rooms x5	11,347
Misc Building Components	Finish, Carpet - Tower 2 Study Rooms x5	11,347
Misc Building Components	Finish, Carpet - Tower 3 Study Rooms x5	11,347
Misc Building Components	Finish, Carpet - Tower 4 Study Rooms x5	11,347
Misc Building Components	Finish, Carpet Tile - Phase 2 (Tower Hallways)	127,057
Misc Building Components	Finish, Clg, 2x2 SAT - Tower 3 Common Areas	283,246
Misc Building Components	Finish, CT Floor - Tower 3 Common & Lobby Areas	75,533
Misc Building Components	Finish, CT Floor - Tower 3 Laundry x7	36,373
Misc Building Components	Finish, VT Floor - Phase 2 (Tower Stairwell)	69,609
Misc Building Components	Awning/Bahama Shutters, Metal - Tower 2	24,867
Misc Building Components	Awning/Bahama Shutters, Metal - Tower 4	36,438
Misc Building Components	Trellis, Metal - Tower 2	9,794
Misc Building Components	Trellis, Metal - Tower 4	9,794
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	15,126
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	22,689
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	51,551
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 2	109,604
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 2	18,696
Year 15 Total		1,100,198

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Category	Description	Cost
Year 16: 2032-33		
Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2032)	42,844
Misc Building Components	Finish, Carpet Tile - Phase 3 (Tower Hallways)	130,869
Misc Building Components	Finish, VT Floor - Phase 3 (Tower Stairwell)	71,698
Misc Building Components	Awning/Bahama Shutters, Metal - Retail 2 & 3	50,011
Misc Building Components	Awning/Bahama Shutters, Metal - Tower 3	37,531
Misc Building Components	Trellis, Metal - Tower 3	10,088
Misc Site Improvements	Park Bench, Concrete - East Plaza	30,061
Misc Site Improvements	Trellis, Metal - Tower 3 Courtyard x2	26,174
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	15,580
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	23,370
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	53,097
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 3	112,892
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 3	19,256
Year 16 Total		623,471
Year 17: 2033-34		
Misc Building Components	Finish, Carpet Tile - Phase 4 (Tower Hallways)	134,795
Misc Building Components	Finish, VT Floor - Phase 4 (Tower Stairwell)	73,849
Misc Site Improvements	Fence, Alum Picket, 4' - T1 & T2	9,147
Misc Site Improvements	Light Pole & Fixture, 16' Downlight	268,512
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	19,860
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	16,047
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	24,071
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	54,690
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 4	116,279
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 4	19,834
Year 17 Total		737,084
Year 18: 2034-35		
Furniture, Fixtures & Equipment	Maintenance, Boom Lift	71,072
Furniture, Fixtures & Equipment	Maintenance, Heated Pressure Washer, Diesel	16,528
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	16,528
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	24,793
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	56,331
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 5	119,767
Year 18 Total		305,019
Year 19: 2035-36		
Roofs	Roof, Metal - Tower 1	35,751
Elevators	Elevator Cab Refurbishment Allowance - Tower 1	51,073
Elevators	Elevator Modernization Allowance, 7 Stop - Tower 1	309,843

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Category	Description	Cost
Mechanical & Electrical	Fire Pump Deferred Maint Allowance - Gar G (T1&2)	13,938
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Tower 1	101,676
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 25 Hp - Tower 1	20,989
Mechanical & Electrical	A/C Package Unit, 17.5 Ton - Retail 2 & 3 (RTU 1)	40,509
Mechanical & Electrical	A/C Package Unit, 17.5 Ton - Retail 2 & 3 (RTU 3)	40,509
Mechanical & Electrical	A/C Package Unit, 17.5 Ton - Retail 2 & 3 (RTU 8)	40,509
Mechanical & Electrical	A/C Package Unit, 20 Ton - Retail 2 & 3 (RTU 4)	60,627
Mechanical & Electrical	Boiler, 750 MBH Nat Gas - Tower 1	25,989
Mechanical & Electrical	Boiler, Refurbishment Allowance - Tower 1	8,512
Mechanical & Electrical	Plumbing, Backflow Preventer, Fire - Gar G (T1&2)	13,619
Mechanical & Electrical	Plumbing, Backflow Preventer, Potable - Gar G (T1&2)	13,619
Misc Site Improvements	Landscape Allowance - Inflation N/A (2035)	100,001
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	17,024
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	25,536
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	58,021
Resident Unit Interiors	Finish, Carpet - Phase 1 (Tower x400 Bedrooms)	391,559
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 1	122,745
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 1	21,042
Year 19 Total		1,513,091

Year 20: 2036-37

Roofs	Roof, Metal - Tower 2	36,824
Roofs	Roof, Metal - Tower 4	36,824
Painting & Waterproofing	Paint Exterior - Site Wall Gemini Blvd (T3 & T4)	5,918
Painting & Waterproofing	Paint Exterior and Waterproof - Retail 2 & 3	54,578
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 1	155,925
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 2	155,925
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 3	155,925
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 4	155,925
Elevators	Elevator Cab Refurbishment Allowance - Tower 2	52,605
Elevators	Elevator Cab Refurbishment Allowance - Tower 4	52,605
Elevators	Elevator Modernization Allowance, 7 Stop - Tower 2	319,138
Elevators	Elevator Modernization Allowance, 7 Stop - Tower 4	319,138
Mechanical & Electrical	Fire Pump Deferred Maint Allowance - Gar E (T3&4)	14,356
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Tower 2	104,726
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Tower 4	104,726
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 25 Hp - Tower 2	21,619
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 25 Hp - Tower 4	21,619
Mechanical & Electrical	Boiler, 750 MBH Nat Gas - Tower 2	26,769
Mechanical & Electrical	Boiler, 750 MBH Nat Gas - Tower 4	26,769
Mechanical & Electrical	Boiler, Refurbishment Allowance - Tower 2	8,768
Mechanical & Electrical	Boiler, Refurbishment Allowance - Tower 4	8,768
Mechanical & Electrical	Plumbing, Backflow Preventer, Fire - Gar E (T3&4)	14,028
Mechanical & Electrical	Plumbing, Backflow Preventer, Potable - Gar E (T3&4)	14,028

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Category	Description	Cost
Misc Site Improvements	Park Bench, Teak Wood	60,361
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	21,701
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 1 Lobby	43,838
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 1 Study Rooms	43,838
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 2 Lobby	43,838
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 2 Study Rooms	43,838
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 3 Lobby	43,838
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 3 Study Rooms	43,838
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 4 Lobby	43,838
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 4 Study Rooms	43,838
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	17,535
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	26,303
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	59,761
Resident Unit Interiors	Finish, Carpet - Phase 2 (Tower x200 Bedrooms)	192,538
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 2	127,061
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 2	21,673
Year 20 Total		2,745,143

Year 21: 2037-38

Roofs	Roof, Metal - Retail 2 & 3	103,873
Roofs	Roof, Metal - Tower 3	37,928
Paving	Pavers, Interlocking - Tower 1	56,705
Paving	Pavers, Interlocking - Tower 2	33,512
Paving	Pavers, Interlocking - Tower 3	39,144
Paving	Pavers, Interlocking - Tower 4	53,562
Elevators	Elevator Cab Refurbishment Allowance - Tower 3	54,183
Elevators	Elevator Modernization Allowance, 7 Stop - Tower 3	328,712
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Tower 3	107,868
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 25 Hp - Tower 3	22,268
Mechanical & Electrical	Boiler, 750 MBH Nat Gas - Tower 3	27,572
Mechanical & Electrical	Boiler, Refurbishment Allowance - Tower 3	9,031
Mechanical & Electrical	Plumbing, Backflow Preventer, Potable - Retail at T3	7,224
Misc Building Components	Door Replacement Allowance, Interior - Towers 1-4	18,603
Misc Building Components	Renovation Allowance - Facilities Office	162,550
Misc Building Components	Door Replacement Allowance, Exterior - Towers 1-4	18,603
Misc Site Improvements	Gate, Alum Stl Frame/Wood, 20' x 8' - Service Lot (T3)	16,732
Misc Site Improvements	Irrigation Control Equipment, Field Units	27,904
Misc Site Improvements	Retaining Wall, Stacked Stone - T1 & T2	253,495
Misc Site Improvements	Trash Can Holder, Coated Steel	12,968
Furniture, Fixtures & Equipment	Furniture, Outdoor Table/Bench/Canopy Set	30,523
Furniture, Fixtures & Equipment	Maintenance, Walk Behind Billy Goat	9,301
Furniture, Fixtures & Equipment	Equipment, Biometric Key Cabinet	63,214
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	18,061
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	27,092

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Category	Description	Cost
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	61,554
Resident Unit Interiors	Bathroom Renovation - Phase 1	2,025,097
Resident Unit Interiors	Bedroom Lighting Allowance	128,234
Resident Unit Interiors	Finish, Carpet - Phase 3 (Tower x410 Bedrooms)	433,466
Resident Unit Interiors	Bedroom Set - Phase 1	906,667
Resident Unit Interiors	Dining Table & Chair Set - Phase 1	184,223
Resident Unit Interiors	Living Room Set - Phase 1	245,631
Resident Unit Interiors	Kitchen Refurbishment - Phase 1	287,027
Resident Unit Interiors	Kitchen Renovation - Phase 1	565,394
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 3	130,873
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 3	22,324
Resident Unit Interiors	Finish, CT Floor - Phase 1 (Tower Kitchen/Bath)	669,921
Resident Unit Interiors	Window Treatments, Blinds - Phase 1	57,886
Year 21 Total		7,258,925

Year 22: 2038-39

Misc Building Components	Access Control, Recorder/Servers - Towers 1-4	55,809
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	18,603
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	27,904
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	63,401
Resident Unit Interiors	Bathroom Renovation - Phase 2	2,085,850
Resident Unit Interiors	Finish, Carpet - Phase 4 (Tower x998 Bedrooms)	1,086,774
Resident Unit Interiors	Bedroom Set - Phase 2	933,867
Resident Unit Interiors	Dining Table & Chair Set - Phase 2	189,750
Resident Unit Interiors	Living Room Set - Phase 2	253,000
Resident Unit Interiors	Kitchen Refurbishment - Phase 2	295,638
Resident Unit Interiors	Kitchen Renovation - Phase 2	582,356
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 4	134,799
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 4	22,993
Resident Unit Interiors	Finish, CT Floor - Phase 2 (Tower Kitchen/Bath)	690,018
Resident Unit Interiors	Window Treatments, Blinds - Phase 2	59,622

Year 22 Total **6,500,384**

Year 23: 2039-40

Misc Building Components	Finish, Carpet - Tower 1 Study Rooms x5	14,375
Misc Building Components	Finish, Carpet - Tower 2 Study Rooms x5	14,375
Misc Building Components	Finish, Carpet - Tower 3 Study Rooms x5	14,375
Misc Building Components	Finish, Carpet - Tower 4 Study Rooms x5	14,375
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	23,714
Furniture, Fixtures & Equipment	Maintenance, Boom Lift	82,392
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	19,161
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	28,742
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	65,303
Resident Unit Interiors	Bathroom Renovation - Phase 3	2,148,426

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Category	Description	Cost
Resident Unit Interiors	Finish, Carpet - Phase 1 (Tower x200 Commons)	440,704
Resident Unit Interiors	Bedroom Set - Phase 3	961,883
Resident Unit Interiors	Dining Table & Chair Set - Phase 3	195,442
Resident Unit Interiors	Living Room Set - Phase 3	260,590
Resident Unit Interiors	Kitchen Refurbishment - Phase 3	304,507
Resident Unit Interiors	Kitchen Renovation - Phase 3	599,826
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 5	138,843
Resident Unit Interiors	Finish, CT Floor - Phase 3 (Tower Kitchen/Bath)	710,719
Resident Unit Interiors	Window Treatments, Blinds - Phase 3	61,411
Year 23 Total		6,099,163

Year 24: 2040-41

Misc Building Components	Access Control, Camera - Towers 1-4	582,780
Misc Building Components	Finish, Carpet Tile - Phase 1 (Tower Hallways)	165,781
Misc Site Improvements	Landscape Allowance - Inflation N/A (2040)	100,002
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	19,736
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	29,604
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	67,262
Resident Unit Interiors	Bathroom Renovation - Phase 4	2,212,879
Resident Unit Interiors	Finish, Carpet - Phase 2 (Tower x100 Commons)	162,527
Resident Unit Interiors	Bedroom Set - Phase 4	990,740
Resident Unit Interiors	Dining Table & Chair Set - Phase 4	201,306
Resident Unit Interiors	Living Room Set - Phase 4	268,408
Resident Unit Interiors	Kitchen Refurbishment - Phase 4	313,642
Resident Unit Interiors	Kitchen Renovation - Phase 4	617,821
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 1	142,295
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 1	24,394
Resident Unit Interiors	Finish, CT Floor - Phase 4 (Tower Kitchen/Bath)	732,040
Resident Unit Interiors	Window Treatments, Blinds - Phase 4	63,253
Year 24 Total		6,694,470

Year 25: 2041-42

Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar G (T1&2)	17,372
Mechanical & Electrical	Generator, Diesel, 350 kW w/ATS - Gar G (T1&2)	249,846
Misc Building Components	Finish, Carpet Tile - Phase 2 (Tower Hallways)	170,755
Misc Building Components	Railing, Alum Picket, 42" - Tower 1	27,809
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	20,328
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	30,492
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	69,280
Resident Unit Interiors	Finish, Carpet - Phase 3 (Tower x157 Commons)	365,903
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 2	147,298
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 2	25,125
Year 25 Total		1,124,208

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Category	Description	Cost
Year 26: 2042-43		
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar E (T3&4)	17,893
Mechanical & Electrical	Generator, Diesel, 350 kW w/ATS - Gar E (T3&4)	257,342
Misc Building Components	Finish, Carpet Tile - Phase 3 (Tower Hallways)	175,877
Misc Building Components	Railing, Alum Picket, 42" - Tower 2	28,643
Misc Building Components	Railing, Alum Picket, 42" - Tower 4	41,206
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	25,913
Furniture, Fixtures & Equipment	Maintenance, Heated Pressure Washer, Diesel	20,938
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	20,938
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	31,407
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	71,358
Resident Unit Interiors	Finish, Carpet - Phase 4 (Tower x89 Commons)	213,645
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 3	151,717
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 3	25,879
Year 26 Total		1,082,756
Year 27: 2043-44		
Painting & Waterproofing	Paint Exterior - Site Wall Gemini Blvd (T3 & T4)	7,278
Painting & Waterproofing	Paint Exterior and Waterproof - Retail 2 & 3	67,124
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 1	191,768
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 2	191,768
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 3	191,768
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 4	191,768
Mechanical & Electrical	A/C Air Handler Unit, 7 Ton - Retail 2 & 3 (Split)	14,042
Mechanical & Electrical	A/C Condensing Unit, 7 Ton - Retail 2 & 3 (Split)	13,052
Mechanical & Electrical	A/C Package Unit, 5 Ton - Retail 2 & 3 (RTU 5)	18,381
Mechanical & Electrical	A/C Package Unit, 6 Ton - Retail 2 & 3 (RTU 6)	26,155
Mechanical & Electrical	A/C Package Unit, 9.6 Ton - Retail 2 & 3 (RTU 7)	40,971
Mechanical & Electrical	A/C Package Unit, 10 Ton - Retail 2 & 3 (RTU 2)	40,971
Misc Building Components	Finish, Carpet Tile - Phase 4 (Tower Hallways)	181,154
Misc Building Components	Railing, Alum Picket, 42" - Tower 3	42,442
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	21,566
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	32,349
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	73,499
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 4	156,269
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 4	26,655
Year 27 Total		1,528,980
Year 28: 2044-45		
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 1 Lobby	55,532
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 1 Study Rooms	55,532
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 2 Lobby	55,532
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 2 Study Rooms	55,532

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Category	Description	Cost
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 3 Lobby	55,532
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 3 Study Rooms	55,532
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 4 Lobby	55,532
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 4 Study Rooms	55,532
Furniture, Fixtures & Equipment	Maintenance, Boom Lift	95,515
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	22,213
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	33,319
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	75,704
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 5	160,957
Year 28 Total		831,964

Year 29: 2045-46

Roofs	Roof, Single Ply - Tower 1	1,074,181
Mechanical & Electrical	Fire Pump/Motor/Controller, 75 Hp - Gar G (T1&2)	197,988
Mechanical & Electrical	Boiler, Water Storage Tank - Tower 1	15,855
Misc Site Improvements	Landscape Allowance - Inflation N/A (2045)	100,001
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	28,315
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	22,879
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	34,319
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	77,975
Resident Unit Interiors	Finish, Carpet - Phase 1 (Tower x400 Bedrooms)	526,223
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 1	164,959
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 1	28,279
Year 29 Total		2,270,974

Year 30: 2046-47

Roofs	Roof, Single Ply - Tower 2	1,106,407
Roofs	Roof, Single Ply - Tower 4	1,106,407
Mechanical & Electrical	Fire Pump/Motor/Controller, 75 Hp - Gar E (T3&4)	203,928
Mechanical & Electrical	Boiler, Water Storage Tank - Tower 2	16,331
Mechanical & Electrical	Boiler, Water Storage Tank - Tower 4	16,331
Misc Building Components	Access Control, Recorder/Servers - Towers 1-4	70,697
Misc Site Improvements	Park Bench, Teak Wood	81,120
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	23,566
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	35,348
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	80,314
Resident Unit Interiors	Finish, Carpet - Phase 2 (Tower x200 Bedrooms)	258,755
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 2	170,759
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 2	29,127
Year 30 Total		3,199,090

Summary of Recommendations and Findings

1. General Information

Property Name:	UCF Convocation Corporation	Report Run Date:	04/28/2017
Property Location:	Orlando, Florida	Report No:	5171 Version 2
Property Number:	4066	Budget Year Begins:	07/01/2017
Property Type:	Other	Budget Year Ends:	06/30/2018
Total Units:	1		
Phase:	Garages E & G (3 of 3)		

2. Report Findings

Total number of categories set up in reserve schedule:	6
Total number of components scheduled for reserve funding:	28
Total current cost of all scheduled reserve components:	\$784,319
Estimated Beginning Year Reserve Balance:	\$464,028
Total number of components scheduled for replacement in the 2017-18 Budget Year:	0
Total cost of components scheduled for replacement in the 2017-18 Budget Year:	\$0

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$51,729
Recommended Annual Reserve Funding Contribution Amount:	\$16,588
Increase (decrease) between Current & Recommended Contribution Amounts:	-\$35,141
Increase (decrease) between Current & Recommended Contribution Amounts:	-67.93%

4. 30 Year Pooled Cash Flow Funding Plan Analysis

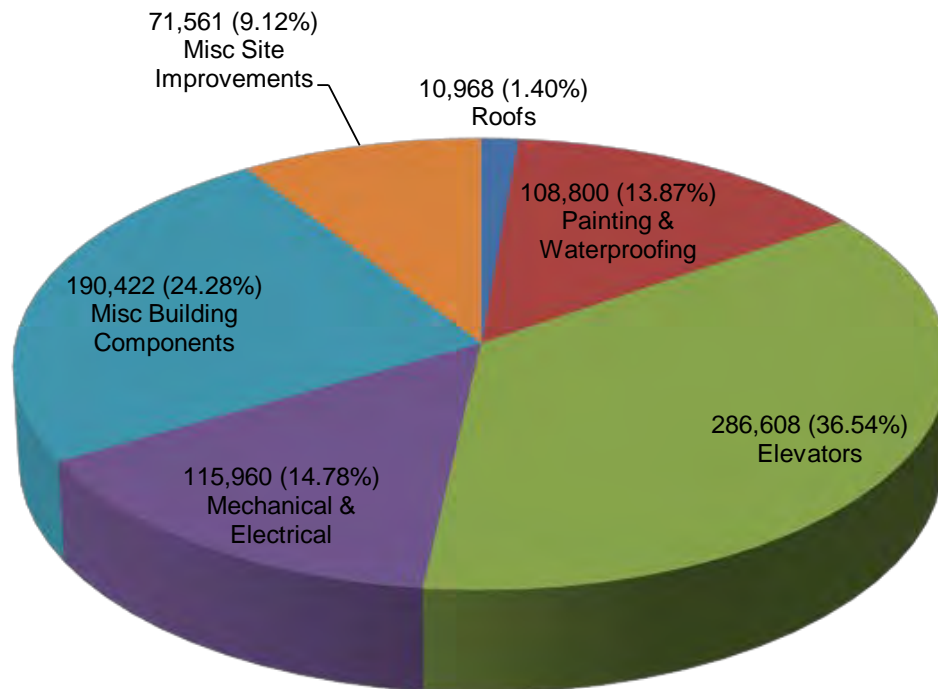
Current Annual Reserve Funding Contribution Amount:	\$51,729
Recommended 2017-18 Reserve Funding Contribution Amount:	\$52,271
Recommended 2017-18 Planned Special Assessment Amount:	\$0
Total 2017-18 Reserve Funding and Planned Special Assessment Amount:	\$52,271
Increase (decrease) between Current & Recommended Contribution Amounts:	\$542
Increase (decrease) between Current & Recommended Contribution Amounts:	1.05%

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Chart A

2017-18 Current Reserve Component Costs

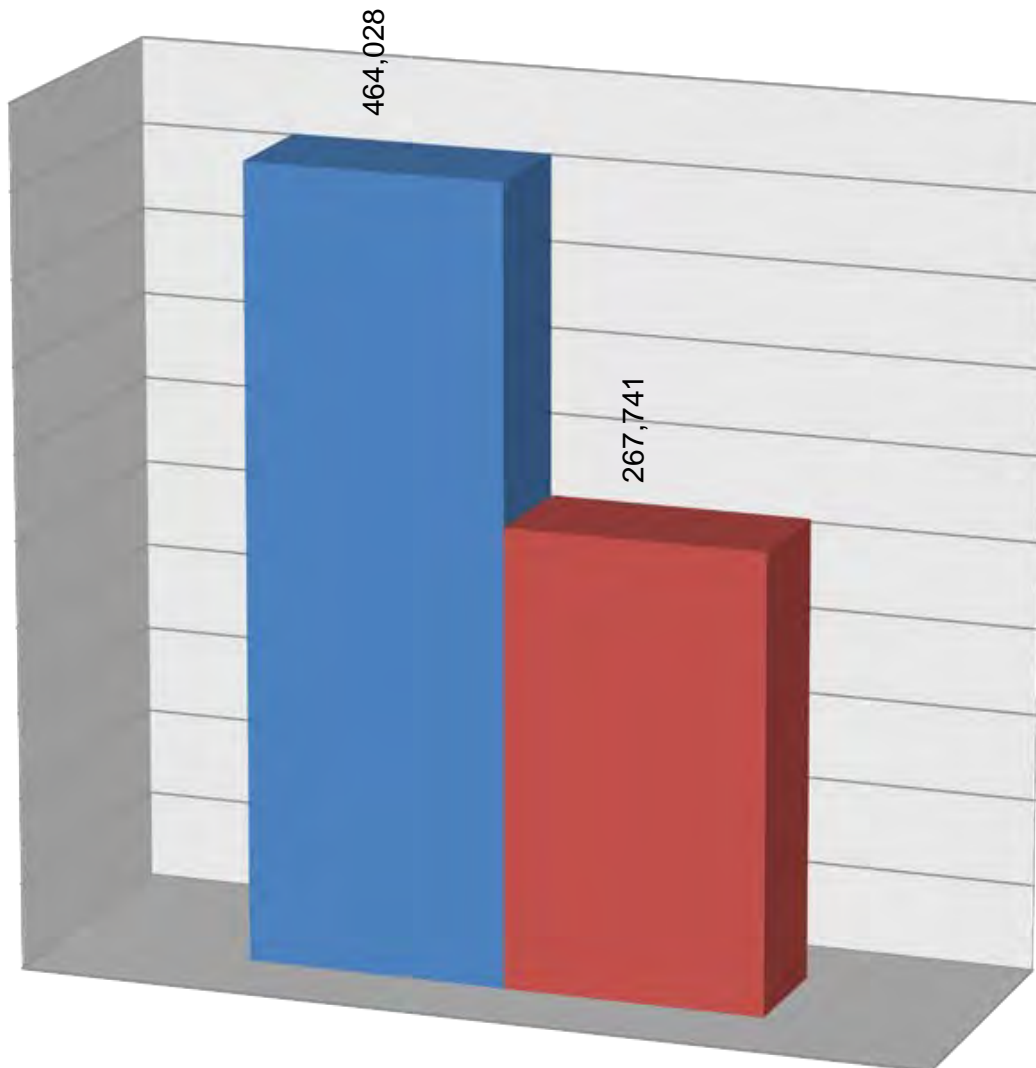


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Chart B

2017-18 Actual vs. 100% Funded Straight Line Reserve Balances



- Estimated 2017-18 Beginning Year Balances
- 100% Funded Straight Line 2017-18 Beginning Year Balances

Actual beginning year balances are estimates only based on the latest financial information.

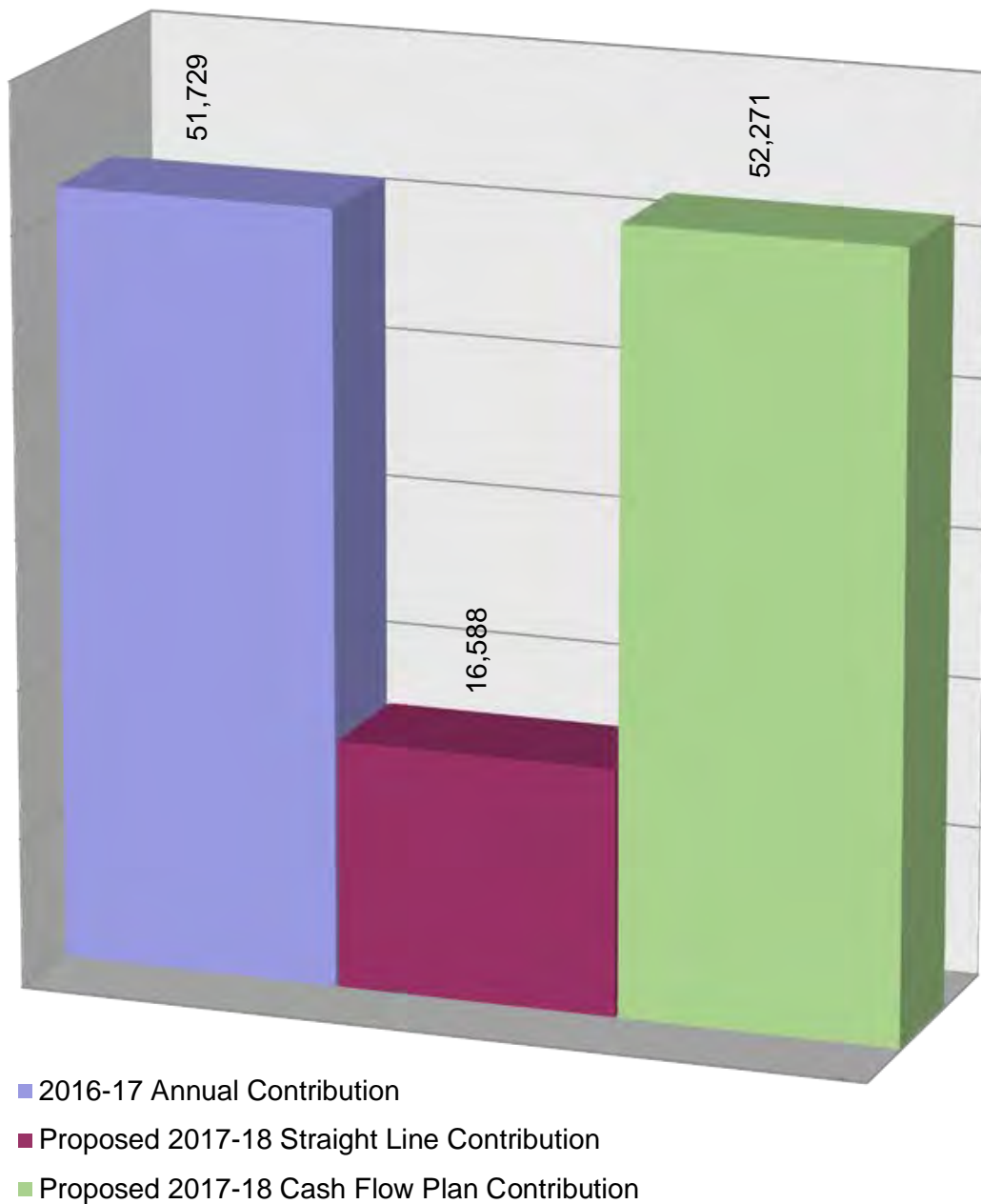
100% funded beginning year balances are based on straight line accounting formulas.

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Chart C

2017-18 Funding Contribution Comparisons



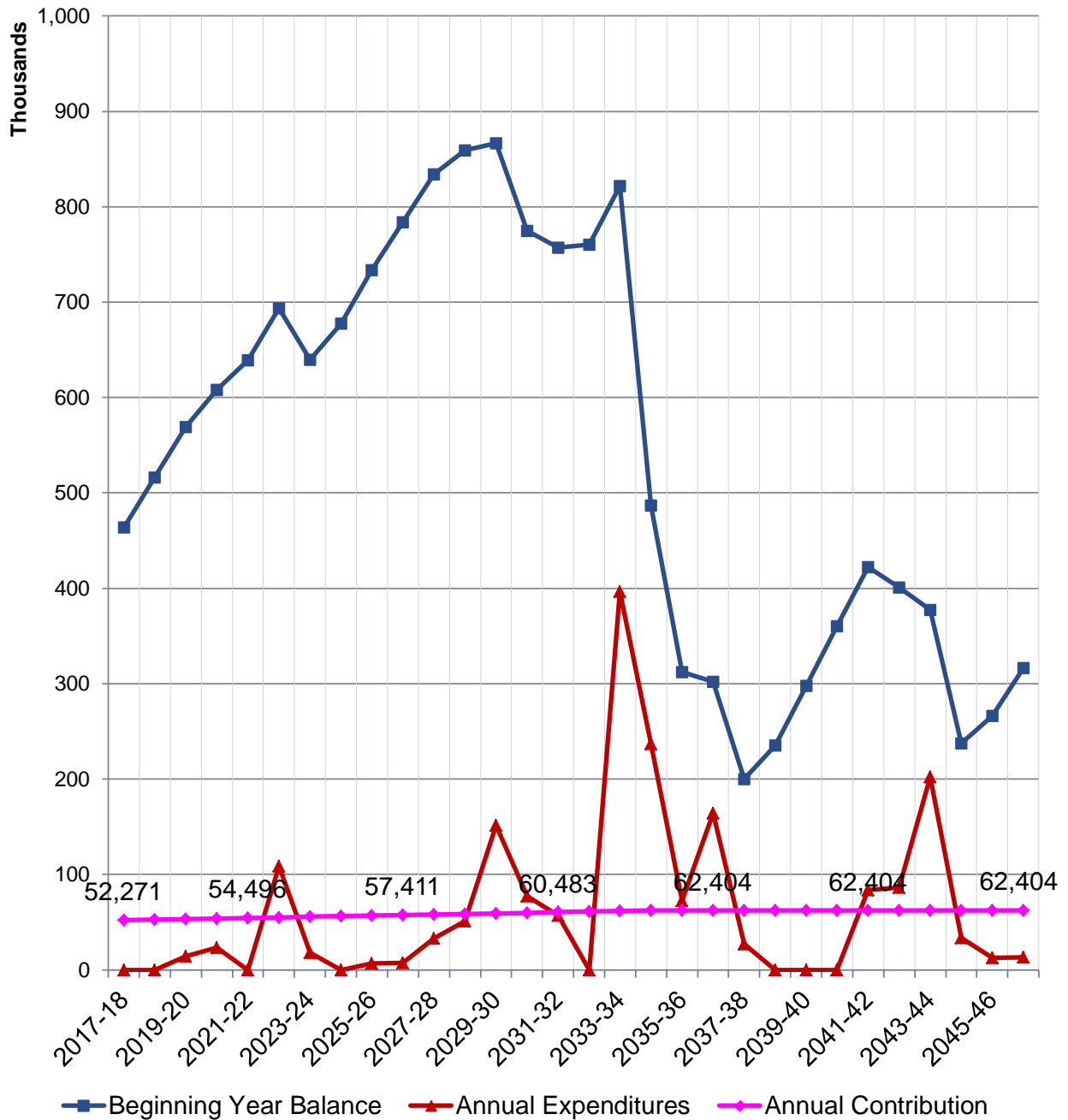
Proposed 2017-18 Straight Line Contribution = Unfunded Balance / Remaining Life

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Chart D

30 Year Pooled Cash Flow Plan



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Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	6/30/2017 Balance	Unfunded Balance	2017-18 Contribution
Roofs	10,968	20	9-10	10,968	0	0
Painting & Waterproofing	108,800	7	6-7	108,800	0	0
Elevators	286,608	14-28	3-18	115,880	170,728	9,618
Mechanical & Electrical	115,960	20-22	11-17	94,982	20,978	1,234
Misc Building Components	190,422	15-36	4-26	108,022	82,400	3,233
Misc Site Improvements	71,561	26-30	17-19	25,376	46,185	2,503
Grand Total	784,319			464,028	320,291	16,588

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 Phase: Garages E & G

Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/17 Balance	Unfunded Balance	2017-18 Contribution
Roofs									
Roof, Single Ply - Garage E	6	Squares	914.00	5,484	20	10	5,484	0	0
Roof, Single Ply - Garage G	6	Squares	914.00	5,484	20	9	5,484	0	0
Roofs Total	2	Components		10,968	20	9-10	10,968	0	0
Painting & Waterproofing									
Paint Exterior and Waterproof - Garage E	1	Total	46,900.00	46,900	7	6	46,900	0	0
Paint Exterior and Waterproof - Garage G	1	Total	46,900.00	46,900	7	6	46,900	0	0
Paint Interior, Restripe - Garage E	1	Total	7,500.00	7,500	7	7	7,500	0	0
Paint Interior, Restripe - Garage G	1	Total	7,500.00	7,500	7	7	7,500	0	0
Painting & Waterproofing Total	4	Components		108,800	7	6-7	108,800	0	0
Elevators									
Elevator Cab Refurbishment Allowance - Garage E	2	Each	6,652.00	13,304	14	4	13,304	0	0
Elevator Cab Refurbishment Allowance - Garage G	2	Each	6,652.00	13,304	14	3	13,304	0	0
Elevator Modernization Allowance, 5 Stop - Garage E	2	Each	65,000.00	130,000	28	18	0	130,000	7,222
Elevator Modernization Allowance, 5 Stop - Garage G	2	Each	65,000.00	130,000	28	17	89,272	40,728	2,396
Elevators Total	4	Components		286,608	14-28	3-18	115,880	170,728	9,618
Mechanical & Electrical									
Fire Alarm System - Garage E	1	Total	5,000.00	5,000	22	12	5,000	0	0
Fire Alarm System - Garage G	1	Total	5,000.00	5,000	22	11	5,000	0	0
Light Pole & Dbl Fixture - Garage E	6	Each	3,250.00	19,500	22	12	19,500	0	0
Light Pole & Dbl Fixture - Garage G	6	Each	3,250.00	19,500	22	11	19,500	0	0
Lighting Replacement Allowance - Garage E	1	Total	33,480.00	33,480	20	17	22,991	10,489	617
Lighting Replacement Allowance - Garage G	1	Total	33,480.00	33,480	20	17	22,991	10,489	617
Mechanical & Electrical Total	6	Components		115,960	20-22	11-17	94,982	20,978	1,234
Misc Building Components									
Awning/Bahama Shutters, Metal - Garage E	945	Sq Ft	30.00	28,350	25	15	28,350	0	0
Awning/Bahama Shutters, Metal - Garage G	945	Sq Ft	30.00	28,350	25	14	28,350	0	0
Fence, VC Chain Link, 3'-6" - Garage E	1,280	Ln Ft	9.63	12,327	22	12	12,327	0	0

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Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/17 Balance	Unfunded Balance	2017-18 Contribution
Fence, VC Chain Link, 3'-6" - Garage G	1,280	Ln Ft	9.63	12,327	22	13	12,327	0	0
Gate, Alum Stl Frame/Wood - Trash Enclosure (Gar G)	4	Each	2,012.00	8,048	15	4	8,048	0	0
Railing, Alum Picket, 42" - Garage E	515	Ln Ft	80.00	41,200	36	26	0	41,200	1,585
Railing, Alum Picket, 42" - Garage G	515	Ln Ft	80.00	41,200	36	25	0	41,200	1,648
Trellis, Metal - Garage E	266	Sq Ft	35.00	9,310	25	15	9,310	0	0
Trellis, Metal - Garage G	266	Sq Ft	35.00	9,310	25	14	9,310	0	0
Misc Building Components Total	9	Components		190,422	15-36	4-26	108,022	82,400	3,233
Misc Site Improvements									
Light Pole & Fixture, 16' Downlight	4	Each	2,988.00	11,952	26	17	8,208	3,744	220
Light Pole & Fixture, 30' Downlight	5	Each	5,000.00	25,000	26	17	17,168	7,832	461
Site Wall, Block & Stucco - Trash Enclosure (Gar G)	1,184	Sq Ft	29.23	34,609	30	19	0	34,609	1,822
Misc Site Improvements Total	3	Components		71,561	26-30	17-19	25,376	46,185	2,503
Grand Total	28	Components		784,319			464,028	320,291	16,588

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Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2017-18	464,028	52,271	1.05%	0	0	3.00%	0	0.00%	516,299
2	2018-19	516,299	52,819	1.05%	0	0	3.00%	0	0.00%	569,118
3	2019-20	569,118	53,372	1.05%	0	14,114	3.00%	0	0.00%	608,376
4	2020-21	608,376	53,931	1.05%	0	23,332	3.00%	0	0.00%	638,975
5	2021-22	638,975	54,496	1.05%	0	0	3.00%	0	0.00%	693,471
6	2022-23	693,471	55,067	1.05%	0	108,740	3.00%	0	0.00%	639,798
7	2023-24	639,798	55,644	1.05%	0	17,910	3.00%	0	0.00%	677,532
8	2024-25	677,532	56,227	1.05%	0	0	3.00%	0	0.00%	733,759
9	2025-26	733,759	56,816	1.05%	0	6,947	3.00%	0	0.00%	783,628
10	2026-27	783,628	57,411	1.05%	0	7,155	3.00%	0	0.00%	833,884
11	2027-28	833,884	58,013	1.05%	0	32,926	3.00%	0	0.00%	858,971
12	2028-29	858,971	58,621	1.05%	0	50,977	3.00%	0	0.00%	866,615
13	2029-30	866,615	59,235	1.05%	0	151,311	3.00%	0	0.00%	774,539
14	2030-31	774,539	59,856	1.05%	0	77,333	3.00%	0	0.00%	757,062
15	2031-32	757,062	60,483	1.05%	0	56,964	3.00%	0	0.00%	760,581
16	2032-33	760,581	61,117	1.05%	0	0	3.00%	0	0.00%	821,698
17	2033-34	821,698	61,757	1.05%	0	396,710	3.00%	0	0.00%	486,745
18	2034-35	486,745	62,404	1.05%	0	236,859	3.00%	0	0.00%	312,290
19	2035-36	312,290	62,404	0.00%	0	72,620	3.00%	0	0.00%	302,074
20	2036-37	302,074	62,404	0.00%	0	164,478	3.00%	0	0.00%	200,000
21	2037-38	200,000	62,404	0.00%	0	27,092	3.00%	0	0.00%	235,312
22	2038-39	235,312	62,404	0.00%	0	0	3.00%	0	0.00%	297,716
23	2039-40	297,716	62,404	0.00%	0	0	3.00%	0	0.00%	360,120
24	2040-41	360,120	62,404	0.00%	0	0	3.00%	0	0.00%	422,524
25	2041-42	422,524	62,404	0.00%	0	83,751	3.00%	0	0.00%	401,177
26	2042-43	401,177	62,404	0.00%	0	86,264	3.00%	0	0.00%	377,317
27	2043-44	377,317	62,404	0.00%	0	202,288	3.00%	0	0.00%	237,433
28	2044-45	237,433	62,404	0.00%	0	33,320	3.00%	0	0.00%	266,517
29	2045-46	266,517	62,404	0.00%	0	12,547	3.00%	0	0.00%	316,374
30	2046-47	316,374	62,404	0.00%	0	12,923	3.00%	0	0.00%	365,855
Grand Total			1,778,388		0	1,876,561		0		

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Cash Flow Plan Details

Category	Description	Cost
Year 1: 2017-18	No Expenses	
Year 2: 2018-19	No Expenses	
Year 3: 2019-20		
Elevators	Elevator Cab Refurbishment Allowance - Garage G	14,114
Year 3 Total		14,114
Year 4: 2020-21		
Elevators	Elevator Cab Refurbishment Allowance - Garage E	14,538
Misc Building Components	Gate, Alum Stl Frame/Wood - Trash Enclosure (Gar G)	8,794
Year 4 Total		23,332
Year 5: 2021-22	No Expenses	
Year 6: 2022-23		
Painting & Waterproofing	Paint Exterior and Waterproof - Garage E	54,370
Painting & Waterproofing	Paint Exterior and Waterproof - Garage G	54,370
Year 6 Total		108,740
Year 7: 2023-24		
Painting & Waterproofing	Paint Interior, Restripe - Garage E	8,955
Painting & Waterproofing	Paint Interior, Restripe - Garage G	8,955
Year 7 Total		17,910
Year 8: 2024-25	No Expenses	
Year 9: 2025-26		
Roofs	Roof, Single Ply - Garage G	6,947
Year 9 Total		6,947
Year 10: 2026-27		
Roofs	Roof, Single Ply - Garage E	7,155
Year 10 Total		7,155
Year 11: 2027-28		
Mechanical & Electrical	Fire Alarm System - Garage G	6,720
Mechanical & Electrical	Light Pole & Dbl Fixture - Garage G	26,206
Year 11 Total		32,926

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Category	Description	Cost
Year 12: 2028-29		
Mechanical & Electrical	Fire Alarm System - Garage E	6,921
Mechanical & Electrical	Light Pole & Dbl Fixture - Garage E	26,993
Misc Building Components	Fence, VC Chain Link, 3'-6" - Garage E	17,063
Year 12 Total		50,977
Year 13: 2029-30		
Painting & Waterproofing	Paint Exterior and Waterproof - Garage E	66,868
Painting & Waterproofing	Paint Exterior and Waterproof - Garage G	66,868
Misc Building Components	Fence, VC Chain Link, 3'-6" - Garage G	17,575
Year 13 Total		151,311
Year 14: 2030-31		
Painting & Waterproofing	Paint Interior, Restripe - Garage E	11,014
Painting & Waterproofing	Paint Interior, Restripe - Garage G	11,014
Misc Building Components	Awning/Bahama Shutters, Metal - Garage G	41,633
Misc Building Components	Trellis, Metal - Garage G	13,672
Year 14 Total		77,333
Year 15: 2031-32		
Misc Building Components	Awning/Bahama Shutters, Metal - Garage E	42,882
Misc Building Components	Trellis, Metal - Garage E	14,082
Year 15 Total		56,964
Year 16: 2032-33		
	No Expenses	
Year 17: 2033-34		
Elevators	Elevator Cab Refurbishment Allowance - Garage G	21,349
Elevators	Elevator Modernization Allowance, 5 Stop - Garage G	208,612
Mechanical & Electrical	Lighting Replacement Allowance - Garage E	53,726
Mechanical & Electrical	Lighting Replacement Allowance - Garage G	53,726
Misc Site Improvements	Light Pole & Fixture, 16' Downlight	19,179
Misc Site Improvements	Light Pole & Fixture, 30' Downlight	40,118
Year 17 Total		396,710
Year 18: 2034-35		
Elevators	Elevator Cab Refurbishment Allowance - Garage E	21,989
Elevators	Elevator Modernization Allowance, 5 Stop - Garage E	214,870
Year 18 Total		236,859

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Category	Description	Cost
Year 19: 2035-36		
Misc Building Components	Gate, Alum Stl Frame/Wood - Trash Enclosure (Gar G)	13,701
Misc Site Improvements	Site Wall, Block & Stucco - Trash Enclosure (Gar G)	58,919
Year 19 Total		72,620
Year 20: 2036-37		
Painting & Waterproofing	Paint Exterior and Waterproof - Garage E	82,239
Painting & Waterproofing	Paint Exterior and Waterproof - Garage G	82,239
Year 20 Total		164,478
Year 21: 2037-38		
Painting & Waterproofing	Paint Interior, Restripe - Garage E	13,546
Painting & Waterproofing	Paint Interior, Restripe - Garage G	13,546
Year 21 Total		27,092
Year 22: 2038-39	No Expenses	
Year 23: 2039-40	No Expenses	
Year 24: 2040-41	No Expenses	
Year 25: 2041-42		
Misc Building Components	Railing, Alum Picket, 42" - Garage G	83,751
Year 25 Total		83,751
Year 26: 2042-43		
Misc Building Components	Railing, Alum Picket, 42" - Garage E	86,264
Year 26 Total		86,264
Year 27: 2043-44		
Painting & Waterproofing	Paint Exterior and Waterproof - Garage E	101,144
Painting & Waterproofing	Paint Exterior and Waterproof - Garage G	101,144
Year 27 Total		202,288
Year 28: 2044-45		
Painting & Waterproofing	Paint Interior, Restripe - Garage E	16,660
Painting & Waterproofing	Paint Interior, Restripe - Garage G	16,660
Year 28 Total		33,320

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Category	Description	Cost
Year 29: 2045-46		
Roofs	Roof, Single Ply - Garage G	12,547
Year 29 Total		12,547
Year 30: 2046-47		
Roofs	Roof, Single Ply - Garage E	12,923
Year 30 Total		12,923

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Budgeted vs Actual Expenditures

Fiscal Year 2016-17

Category	Description	Projected	Actual	Comments
Phase 1 of 3: Arenas, Garage F, Retail 1				
Painting & Waterproofing	Paint Exterior and Waterproof - Venue	18,000	0	Push to FY18
Painting & Waterproofing	Paint Interior, Restripe - Garage F	6,000	7,428	
Mechanical & Electrical	Generator, Deferred Maint Allowance - CFE Arena	8,297	0	Push to FY18
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar F (Venue)	8,297	0	Push to FY18
Mechanical & Electrical	Lighting Replacement Allowance, Exterior - Venue	20,000	0	Push to FY18
Mechanical & Electrical	Fire Jockey Pump/Motor - CFE Arena	4,293	0	Push to FY18
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	20,000	0	no spending anticipated for FY17
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	25,000	0	no spending anticipated for FY17
Mechanical & Electrical	Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-1 (Arena)	5,329	0	Push to FY18
Mechanical & Electrical	Drinking Fountain, Indoor - Venue	20,000	35,000	None spent yet, but will spend to include Arena fountains also
Misc Building Components	Finish, CT Floor - Black & Gold Club (Arena)	70,002	70,002	\$23,412 spent to date, will spend all
Misc Building Components	Door, Metal Overhead, 10 x 8 - S/R at Venue	12,000	7,430	
Misc Building Components	Door, Metal Overhead, 12 x 12 - S/R at Venue	12,000	2,780	
Misc Building Components	Finish, Carpet - Level 1 Athletics Office Space (Venue)	28,087	8,081	WBB Locker room, push balance to FY18
Misc Building Components	Finish, Carpet - Level 2 Athletics Office Space (Venue)	39,790	0	Push to FY18
Misc Building Components	Finish, CT Floor - Level 1 Restrooms (Venue)	0	11,842	Carried over from FY16
Misc Building Components	Restroom Renovation - Level 1 (Venue)	0	17,915	Balance carried over from FY16
Misc Building Components	Finish, CT Walls - Level 1 Restrooms (Venue)	0	10,000	Carried over from FY16
Misc Building Components	Finish, CT Floor - Level 2 Mezz & Concession (Venue)	67,780	0	Push to FY18
Misc Building Components	Railing, Alum Picket - Level 2 Mezzanine (Venue)	35,855	0	Push to FY18
Misc Site Improvements	Basketball Court Resurfacing Allowance - Outdoor Court	21,225	0	Push to FY18
Misc Site Improvements	Bicycle Rack Allowance	5,000	5,000	
Furniture, Fixtures & Equipment	Volleyball Court - Venue	75,000	95,360	
Furniture, Fixtures & Equipment	A/V Video Production Equipment Allowance - Arena	123,000	0	Bought new as part of new scoreboard and ribbon panels (see noted below)
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	10,000	0	
Furniture, Fixtures & Equipment	Furnishings/Decorating - Green Room x2 (Arena)	6,000	0	Push to FY18
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	45,000	4,420	
Furniture, Fixtures & Equipment	Furniture, Folding Table Allowance	5,000	5,742	
Painting & Waterproofing	Waterproof Garage F	0	10,225	Add to reserve cost of painting for future
Misc Site Improvements	Arena Courtyard Artificial Turf	58,000	58,000	Carried over from FY16, may spend
Mechanical & Electrical	Payoff to UCF UES for LED Lighting Retrofit	75,000	75,000	Carried over from FY16, will spend
Mechanical & Electrical	A/C Package Unit (Size TBD) Venue	500,000	500,000	Carried over from FY16, will spend some

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Budgeted vs Actual Expenditures

Fiscal Year 2016-17

Category	Description	Projected	Actual	Comments
Mechanical & Electrical	Venue Hood Project	0	24,940	
Mechanical & Electrical	Return Air and Domestic Boilers	0	8,138	
Mechanical & Electrical	Project Manager Funding	0	30,574	
Misc Site Improvements	Green Awning Fabric Replacement	3,377	5,980	Carried over from 2016, finished in 2017
Misc Building Components	Ceiling Replacement	38,000	5,915	Carried over from 2016, carry balance to 2018
Furniture, Fixtures & Equipment	Electronics, Movie Projector (Inflatable Screen)	18,425	14,239	Carried over from 2016, finished in 2017
Misc Building Components	Event Floor Carpet	0	851	Carried over from 2016, finished in 2018
Furniture, Fixtures & Equipment	Trash Cans	3,000	5,377	Carried over from 2016, finished in 2017
Mechanical & Electrical	Return Air and Domestic Boilers	42,599	20,280	Carried over from 2016, finished in 2018
Phase 1 of 3: Arenas, Garage F, Retail 1 Total		1,429,356	1,040,519	
Phase 2 of 3: Housing, Retail 2 & 3				
Misc Site Improvements	Landscape Allowance - 1x Expense (2016-2017)	180,000	176,807	Recoded Benches to benches and add Pebbleflex + Planting Date palms (4)
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	16,115	65,857	
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	22,770	0	
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	29,205	0	
Resident Unit Interiors	Finish, Carpet - Phase 2 (Tower x137 Commons)	137,000	192,152	
Resident Unit Interiors	Finish, Carpet - Phase 2 (Tower x504 Bedrooms)	226,800	0	
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 2	70,350	74,833	
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 2	12,000	28,169	
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 2 (1x Expense)	24,000	0	
Misc Site Improvements	Replace Teak Benches- Balance From FY16	33,000	34,422	
Misc Site Improvements	Landscape Renovation- Balance Carried from FY16	82,305	82,305	Balance from FY16
Phase 2 of 3: Housing, Retail 2 & 3 Total		833,545	654,545	
Phase 3 of 3: Garages E & G				
Painting & Waterproofing	Paint Interior, Restripe - Garage E	6,000	7,500	
Painting & Waterproofing	Paint Interior, Restripe - Garage G	6,000	7,500	
Phase 3 of 3: Garages E & G Total		12,000	15,000	

UCF Convocation Corporation
12777 Gemini Boulevard North, Suite 1023
Orlando, FL 32816

Budget Year: 7/1/2017 - 6/30/2017
Report Date: 4/28/2017
Report No: 5171 Version 2

Budgeted vs Actual Expenditures

Fiscal Year 2015-16

Category	Description	Projected	Actual	Comments
Phase 1 of 3: Arenas, Garage F, Retail 1				
CFE Arena	Fan Coil Allowance	5,000	0	
CFE Arena	A/C Package Unit (Size TBD)- Venue	500,000	0	Carryover to 2017
CFE Arena	Domestic Water Pump Controller	25,000	9,600	
CFE Arena	Ceramic Tile- B&G Club	16,000	0	Carryover balance to 2017
CFE Arena	Landscape Allowance	50,000	1,294	Carryover balance to 2017
CFE Arena	Teak Benches	7,936	0	Carryover balance to 2017
CFE Arena	Planter Wall Caps- East Plaza Drive	5,421	0	Carryover balance to 2018
CFE Arena	Inflatable Movie Screen	21,275	2,850	Finished in 2017
CFE Arena	Exterior Sound	16,293	15,585	
CFE Arena	Televisions	42,500	40,677	
CFE Arena	Furniture- Black & Gold Club	30,000	27,191	
CFE Arena	Trash Cans	18,000	15,000	
CFE Arena	Restaurant Equipment (Concessions)	45,000	36,459	
CFE Arena	Computer Replacement Allowance	27,500	19,051	
CFE Arena	Event Floor Carpet	38,000	69,194	
CFE Arena	ADA Stage Ramp	16,000	15,999	
CFE Arena	Return Air and Domestic Boilers	207,000	164,401	
CFE Arena	Arena Courtyard Artificial Turf	58,000	0	Carryover to 2017
CFE Arena	Payoff to UCF UES for LED Lighting Retrofit	75,000	0	Carryover to 2017
CFE Arena	Finish FY15 Floor Box project	0	2,151	
The Venue	Drinking Fountains	7,000	0	
The Venue	Replace Tan Awnings Fabric and Frame	23,518	0	Move to 2018
The Venue	Green Awning Fabric Replacement	9,356	5,980	Finished in 2017
The Venue	Replace Overhead Doors	6,000	0	
The Venue	Ceiling Replacement	38,000	0	Some done in 2017, move balance to 2018
The Venue	Ceramic Floor Tile- Level 1 Restrooms	11,842	0	Some done in 2017, move balance to 2018
The Venue	Level 1 Restroom Renovation	25,002	7,087	Some done in 2017, move balance to 2018
The Venue	Ceramic Wall Tiles- Level 1 restrooms	32,269	38,176	Ongoing
The Venue	Retractable Seating Replacement (Includes deck refinish ar	245,000	210,901	
The Venue	Finish FY15 Elevator Project	0	216	
Garage F	Paint exterior	50,000	46,900	
Retail 1	Paint Exterior	40,000	37,500	
Phase 1 of 3: Arenas, Garage F, Retail 1 Total		1,691,912	766,212	

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Report Date: 4/28/2017
Report No: 5171 Version 2

Budgeted vs Actual Expenditures

Fiscal Year 2015-16

Category	Description	Projected	Actual	Comments
Phase 2 of 3: Housing, Retail 2 & 3				
Housing, Retail 2 & 3	Paint exterior	379,700	355,688	
Housing, Retail 2 & 3	Carpet- Study Lounges	30,000	30,000	
Housing, Retail 2 & 3	Replace Teak Benches	33,000	0	Carried to FY17
Housing, Retail 2 & 3	Carpet- Towers- 400 bedrooms, 2000 common areas	444,247	431,880	
Housing, Retail 2 & 3	Dorm Rooms Furniture	46,500	49,773	
Housing, Retail 2 & 3	Appliances	74,806	40,159	
Housing, Retail 2 & 3	Mattresses	70,000	70,000	
Housing, Retail 2 & 3	Shower Enclosures	12,000	8,810	
Housing, Retail 2 & 3	Landscape Renovation	100,000	17,695	Balance carried to FY17
Housing, Retail 2 & 3	Side Walks/ Pavers	18,303	14,007	
Housing, Retail 2 & 3	Breezeways Resealing	12,375	12,376	
Retail 2 & 3	Paint Exterior	30,000	31,125	
Retail 2 & 3	Paint Service Yard Wall	10,000	3,375	
Phase 2 of 3: Housing, Retail 2 & 3 Total		1,260,931	1,064,888	
Phase 3 of 3: Garages E & G				
Garages E & G	Paint Exterior	93,600	93,800	
Phase 3 of 3: Garages E & G Total		93,600	93,800	

2019-20 Reserve Study Update

This report has been prepared exclusively for:

UCF Convocation Corporation
12777 Gemini Boulevard North, Suite 1023
Orlando, Florida 32816

Report No: 6277 Version 3

For the Period

From: July 1, 2019 To: June 30, 2020



10151 University Boulevard, Suite 323
Orlando, Florida 32817

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Section 3 Housing, Retail 2 & 3

Section 4 Garages E & G



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April 30, 2019

Board of Directors
UCF Convocation Corporation
12777 Gemini Boulevard North, Suite 1023
Orlando, Florida 32816

Re: Reserve Study Update Report

As authorized, this reserve study update report has been prepared on the UCF Convocation Corporation property, located at 12777 Gemini Boulevard North, Suite 1023 in Orlando, Florida. A summary of our recommendations and findings can be found on the next page.

Your report has been divided into sections for easier referencing. This first section includes all of your general information such as report definitions, accounting formulas used, statutory requirements, etc.

The graphs show in graph form the reserve schedules we have calculated and should give you a better understanding of the numbers.

In this report we have taken two approaches to calculating the reserve contribution amount. The schedule uses straight line accounting method. This schedule will give you the recommended straight line contribution amount.

The cash flow calculates the annual contribution amount based on a thirty year positive cash flow. The total recommended contribution amount using this method is based on pooling all of the reserve funds and creating one general reserve fund. For further explanation of these two funding methods, please refer to the "Reserve Study Accounting" page in section 1.

Thank you for allowing my Company the opportunity of serving you and your Association. Upon your review of this report, should there be any questions, please do not hesitate to contact me.

Prepared By,

D.J. Muehlstedt, Jr.
Sr. Reserve Analyst/Insurance Appraiser

Reviewed By,

Dreux Isaac
President

Report Process

The purpose of this report is to provide UCF Convocation Corporation with specific information necessary in establishing a capital reserves program for the current budget year beginning July 1, 2019 and ending June 30, 2020.

The process of preparing this report began with an evaluation of the previous reserve study report prepared by this company. In doing so we talked and corresponded with management and personnel, and reviewed all reserve related work that had been done on the property since our last contact.

Replacement cost values have been adjusted to reflect current economic conditions. These economic conditions were determined through a combination of local contractor information, bid proposals, our own database of construction costs and published construction cost indexes.

Remaining lives were then adjusted according to schedule, except in cases where it was determined that a particular component's life should be extended or reduced by a greater amount based on its' condition.

Based on the latest available financial records, projections were made as to what the Association's end of year reserve balances would be. However, accumulating interest on the varying reserve balance amounts and/or unplanned expenditures may cause the actual end of year reserve balances to differ from what is presented in this report.

Reserve Study Accounting

This reserve study report calculates the annual reserve contribution using two methods. These are as follows:

Straight Line Funding Plan

This plan utilizes straight line accounting formulas. Straight line accounting is based on current costs and neither interest or inflation are factored into the calculations.

Straight line accounting takes each individual component line item in the reserve schedule breakdown and computes its' annual contribution amount by taking its' unfunded balance (current replacement cost minus projected year end reserve balance) and divides it by the component's remaining life. This is the amount that should be contributed into the reserves accounts over the component's remaining life.

30 Year Pooled Cash Flow Plan

To calculate the annual contribution amount using this method, a thirty year cash flow analysis is performed to determine that there will be adequate reserve funds on deposit as the reserve components of the property age and are repaired and/or replaced.

This analysis takes the total beginning year reserve balance along with the projected annual reserve expenditures over a thirty year period, and through pooling of all of the reserve funds and creating one general reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and adequate reserve account balance over the next thirty years.

Unlike straight line accounting, the numbers calculated in the thirty year cash flow plan factor in both interest and inflation as well as any annual contribution increases.

Report Definitions

Reserves

Monies set aside for the projected repair and/or replacement of the associations common elements.

Component

A specific item or element which is part of the association's common area assets and is considered to require reserve funding.

Quantity

The quantity or amount of each reserve component element.

Units

The unit of measurement for each quantity.

Cost Per Unit

The estimated cost to replace a reserve component per unit of measurement.

Current Cost

The estimated current cost to replace a reserve component.

Useful Life

The total average estimated life, in years, of a component to maintain its useful purpose.

Remaining Life

The estimated remaining useful life, in years, of a reserve component as of the current budget year.

06/30/2019 Balance

A projection of estimated reserve funds at the end of the previous budget year.

Unfunded Balance

The total remaining amount of reserve funds that are required to fully fund a component. Calculated by subtracting the component's current replacement cost from its' year-end reserve balance.

2019-20 Contribution

This is the total annual contribution amount for the current budget year calculated by dividing every component's unfunded balance by its' remaining life.

Unit Abbreviations

Sq Ft - Square Feet

Lp Sm - Lump Sum

Dbl Ct - Double Tennis Court

Ln Ft - Linear Feet

Allow - Allowance

Court - Court

Each - Each

Hp - Horsepower

Units - Units

Sq Yds - Square Yards

Cu Ft - Cubic Feet

Cu Yds - Cubic Yards

Kw - Kilowatts

Pair - Pair

Squares - Squares (roofing)

Company Information

Since 1989 Dreux Isaac & Associates has been serving community associations, businesses, private clubs and non-profit organizations throughout Florida and the Southeast United States by performing reserve studies, insurance appraisals and turnover reports.

Experience - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.

Training - All technical work is performed by professionals with backgrounds in engineering or architecture.

Accuracy - All our reports are based on local data and conditions which we continuously monitor.

Understandability - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.

Compliance - The reports we prepare will comply with all governing regulations for your association.

Safety - We carry errors and omissions, liability and workers compensation insurance.

Update Reports

Inflation, labor rates, material availability, taxes, insurance and asset lives are just but a few of the ever changing variables addressed in your reserve study report.

It is important that you keep your reserve plan on target with annual update reports. Since the initial calculations on the property have now been performed, we can offer this service to you (with or without site re-inspection) at just a percentage of the cost of your "First Time" reserve study.

We recommend annual update reports (without site re-inspection) for the first three years following your 1st time reserve study. In performing these reports, we will take the information from your computer file and calculate current replacement cost values, asset lives and financial figures based on the latest available information.

Then in the fourth year we suggest making a brief site re-inspection to observe the present physical condition of your reserve components to determine if any adjustments should be made to the remaining life expectancies, or unit costs of each component. Once completed we can then repeat this four year cycle of your reserve program for as long as you wish. By following this recommended plan, your reserve program will have the most accurate information available each year from which you can make sound budget decisions.

To make this process easier, we can set you up on our three year automatic update service to make sure you do not miss an update. To get started just contact us at 800-866-9876 or update@dia-corp.com.

Terms and Conditions

Dreux Isaac & Associates, Inc. uses various sources to accumulate data on construction material and labor prices in order to arrive at its' opinion of cost. The information obtained from these sources is considered to be correct and reasonable, but is not guaranteed. No liability is assumed as a result of inaccuracies or errors in such information or estimates, although reasonable efforts have been made to confirm them.

Unless noted, each component cost is based on replacing that component as a complete unit at one time.

While all cost data is believed to be accurate and reliable to within reasonable limits, other factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices.

No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included.

We have no present or contemplated future interest in the property that is the subject of this report and that we have no personal interest or bias with respect to the subject matter of this report or the parties involved.

We certify that neither the employment to prepare this report, nor the compensation, is contingent upon the estimates of value contained herein.

In the event that complete construction plans/blueprints were not available for use in the completion of this report, assumptions were made regarding unseen construction components, based on our experience with properties similar to the subject. In the event that these assumptions are in error, we reserve the right to modify this appraisal, including value conclusions.

Information, estimates, and opinions furnished and contained in the report, were obtained from sources considered reliable and are believed to be true and correct. However, for accuracy of such items furnished we can assume no responsibility.

Our assessment of the useful and remaining lives and/or physical condition of the assets described within has been based upon visual inspection. No testing has been performed. No warranty is made and no liability is assumed for the soundness of the structure or its components.

The report data derived and expressed within is not applicable to any other property regardless of similarity.

The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this report, unless this report is, by agreement, made in anticipation of litigation.

The liability of Dreux Isaac & Associates, Inc., the author(s) of this report, and any other employees of Dreux Isaac & Associates, Inc. is limited in total to the fee collected for preparation of this report.

According to the best of our knowledge and belief, the statements of fact contained in this report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct.

Acceptance of, and/or use of, this report constitutes acceptance of the above conditions.

Summary of Recommendations and Findings

1. General Information

Property Name:	UCF Convocation Corporation	Report Run Date:	04/30/2019
Property Location:	Orlando, Florida	Report No:	6277 Version 3
Property Number:	4066	Budget Year Begins:	07/01/2019
Property Type:	Other	Budget Year Ends:	06/30/2020
Total Units:	1		
Phase:	Arenas, Garage F, Retail 1 (1 of 3)		

2. Report Findings

Total number of categories set up in reserve schedule:	7
Total number of components scheduled for reserve funding:	354
Total current cost of all scheduled reserve components:	\$16,946,857
Estimated Beginning Year Reserve Balance:	\$1,471,989
Total number of components scheduled for replacement in the 2019-20 Budget Year:	34
Total cost of components scheduled for replacement in the 2019-20 Budget Year:	\$1,036,307

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$475,000
Recommended Annual Reserve Funding Contribution Amount:	\$2,158,291
Increase (decrease) between Current & Recommended Contribution Amounts:	\$1,683,291
Increase (decrease) between Current & Recommended Contribution Amounts:	354.38%

4. 30 Year Pooled Cash Flow Funding Plan Analysis

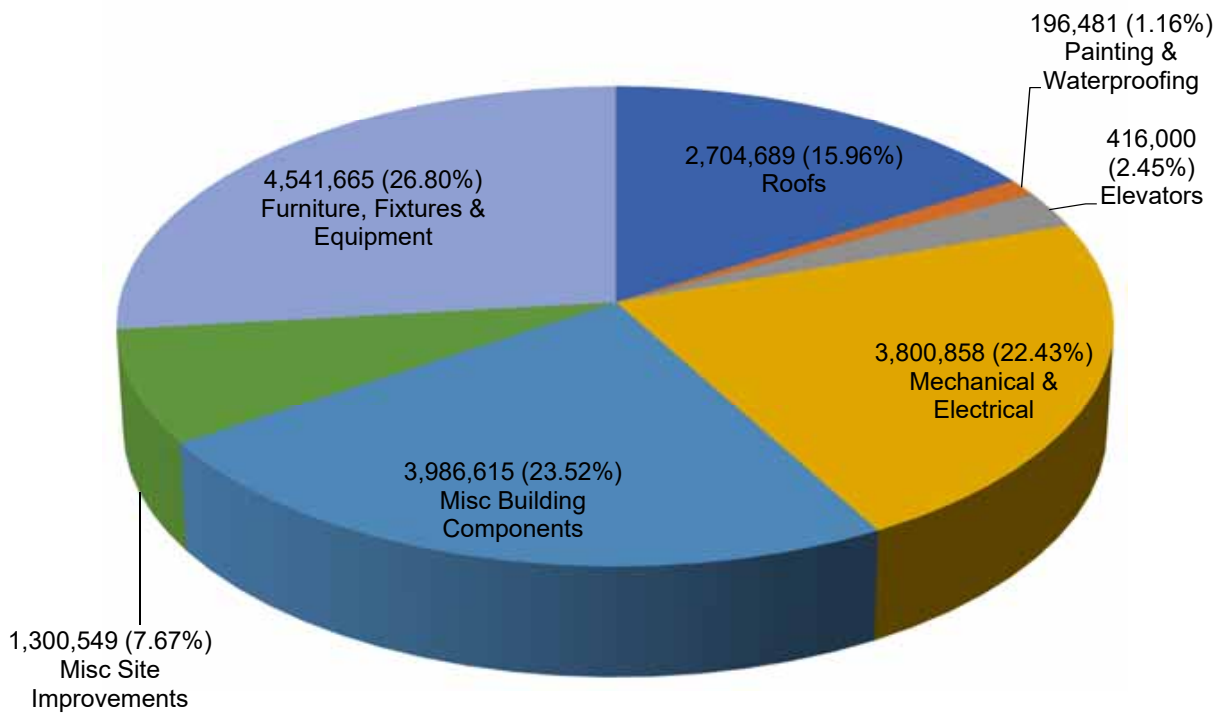
Current Annual Reserve Funding Contribution Amount:	\$475,000
Recommended 2019-20 Reserve Funding Contribution Amount:	\$1,257,788
Recommended 2019-20 Planned Special Assessment Amount:	\$0
Total 2019-20 Reserve Funding and Planned Special Assessment Amount:	\$1,257,788
Increase (decrease) between Current & Recommended Contribution Amounts:	\$782,788
Increase (decrease) between Current & Recommended Contribution Amounts:	164.80%

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Phase: Arenas, Garage F, Retail 1

Chart A

2019-20 Current Reserve Component Costs

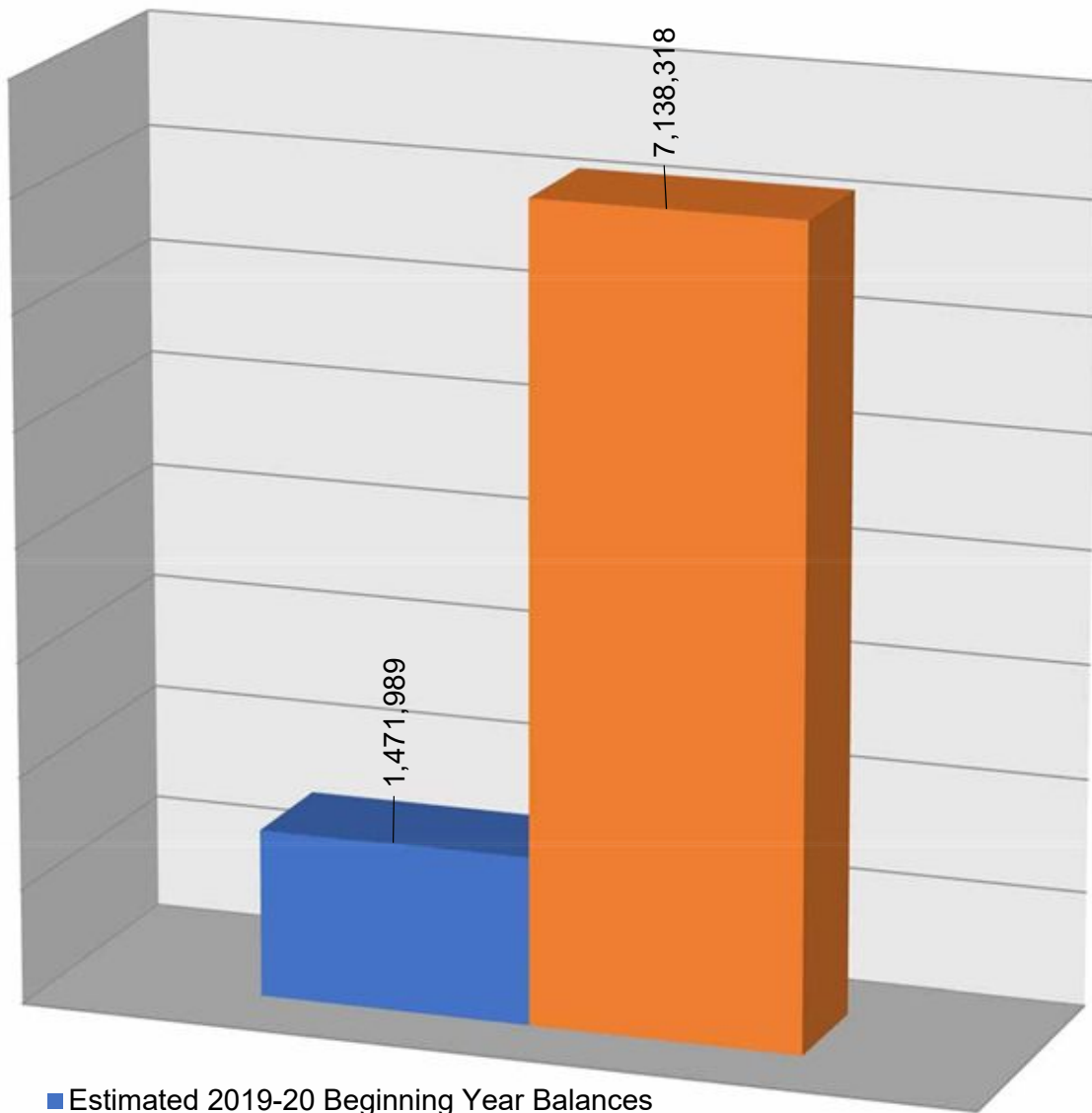


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Chart B

2019-20 Actual vs. 100% Funded Straight Line Reserve Balances



■ Estimated 2019-20 Beginning Year Balances

■ 100% Funded Straight Line 2019-20 Beginning Year Balances

Actual beginning year balances are estimates only based on the latest financial information.

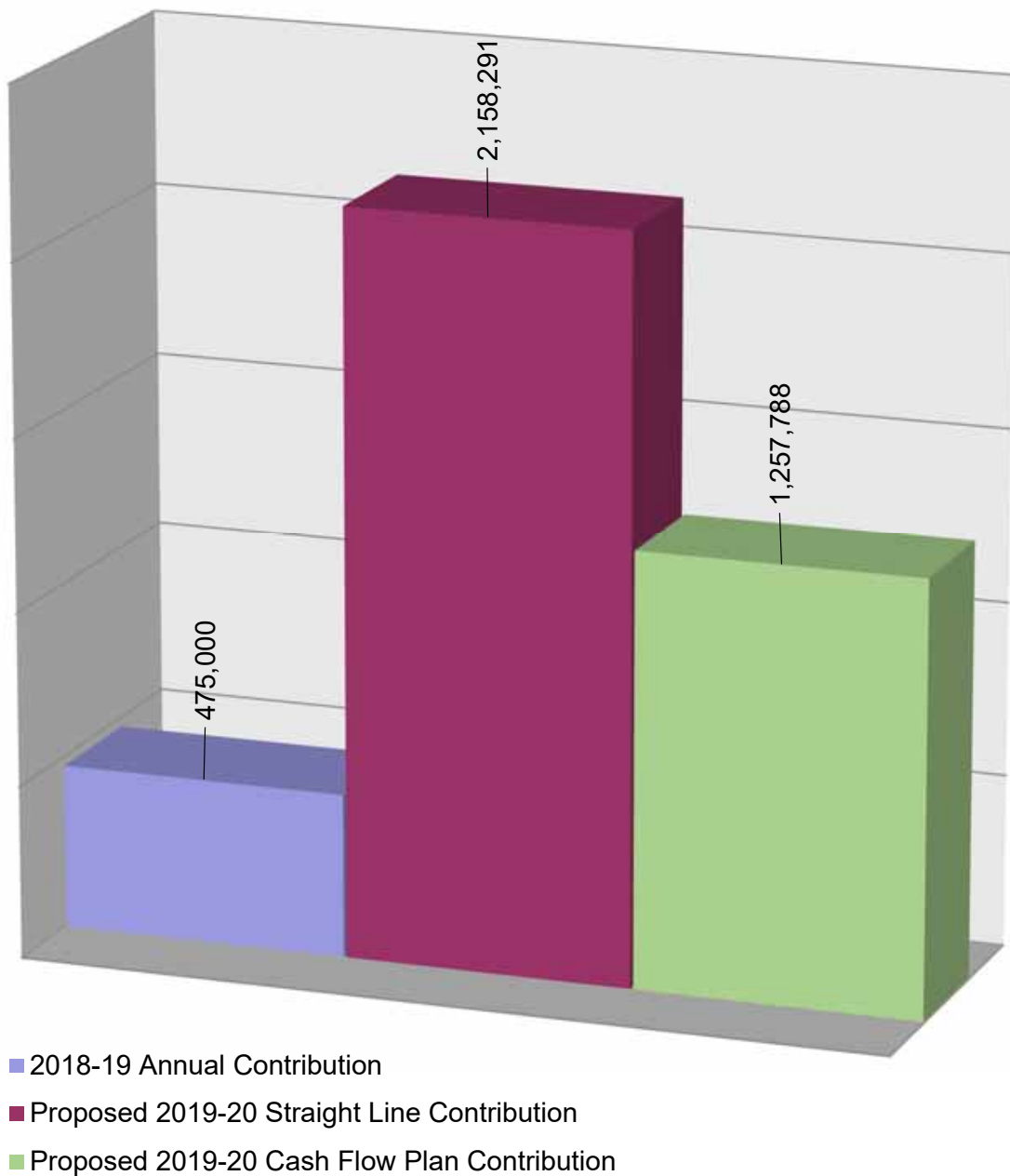
100% funded beginning year balances are based on straight line accounting formulas.

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Chart C

2019-20 Funding Contribution Comparisons



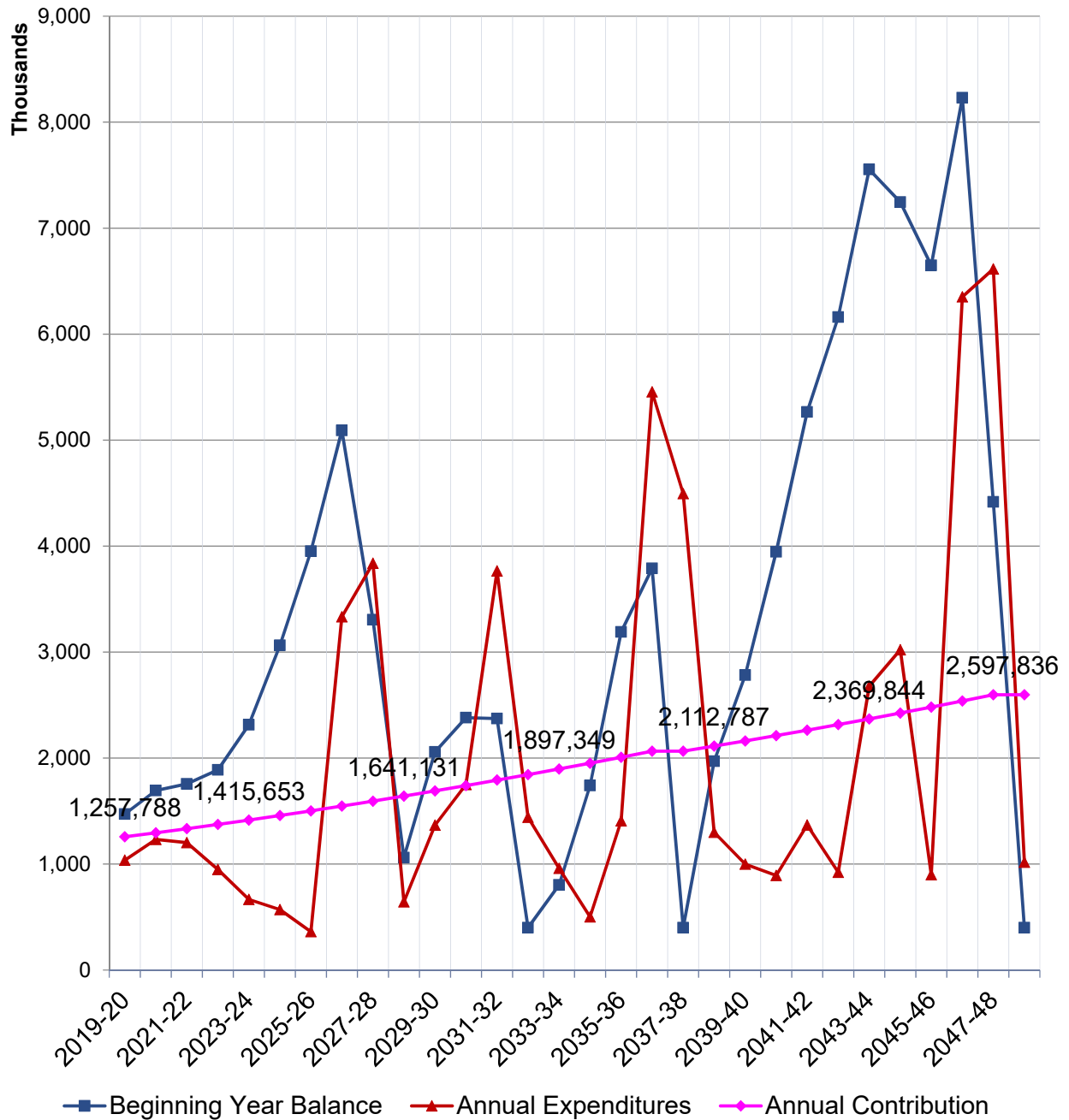
Proposed 2019-20 Straight Line Contribution = Unfunded Balance / Remaining Life

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Chart D

30 Year Pooled Cash Flow Plan



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Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	6/30/2019 Balance	Unfunded Balance	2019-20 Contribution
Roofs	2,704,689	20-30	9-20	0	2,704,689	261,048
Painting & Waterproofing	196,481	6-7	2-6	19,079	177,402	45,899
Elevators	416,000	14-28	3-24	0	416,000	41,249
Mechanical & Electrical	3,800,858	1-36	1-25	270,446	3,530,412	399,256
Misc Building Components	3,986,615	7-36	1-25	699,956	3,286,659	481,286
Misc Site Improvements	1,300,549	3-30	1-27	22,983	1,277,566	186,063
Furniture, Fixtures & Equipment	4,541,665	1-30	1-19	459,525	4,082,140	743,490
Grand Total	16,946,857			1,471,989	15,474,868	2,158,291

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Budget Year: 7/1/2019 - 6/30/2020
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 Phase: Arenas, Garage F, Retail 1

Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/19 Balance	Unfunded Balance	2019-20 Contribution
Roofs									
Roof, Metal - Retail 1	20	Squares	1,208.00	24,160	30	19	0	24,160	1,272
Roof, Metal - Venue	14	Squares	1,500.00	21,000	30	19	0	21,000	1,105
Roof, Metal Panel Canopy - Arena Retail	29	Squares	959.00	27,811	30	19	0	27,811	1,464
Roof, Single Ply - Arena	1,430	Squares	1,250.00	1,787,500	20	9	0	1,787,500	198,611
Roof, Single Ply - Garage F	6	Squares	931.00	5,586	20	9	0	5,586	621
Roof, Single Ply - Retail 1	282	Squares	931.00	262,542	20	9	0	262,542	29,171
Roof, Single Ply - Venue	519	Squares	1,110.00	576,090	20	20	0	576,090	28,804
Roofs Total	7	Components		2,704,689	20-30	9-20	0	2,704,689	261,048

Painting & Waterproofing

Paint Exterior and Waterproof - Arena	1	Total	51,500.00	51,500	7	2	19,079	32,421	16,210
Paint Exterior and Waterproof - Garage F	1	Total	64,553.00	64,553	7	5	0	64,553	12,911
Paint Exterior and Waterproof - Retail 1	1	Total	37,500.00	37,500	7	4	0	37,500	9,375
Paint Exterior and Waterproof - Venue	1	Total	18,000.00	18,000	7	6	0	18,000	3,000
Paint Exterior/Interior Doors - Arena/Venue	1	Total	17,500.00	17,500	6	6	0	17,500	2,917
Paint Interior, Restripe - Garage F	1	Total	7,428.00	7,428	7	5	0	7,428	1,486
Painting & Waterproofing Total	6	Components		196,481	6-7	2-6	19,079	177,402	45,899

Elevators

Elevator Cab Refurbishment Allowance - Arena	3	Each	15,000.00	45,000	14	3	0	45,000	15,000
Elevator Cab Refurbishment Allowance - Arena (VIP)	1	Each	15,000.00	15,000	14	14	0	15,000	1,071
Elevator Cab Refurbishment Allowance - Garage F	2	Each	8,000.00	16,000	14	3	0	16,000	5,333
Elevator Cab Refurbishment Allowance - Venue	1	Each	15,000.00	15,000	14	10	0	15,000	1,500
Elevator Modernization Allowance, 2 Stop - Arena	2	Total	30,000.00	60,000	28	17	0	60,000	3,529
Elevator Modernization Allowance, 3 Stop - Arena	2	Total	45,000.00	90,000	28	17	0	90,000	5,294
Elevator Modernization Allowance, 3 Stop - Venue	1	Total	45,000.00	45,000	28	24	0	45,000	1,875
Elevator Modernization Allowance, 5 Stop - Garage F	2	Each	65,000.00	130,000	28	17	0	130,000	7,647
Elevators Total	8	Components		416,000	14-28	3-24	0	416,000	41,249

Mechanical & Electrical

Electric

Electrical, Aisle Lights - Arena	63	Each	1,300.00	81,900	30	19	0	81,900	4,311
Electrical, LED House Lights - Arena	1	Total	99,920.00	99,920	20	16	0	99,920	6,245
Electrical, LED Sports Lights - Arena	1	Total	577,000.00	577,000	20	19	0	577,000	30,368
Electrical, LED Sports/Event Lights - Venue	1	Total	16,000.00	16,000	20	1	16,000	0	0

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Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/19 Balance	Unfunded Balance	2019-20 Contribution
Generator, Deferred Maint Allowance - Arena	1	Each	8,000.00	8,000	9	1	8,000	0	0
Generator, Deferred Maint Allowance - Gar F (Venue)	1	Each	8,000.00	8,000	9	1	8,000	0	0
Generator, Diesel, 100 kW w/ATS - Gar F (Venue)	1	Each	69,362.00	69,362	36	25	0	69,362	2,774
Generator, Diesel, 1000 kW w/ATS - Arena	1	Each	439,793.00	439,793	36	25	0	439,793	17,592
Generator, Steel Fuel Tank - Arena	1	Each	6,186.00	6,186	20	9	0	6,186	687
Light Pole & Dbl Fixture - Garage F	6	Each	3,250.00	19,500	22	11	0	19,500	1,773
Lighting Replacement Allowance - Garage F	1	Total	37,440.00	37,440	20	15	0	37,440	2,496
Lighting Replacement Allowance - Truss Lighting (Venue)	1	Total	10,000.00	10,000	10	1	10,000	0	0
Lighting Replacement Allowance, Exterior - Retail 1	1	Total	11,803.00	11,803	20	9	0	11,803	1,311
Lighting Replacement Allowance, Exterior - Retail CFE	1	Total	4,263.00	4,263	20	9	0	4,263	474
Lighting Replacement Allowance, Exterior - Venue	1	Total	13,789.00	13,789	20	19	0	13,789	726
Fire Pump & Alarm System									
Fire Alarm System - Arena	1	Total	500,000.00	500,000	22	11	0	500,000	45,455
Fire Alarm System - Garage F	1	Total	5,000.00	5,000	22	11	0	5,000	455
Fire Alarm System - Retail 1	1	Total	10,000.00	10,000	22	11	0	10,000	909
Fire Alarm System - Venue	1	Total	10,000.00	10,000	22	11	0	10,000	909
Fire Jockey Pump/Motor - Arena	1	Each	4,293.00	4,293	9	1	4,293	0	0
Fire Pump Deferred Maint Allowance - Arena	1	Each	8,345.00	8,345	10	1	8,345	0	0
Fire Pump/Motor/Controller, 100 Hp - Arena	1	Each	117,308.00	117,308	36	25	0	117,308	4,692
HVAC									
A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	1	Each	100,000.00	100,000	5	4	0	100,000	25,000
A/C Chilled Wtr Pump/Mtr, 100 Hp - CHP-1C-1 (Arena)	1	Each	40,785.00	40,785	15	4	0	40,785	10,196
A/C Chilled Wtr Pump/Mtr, 100 Hp - CHP-1C-2 (Arena)	1	Each	40,785.00	40,785	15	4	0	40,785	10,196
A/C Equipment Allowance - Arena	1	Total	51,500.00	51,500	5	1	51,500	0	0
A/C Fan Coil Unit Allowance (x34) - Arena	1	Total	10,000.00	10,000	1	1	10,000	0	0
A/C PAC Unit Systems Allowance - Retail	1	Total	75,000.00	75,000	10	3	0	75,000	25,000
A/C PAC Unit Systems Allowance - Retail	1	Total	75,000.00	75,000	10	1	75,000	0	0
A/C PAC Unit Systems Allowance - Retail	1	Total	75,000.00	75,000	10	4	0	75,000	18,750
A/C PAC Unit Systems Allowance - Retail	1	Total	75,000.00	75,000	10	5	0	75,000	15,000
A/C PAC Unit Systems Allowance - Retail	1	Total	75,000.00	75,000	10	2	27,784	47,216	23,608
A/C Package Unit (Size TBD) - Venue	10	Each	50,000.00	500,000	14	12	0	500,000	41,667
A/C Package Unit, 20 Ton - Retail at CFE (RTU 2B-7)	1	Each	35,612.00	35,612	14	3	0	35,612	11,871
A/C Package Unit, 20 Ton - Retail at CFE (RTU 2C-1)	1	Each	35,612.00	35,612	14	3	0	35,612	11,871
A/C Ret Air Heat Pump/Mtr, 15 Hp - HWP-1C-1 (Arena)	1	Each	9,972.00	9,972	15	4	0	9,972	2,493
A/C Ret Air Heat Pump/Mtr, 15 Hp - HWP-1C-2 (Arena)	1	Each	9,972.00	9,972	15	4	0	9,972	2,493
A/C Split Unit Systems Allowance - Retail	1	Total	15,000.00	15,000	10	1	15,000	0	0
A/C Variable Freq Drive - Chilled Water Pumps (Arena)	2	Each	21,658.00	43,316	14	3	0	43,316	14,439
A/C Variable Freq Drive - Return Air Pumps (Arena)	2	Each	21,658.00	43,316	14	3	0	43,316	14,439
Boiler, 2000 MBH Nat Gas - Hot Air Return (Venue)	4	Each	40,000.00	160,000	10	8	0	160,000	20,000
Boiler, Refurbishment Allow - Hot Air Return (Venue)	4	Total	5,000.00	20,000	5	3	0	20,000	6,667
Exhaust & Supply Fan Allow - Smoke EVAC (Arena)	1	Total	25,000.00	25,000	30	19	0	25,000	1,316
Exhaust Fan - Hood Project (Venue)	1	Each	24,940.00	24,940	10	8	0	24,940	3,118

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Budget Year: 7/1/2019 - 6/30/2020
 Report Date: 4/30/2019
 Report No: 6277 Version 3
 Phase: Arenas, Garage F, Retail 1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/19 Balance	Unfunded Balance	2019-20 Contribution
Plumbing									
Boiler, 850 MBH Nat Gas - East Retail (Arena)	1	Each	18,970.00	18,970	10	8	0	18,970	2,371
Boiler, 850 MBH Nat Gas - Food Service (Arena)	2	Each	18,970.00	37,940	10	8	0	37,940	4,742
Boiler, 850 MBH Nat Gas - Venue	1	Each	15,000.00	15,000	10	8	0	15,000	1,875
Boiler, Refurbishment Allowance - East Retail (Arena)	1	Total	5,000.00	5,000	5	3	0	5,000	1,667
Boiler, Refurbishment Allowance - Food Srvc (Arena)	2	Total	5,000.00	10,000	5	3	0	10,000	3,333
Boiler, Refurbishment Allowance - Venue	1	Total	5,000.00	5,000	5	3	0	5,000	1,667
Boiler, Water Storage Tank - East Retail (Arena)	1	Each	3,914.00	3,914	20	18	0	3,914	217
Boiler, Water Storage Tank - Food Service (Arena)	2	Each	3,914.00	7,828	20	18	0	7,828	435
Boiler, Water Storage Tank - Venue	1	Each	3,914.00	3,914	20	18	0	3,914	217
Domestic Hot Water Pump System Control Panel	1	Each	18,456.00	18,456	24	13	0	18,456	1,420
Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-1 (Arena)	1	Each	6,229.00	6,229	9	1	6,229	0	0
Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-2 (Arena)	1	Each	6,229.00	6,229	11	1	6,229	0	0
Domestic Water Pump System Control Panel	1	Each	9,600.00	9,600	24	21	0	9,600	457
Domestic Water Pump/Motor, 10 Hp	1	Each	8,022.00	8,022	10	1	8,022	0	0
Domestic Water Pump/Motor, 10 Hp	1	Each	8,022.00	8,022	10	1	8,022	0	0
Domestic Water Pump/Motor, 10 Hp	1	Each	8,022.00	8,022	10	1	8,022	0	0
Drinking Fountain, Indoor - CFE Arena & Venue	20	Each	500.00	10,000	20	20	0	10,000	500
Plumbing, Backflow Preventer, Fire - Retail 1	1	Each	4,000.00	4,000	30	19	0	4,000	211
Plumbing, Backflow Preventer, Potable - Arena	2	Each	4,000.00	8,000	30	19	0	8,000	421
Plumbing, Backflow Preventer, Potable - Retail 1	1	Each	4,000.00	4,000	30	19	0	4,000	211
Plumbing, Backflow Preventer, Potable - Venue	1	Each	4,000.00	4,000	30	19	0	4,000	211
Mechanical & Electrical Total	65	Components		3,800,858	1-36	1-25	270,446	3,530,412	399,256

Misc Building Components

Access Control Systems

Access Control, CCTV Surveillance System - Garage F	1	Total	6,334.00	6,334	10	9	0	6,334	704
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Arena - Ceiling Finish

Finish, Clg, 2x2 SAT - Box Office (Arena)	2,335	Sq Ft	6.17	14,407	24	13	0	14,407	1,108
Finish, Clg, 2x2 SAT - Concession Main Con (Arena)	4,647	Sq Ft	6.17	28,672	24	13	0	28,672	2,206
Finish, Clg, 2x2 SAT - Concession Main Lobby (Arena)	3,230	Sq Ft	6.17	19,930	24	13	0	19,930	1,533
Finish, Clg, 2x2 SAT - Crew Lounge (Arena)	532	Sq Ft	6.17	3,283	24	13	0	3,283	253
Finish, Clg, 2x2 SAT - First Aid Room (Arena)	264	Sq Ft	6.17	1,629	24	13	0	1,629	125
Finish, Clg, 2x2 SAT - Green Room x2 (Arena)	955	Sq Ft	6.17	5,893	24	13	0	5,893	453
Finish, Clg, 2x2 SAT - Lobby Mgmt Office (Arena)	1,499	Sq Ft	6.17	9,249	24	13	0	9,249	711
Finish, Clg, 2x2 SAT - Main Concourse (Arena)	5,473	Sq Ft	6.17	33,769	24	13	0	33,769	2,598
Finish, Clg, 2x2 SAT - Main Concourse Rstrms (Arena)	7,741	Sq Ft	6.17	47,762	24	13	0	47,762	3,674
Finish, Clg, 2x2 SAT - Main Locker Rooms (Arena)	2,382	Sq Ft	6.17	14,697	24	13	0	14,697	1,131
Finish, Clg, 2x2 SAT - Management Offices (Arena)	2,168	Sq Ft	6.17	13,377	24	13	0	13,377	1,029
Finish, Clg, 2x2 SAT - Media Work Room (Arena)	439	Sq Ft	6.17	2,709	24	13	0	2,709	208
Finish, Clg, 2x2 SAT - Press Conference Room (Arena)	854	Sq Ft	6.17	5,270	24	13	0	5,270	405

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Budget Year: 7/1/2019 - 6/30/2020
 Report Date: 4/30/2019
 Report No: 6277 Version 3
 Phase: Arenas, Garage F, Retail 1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/19 Balance	Unfunded Balance	2019-20 Contribution
Finish, Clg, 2x2 SAT - Restrms at Knight Plaza (Arena)	818	Sq Ft	6.17	5,048	24	13	0	5,048	388
Finish, Clg, 2x2 SAT - Show Office x2 (Arena)	231	Sq Ft	6.17	1,426	24	13	0	1,426	110
Finish, Clg, 2x2 SAT - Sound Booth (Arena)	360	Sq Ft	6.17	2,222	24	13	0	2,222	171
Finish, Clg, 2x2 SAT - Training Room (Arena)	1,700	Sq Ft	6.17	10,490	24	13	0	10,490	807
Finish, Clg, 2x2 SAT - Video Production Room (Arena)	880	Sq Ft	6.17	5,430	24	13	0	5,430	418
Finish, Clg, 2x2 SAT - Visiting Locker Rooms (Arena)	1,913	Sq Ft	6.17	11,804	24	13	0	11,804	908
Finish, Clg, 2x4 SAT - Main Lobby (Arena)	7,263	Sq Ft	6.17	44,813	30	19	0	44,813	2,359
Arena - Floor Finish									
Finish, Built In Mat - Main Lobby (Arena)	315	Sq Ft	15.88	5,003	10	1	5,003	0	0
Finish, Carpet - Black & Gold Club (Arena)	214	Sq Yds	39.72	8,501	10	9	0	8,501	945
Finish, Carpet - Box Office (Arena)	260	Sq Yds	42.21	10,975	10	9	0	10,975	1,219
Finish, Carpet - Crew Lounge (Arena)	60	Sq Yds	42.21	2,533	10	9	0	2,533	281
Finish, Carpet - Green Room x2 (Arena)	74	Sq Yds	42.21	3,124	10	9	0	3,124	347
Finish, Carpet - Main M's & W's Locker Rooms (Arena)	265	Sq Yds	42.21	11,186	10	9	0	11,186	1,243
Finish, Carpet - Management Offices (Arena)	241	Sq Yds	42.21	10,173	10	7	0	10,173	1,453
Finish, Carpet - Media Work Room (Arena)	49	Sq Yds	42.21	2,069	10	9	0	2,069	230
Finish, Carpet - Press Conference Room (Arena)	95	Sq Yds	42.21	4,010	10	9	0	4,010	446
Finish, Carpet - Private Suites/Hallway (Arena)	1,569	Sq Yds	77.50	121,598	8	2	45,047	76,551	38,276
Finish, Carpet - Sound Booth (Arena)	40	Sq Yds	42.21	1,689	10	9	0	1,689	188
Finish, Carpet - Video Production Room (Arena)	98	Sq Yds	42.21	4,137	10	2	1,533	2,604	1,302
Finish, Carpet - Visiting Locker Rooms (Arena)	213	Sq Yds	42.21	8,991	10	9	0	8,991	999
Finish, CT Floor - Black & Gold Club (Arena)	1,298	Sq Ft	33.77	43,834	24	22	0	43,834	1,992
Finish, CT Floor - Black & Gold Restrooms (Arena)	637	Sq Ft	13.00	8,281	24	13	0	8,281	637
Finish, CT Floor - Crew Lounge Restrooms (Arena)	133	Sq Ft	13.00	1,729	24	13	0	1,729	133
Finish, CT Floor - Green Room x2 (Arena)	294	Sq Ft	13.00	3,822	24	13	0	3,822	294
Finish, CT Floor - Loge Inlays (Arena)	575	Sq Ft	6.70	3,853	24	18	0	3,853	214
Finish, CT Floor - Main Locker Rooms (Arena)	390	Sq Ft	13.00	5,070	24	13	0	5,070	390
Finish, CT Floor - Press Restrooms (Arena)	456	Sq Ft	13.00	5,928	24	13	0	5,928	456
Finish, CT Floor - Private Suites/RR's/Lobby (Arena)	2,039	Sq Ft	13.00	26,507	24	13	0	26,507	2,039
Finish, CT Floor - Training Room (Arena)	420	Sq Ft	13.00	5,460	24	13	0	5,460	420
Finish, CT Floor - Visiting Locker Rooms (Arena)	762	Sq Ft	13.00	9,906	24	13	0	9,906	762
Finish, Epoxy Coating - Concession Main Con (Arena)	4,647	Sq Ft	6.83	31,740	10	2	11,758	19,982	9,991
Finish, Epoxy Coating - Concession Main Lob (Arena)	3,230	Sq Ft	6.83	22,061	10	2	8,173	13,888	6,944
Finish, Rubber Treads - Main Lobby Stairs (Arena)	4,343	Sq Ft	12.78	55,504	10	5	0	55,504	11,101
Finish, Terrazzo Floor - Main Lobby (Arena)	11,016	Sq Ft	16.94	186,612	30	19	0	186,612	9,822
Finish, Terrazzo Floor - VIP Lobby (Arena)	833	Sq Ft	16.94	14,112	30	19	0	14,112	743
Finish, Terrazzo Floor Refurbishment Allow - Lobby (Arena)	1	Each	30,000.00	30,000	10	1	30,000	0	0
Finish, VT Floor - First Aid Room (Arena)	264	Sq Ft	5.25	1,386	20	9	0	1,386	154
Finish, VT Floor - Lobby Mgmt Office (Arena)	1,499	Sq Ft	5.25	7,870	20	9	0	7,870	874
Finish, VT Floor - Main Concourse (Arena)	28,995	Sq Ft	5.25	152,224	20	9	0	152,224	16,914
Finish, VT Floor - Main Concourse Restrooms (Arena)	7,741	Sq Ft	5.25	40,641	20	9	0	40,641	4,516
Finish, VT Floor - Main Lobby Restrooms (Arena)	643	Sq Ft	5.25	3,376	20	9	0	3,376	375

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Budget Year: 7/1/2019 - 6/30/2020
 Report Date: 4/30/2019
 Report No: 6277 Version 3
 Phase: Arenas, Garage F, Retail 1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/19 Balance	Unfunded Balance	2019-20 Contribution
Finish, VT Floor - Main Locker Rooms (Arena)	668	Sq Ft	5.25	3,507	20	9	0	3,507	390
Finish, VT Floor - Restrooms at Knight Plaza (Arena)	818	Sq Ft	5.25	4,295	20	9	0	4,295	477
Finish, VT Floor - Show Office x2 (Arena)	231	Sq Ft	5.25	1,213	20	9	0	1,213	135
Finish, VT Floor - Staff Locker Rooms (Arena)	581	Sq Ft	5.25	3,051	20	9	0	3,051	339
Finish, VT Floor - Training Room (Arena)	1,700	Sq Ft	5.25	8,925	20	9	0	8,925	992
Finish, VT Floor - Visiting Locker Rooms (Arena)	892	Sq Ft	5.25	4,683	20	9	0	4,683	520
Arena - Renovations & Built-In's									
Renovation Allowance - Black & Gold Club Bar (Arena)	1	Total	18,195.00	18,195	12	1	18,195	0	0
Renovation Allowance - Box Office B/I Desks (Arena)	1	Total	15,485.00	15,485	24	13	0	15,485	1,191
Renovation Allowance - First Aid Room (Arena)	1	Total	5,326.00	5,326	24	13	0	5,326	410
Renovation Allowance - Private Suite Wet Bars (Arena)	1	Total	40,000.00	40,000	12	1	40,000	0	0
Renovation Allowance - Sound Booth Desks (Arena)	1	Total	3,912.00	3,912	24	13	0	3,912	301
Restroom Renovation - Black & Gold Club (Arena)	1	Total	26,810.00	26,810	24	13	0	26,810	2,062
Restroom Renovation - Crew Lounge (Arena)	1	Total	5,955.00	5,955	24	13	0	5,955	458
Restroom Renovation - Green Room x2 (Arena)	1	Total	23,924.00	23,924	24	13	0	23,924	1,840
Restroom Renovation - Knight Plaza (Arena)	1	Total	38,756.00	38,756	24	13	0	38,756	2,981
Restroom Renovation - Main Concourse (Arena)	1	Total	340,214.00	340,214	24	13	0	340,214	26,170
Restroom Renovation - Main Lobby (Arena)	1	Total	31,576.00	31,576	24	13	0	31,576	2,429
Restroom Renovation - Main Locker Rooms (Arena)	1	Total	34,816.00	34,816	24	13	0	34,816	2,678
Restroom Renovation - Press (Arena)	1	Total	14,602.00	14,602	24	13	0	14,602	1,123
Restroom Renovation - Private Suites (Arena)	1	Total	10,000.00	10,000	12	1	10,000	0	0
Restroom Renovation - Staff Locker Rooms (Arena)	1	Total	27,779.00	27,779	24	13	0	27,779	2,137
Restroom Renovation - Visiting Locker Rooms (Arena)	1	Total	108,420.00	108,420	24	13	0	108,420	8,340
Arena - Wall Finish									
Finish, CT Walls - Black & Gold Restrooms (Arena)	828	Sq Ft	13.00	10,764	24	13	0	10,764	828
Finish, CT Walls - Branded Concessions (Arena)	1	Total	90,000.00	90,000	24	1	90,000	0	0
Finish, CT Walls - Crew Lounge Restrooms (Arena)	278	Sq Ft	13.00	3,614	24	13	0	3,614	278
Finish, CT Walls - Green Room x2 (Arena)	391	Sq Ft	13.00	5,083	24	13	0	5,083	391
Finish, CT Walls - Main Concourse (Arena)	7,214	Sq Ft	13.00	93,782	24	13	0	93,782	7,214
Finish, CT Walls - Main Concourse Restrooms (Arena)	7,408	Sq Ft	13.00	96,304	24	13	0	96,304	7,408
Finish, CT Walls - Main Lobby (Arena)	1,914	Sq Ft	13.00	24,882	24	13	0	24,882	1,914
Finish, CT Walls - Main Lobby Restrooms (Arena)	813	Sq Ft	13.00	10,569	24	13	0	10,569	813
Finish, CT Walls - Main Locker Rooms (Arena)	2,235	Sq Ft	13.00	29,055	24	13	0	29,055	2,235
Finish, CT Walls - Press Restrooms (Arena)	584	Sq Ft	13.00	7,592	24	13	0	7,592	584
Finish, CT Walls - Private Suite Restrooms (Arena)	1,594	Sq Ft	13.00	20,722	12	3	0	20,722	6,907
Finish, CT Walls - Training Room (Arena)	860	Sq Ft	13.00	11,180	24	13	0	11,180	860
Finish, CT Walls - Visiting Locker Rooms (Arena)	3,062	Sq Ft	13.00	39,806	24	13	0	39,806	3,062
Finish, VT Wall Panels - Concession Main Con (Arena)	7,124	Sq Ft	7.33	52,219	24	13	0	52,219	4,017
Finish, VT Wall Panels - Concession Main Lob (Arena)	3,932	Sq Ft	7.33	28,822	24	13	0	28,822	2,217
Finish, Wall Covering - Black & Gold Restrooms (Arena)	828	Sq Ft	5.29	4,381	12	3	0	4,381	1,460

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Budget Year: 7/1/2019 - 6/30/2020
 Report Date: 4/30/2019
 Report No: 6277 Version 3
 Phase: Arenas, Garage F, Retail 1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/19 Balance	Unfunded Balance	2019-20 Contribution
Misc Building Exterior									
Awning Fabric, Recover - Venue (Green)	765	Sq Ft	7.82	5,983	8	6	0	5,983	997
Awning Frame, Replace - Venue (Green)	765	Sq Ft	15.27	11,682	16	6	0	11,682	1,947
Awning/Bahama Shutters, Metal - Garage F	945	Sq Ft	30.00	28,350	25	14	0	28,350	2,025
Awning/Bahama Shutters, Metal - Retail 1	854	Sq Ft	30.00	25,620	25	14	0	25,620	1,830
Door, Glass, Double Door - Arena	1	Each	10,000.00	10,000	20	1	10,000	0	0
Door, Metal Overhead, 10 x 8 - S/R at CFE Arena	4	Each	2,780.00	11,120	16	5	0	11,120	2,224
Door, Metal Overhead, 10 x 8 - S/R at Venue	1	Each	2,780.00	2,780	16	14	0	2,780	199
Door, Metal Overhead, 10 x 10 - S/R at CFE Arena	1	Each	7,430.00	7,430	16	5	0	7,430	1,486
Door, Metal Overhead, 12 x 12 - S/R at CFE Arena	1	Each	7,430.00	7,430	16	5	0	7,430	1,486
Door, Metal Overhead, 12 x 12 - S/R at Venue	1	Each	7,430.00	7,430	16	14	0	7,430	531
Door, Metal Overhead, 12 x 9 - S/R at CFE Arena	1	Each	7,430.00	7,430	16	5	0	7,430	1,486
Door, Metal Overhead, 16 x 14 - S/R at CFE Arena	1	Each	7,430.00	7,430	16	5	0	7,430	1,486
Fence, VC Chain Link, 3'-6" - Garage F	1,280	Ln Ft	10.18	13,031	22	11	0	13,031	1,185
Railing, Alum Picket, 42" - Garage F	515	Ln Ft	88.00	45,320	36	25	0	45,320	1,813
Remediation Allowance - Garage F (1x Expense)	1	Total	252,000.00	252,000	20	1	252,000	0	0
Trellis, Metal - Garage F	266	Sq Ft	35.00	9,310	25	14	0	9,310	665
Trellis, Metal - Retail 1	366	Sq Ft	35.00	12,810	25	14	0	12,810	915
Venue - Ceiling Finish									
Finish, Clg, 2x2 SAT - Level 2 Athletics Ofcs (Venue)	6,310	Sq Ft	6.17	38,933	24	13	0	38,933	2,995
Finish, Clg, 2x2 SAT - Level 2 Hallway (Venue)	2,644	Sq Ft	6.17	16,314	24	13	0	16,314	1,255
Finish, Clg, 2x4 SAT - Level 1 Hallways '07 (Venue)	8,415	Sq Ft	6.17	51,921	24	13	0	51,921	3,994
Finish, Clg, 2x4 SAT - Staff Locker Rooms (Arena)	581	Sq Ft	6.17	3,585	24	13	0	3,585	276
Finish, Clg, 2x4 SAT Tile Only - Lvl 1 Halls (Venue)	1,776	Sq Ft	3.09	5,488	24	2	2,033	3,455	1,728
Finish, Clg, 2x4 SAT Tile Only - Lvl 1 Old Kit/Ofc (Venue)	1,470	Sq Ft	3.09	4,543	24	22	0	4,543	206
Finish, Clg, 2x4 SAT Tile Only - Lvl 1 Volleyball Stor (Venue)	3,185	Sq Ft	3.09	9,842	24	2	3,646	6,196	3,098
Finish, Clg, 2x4 SAT Tile Only - Lvl 3 Skybox/Suites (Venue)	5,250	Sq Ft	3.09	16,223	24	2	6,010	10,213	5,106
Finish, Clg, 2x4 SAT Tile Only - Mens Practice Gym (Venue)	7,426	Sq Ft	3.09	22,947	24	2	8,501	14,446	7,223
Finish, Clg, 2x4 SAT Tile Only - Weight/Strength (Venue)	4,989	Sq Ft	3.09	15,417	24	22	0	15,417	701
Finish, Clg, 2x4 SAT Tile Only - Wom Practice Gym (Venue)	7,843	Sq Ft	3.09	24,235	24	2	8,978	15,257	7,628
Venue - Floor Finish									
Finish, Carpet - Level 1 Athletics Office Space (Venue)	173	Sq Yds	115.65	20,008	10	9	0	20,008	2,223
Finish, Carpet - Level 1 Conference Room (Venue)	204	Sq Yds	42.21	8,611	10	6	0	8,611	1,435
Finish, Carpet - Level 1 Soccer/VB Lockers (Venue)	409	Sq Yds	42.21	17,264	10	9	0	17,264	1,918
Finish, Carpet - Level 1 WBB Locker Rm (Venue)	71	Sq Yds	113.82	8,082	10	8	0	8,082	1,010
Finish, Carpet - Level 2 Athletics Office Space (Venue)	702	Sq Yds	56.68	39,790	10	9	0	39,790	4,421
Finish, Carpet - Level 2 Hallway (Venue)	294	Sq Yds	52.50	15,435	10	9	0	15,435	1,715
Finish, Carpet - Level 3 Skybox/Suites (Venue)	584	Sq Yds	42.21	24,651	10	4	0	24,651	6,163
Finish, CT Floor - Level 1 Old Kitchen/Office (Venue)	1,537	Sq Ft	13.00	19,981	30	3	0	19,981	6,660
Finish, CT Floor - Level 1 Restrooms (Venue)	986	Sq Ft	9.87	9,732	24	22	0	9,732	442
Finish, CT Floor - Level 1 Soccer/VB Lockers (Venue)	867	Sq Ft	13.00	11,271	24	14	0	11,271	805
Finish, CT Floor - Level 2 Athletics Ofc Rstrms (Venue)	251	Sq Ft	13.00	3,263	24	14	0	3,263	233

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Budget Year: 7/1/2019 - 6/30/2020
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 Phase: Arenas, Garage F, Retail 1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/19 Balance	Unfunded Balance	2019-20 Contribution
Finish, CT Floor - Level 2 Mezz & Concession (Venue)	5,597	Sq Ft	13.00	72,761	30	2	26,955	45,806	22,903
Finish, CT Floor - Level 2 Restrooms (Venue)	1,294	Sq Ft	13.00	16,822	30	2	6,232	10,590	5,295
Finish, CT Floor - Level 3 Restrooms (Venue)	647	Sq Ft	13.00	8,411	30	2	3,116	5,295	2,648
Finish, CT Floor - Locker Rm Wt/Stregth (Venue)	1,904	Sq Ft	13.00	24,752	30	2	9,170	15,582	7,791
Finish, Rubber Floor - Weight/Strength Rm (Venue)	4,989	Sq Ft	11.03	55,029	7	5	0	55,029	11,006
Finish, Tartan Floor - Level 1 Sports Court (Venue)	31,006	Sq Ft	1.79	55,501	10	3	0	55,501	18,500
Finish, VT Floor - Level 1 Athletics/Laundry (Venue)	1,775	Sq Ft	5.25	9,319	20	10	0	9,319	932
Finish, VT Floor - Level 1 Hallways (Venue)	1,776	Sq Ft	5.25	9,324	30	2	3,454	5,870	2,935
Finish, VT Floor - Level 1 Hallways '07 (Venue)	8,415	Sq Ft	5.25	44,179	30	19	0	44,179	2,325
Finish, VT Floor - Level 1 Soccer/VB Lockers (Venue)	1,313	Sq Ft	5.25	6,894	30	20	0	6,894	345
Venue - Renovations & Built-In's									
Railing, Alum Picket - Level 2 Mezzanine (Venue)	505	Ln Ft	71.00	35,855	36	2	13,283	22,572	11,286
Renovation Allowance - Box Office (Venue)	1	Total	2,000.00	2,000	20	20	0	2,000	100
Renovation Allowance - Lvl 2 Concessions (Venue)	2	Total	7,767.00	15,534	30	2	5,755	9,779	4,890
Renovation Allowance - Lvl 3 Skybox/Ste Bar (Venue)	1	Total	13,208.00	13,208	30	2	4,893	8,315	4,158
Renovation Allowance - Media Work Desks (Arena)	1	Total	5,705.00	5,705	24	13	0	5,705	439
Restroom Renovation - Level 1 (Venue)	1	Total	14,722.00	14,722	24	22	0	14,722	669
Restroom Renovation - Level 2 (Venue)	1	Total	46,129.00	46,129	30	2	17,089	29,040	14,520
Restroom Renovation - Level 3 (Venue)	1	Total	15,411.00	15,411	30	2	5,709	9,702	4,851
Restroom Renovation - Lockers Soccer&VB (Venue)	1	Total	51,225.00	51,225	24	14	0	51,225	3,659
Restroom Renovation - Lockers Wt/Stregth (Venue)	1	Total	60,502.00	60,502	30	2	22,413	38,089	19,044
Venue - Wall Finish									
Finish, CT Walls - Level 1 Restrooms (Venue)	2,561	Sq Ft	3.21	8,221	24	22	0	8,221	374
Finish, CT Walls - Level 2 Restrooms (Venue)	3,053	Sq Ft	13.00	39,689	30	2	14,703	24,986	12,493
Finish, CT Walls - Level 3 Restrooms (Venue)	1,527	Sq Ft	13.00	19,851	30	2	7,354	12,497	6,248
Finish, CT Walls - Locker Rm Soccer&VB (Venue)	2,798	Sq Ft	13.00	36,374	24	14	0	36,374	2,598
Finish, CT Walls - Locker Rm Wt/Stregth (Venue)	1,859	Sq Ft	13.00	24,167	30	2	8,953	15,214	7,607
Misc Building Components Total	157	Components		3,986,615	7-36	1-25	699,956	3,286,659	481,286

Misc Site Improvements

Basketball Court Resurfacing Allowance - Outdoor Court	1	Court	21,225.00	21,225	6	3	0	21,225	7,075
Bicycle Rack Allowance	1	Total	4,974.00	4,974	10	8	0	4,974	622
Fence, VC Chain Link, 4' - 6' - Retail 1	610	Ln Ft	15.93	9,718	22	11	0	9,718	883
Knight Plaza, Artificial Turf	1	Total	58,000.00	58,000	7	5	0	58,000	11,600
Knight Plaza, Benches - Escofet Abril Precast	1	Each	42,296.00	42,296	15	13	0	42,296	3,254
Knight Plaza, Benches - Victor Stanley In Ground Composite	1	Each	7,508.00	7,508	15	13	0	7,508	578
Knight Plaza, Flame Bowls	1	Each	120,000.00	120,000	10	8	0	120,000	15,000
Knight Plaza, Flame Bowls Refurbishment Allowance	1	Each	50,000.00	50,000	5	3	0	50,000	16,667
Knight Plaza, Granite Pegasus & Bands Allowance	1	Each	10,000.00	10,000	5	3	0	10,000	3,333
Knight Plaza, Monitors/Players/Enclosures/AC	1	Each	126,672.00	126,672	7	5	0	126,672	25,334
Knight Plaza, Outdoor Furniture - Landscape Forms	1	Total	47,237.00	47,237	15	13	0	47,237	3,634

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 Phase: Arenas, Garage F, Retail 1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/19 Balance	Unfunded Balance	2019-20 Contribution
Knight Plaza, Pebbleflex	1	Each	20,000.00	20,000	10	8	0	20,000	2,500
Knight Plaza, Precast Planter Refurbishment Allowance	1	Each	20,000.00	20,000	10	8	0	20,000	2,500
Knight Plaza, Sound Equipment	1	Total	30,000.00	30,000	10	8	0	30,000	3,750
Knight Plaza, Spires Repainting Allowance	1	Each	15,000.00	15,000	7	5	0	15,000	3,000
Knight Plaza, Stanchion Bollards, Removable	1	Each	22,000.00	22,000	10	8	0	22,000	2,750
Knight Plaza, Trash Receptacle Allowance	1	Each	14,834.00	14,834	10	8	0	14,834	1,854
Knight Plaza, Umbrella - California Umbrella	1	Each	7,470.00	7,470	5	3	0	7,470	2,490
Landscape Allowance - Inflation N/A (2020)	1	Total	48,544.00	48,544	6	2	17,983	30,561	15,280
Landscape Allowance - Inflation N/A (2025)	1	Total	41,875.00	41,875	11	7	0	41,875	5,982
Landscape Allowance - Inflation N/A (2030)	1	Total	36,122.00	36,122	16	12	0	36,122	3,010
Landscape Allowance - Inflation N/A (2035)	1	Total	31,159.00	31,159	21	17	0	31,159	1,833
Landscape Allowance - Inflation N/A (2040)	1	Total	26,878.00	26,878	26	22	0	26,878	1,222
Landscape Allowance - Inflation N/A (2045)	1	Total	23,185.00	23,185	30	27	0	23,185	859
Light Pole & Fixture, 16' Mushroom	37	Each	3,338.00	123,506	26	15	0	123,506	8,234
Light Pole & Fixture, 16' Stick - Knight Plaza	10	Each	6,000.00	60,000	26	15	0	60,000	4,000
Light Pole & Fixture, 30' Downlight	16	Each	5,000.00	80,000	26	15	0	80,000	5,333
Light Pole & Fixture, 30' Downlight Dbl	1	Each	5,500.00	5,500	26	15	0	5,500	367
Park Bench, Concrete - East Plaza	18	Each	1,135.00	20,430	25	14	0	20,430	1,459
Park Bollard, Concrete - Knight Plaza	51	Each	1,000.00	51,000	25	14	0	51,000	3,643
Patch/Top-Coat Refurb Allowance - Retail Breezeways	1	Total	8,000.00	8,000	3	3	0	8,000	2,667
Planter Wall/Cap - Planters x2 (E Plaza/Gemini)	1	Total	18,000.00	18,000	20	19	0	18,000	947
Planters, Round - Knight Plaza	8	Each	1,000.00	8,000	15	11	0	8,000	727
Retaining Wall, Stacked Stone - Retail 1	468	Sq Ft	31.70	14,836	30	19	0	14,836	781
Sail Shade Refurbishment Allowance - Knight Plaza	1	Total	50,000.00	50,000	5	3	0	50,000	16,667
Spire Refurbishment Allowance - Knight Plaza	2	Each	5,000.00	10,000	5	3	0	10,000	3,333
Stage Refurbishment Allowance - Knight Plaza	1	Total	5,000.00	5,000	5	1	5,000	0	0
Trash Can Holder, Coated Steel - Outdoor	30	Each	386.00	11,580	15	4	0	11,580	2,895
Misc Site Improvements Total	38	Components		1,300,549	3-30	1-27	22,983	1,277,566	186,063

Furniture, Fixtures & Equipment

Athletics

Basketball Court - Arena	1	Each	125,000.00	125,000	6	1	125,000	0	0
Basketball Hoops (x3) & Shot Clocks (x2) - Arena	1	Total	84,400.00	84,400	12	1	84,400	0	0
Volleyball Court - Venue	1	Each	95,360.00	95,360	5	3	0	95,360	31,787

Electronics

A/V Assisted Listening Unit - Sound Booth	1	Total	17,389.00	17,389	15	1	17,389	0	0
A/V Misc Equipment - Sound Booth	1	Total	35,000.00	35,000	15	4	0	35,000	8,750
A/V Sound Equipment - Arena	1	Each	316,800.00	316,800	10	8	0	316,800	39,600
A/V Sound Equipment Refurb Allowance - Arena	1	Total	156,200.00	156,200	5	3	0	156,200	52,067
A/V Video Production Equipment, Controllers - Arena	1	Total	94,171.00	94,171	4	2	34,886	59,285	29,642
Advertising, Illuminated Ad Panels - Upper Bowl	16	Each	2,500.00	40,000	15	4	0	40,000	10,000

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 Phase: Arenas, Garage F, Retail 1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/19 Balance	Unfunded Balance	2019-20 Contribution
Advertising, Illuminated Super Graphic	3	Each	5,000.00	15,000	15	4	0	15,000	3,750
Computer Workstation/Equipment Allowance	1	Total	10,300.00	10,300	1	1	10,300	0	0
Electronics, Fiber Optic Cable Allowance - Arena	1	Total	9,613.00	9,613	10	10	0	9,613	961
Electronics, Move Projector (Inflatable Screen)	1	Each	14,239.00	14,239	10	8	0	14,239	1,780
Electronics, Movie Screen (Inflatable)	1	Each	2,850.00	2,850	10	7	0	2,850	407
Electronics, Ribbon Boards - Arena	1	Each	434,856.00	434,856	10	8	0	434,856	54,357
Electronics, Scoreboard - Arena	1	Each	945,274.00	945,274	10	8	0	945,274	118,159
Electronics, Sound System - Outdoor at Box Office	1	Total	15,585.00	15,585	12	9	0	15,585	1,732
Electronics, Televisions	1	Total	40,677.00	40,677	10	7	0	40,677	5,811
Equipment, Cable TV System Allowance - Arena & Venue	1	Total	35,000.00	35,000	10	1	35,000	0	0
Equipment, Clear Com Replacement - Arena	1	Each	26,107.00	26,107	10	9	0	26,107	2,901
Equipment, Wheels on Magnetometers - Arena & Venue	1	Total	10,000.00	10,000	10	1	10,000	0	0
Equipment, Xenon Follow Spots	6	Each	13,682.00	82,092	10	9	0	82,092	9,121
Furnishings									
Furnishings/Decorating - Black & Gold Club (Arena)	1	Total	27,191.00	27,191	8	5	0	27,191	5,438
Furnishings/Decorating - Green Room x2 (Arena)	1	Total	6,000.00	6,000	8	6	0	6,000	1,000
Furnishings/Decorating - Management Offices (Arena)	1	Total	40,000.00	40,000	12	6	0	40,000	6,667
Furnishings/Decorating - Private Suites/Loge's (Arena)	1	Total	150,000.00	150,000	8	2	55,566	94,434	47,217
Furniture, Outdoor Table/Bench/Canopy Set	11	Each	650.00	7,150	12	3	0	7,150	2,383
Laundry & Housekeeping									
Housekeeping, Cleaning Solution Storage, Orbio	1	Each	10,184.00	10,184	8	4	0	10,184	2,546
Housekeeping, Floor Carpet Extractor	1	Each	5,964.00	5,964	8	4	0	5,964	1,491
Housekeeping, Floor Scrubber - Model T5	2	Each	8,289.00	16,578	7	6	0	16,578	2,763
Housekeeping, Floor Scrubber - Model T7	1	Each	8,289.00	8,289	7	6	0	8,289	1,382
Housekeeping, Floor Scrubber - Tom Kat	1	Each	12,203.00	12,203	8	3	0	12,203	4,068
Housekeeping, Floor Sweeper, Walk Behind - M#3640	2	Each	6,164.00	12,328	10	1	12,328	0	0
Laundry, Commercial Dryer, Gas - Arena	1	Each	3,489.00	3,489	10	2	1,293	2,196	1,098
Laundry, Commercial Washer, 35 Lb Gas - Arena	1	Each	9,469.00	9,469	10	2	3,508	5,961	2,980
Maintenance Equipment									
Maintenance, Fork Lift	1	Each	31,753.00	31,753	15	4	0	31,753	7,938
Maintenance, Fork Lift - Toyota	1	Each	24,999.00	24,999	15	4	0	24,999	6,250
Maintenance, Scissor Lift, 32'	1	Each	25,985.00	25,985	10	2	9,626	16,359	8,180
Maintenance, Single Man Lift	1	Each	7,765.00	7,765	8	3	0	7,765	2,588
Vehicle, Box Truck	1	Each	27,102.00	27,102	10	9	0	27,102	3,011
Miscellaneous									
Equipment, Trash Cans	1	Total	5,377.00	5,377	15	13	0	5,377	414
Equipment, Trash Cans	1	Total	15,000.00	15,000	15	12	0	15,000	1,250
Safe, Fire Proof - Box Office	1	Each	8,000.00	8,000	30	19	0	8,000	421
Signage Logo, Pegasus - Arena	1	Each	5,000.00	5,000	12	1	5,000	0	0
Restaurant & Appliances									
Appliance, Mini Fridge - Suites/Loge	34	Each	1,015.00	34,510	10	3	0	34,510	11,503
Appliance, Mini Fridge - Suites/Loge	2	Each	1,015.00	2,030	10	1	2,030	0	0

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 Phase: Arenas, Garage F, Retail 1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/19 Balance	Unfunded Balance	2019-20 Contribution
Restaurant, Equipment Allow - Concessions (Arena)	1	Total	32,000.00	32,000	5	1	32,000	0	0
Restaurant, Equipment Allow - Concessions (Arena)	1	Total	46,350.00	46,350	5	2	17,171	29,179	14,590
Restaurant, Equipment Allow - Concessions (Arena)	1	Total	46,350.00	46,350	5	3	0	46,350	15,450
Restaurant, Equipment Allow - Concessions (Arena)	1	Total	46,350.00	46,350	5	5	0	46,350	9,270
Restaurant, Equipment Allow - Concessions (Arena)	1	Total	32,000.00	32,000	5	4	0	32,000	8,000
Restaurant, Exhaust Hood - Commisary Stor (Arena)	1	Total	6,162.00	6,162	20	9	0	6,162	685
Restaurant, Exhaust Hood - Knights Grill (Arena)	1	Total	12,323.00	12,323	20	9	0	12,323	1,369
Restaurant, Fire Suppression - Commisary Stor(Arena)	1	Total	2,889.00	2,889	15	4	0	2,889	722
Restaurant, Fire Suppression - Knights Grill (Arena)	1	Total	5,778.00	5,778	15	4	0	5,778	1,444
Restaurant, Menu Boards - Concessions (Arena)	1	Total	49,132.00	49,132	8	3	0	49,132	16,377
Seating									
Seating - Venue	1	Total	210,901.00	210,901	20	17	0	210,901	12,406
Seating (Metro) - Venue	1	Total	121,483.00	121,483	20	14	0	121,483	8,677
Seating Motors - Venue	1	Total	147,854.00	147,854	20	14	0	147,854	10,561
Seating Motors, Extra Chains - Venue	1	Total	30,099.00	30,099	10	4	0	30,099	7,525
Seating, Bowl - Arena	1	Total	100,000.00	100,000	6	6	0	100,000	16,667
Special Events									
Equipment, ADA Stage Ramp	1	Each	15,999.00	15,999	10	7	0	15,999	2,286
Equipment, Barricade System (interior)	1	Total	20,750.00	20,750	15	4	0	20,750	5,188
Equipment, Curtain System, Back Drop - Arena	1	Total	96,949.00	96,949	20	9	0	96,949	10,772
Equipment, Performance Stage	1	Total	110,480.00	110,480	15	4	0	110,480	27,620
Equipment, Turnstiles w/Rollers	12	Each	3,200.00	38,400	11	3	0	38,400	12,800
Event, Court Cover - Venue	1	Total	10,872.00	10,872	6	2	4,028	6,844	3,422
Event, Main Floor Carpet Tiles - Arena	1	Total	69,194.00	69,194	6	3	0	69,194	23,065
Furniture, Event Chairs (1500)	1	Total	97,157.00	97,157	15	4	0	97,157	24,289
Furniture, Event Tables (150)	1	Total	35,394.00	35,394	15	4	0	35,394	8,848
Furniture, Folding Table Allowance	1	Total	5,742.00	5,742	5	3	0	5,742	1,914
Ice Machine - Venue	2	Each	6,389.00	12,778	12	6	0	12,778	2,130
Ice Skating Rink	1	Total	36,000.00	36,000	10	6	0	36,000	6,000
Furniture, Fixtures & Equipment Total	73	Components		4,541,665	1-30	1-19	459,525	4,082,140	743,490
Grand Total									
	354	Components		16,946,857			1,471,989	15,474,868	2,158,291

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Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2019-20	1,471,989	1,257,788	164.80%	0	1,036,307	3.00%	0	0.00%	1,693,470
2	2020-21	1,693,470	1,295,522	3.00%	0	1,232,259	3.00%	0	0.00%	1,756,733
3	2021-22	1,756,733	1,334,388	3.00%	0	1,202,468	3.00%	0	0.00%	1,888,653
4	2022-23	1,888,653	1,374,420	3.00%	0	948,478	3.00%	0	0.00%	2,314,595
5	2023-24	2,314,595	1,415,653	3.00%	0	666,154	3.00%	0	0.00%	3,064,094
6	2024-25	3,064,094	1,458,123	3.00%	0	570,818	3.00%	0	0.00%	3,951,399
7	2025-26	3,951,399	1,501,867	3.00%	0	362,066	3.00%	0	0.00%	5,091,200
8	2026-27	5,091,200	1,546,923	3.00%	0	3,333,207	3.00%	0	0.00%	3,304,916
9	2027-28	3,304,916	1,593,331	3.00%	0	3,837,684	3.00%	0	0.00%	1,060,563
10	2028-29	1,060,563	1,641,131	3.00%	0	643,087	3.00%	0	0.00%	2,058,607
11	2029-30	2,058,607	1,690,365	3.00%	0	1,367,329	3.00%	0	0.00%	2,381,643
12	2030-31	2,381,643	1,741,076	3.00%	0	1,749,967	3.00%	0	0.00%	2,372,752
13	2031-32	2,372,752	1,793,305	3.00%	0	3,766,057	3.00%	0	0.00%	400,000
14	2032-33	400,000	1,844,594	2.86%	0	1,441,624	3.00%	0	0.00%	802,970
15	2033-34	802,970	1,897,349	2.86%	0	959,394	3.00%	0	0.00%	1,740,925
16	2034-35	1,740,925	1,951,613	2.86%	0	502,008	3.00%	0	0.00%	3,190,530
17	2035-36	3,190,530	2,007,429	2.86%	0	1,407,752	3.00%	0	0.00%	3,790,207
18	2036-37	3,790,207	2,064,823	2.86%	0	5,455,030	3.00%	0	0.00%	400,000
19	2037-38	400,000	2,064,823	0.00%	4,000,000	4,494,960	3.00%	0	0.00%	1,969,863
20	2038-39	1,969,863	2,112,787	2.32%	0	1,299,583	3.00%	0	0.00%	2,783,067
21	2039-40	2,783,067	2,161,865	2.32%	0	999,154	3.00%	0	0.00%	3,945,778
22	2040-41	3,945,778	2,212,083	2.32%	0	892,409	3.00%	0	0.00%	5,265,452
23	2041-42	5,265,452	2,263,467	2.32%	0	1,368,408	3.00%	0	0.00%	6,160,511
24	2042-43	6,160,511	2,316,045	2.32%	0	922,752	3.00%	0	0.00%	7,553,804
25	2043-44	7,553,804	2,369,844	2.32%	0	2,678,067	3.00%	0	0.00%	7,245,581
26	2044-45	7,245,581	2,424,893	2.32%	0	3,022,303	3.00%	0	0.00%	6,648,171
27	2045-46	6,648,171	2,481,221	2.32%	0	899,674	3.00%	0	0.00%	8,229,718
28	2046-47	8,229,718	2,538,857	2.32%	0	6,351,591	3.00%	0	0.00%	4,416,984
29	2047-48	4,416,984	2,597,836	2.32%	0	6,614,820	3.00%	0	0.00%	400,000
30	2048-49	400,000	2,597,836	0.00%	0	1,017,386	3.00%	0	0.00%	1,980,450
Grand Total			57,551,257		4,000,000	61,042,796		0		

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Cash Flow Plan Details

Category	Description	Cost
Year 1: 2019-20		
Mechanical & Electrical	Electrical, LED Sports/Event Lights - Venue	16,000
Mechanical & Electrical	Generator, Deferred Maint Allowance - Arena	8,000
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar F (Venue)	8,000
Mechanical & Electrical	Lighting Replacement Allowance - Truss Lighting (Venue)	10,000
Mechanical & Electrical	Fire Jockey Pump/Motor - Arena	4,293
Mechanical & Electrical	Fire Pump Deferred Maint Allowance - Arena	8,345
Mechanical & Electrical	A/C Equipment Allowance - Arena	51,500
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	10,000
Mechanical & Electrical	A/C PAC Unit Systems Allowance - Retail	75,000
Mechanical & Electrical	A/C Split Unit Systems Allowance - Retail	15,000
Mechanical & Electrical	Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-1 (Arena)	6,229
Mechanical & Electrical	Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-2 (Arena)	6,229
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	8,022
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	8,022
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	8,022
Misc Building Components	Finish, Built In Mat - Main Lobby (Arena)	5,003
Misc Building Components	Finish, Terrazzo Floor Refurbishment Allow - Lobby (Arena)	30,000
Misc Building Components	Renovation Allowance - Black & Gold Club Bar (Arena)	18,195
Misc Building Components	Renovation Allowance - Private Suite Wet Bars (Arena)	40,000
Misc Building Components	Restroom Renovation - Private Suites (Arena)	10,000
Misc Building Components	Finish, CT Walls - Branded Concessions (Arena)	90,000
Misc Building Components	Door, Glass, Double Door - Arena	10,000
Misc Building Components	Remediation Allowance - Garage F (1x Expense)	252,000
Misc Site Improvements	Stage Refurbishment Allowance - Knight Plaza	5,000
Furniture, Fixtures & Equipment	Basketball Court - Arena	125,000
Furniture, Fixtures & Equipment	Basketball Hoops (x3) & Shot Clocks (x2) - Arena	84,400
Furniture, Fixtures & Equipment	A/V Assisted Listening Unit - Sound Booth	17,389
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	10,300
Furniture, Fixtures & Equipment	Equipment, Cable TV System Allowance - Arena & Venue	35,000
Furniture, Fixtures & Equipment	Equipment, Wheels on Magnometers - Arena & Venue	10,000
Furniture, Fixtures & Equipment	Housekeeping, Floor Sweeper, Walk Behind - M#3640	12,328
Furniture, Fixtures & Equipment	Signage Logo, Pegasus - Arena	5,000
Furniture, Fixtures & Equipment	Appliance, Mini Fridge - Suites/Loge	2,030
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	32,000
Year 1 Total		1,036,307
Year 2: 2020-21		
Painting & Waterproofing	Paint Exterior and Waterproof - Arena	53,045
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	10,300
Mechanical & Electrical	A/C PAC Unit Systems Allowance - Retail	77,250

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Category	Description	Cost
Misc Building Components	Finish, Carpet - Private Suites/Hallway (Arena)	125,246
Misc Building Components	Finish, Carpet - Video Production Room (Arena)	4,261
Misc Building Components	Finish, Epoxy Coating - Concession Main Con (Arena)	32,692
Misc Building Components	Finish, Epoxy Coating - Concession Main Lob (Arena)	22,723
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Lvl 1 Halls (Venue)	5,653
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Lvl 1 Volleyball Stor (Venue)	10,137
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Lvl 3 Skybox/Suites (Venue)	16,710
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Mens Practice Gym (Venue)	23,635
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Wom Practice Gym (Venue)	24,962
Misc Building Components	Finish, CT Floor - Level 2 Mezz & Concession (Venue)	74,944
Misc Building Components	Finish, CT Floor - Level 2 Restrooms (Venue)	17,327
Misc Building Components	Finish, CT Floor - Level 3 Restrooms (Venue)	8,663
Misc Building Components	Finish, CT Floor - Locker Rm Wt/Stregth (Venue)	25,495
Misc Building Components	Finish, VT Floor - Level 1 Hallways (Venue)	9,604
Misc Building Components	Railing, Alum Picket - Level 2 Mezzanine (Venue)	36,931
Misc Building Components	Renovation Allowance - Lvl 2 Concessions (Venue)	16,000
Misc Building Components	Renovation Allowance - Lvl 3 Skybox/Ste Bar (Venue)	13,604
Misc Building Components	Restroom Renovation - Level 2 (Venue)	47,513
Misc Building Components	Restroom Renovation - Level 3 (Venue)	15,873
Misc Building Components	Restroom Renovation - Lockers Wt/Stregth (Venue)	62,317
Misc Building Components	Finish, CT Walls - Level 2 Restrooms (Venue)	40,880
Misc Building Components	Finish, CT Walls - Level 3 Restrooms (Venue)	20,447
Misc Building Components	Finish, CT Walls - Locker Rm Wt/Stregth (Venue)	24,892
Misc Site Improvements	Landscape Allowance - Inflation N/A (2020)	50,000
Furniture, Fixtures & Equipment	A/V Video Production Equipment, Controllers - Arena	96,996
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	10,609
Furniture, Fixtures & Equipment	Furnishings/Decorating - Private Suites/Loge's (Arena)	154,500
Furniture, Fixtures & Equipment	Laundry, Commercial Dryer, Gas - Arena	3,594
Furniture, Fixtures & Equipment	Laundry, Commercial Washer, 35 Lb Gas - Arena	9,753
Furniture, Fixtures & Equipment	Maintenance, Scissor Lift, 32'	26,765
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	47,740
Furniture, Fixtures & Equipment	Event, Court Cover - Venue	11,198
Year 2 Total		1,232,259

Year 3: 2021-22

Elevators	Elevator Cab Refurbishment Allowance - Arena	47,740
Elevators	Elevator Cab Refurbishment Allowance - Garage F	16,974
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	10,609
Mechanical & Electrical	A/C PAC Unit Systems Allowance - Retail	79,567
Mechanical & Electrical	A/C Package Unit, 20 Ton - Retail at CFE (RTU 2B-7)	37,781
Mechanical & Electrical	A/C Package Unit, 20 Ton - Retail at CFE (RTU 2C-1)	37,781
Mechanical & Electrical	A/C Variable Freq Drive - Chilled Water Pumps (Arena)	45,954
Mechanical & Electrical	A/C Variable Freq Drive - Return Air Pumps (Arena)	45,954

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Category	Description	Cost
Mechanical & Electrical	Boiler, Refurbishment Allow - Hot Air Return (Venue)	21,218
Mechanical & Electrical	Boiler, Refurbishment Allowance - East Retail (Arena)	5,304
Mechanical & Electrical	Boiler, Refurbishment Allowance - Food Srvc (Arena)	10,609
Mechanical & Electrical	Boiler, Refurbishment Allowance - Venue	5,304
Misc Building Components	Finish, CT Walls - Private Suite Restrooms (Arena)	21,984
Misc Building Components	Finish, Wall Covering - Black & Gold Restrms (Arena)	4,648
Misc Building Components	Finish, CT Floor - Level 1 Old Kitchen/Office (Venue)	21,198
Misc Building Components	Finish, Tartan Floor - Level 1 Sports Court (Venue)	58,881
Misc Site Improvements	Basketball Court Resurfacing Allowance - Outdoor Court	22,518
Misc Site Improvements	Knight Plaza, Flame Bowls Refurbishment Allowance	53,045
Misc Site Improvements	Knight Plaza, Granite Pegasus & Bands Allowance	10,609
Misc Site Improvements	Knight Plaza, Umbrella - California Umbrella	7,925
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	8,487
Misc Site Improvements	Sail Shade Refurbishment Allowance - Knight Plaza	53,045
Misc Site Improvements	Spire Refurbishment Allowance - Knight Plaza	10,609
Furniture, Fixtures & Equipment	Volleyball Court - Venue	101,167
Furniture, Fixtures & Equipment	A/V Sound Equipment Refurb Allowance - Arena	165,713
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	10,927
Furniture, Fixtures & Equipment	Furniture, Outdoor Table/Bench/Canopy Set	7,585
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Tom Kat	12,946
Furniture, Fixtures & Equipment	Maintenance, Single Man Lift	8,238
Furniture, Fixtures & Equipment	Appliance, Mini Fridge - Suites/Loge	36,612
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	49,173
Furniture, Fixtures & Equipment	Restaurant, Menu Boards - Concessions (Arena)	52,124
Furniture, Fixtures & Equipment	Equipment, Turnstiles w/Rollers	40,739
Furniture, Fixtures & Equipment	Event, Main Floor Carpet Tiles - Arena	73,408
Furniture, Fixtures & Equipment	Furniture, Folding Table Allowance	6,092
Year 3 Total		1,202,468

Year 4: 2022-23

Painting & Waterproofing	Paint Exterior and Waterproof - Retail 1	40,977
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	109,273
Mechanical & Electrical	A/C Chilled Wtr Pump/Mtr, 100 Hp - CHP-1C-1 (Arena)	44,567
Mechanical & Electrical	A/C Chilled Wtr Pump/Mtr, 100 Hp - CHP-1C-2 (Arena)	44,567
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	10,927
Mechanical & Electrical	A/C PAC Unit Systems Allowance - Retail	81,955
Mechanical & Electrical	A/C Ret Air Heat Pump/Mtr, 15 Hp - HWP-1C-1 (Arena)	10,897
Mechanical & Electrical	A/C Ret Air Heat Pump/Mtr, 15 Hp - HWP-1C-2 (Arena)	10,897
Misc Building Components	Finish, Carpet - Level 3 Skybox/Suites (Venue)	26,937
Misc Site Improvements	Trash Can Holder, Coated Steel - Outdoor	12,654
Furniture, Fixtures & Equipment	A/V Misc Equipment - Sound Booth	38,245
Furniture, Fixtures & Equipment	Advertising, Illuminated Ad Panels - Upper Bowl	43,709
Furniture, Fixtures & Equipment	Advertising, Illuminated Super Graphic	16,391

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Category	Description	Cost
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	11,255
Furniture, Fixtures & Equipment	Housekeeping, Cleaning Solution Storage, Orbio	11,128
Furniture, Fixtures & Equipment	Housekeeping, Floor Carpet Extractor	6,517
Furniture, Fixtures & Equipment	Maintenance, Fork Lift	34,697
Furniture, Fixtures & Equipment	Maintenance, Fork Lift - Toyota	27,317
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	34,967
Furniture, Fixtures & Equipment	Restaurant, Fire Suppression - Commisary Stor(Arena)	3,157
Furniture, Fixtures & Equipment	Restaurant, Fire Suppression - Knights Grill (Arena)	6,314
Furniture, Fixtures & Equipment	Seating Motors, Extra Chains - Venue	32,890
Furniture, Fixtures & Equipment	Equipment, Barricade System (interior)	22,674
Furniture, Fixtures & Equipment	Equipment, Performance Stage	120,724
Furniture, Fixtures & Equipment	Furniture, Event Chairs (1500)	106,166
Furniture, Fixtures & Equipment	Furniture, Event Tables (150)	38,676
Year 4 Total		948,478

Year 5: 2023-24

Painting & Waterproofing	Paint Exterior and Waterproof - Garage F	72,655
Painting & Waterproofing	Paint Interior, Restripe - Garage F	8,360
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	11,255
Mechanical & Electrical	A/C PAC Unit Systems Allowance - Retail	84,413
Misc Building Components	Finish, Rubber Treads - Main Lobby Stairs (Arena)	62,470
Misc Building Components	Door, Metal Overhead, 10 x 8 - S/R at CFE Arena	12,516
Misc Building Components	Door, Metal Overhead, 10 x 10 - S/R at CFE Arena	8,363
Misc Building Components	Door, Metal Overhead, 12 x 12 - S/R at CFE Arena	8,363
Misc Building Components	Door, Metal Overhead, 12 x 9 - S/R at CFE Arena	8,363
Misc Building Components	Door, Metal Overhead, 16 x 14 - S/R at CFE Arena	8,363
Misc Building Components	Finish, Rubber Floor - Weight/Strength Rm (Venue)	61,936
Misc Site Improvements	Knight Plaza, Artificial Turf	65,280
Misc Site Improvements	Knight Plaza, Monitors/Players/Enclosures/AC	142,570
Misc Site Improvements	Knight Plaza, Spires Repainting Allowance	16,883
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	11,593
Furniture, Fixtures & Equipment	Furnishings/Decorating - Black & Gold Club (Arena)	30,604
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	52,167
Year 5 Total		666,154

Year 6: 2024-25

Painting & Waterproofing	Paint Exterior and Waterproof - Venue	20,867
Painting & Waterproofing	Paint Exterior/Interior Doors - Arena/Venue	20,287
Mechanical & Electrical	A/C Equipment Allowance - Arena	59,703
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	11,593
Misc Building Components	Awning Fabric, Recover - Venue (Green)	6,936
Misc Building Components	Awning Frame, Replace - Venue (Green)	13,543
Misc Building Components	Finish, Carpet - Level 1 Conference Room (Venue)	9,983

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Category	Description	Cost
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	9,274
Misc Site Improvements	Stage Refurbishment Allowance - Knight Plaza	5,796
Furniture, Fixtures & Equipment	A/V Video Production Equipment, Controllers - Arena	109,170
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	11,941
Furniture, Fixtures & Equipment	Furnishings/Decorating - Green Room x2 (Arena)	6,956
Furniture, Fixtures & Equipment	Furnishings/Decorating - Management Offices (Arena)	46,371
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T5	19,218
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T7	9,609
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	37,097
Furniture, Fixtures & Equipment	Seating, Bowl - Arena	115,927
Furniture, Fixtures & Equipment	Ice Machine - Venue	14,813
Furniture, Fixtures & Equipment	Ice Skating Rink	41,734
Year 6 Total		570,818

Year 7: 2025-26

Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	11,941
Misc Building Components	Finish, Carpet - Management Offices (Arena)	12,147
Misc Site Improvements	Landscape Allowance - Inflation N/A (2025)	50,001
Furniture, Fixtures & Equipment	Basketball Court - Arena	149,257
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	12,299
Furniture, Fixtures & Equipment	Electronics, Movie Screen (Inflatable)	3,403
Furniture, Fixtures & Equipment	Electronics, Televisions	48,570
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	55,344
Furniture, Fixtures & Equipment	Equipment, ADA Stage Ramp	19,104

Year 7 Total **362,066**

Year 8: 2026-27

Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	12,299
Mechanical & Electrical	Boiler, 2000 MBH Nat Gas - Hot Air Return (Venue)	196,780
Mechanical & Electrical	Boiler, Refurbishment Allow - Hot Air Return (Venue)	24,597
Mechanical & Electrical	Exhaust Fan - Hood Project (Venue)	30,673
Mechanical & Electrical	Boiler, 850 MBH Nat Gas - East Retail (Arena)	23,331
Mechanical & Electrical	Boiler, 850 MBH Nat Gas - Food Service (Arena)	46,661
Mechanical & Electrical	Boiler, 850 MBH Nat Gas - Venue	18,448
Mechanical & Electrical	Boiler, Refurbishment Allowance - East Retail (Arena)	6,149
Mechanical & Electrical	Boiler, Refurbishment Allowance - Food Svc (Arena)	12,299
Mechanical & Electrical	Boiler, Refurbishment Allowance - Venue	6,149
Misc Building Components	Finish, Carpet - Level 1 WBB Locker Rm (Venue)	9,940
Misc Site Improvements	Bicycle Rack Allowance	6,117
Misc Site Improvements	Knight Plaza, Flame Bowls	147,585
Misc Site Improvements	Knight Plaza, Flame Bowls Refurbishment Allowance	61,494
Misc Site Improvements	Knight Plaza, Granite Pegasus & Bands Allowance	12,299
Misc Site Improvements	Knight Plaza, Pebbleflex	24,597

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Category	Description	Cost
Misc Site Improvements	Knight Plaza, Precast Planter Refurbishment Allowance	24,597
Misc Site Improvements	Knight Plaza, Sound Equipment	36,896
Misc Site Improvements	Knight Plaza, Stanchion Bollards, Removable	27,057
Misc Site Improvements	Knight Plaza, Trash Receptacle Allowance	18,244
Misc Site Improvements	Knight Plaza, Umbrella - California Umbrella	9,187
Misc Site Improvements	Sail Shade Refurbishment Allowance - Knight Plaza	61,494
Misc Site Improvements	Spire Refurbishment Allowance - Knight Plaza	12,299
Furniture, Fixtures & Equipment	Volleyball Court - Venue	117,281
Furniture, Fixtures & Equipment	A/V Sound Equipment - Arena	389,624
Furniture, Fixtures & Equipment	A/V Sound Equipment Refurb Allowance - Arena	192,106
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	12,668
Furniture, Fixtures & Equipment	Electronics, Move Projector (Inflatable Screen)	17,512
Furniture, Fixtures & Equipment	Electronics, Ribbon Boards - Arena	534,818
Furniture, Fixtures & Equipment	Electronics, Scoreboard - Arena	1,162,568
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	57,005
Furniture, Fixtures & Equipment	Event, Court Cover - Venue	13,371
Furniture, Fixtures & Equipment	Furniture, Folding Table Allowance	7,062
Year 8 Total		3,333,207

Year 9: 2027-28

Roofs	Roof, Single Ply - Arena	2,264,351
Roofs	Roof, Single Ply - Garage F	7,076
Roofs	Roof, Single Ply - Retail 1	332,580
Painting & Waterproofing	Paint Exterior and Waterproof - Arena	65,239
Mechanical & Electrical	Generator, Steel Fuel Tank - Arena	7,836
Mechanical & Electrical	Lighting Replacement Allowance, Exterior - Retail 1	14,952
Mechanical & Electrical	Lighting Replacement Allowance, Exterior - Retail CFE	5,400
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	126,677
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	12,668
Misc Building Components	Access Control, CCTV Surveillance System - Garage F	8,024
Misc Building Components	Finish, Carpet - Black & Gold Club (Arena)	10,769
Misc Building Components	Finish, Carpet - Box Office (Arena)	13,903
Misc Building Components	Finish, Carpet - Crew Lounge (Arena)	3,209
Misc Building Components	Finish, Carpet - Green Room x2 (Arena)	3,957
Misc Building Components	Finish, Carpet - Main M's & W's Locker Rooms (Arena)	14,170
Misc Building Components	Finish, Carpet - Media Work Room (Arena)	2,621
Misc Building Components	Finish, Carpet - Press Conference Room (Arena)	5,080
Misc Building Components	Finish, Carpet - Sound Booth (Arena)	2,140
Misc Building Components	Finish, Carpet - Visiting Locker Rooms (Arena)	11,390
Misc Building Components	Finish, VT Floor - First Aid Room (Arena)	1,756
Misc Building Components	Finish, VT Floor - Lobby Mgmt Office (Arena)	9,969
Misc Building Components	Finish, VT Floor - Main Concourse (Arena)	192,833
Misc Building Components	Finish, VT Floor - Main Concourse Restrooms (Arena)	51,483

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Category	Description	Cost
Misc Building Components	Finish, VT Floor - Main Lobby Restrooms (Arena)	4,277
Misc Building Components	Finish, VT Floor - Main Locker Rooms (Arena)	4,443
Misc Building Components	Finish, VT Floor - Restrooms at Knight Plaza (Arena)	5,441
Misc Building Components	Finish, VT Floor - Show Office x2 (Arena)	1,537
Misc Building Components	Finish, VT Floor - Staff Locker Rooms (Arena)	3,865
Misc Building Components	Finish, VT Floor - Training Room (Arena)	11,306
Misc Building Components	Finish, VT Floor - Visiting Locker Rooms (Arena)	5,932
Misc Building Components	Finish, Carpet - Level 1 Athletics Office Space (Venue)	25,346
Misc Building Components	Finish, Carpet - Level 1 Soccer/VB Lockers (Venue)	21,870
Misc Building Components	Finish, Carpet - Level 2 Athletics Office Space (Venue)	50,405
Misc Building Components	Finish, Carpet - Level 2 Hallway (Venue)	19,553
Misc Site Improvements	Basketball Court Resurfacing Allowance - Outdoor Court	26,887
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	10,134
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	13,048
Furniture, Fixtures & Equipment	Electronics, Sound System - Outdoor at Box Office	19,743
Furniture, Fixtures & Equipment	Equipment, Clear Com Replacement - Arena	33,072
Furniture, Fixtures & Equipment	Equipment, Xenon Follow Spots	103,992
Furniture, Fixtures & Equipment	Vehicle, Box Truck	34,332
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	40,537
Furniture, Fixtures & Equipment	Restaurant, Exhaust Hood - Commisary Stor (Arena)	7,806
Furniture, Fixtures & Equipment	Restaurant, Exhaust Hood - Knights Grill (Arena)	15,610
Furniture, Fixtures & Equipment	Equipment, Curtain System, Back Drop - Arena	122,812
Furniture, Fixtures & Equipment	Event, Main Floor Carpet Tiles - Arena	87,653
Year 9 Total		3,837,684

Year 10: 2028-29

Elevators	Elevator Cab Refurbishment Allowance - Venue	19,572
Mechanical & Electrical	Generator, Deferred Maint Allowance - Arena	10,438
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar F (Venue)	10,438
Mechanical & Electrical	Fire Jockey Pump/Motor - Arena	5,601
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	13,048
Mechanical & Electrical	Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-1 (Arena)	8,127
Misc Building Components	Finish, Carpet - Private Suites/Hallway (Arena)	158,658
Misc Building Components	Finish, VT Floor - Level 1 Athletics/Laundry (Venue)	12,159
Furniture, Fixtures & Equipment	A/V Video Production Equipment, Controllers - Arena	122,872
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	13,439
Furniture, Fixtures & Equipment	Electronics, Fiber Optic Cable Allowance - Arena	12,543
Furniture, Fixtures & Equipment	Furnishings/Decorating - Private Suites/Loge's (Arena)	195,716
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	60,476
Year 10 Total		643,087

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 Phase: Arenas, Garage F, Retail 1

Category	Description	Cost
Year 11: 2029-30		
Painting & Waterproofing	Paint Exterior and Waterproof - Retail 1	50,397
Mechanical & Electrical	Light Pole & Dbl Fixture - Garage F	26,206
Mechanical & Electrical	Lighting Replacement Allowance - Truss Lighting (Venue)	13,439
Mechanical & Electrical	Fire Alarm System - Arena	671,958
Mechanical & Electrical	Fire Alarm System - Garage F	6,720
Mechanical & Electrical	Fire Alarm System - Retail 1	13,439
Mechanical & Electrical	Fire Alarm System - Venue	13,439
Mechanical & Electrical	Fire Pump Deferred Maint Allowance - Arena	11,215
Mechanical & Electrical	A/C Equipment Allowance - Arena	69,212
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	13,439
Mechanical & Electrical	A/C PAC Unit Systems Allowance - Retail	100,794
Mechanical & Electrical	A/C Split Unit Systems Allowance - Retail	20,159
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	10,781
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	10,781
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	10,781
Misc Building Components	Finish, Built In Mat - Main Lobby (Arena)	6,724
Misc Building Components	Finish, Terrazzo Floor Refurbishment Allow - Lobby (Arena)	40,317
Misc Building Components	Fence, VC Chain Link, 3'-6" - Garage F	17,513
Misc Site Improvements	Fence, VC Chain Link, 4' - 6' - Retail 1	13,060
Misc Site Improvements	Planters, Round - Knight Plaza	10,751
Misc Site Improvements	Stage Refurbishment Allowance - Knight Plaza	6,720
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	13,842
Furniture, Fixtures & Equipment	Equipment, Cable TV System Allowance - Arena & Venue	47,037
Furniture, Fixtures & Equipment	Equipment, Wheels on Magnetometers - Arena & Venue	13,439
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Tom Kat	16,400
Furniture, Fixtures & Equipment	Housekeeping, Floor Sweeper, Walk Behind - M#3640	16,568
Furniture, Fixtures & Equipment	Maintenance, Single Man Lift	10,436
Furniture, Fixtures & Equipment	Appliance, Mini Fridge - Suites/Loge	2,728
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	43,005
Furniture, Fixtures & Equipment	Restaurant, Menu Boards - Concessions (Arena)	66,029
Year 11 Total		1,367,329
Year 12: 2030-31		
Painting & Waterproofing	Paint Exterior and Waterproof - Garage F	89,356
Painting & Waterproofing	Paint Exterior/Interior Doors - Arena/Venue	24,224
Painting & Waterproofing	Paint Interior, Restripe - Garage F	10,282
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	13,842
Mechanical & Electrical	A/C PAC Unit Systems Allowance - Retail	103,818
Mechanical & Electrical	A/C Package Unit (Size TBD) - Venue	692,117
Mechanical & Electrical	Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-2 (Arena)	8,622
Misc Building Components	Finish, Carpet - Video Production Room (Arena)	5,727
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Category	Description	Cost
Misc Building Components	Finish, Epoxy Coating - Concession Main Con (Arena)	43,936
Misc Building Components	Finish, Epoxy Coating - Concession Main Lob (Arena)	30,538
Misc Building Components	Finish, Rubber Floor - Weight/Strength Rm (Venue)	76,173
Misc Site Improvements	Knight Plaza, Artificial Turf	80,286
Misc Site Improvements	Knight Plaza, Monitors/Players/Enclosures/AC	175,344
Misc Site Improvements	Knight Plaza, Spires Repainting Allowance	20,764
Misc Site Improvements	Landscape Allowance - Inflation N/A (2030)	50,001
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	11,074
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	14,258
Furniture, Fixtures & Equipment	Housekeeping, Cleaning Solution Storage, Orbio	14,097
Furniture, Fixtures & Equipment	Housekeeping, Floor Carpet Extractor	8,256
Furniture, Fixtures & Equipment	Laundry, Commercial Dryer, Gas - Arena	4,830
Furniture, Fixtures & Equipment	Laundry, Commercial Washer, 35 Lb Gas - Arena	13,107
Furniture, Fixtures & Equipment	Maintenance, Scissor Lift, 32'	35,969
Furniture, Fixtures & Equipment	Equipment, Trash Cans	20,764
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	64,159
Furniture, Fixtures & Equipment	Seating, Bowl - Arena	138,423
Year 12 Total		1,749,967

Year 13: 2031-32

Painting & Waterproofing	Paint Exterior and Waterproof - Venue	25,664
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	14,258
Mechanical & Electrical	A/C PAC Unit Systems Allowance - Retail	106,932
Mechanical & Electrical	Boiler, Refurbishment Allow - Hot Air Return (Venue)	28,515
Mechanical & Electrical	Boiler, Refurbishment Allowance - East Retail (Arena)	7,129
Mechanical & Electrical	Boiler, Refurbishment Allowance - Food Svc (Arena)	14,258
Mechanical & Electrical	Boiler, Refurbishment Allowance - Venue	7,129
Mechanical & Electrical	Domestic Hot Water Pump System Control Panel	26,314
Misc Building Components	Finish, Clg, 2x2 SAT - Box Office (Arena)	20,541
Misc Building Components	Finish, Clg, 2x2 SAT - Concession Main Con (Arena)	40,879
Misc Building Components	Finish, Clg, 2x2 SAT - Concession Main Lobby (Arena)	28,415
Misc Building Components	Finish, Clg, 2x2 SAT - Crew Lounge (Arena)	4,681
Misc Building Components	Finish, Clg, 2x2 SAT - First Aid Room (Arena)	2,323
Misc Building Components	Finish, Clg, 2x2 SAT - Green Room x2 (Arena)	8,402
Misc Building Components	Finish, Clg, 2x2 SAT - Lobby Mgmt Office (Arena)	13,187
Misc Building Components	Finish, Clg, 2x2 SAT - Main Concourse (Arena)	48,147
Misc Building Components	Finish, Clg, 2x2 SAT - Main Concourse Rstrms (Arena)	68,097
Misc Building Components	Finish, Clg, 2x2 SAT - Main Locker Rooms (Arena)	20,954
Misc Building Components	Finish, Clg, 2x2 SAT - Management Offices (Arena)	19,072
Misc Building Components	Finish, Clg, 2x2 SAT - Media Work Room (Arena)	3,862
Misc Building Components	Finish, Clg, 2x2 SAT - Press Conference Room (Arena)	7,514
Misc Building Components	Finish, Clg, 2x2 SAT - Restrms at Knight Plaza (Arena)	7,197
Misc Building Components	Finish, Clg, 2x2 SAT - Show Office x2 (Arena)	2,033

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Category	Description	Cost
Misc Building Components	Finish, Clg, 2x2 SAT - Sound Booth (Arena)	3,168
Misc Building Components	Finish, Clg, 2x2 SAT - Training Room (Arena)	14,955
Misc Building Components	Finish, Clg, 2x2 SAT - Video Production Room (Arena)	7,742
Misc Building Components	Finish, Clg, 2x2 SAT - Visiting Locker Rooms (Arena)	16,830
Misc Building Components	Finish, CT Floor - Black & Gold Restrooms (Arena)	11,807
Misc Building Components	Finish, CT Floor - Crew Lounge Restrooms (Arena)	2,465
Misc Building Components	Finish, CT Floor - Green Room x2 (Arena)	5,449
Misc Building Components	Finish, CT Floor - Main Locker Rooms (Arena)	7,229
Misc Building Components	Finish, CT Floor - Press Restrooms (Arena)	8,452
Misc Building Components	Finish, CT Floor - Private Suites/RR's/Lobby (Arena)	37,793
Misc Building Components	Finish, CT Floor - Training Room (Arena)	7,785
Misc Building Components	Finish, CT Floor - Visiting Locker Rooms (Arena)	14,124
Misc Building Components	Renovation Allowance - Black & Gold Club Bar (Arena)	25,942
Misc Building Components	Renovation Allowance - Box Office B/I Desks (Arena)	22,078
Misc Building Components	Renovation Allowance - First Aid Room (Arena)	7,594
Misc Building Components	Renovation Allowance - Private Suite Wet Bars (Arena)	57,030
Misc Building Components	Renovation Allowance - Sound Booth Desks (Arena)	5,578
Misc Building Components	Restroom Renovation - Black & Gold Club (Arena)	38,225
Misc Building Components	Restroom Renovation - Crew Lounge (Arena)	8,490
Misc Building Components	Restroom Renovation - Green Room x2 (Arena)	34,110
Misc Building Components	Restroom Renovation - Knight Plaza (Arena)	55,257
Misc Building Components	Restroom Renovation - Main Concourse (Arena)	485,064
Misc Building Components	Restroom Renovation - Main Lobby (Arena)	45,020
Misc Building Components	Restroom Renovation - Main Locker Rooms (Arena)	49,639
Misc Building Components	Restroom Renovation - Press (Arena)	20,819
Misc Building Components	Restroom Renovation - Private Suites (Arena)	14,258
Misc Building Components	Restroom Renovation - Staff Locker Rooms (Arena)	39,606
Misc Building Components	Restroom Renovation - Visiting Locker Rooms (Arena)	154,581
Misc Building Components	Finish, CT Walls - Black & Gold Restrooms (Arena)	15,347
Misc Building Components	Finish, CT Walls - Crew Lounge Restrooms (Arena)	5,153
Misc Building Components	Finish, CT Walls - Green Room x2 (Arena)	7,247
Misc Building Components	Finish, CT Walls - Main Concourse (Arena)	133,711
Misc Building Components	Finish, CT Walls - Main Concourse Restrooms (Arena)	137,306
Misc Building Components	Finish, CT Walls - Main Lobby (Arena)	35,476
Misc Building Components	Finish, CT Walls - Main Lobby Restrooms (Arena)	15,069
Misc Building Components	Finish, CT Walls - Main Locker Rooms (Arena)	41,425
Misc Building Components	Finish, CT Walls - Press Restrooms (Arena)	10,824
Misc Building Components	Finish, CT Walls - Training Room (Arena)	15,940
Misc Building Components	Finish, CT Walls - Visiting Locker Rooms (Arena)	56,754
Misc Building Components	Finish, VT Wall Panels - Concession Main Con (Arena)	74,452
Misc Building Components	Finish, VT Wall Panels - Concession Main Lob (Arena)	41,093
Misc Building Components	Finish, Clg, 2x2 SAT - Level 2 Athletics Ofcs (Venue)	55,509
Misc Building Components	Finish, Clg, 2x2 SAT - Level 2 Hallway (Venue)	23,260
Misc Building Components	Finish, Clg, 2x4 SAT - Level 1 Hallways '07 (Venue)	74,027

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Category	Description	Cost
Misc Building Components	Finish, Clg, 2x4 SAT - Staff Locker Rooms (Arena)	5,111
Misc Building Components	Finish, Tartan Floor - Level 1 Sports Court (Venue)	79,131
Misc Building Components	Renovation Allowance - Media Work Desks (Arena)	8,134
Misc Site Improvements	Knight Plaza, Benches - Escofet Abril Precast	60,304
Misc Site Improvements	Knight Plaza, Benches - Victor Stanley In Ground Composite	10,705
Misc Site Improvements	Knight Plaza, Flame Bowls Refurbishment Allowance	71,288
Misc Site Improvements	Knight Plaza, Granite Pegasus & Bands Allowance	14,258
Misc Site Improvements	Knight Plaza, Outdoor Furniture - Landscape Forms	67,349
Misc Site Improvements	Knight Plaza, Umbrella - California Umbrella	10,650
Misc Site Improvements	Sail Shade Refurbishment Allowance - Knight Plaza	71,288
Misc Site Improvements	Spire Refurbishment Allowance - Knight Plaza	14,258
Furniture, Fixtures & Equipment	Basketball Court - Arena	178,220
Furniture, Fixtures & Equipment	Basketball Hoops (x3) & Shot Clocks (x2) - Arena	120,334
Furniture, Fixtures & Equipment	Volleyball Court - Venue	135,961
Furniture, Fixtures & Equipment	A/V Sound Equipment Refurb Allowance - Arena	222,704
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	14,685
Furniture, Fixtures & Equipment	Furnishings/Decorating - Black & Gold Club (Arena)	38,768
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T5	23,636
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T7	11,818
Furniture, Fixtures & Equipment	Equipment, Trash Cans	7,666
Furniture, Fixtures & Equipment	Signage Logo, Pegasus - Arena	7,129
Furniture, Fixtures & Equipment	Appliance, Mini Fridge - Suites/Loge	49,203
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	66,084
Furniture, Fixtures & Equipment	Furniture, Folding Table Allowance	8,187
Year 13 Total		3,766,057

Year 14: 2032-33

Elevators	Elevator Cab Refurbishment Allowance - Arena (VIP)	22,028
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	146,853
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	14,685
Mechanical & Electrical	A/C PAC Unit Systems Allowance - Retail	110,140
Misc Building Components	Awning Fabric, Recover - Venue (Green)	8,786
Misc Building Components	Awning/Bahama Shutters, Metal - Garage F	41,633
Misc Building Components	Awning/Bahama Shutters, Metal - Retail 1	37,624
Misc Building Components	Door, Metal Overhead, 10 x 8 - S/R at Venue	4,083
Misc Building Components	Door, Metal Overhead, 12 x 12 - S/R at Venue	10,911
Misc Building Components	Trellis, Metal - Garage F	13,672
Misc Building Components	Trellis, Metal - Retail 1	18,812
Misc Building Components	Finish, Carpet - Level 3 Skybox/Suites (Venue)	36,201
Misc Building Components	Finish, CT Floor - Level 1 Soccer/VB Lockers (Venue)	16,552
Misc Building Components	Finish, CT Floor - Level 2 Athletics Ofc Rstrms (Venue)	4,792
Misc Building Components	Restroom Renovation - Lockers Soccer&VB (Venue)	75,226
Misc Building Components	Finish, CT Walls - Locker Rm Soccer&VB (Venue)	53,416
Misc Site Improvements	Park Bench, Concrete - East Plaza	30,002

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Category	Description	Cost
Misc Site Improvements	Park Bollard, Concrete - Knight Plaza	74,895
Furniture, Fixtures & Equipment	A/V Video Production Equipment, Controllers - Arena	138,293
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	15,126
Furniture, Fixtures & Equipment	Furnishings/Decorating - Green Room x2 (Arena)	8,811
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	46,993
Furniture, Fixtures & Equipment	Seating (Metro) - Venue	178,402
Furniture, Fixtures & Equipment	Seating Motors - Venue	217,129
Furniture, Fixtures & Equipment	Seating Motors, Extra Chains - Venue	44,201
Furniture, Fixtures & Equipment	Equipment, Turnstiles w/Rollers	56,392
Furniture, Fixtures & Equipment	Event, Court Cover - Venue	15,966
Year 14 Total		1,441,624
Year 15: 2033-34		
Mechanical & Electrical	Lighting Replacement Allowance - Garage F	56,631
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	15,126
Mechanical & Electrical	A/C PAC Unit Systems Allowance - Retail	113,444
Misc Building Components	Finish, Rubber Treads - Main Lobby Stairs (Arena)	83,955
Misc Building Components	Finish, CT Walls - Private Suite Restrooms (Arena)	31,344
Misc Building Components	Finish, Wall Covering - Black & Gold Restrms (Arena)	6,627
Misc Site Improvements	Basketball Court Resurfacing Allowance - Outdoor Court	32,105
Misc Site Improvements	Light Pole & Fixture, 16' Mushroom	186,814
Misc Site Improvements	Light Pole & Fixture, 16' Stick - Knight Plaza	90,755
Misc Site Improvements	Light Pole & Fixture, 30' Downlight	121,007
Misc Site Improvements	Light Pole & Fixture, 30' Downlight Dbl	8,319
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	12,101
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	15,580
Furniture, Fixtures & Equipment	Furniture, Outdoor Table/Bench/Canopy Set	10,815
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	70,109
Furniture, Fixtures & Equipment	Event, Main Floor Carpet Tiles - Arena	104,662
Year 15 Total		959,394
Year 16: 2034-35		
Painting & Waterproofing	Paint Exterior and Waterproof - Arena	80,235
Mechanical & Electrical	Electrical, LED House Lights - Arena	155,672
Mechanical & Electrical	A/C Equipment Allowance - Arena	80,235
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	15,580
Misc Building Components	Finish, Carpet - Level 1 Conference Room (Venue)	13,416
Misc Site Improvements	Stage Refurbishment Allowance - Knight Plaza	7,790
Furniture, Fixtures & Equipment	A/V Assisted Listening Unit - Sound Booth	27,091
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	16,047
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	49,855
Furniture, Fixtures & Equipment	Ice Skating Rink	56,087
Year 16 Total		502,008

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Category	Description	Cost
Year 17: 2035-36		
Elevators	Elevator Cab Refurbishment Allowance - Arena	72,212
Elevators	Elevator Cab Refurbishment Allowance - Garage F	25,675
Elevators	Elevator Modernization Allowance, 2 Stop - Arena	96,282
Elevators	Elevator Modernization Allowance, 3 Stop - Arena	144,424
Elevators	Elevator Modernization Allowance, 5 Stop - Garage F	208,612
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	16,047
Mechanical & Electrical	A/C Package Unit, 20 Ton - Retail at CFE (RTU 2B-7)	57,147
Mechanical & Electrical	A/C Package Unit, 20 Ton - Retail at CFE (RTU 2C-1)	57,147
Mechanical & Electrical	A/C Variable Freq Drive - Chilled Water Pumps (Arena)	69,509
Mechanical & Electrical	A/C Variable Freq Drive - Return Air Pumps (Arena)	69,509
Misc Building Components	Finish, Carpet - Management Offices (Arena)	16,325
Misc Site Improvements	Landscape Allowance - Inflation N/A (2035)	50,001
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	16,528
Furniture, Fixtures & Equipment	Electronics, Movie Screen (Inflatable)	4,573
Furniture, Fixtures & Equipment	Electronics, Televisions	65,275
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	74,378
Furniture, Fixtures & Equipment	Seating - Venue	338,434
Furniture, Fixtures & Equipment	Equipment, ADA Stage Ramp	25,674
Year 17 Total		1,407,752
Year 18: 2036-37		
Painting & Waterproofing	Paint Exterior and Waterproof - Retail 1	61,982
Painting & Waterproofing	Paint Exterior/Interior Doors - Arena/Venue	28,925
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	16,528
Mechanical & Electrical	Boiler, 2000 MBH Nat Gas - Hot Air Return (Venue)	264,455
Mechanical & Electrical	Boiler, Refurbishment Allow - Hot Air Return (Venue)	33,057
Mechanical & Electrical	Exhaust Fan - Hood Project (Venue)	41,222
Mechanical & Electrical	Boiler, 850 MBH Nat Gas - East Retail (Arena)	31,355
Mechanical & Electrical	Boiler, 850 MBH Nat Gas - Food Service (Arena)	62,709
Mechanical & Electrical	Boiler, 850 MBH Nat Gas - Venue	24,793
Mechanical & Electrical	Boiler, Refurbishment Allowance - East Retail (Arena)	8,264
Mechanical & Electrical	Boiler, Refurbishment Allowance - Food Svc (Arena)	16,528
Mechanical & Electrical	Boiler, Refurbishment Allowance - Venue	8,264
Mechanical & Electrical	Boiler, Water Storage Tank - East Retail (Arena)	6,469
Mechanical & Electrical	Boiler, Water Storage Tank - Food Service (Arena)	12,938
Mechanical & Electrical	Boiler, Water Storage Tank - Venue	6,469
Misc Building Components	Finish, Carpet - Private Suites/Hallway (Arena)	200,983
Misc Building Components	Finish, CT Floor - Loge Inlays (Arena)	6,368
Misc Building Components	Finish, Carpet - Level 1 WBB Locker Rm (Venue)	13,358
Misc Site Improvements	Bicycle Rack Allowance	8,221
Misc Site Improvements	Knight Plaza, Flame Bowls	198,342

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Category	Description	Cost
Misc Site Improvements	Knight Plaza, Flame Bowls Refurbishment Allowance	82,642
Misc Site Improvements	Knight Plaza, Granite Pegasus & Bands Allowance	16,528
Misc Site Improvements	Knight Plaza, Pebbleflex	33,057
Misc Site Improvements	Knight Plaza, Precast Planter Refurbishment Allowance	33,057
Misc Site Improvements	Knight Plaza, Sound Equipment	49,585
Misc Site Improvements	Knight Plaza, Stanchion Bollards, Removable	36,363
Misc Site Improvements	Knight Plaza, Trash Receptacle Allowance	24,518
Misc Site Improvements	Knight Plaza, Umbrella - California Umbrella	12,347
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	13,223
Misc Site Improvements	Sail Shade Refurbishment Allowance - Knight Plaza	82,642
Misc Site Improvements	Spire Refurbishment Allowance - Knight Plaza	16,528
Furniture, Fixtures & Equipment	Volleyball Court - Venue	157,615
Furniture, Fixtures & Equipment	A/V Sound Equipment - Arena	523,622
Furniture, Fixtures & Equipment	A/V Sound Equipment Refurb Allowance - Arena	258,175
Furniture, Fixtures & Equipment	A/V Video Production Equipment, Controllers - Arena	155,650
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	17,024
Furniture, Fixtures & Equipment	Electronics, Move Projector (Inflatable Screen)	23,535
Furniture, Fixtures & Equipment	Electronics, Ribbon Boards - Arena	718,750
Furniture, Fixtures & Equipment	Electronics, Scoreboard - Arena	1,562,393
Furniture, Fixtures & Equipment	Furnishings/Decorating - Management Offices (Arena)	66,114
Furniture, Fixtures & Equipment	Furnishings/Decorating - Private Suites/Loge's (Arena)	247,927
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	76,609
Furniture, Fixtures & Equipment	Seating, Bowl - Arena	165,285
Furniture, Fixtures & Equipment	Furniture, Folding Table Allowance	9,491
Furniture, Fixtures & Equipment	Ice Machine - Venue	21,120
Year 18 Total		5,455,030

Year 19: 2037-38

Roofs	Roof, Metal - Retail 1	41,131
Roofs	Roof, Metal - Venue	35,751
Roofs	Roof, Metal Panel Canopy - Arena Retail	47,346
Painting & Waterproofing	Paint Exterior and Waterproof - Garage F	109,897
Painting & Waterproofing	Paint Interior, Restripe - Garage F	12,646
Mechanical & Electrical	Electrical, Aisle Lights - Arena	139,429
Mechanical & Electrical	Electrical, LED Sports Lights - Arena	982,303
Mechanical & Electrical	Generator, Deferred Maint Allowance - Arena	13,619
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar F (Venue)	13,619
Mechanical & Electrical	Lighting Replacement Allowance, Exterior - Venue	23,475
Mechanical & Electrical	Fire Jockey Pump/Motor - Arena	7,309
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	170,243
Mechanical & Electrical	A/C Chilled Wtr Pump/Mtr, 100 Hp - CHP-1C-1 (Arena)	69,434
Mechanical & Electrical	A/C Chilled Wtr Pump/Mtr, 100 Hp - CHP-1C-2 (Arena)	69,434
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	17,024

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 Phase: Arenas, Garage F, Retail 1

Category	Description	Cost
Mechanical & Electrical	A/C Ret Air Heat Pump/Mtr, 15 Hp - HWP-1C-1 (Arena)	16,977
Mechanical & Electrical	A/C Ret Air Heat Pump/Mtr, 15 Hp - HWP-1C-2 (Arena)	16,977
Mechanical & Electrical	Exhaust & Supply Fan Allow - Smoke EVAC (Arena)	42,561
Mechanical & Electrical	Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-1 (Arena)	10,604
Mechanical & Electrical	Plumbing, Backflow Preventer, Fire - Retail 1	6,810
Mechanical & Electrical	Plumbing, Backflow Preventer, Potable - Arena	13,619
Mechanical & Electrical	Plumbing, Backflow Preventer, Potable - Retail 1	6,810
Mechanical & Electrical	Plumbing, Backflow Preventer, Potable - Venue	6,810
Misc Building Components	Access Control, CCTV Surveillance System - Garage F	10,783
Misc Building Components	Finish, Clg, 2x4 SAT - Main Lobby (Arena)	76,291
Misc Building Components	Finish, Carpet - Black & Gold Club (Arena)	14,472
Misc Building Components	Finish, Carpet - Box Office (Arena)	18,684
Misc Building Components	Finish, Carpet - Crew Lounge (Arena)	4,312
Misc Building Components	Finish, Carpet - Green Room x2 (Arena)	5,318
Misc Building Components	Finish, Carpet - Main M's & W's Locker Rooms (Arena)	19,043
Misc Building Components	Finish, Carpet - Media Work Room (Arena)	3,522
Misc Building Components	Finish, Carpet - Press Conference Room (Arena)	6,827
Misc Building Components	Finish, Carpet - Sound Booth (Arena)	2,875
Misc Building Components	Finish, Carpet - Visiting Locker Rooms (Arena)	15,307
Misc Building Components	Finish, Terrazzo Floor - Main Lobby (Arena)	317,694
Misc Building Components	Finish, Terrazzo Floor - VIP Lobby (Arena)	24,025
Misc Building Components	Finish, Carpet - Level 1 Athletics Office Space (Venue)	34,062
Misc Building Components	Finish, Carpet - Level 1 Soccer/VB Lockers (Venue)	29,391
Misc Building Components	Finish, Carpet - Level 2 Athletics Office Space (Venue)	67,740
Misc Building Components	Finish, Carpet - Level 2 Hallway (Venue)	26,277
Misc Building Components	Finish, Rubber Floor - Weight/Strength Rm (Venue)	93,683
Misc Building Components	Finish, VT Floor - Level 1 Hallways '07 (Venue)	75,212
Misc Site Improvements	Knight Plaza, Artificial Turf	98,741
Misc Site Improvements	Knight Plaza, Monitors/Players/Enclosures/AC	215,650
Misc Site Improvements	Knight Plaza, Spires Repainting Allowance	25,536
Misc Site Improvements	Planter Wall/Cap - Planters x2 (E Plaza/Gemini)	30,644
Misc Site Improvements	Retaining Wall, Stacked Stone - Retail 1	25,257
Misc Site Improvements	Trash Can Holder, Coated Steel - Outdoor	19,714
Furniture, Fixtures & Equipment	Basketball Court - Arena	212,804
Furniture, Fixtures & Equipment	A/V Misc Equipment - Sound Booth	59,585
Furniture, Fixtures & Equipment	Advertising, Illuminated Ad Panels - Upper Bowl	68,097
Furniture, Fixtures & Equipment	Advertising, Illuminated Super Graphic	25,536
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	17,535
Furniture, Fixtures & Equipment	Equipment, Clear Com Replacement - Arena	44,445
Furniture, Fixtures & Equipment	Equipment, Xenon Follow Spots	139,756
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Tom Kat	20,775
Furniture, Fixtures & Equipment	Maintenance, Fork Lift	54,057
Furniture, Fixtures & Equipment	Maintenance, Fork Lift - Toyota	42,559
Furniture, Fixtures & Equipment	Maintenance, Single Man Lift	13,219

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Category	Description	Cost
Furniture, Fixtures & Equipment	Vehicle, Box Truck	46,139
Furniture, Fixtures & Equipment	Safe, Fire Proof - Box Office	13,619
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	54,478
Furniture, Fixtures & Equipment	Restaurant, Fire Suppression - Commissary Stor(Arena)	4,918
Furniture, Fixtures & Equipment	Restaurant, Fire Suppression - Knights Grill (Arena)	9,837
Furniture, Fixtures & Equipment	Restaurant, Menu Boards - Concessions (Arena)	83,644
Furniture, Fixtures & Equipment	Equipment, Barricade System (interior)	35,325
Furniture, Fixtures & Equipment	Equipment, Performance Stage	188,085
Furniture, Fixtures & Equipment	Furniture, Event Chairs (1500)	165,403
Furniture, Fixtures & Equipment	Furniture, Event Tables (150)	60,256
Year 19 Total		4,494,960

Year 20: 2038-39

Roofs	Roof, Single Ply - Venue	1,010,177
Painting & Waterproofing	Paint Exterior and Waterproof - Venue	31,563
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	17,535
Mechanical & Electrical	Drinking Fountain, Indoor - CFE Arena & Venue	17,535
Misc Building Components	Finish, VT Floor - Level 1 Soccer/VB Lockers (Venue)	12,089
Misc Building Components	Renovation Allowance - Box Office (Venue)	3,507
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	18,061
Furniture, Fixtures & Equipment	Electronics, Fiber Optic Cable Allowance - Arena	16,856
Furniture, Fixtures & Equipment	Housekeeping, Cleaning Solution Storage, Orbio	17,858
Furniture, Fixtures & Equipment	Housekeeping, Floor Carpet Extractor	10,458
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T5	29,070
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T7	14,535
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	81,275
Furniture, Fixtures & Equipment	Event, Court Cover - Venue	19,064
Year 20 Total		1,299,583

Year 21: 2039-40

Mechanical & Electrical	Electrical, LED Sports/Event Lights - Venue	28,898
Mechanical & Electrical	Lighting Replacement Allowance - Truss Lighting (Venue)	18,061
Mechanical & Electrical	Fire Pump Deferred Maint Allowance - Arena	15,072
Mechanical & Electrical	A/C Equipment Allowance - Arena	93,015
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	18,061
Mechanical & Electrical	A/C PAC Unit Systems Allowance - Retail	135,458
Mechanical & Electrical	A/C Split Unit Systems Allowance - Retail	27,092
Mechanical & Electrical	Domestic Water Pump System Control Panel	17,339
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	14,489
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	14,489
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	14,489
Misc Building Components	Finish, Built In Mat - Main Lobby (Arena)	9,036
Misc Building Components	Finish, Terrazzo Floor Refurbishment Allow - Lobby (Arena)	54,183

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Category	Description	Cost
Misc Building Components	Door, Glass, Double Door - Arena	18,061
Misc Building Components	Door, Metal Overhead, 10 x 8 - S/R at CFE Arena	20,084
Misc Building Components	Door, Metal Overhead, 10 x 10 - S/R at CFE Arena	13,419
Misc Building Components	Door, Metal Overhead, 12 x 12 - S/R at CFE Arena	13,419
Misc Building Components	Door, Metal Overhead, 12 x 9 - S/R at CFE Arena	13,419
Misc Building Components	Door, Metal Overhead, 16 x 14 - S/R at CFE Arena	13,419
Misc Site Improvements	Basketball Court Resurfacing Allowance - Outdoor Court	38,335
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	14,449
Misc Site Improvements	Stage Refurbishment Allowance - Knight Plaza	9,031
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	18,603
Furniture, Fixtures & Equipment	Electronics, Sound System - Outdoor at Box Office	28,148
Furniture, Fixtures & Equipment	Equipment, Cable TV System Allowance - Arena & Venue	63,214
Furniture, Fixtures & Equipment	Equipment, Wheels on Magnometers - Arena & Venue	18,061
Furniture, Fixtures & Equipment	Furnishings/Decorating - Black & Gold Club (Arena)	49,110
Furniture, Fixtures & Equipment	Housekeeping, Floor Sweeper, Walk Behind - M#3640	22,266
Furniture, Fixtures & Equipment	Appliance, Mini Fridge - Suites/Loge	3,666
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	57,796
Furniture, Fixtures & Equipment	Event, Main Floor Carpet Tiles - Arena	124,972
Year 21 Total		999,154

Year 22: 2040-41

Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	18,603
Mechanical & Electrical	A/C PAC Unit Systems Allowance - Retail	139,522
Misc Building Components	Finish, Carpet - Video Production Room (Arena)	7,696
Misc Building Components	Finish, CT Floor - Black & Gold Club (Arena)	81,544
Misc Building Components	Finish, Epoxy Coating - Concession Main Con (Arena)	59,046
Misc Building Components	Finish, Epoxy Coating - Concession Main Lob (Arena)	41,040
Misc Building Components	Awning Fabric, Recover - Venue (Green)	11,130
Misc Building Components	Awning Frame, Replace - Venue (Green)	21,732
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Lvl 1 Old Kit/Ofc (Venue)	8,451
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Weight/Strength (Venue)	28,680
Misc Building Components	Finish, CT Floor - Level 1 Restrooms (Venue)	18,104
Misc Building Components	Restroom Renovation - Level 1 (Venue)	27,387
Misc Building Components	Finish, CT Walls - Level 1 Restrooms (Venue)	15,293
Misc Site Improvements	Landscape Allowance - Inflation N/A (2040)	50,001
Furniture, Fixtures & Equipment	A/V Video Production Equipment, Controllers - Arena	175,186
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	19,161
Furniture, Fixtures & Equipment	Furnishings/Decorating - Green Room x2 (Arena)	11,162
Furniture, Fixtures & Equipment	Laundry, Commercial Dryer, Gas - Arena	6,491
Furniture, Fixtures & Equipment	Laundry, Commercial Washer, 35 Lb Gas - Arena	17,615
Furniture, Fixtures & Equipment	Maintenance, Scissor Lift, 32'	48,340
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	86,225
Year 22 Total		892,409

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Category	Description	Cost
Year 23: 2041-42		
Painting & Waterproofing	Paint Exterior and Waterproof - Arena	98,679
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	19,161
Mechanical & Electrical	A/C PAC Unit Systems Allowance - Retail	143,708
Mechanical & Electrical	Boiler, Refurbishment Allow - Hot Air Return (Venue)	38,322
Mechanical & Electrical	Boiler, Refurbishment Allowance - East Retail (Arena)	9,581
Mechanical & Electrical	Boiler, Refurbishment Allowance - Food Srvs (Arena)	19,161
Mechanical & Electrical	Boiler, Refurbishment Allowance - Venue	9,581
Mechanical & Electrical	Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-2 (Arena)	11,935
Misc Building Components	Finish, Tartan Floor - Level 1 Sports Court (Venue)	106,346
Misc Site Improvements	Knight Plaza, Flame Bowls Refurbishment Allowance	95,805
Misc Site Improvements	Knight Plaza, Granite Pegasus & Bands Allowance	19,161
Misc Site Improvements	Knight Plaza, Umbrella - California Umbrella	14,313
Misc Site Improvements	Sail Shade Refurbishment Allowance - Knight Plaza	95,805
Misc Site Improvements	Spire Refurbishment Allowance - Knight Plaza	19,161
Furniture, Fixtures & Equipment	Volleyball Court - Venue	182,720
Furniture, Fixtures & Equipment	A/V Sound Equipment Refurb Allowance - Arena	299,295
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	19,736
Furniture, Fixtures & Equipment	Appliance, Mini Fridge - Suites/Loge	66,125
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	88,811
Furniture, Fixtures & Equipment	Furniture, Folding Table Allowance	11,002
Year 23 Total		1,368,408
Year 24: 2042-43		
Painting & Waterproofing	Paint Exterior/Interior Doors - Arena/Venue	34,538
Elevators	Elevator Cab Refurbishment Allowance - Venue	29,604
Elevators	Elevator Modernization Allowance, 3 Stop - Venue	88,811
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	197,359
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	19,736
Mechanical & Electrical	A/C PAC Unit Systems Allowance - Retail	148,019
Misc Building Components	Finish, Carpet - Level 3 Skybox/Suites (Venue)	48,651
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	15,789
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	20,328
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	63,155
Furniture, Fixtures & Equipment	Seating Motors, Extra Chains - Venue	59,403
Furniture, Fixtures & Equipment	Seating, Bowl - Arena	197,359
Year 24 Total		922,752
Year 25: 2043-44		
Painting & Waterproofing	Paint Exterior and Waterproof - Retail 1	76,230
Mechanical & Electrical	Generator, Diesel, 100 kW w/ATS - Gar F (Venue)	140,999
Mechanical & Electrical	Generator, Diesel, 1000 kW w/ATS - Arena	894,008

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Category	Description	Cost
Mechanical & Electrical	Fire Pump/Motor/Controller, 100 Hp - Arena	238,463
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	20,328
Mechanical & Electrical	A/C PAC Unit Systems Allowance - Retail	152,459
Misc Building Components	Finish, Rubber Treads - Main Lobby Stairs (Arena)	112,828
Misc Building Components	Renovation Allowance - Black & Gold Club Bar (Arena)	36,987
Misc Building Components	Renovation Allowance - Private Suite Wet Bars (Arena)	81,312
Misc Building Components	Restroom Renovation - Private Suites (Arena)	20,328
Misc Building Components	Finish, CT Walls - Branded Concessions (Arena)	182,951
Misc Building Components	Railing, Alum Picket, 42" - Garage F	92,126
Furniture, Fixtures & Equipment	Basketball Court - Arena	254,099
Furniture, Fixtures & Equipment	Basketball Hoops (x3) & Shot Clocks (x2) - Arena	171,568
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	20,938
Furniture, Fixtures & Equipment	Signage Logo, Pegasus - Arena	10,164
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	94,220
Furniture, Fixtures & Equipment	Equipment, Turnstiles w/Rollers	78,059
Year 25 Total		2,678,067
Year 26: 2044-45		
Painting & Waterproofing	Paint Exterior and Waterproof - Garage F	135,160
Painting & Waterproofing	Paint Interior, Restripe - Garage F	15,553
Mechanical & Electrical	A/C Equipment Allowance - Arena	107,829
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	20,938
Mechanical & Electrical	A/C Package Unit (Size TBD) - Venue	1,046,888
Misc Building Components	Finish, Carpet - Private Suites/Hallway (Arena)	254,599
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Lvl 1 Halls (Venue)	11,491
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Lvl 1 Volleyball Stor (Venue)	20,607
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Lvl 3 Skybox/Suites (Venue)	33,967
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Mens Practice Gym (Venue)	48,046
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - Wom Practice Gym (Venue)	50,743
Misc Building Components	Finish, Carpet - Level 1 Conference Room (Venue)	18,030
Misc Building Components	Finish, Rubber Floor - Weight/Strength Rm (Venue)	115,218
Misc Site Improvements	Knight Plaza, Artificial Turf	121,439
Misc Site Improvements	Knight Plaza, Monitors/Players/Enclosures/AC	265,223
Misc Site Improvements	Knight Plaza, Spires Repainting Allowance	31,407
Misc Site Improvements	Planters, Round - Knight Plaza	16,750
Misc Site Improvements	Stage Refurbishment Allowance - Knight Plaza	10,469
Furniture, Fixtures & Equipment	A/V Video Production Equipment, Controllers - Arena	197,173
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	21,566
Furniture, Fixtures & Equipment	Furnishings/Decorating - Private Suites/Loge's (Arena)	314,066
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	67,001
Furniture, Fixtures & Equipment	Event, Court Cover - Venue	22,764
Furniture, Fixtures & Equipment	Ice Skating Rink	75,376
Year 26 Total		3,022,303

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Category	Description	Cost
Year 27: 2045-46		
Painting & Waterproofing	Paint Exterior and Waterproof - Venue	38,819
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	21,566
Misc Building Components	Finish, Carpet - Management Offices (Arena)	21,939
Misc Building Components	Finish, CT Walls - Private Suite Restrooms (Arena)	44,689
Misc Building Components	Finish, Wall Covering - Black & Gold Restrms (Arena)	9,448
Misc Site Improvements	Basketball Court Resurfacing Allowance - Outdoor Court	45,774
Misc Site Improvements	Landscape Allowance - Inflation N/A (2045)	50,001
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	17,253
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	22,213
Furniture, Fixtures & Equipment	Electronics, Movie Screen (Inflatable)	6,146
Furniture, Fixtures & Equipment	Electronics, Televisions	87,724
Furniture, Fixtures & Equipment	Furniture, Outdoor Table/Bench/Canopy Set	15,420
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T5	35,752
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T7	17,876
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Tom Kat	26,317
Furniture, Fixtures & Equipment	Maintenance, Single Man Lift	16,746
Furniture, Fixtures & Equipment	Equipment, Trash Cans	32,349
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	99,958
Furniture, Fixtures & Equipment	Restaurant, Menu Boards - Concessions (Arena)	105,958
Furniture, Fixtures & Equipment	Equipment, ADA Stage Ramp	34,503
Furniture, Fixtures & Equipment	Event, Main Floor Carpet Tiles - Arena	149,223
Year 27 Total		899,674

Year 28: 2046-47

Elevators	Elevator Cab Refurbishment Allowance - Arena (VIP)	33,319
Mechanical & Electrical	Generator, Deferred Maint Allowance - Arena	17,770
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar F (Venue)	17,770
Mechanical & Electrical	Fire Jockey Pump/Motor - Arena	9,536
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	22,213
Mechanical & Electrical	Boiler, 2000 MBH Nat Gas - Hot Air Return (Venue)	355,406
Mechanical & Electrical	Boiler, Refurbishment Allow - Hot Air Return (Venue)	44,426
Mechanical & Electrical	Exhaust Fan - Hood Project (Venue)	55,399
Mechanical & Electrical	Boiler, 850 MBH Nat Gas - East Retail (Arena)	42,138
Mechanical & Electrical	Boiler, 850 MBH Nat Gas - Food Service (Arena)	84,276
Mechanical & Electrical	Boiler, 850 MBH Nat Gas - Venue	33,319
Mechanical & Electrical	Boiler, Refurbishment Allowance - East Retail (Arena)	11,106
Mechanical & Electrical	Boiler, Refurbishment Allowance - Food Srvs (Arena)	22,213
Mechanical & Electrical	Boiler, Refurbishment Allowance - Venue	11,106
Mechanical & Electrical	Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-1 (Arena)	13,836
Misc Building Components	Finish, Carpet - Level 1 WBB Locker Rm (Venue)	17,952
Misc Site Improvements	Bicycle Rack Allowance	11,049

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Category	Description	Cost
Misc Site Improvements	Knight Plaza, Benches - Escofet Abril Precast	93,952
Misc Site Improvements	Knight Plaza, Benches - Victor Stanley In Ground Composite	16,677
Misc Site Improvements	Knight Plaza, Flame Bowls	266,554
Misc Site Improvements	Knight Plaza, Flame Bowls Refurbishment Allowance	111,064
Misc Site Improvements	Knight Plaza, Granite Pegasus & Bands Allowance	22,213
Misc Site Improvements	Knight Plaza, Outdoor Furniture - Landscape Forms	104,927
Misc Site Improvements	Knight Plaza, Pebbleflex	44,426
Misc Site Improvements	Knight Plaza, Precast Planter Refurbishment Allowance	44,426
Misc Site Improvements	Knight Plaza, Sound Equipment	66,639
Misc Site Improvements	Knight Plaza, Stanchion Bollards, Removable	48,868
Misc Site Improvements	Knight Plaza, Trash Receptacle Allowance	32,951
Misc Site Improvements	Knight Plaza, Umbrella - California Umbrella	16,593
Misc Site Improvements	Sail Shade Refurbishment Allowance - Knight Plaza	111,064
Misc Site Improvements	Spire Refurbishment Allowance - Knight Plaza	22,213
Furniture, Fixtures & Equipment	Volleyball Court - Venue	211,822
Furniture, Fixtures & Equipment	A/V Sound Equipment - Arena	703,704
Furniture, Fixtures & Equipment	A/V Sound Equipment Refurb Allowance - Arena	346,965
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	22,879
Furniture, Fixtures & Equipment	Electronics, Move Projector (Inflatable Screen)	31,629
Furniture, Fixtures & Equipment	Electronics, Ribbon Boards - Arena	965,940
Furniture, Fixtures & Equipment	Electronics, Scoreboard - Arena	2,099,725
Furniture, Fixtures & Equipment	Housekeeping, Cleaning Solution Storage, Orbio	22,622
Furniture, Fixtures & Equipment	Housekeeping, Floor Carpet Extractor	13,248
Furniture, Fixtures & Equipment	Equipment, Trash Cans	11,944
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	102,957
Furniture, Fixtures & Equipment	Furniture, Folding Table Allowance	12,755
Year 28 Total		6,351,591

Year 29: 2047-48

Roofs	Roof, Single Ply - Arena	4,089,668
Roofs	Roof, Single Ply - Garage F	12,780
Roofs	Roof, Single Ply - Retail 1	600,677
Mechanical & Electrical	Generator, Steel Fuel Tank - Arena	14,153
Mechanical & Electrical	Lighting Replacement Allowance, Exterior - Retail 1	27,004
Mechanical & Electrical	Lighting Replacement Allowance, Exterior - Retail CFE	9,753
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	228,793
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	22,879
Misc Building Components	Access Control, CCTV Surveillance System - Garage F	14,492
Misc Building Components	Finish, Carpet - Black & Gold Club (Arena)	19,450
Misc Building Components	Finish, Carpet - Box Office (Arena)	25,110
Misc Building Components	Finish, Carpet - Crew Lounge (Arena)	5,795
Misc Building Components	Finish, Carpet - Green Room x2 (Arena)	7,147
Misc Building Components	Finish, Carpet - Main M's & W's Locker Rooms (Arena)	25,593

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 Orlando, FL 32816
 Phase 1 of 3

Budget Year: 7/1/2019 - 6/30/2020
 Report Date: 4/30/2019
 Report No: 6277 Version 3
 Phase: Arenas, Garage F, Retail 1

Category	Description	Cost
Misc Building Components	Finish, Carpet - Media Work Room (Arena)	4,734
Misc Building Components	Finish, Carpet - Press Conference Room (Arena)	9,175
Misc Building Components	Finish, Carpet - Sound Booth (Arena)	3,864
Misc Building Components	Finish, Carpet - Visiting Locker Rooms (Arena)	20,571
Misc Building Components	Finish, VT Floor - First Aid Room (Arena)	3,171
Misc Building Components	Finish, VT Floor - Lobby Mgmt Office (Arena)	18,006
Misc Building Components	Finish, VT Floor - Main Concourse (Arena)	348,277
Misc Building Components	Finish, VT Floor - Main Concourse Restrooms (Arena)	92,984
Misc Building Components	Finish, VT Floor - Main Lobby Restrooms (Arena)	7,724
Misc Building Components	Finish, VT Floor - Main Locker Rooms (Arena)	8,024
Misc Building Components	Finish, VT Floor - Restrooms at Knight Plaza (Arena)	9,827
Misc Building Components	Finish, VT Floor - Show Office x2 (Arena)	2,775
Misc Building Components	Finish, VT Floor - Staff Locker Rooms (Arena)	6,980
Misc Building Components	Finish, VT Floor - Training Room (Arena)	20,420
Misc Building Components	Finish, VT Floor - Visiting Locker Rooms (Arena)	10,714
Misc Building Components	Finish, Carpet - Level 1 Athletics Office Space (Venue)	45,777
Misc Building Components	Finish, Carpet - Level 1 Soccer/VB Lockers (Venue)	39,499
Misc Building Components	Finish, Carpet - Level 2 Athletics Office Space (Venue)	91,037
Misc Building Components	Finish, Carpet - Level 2 Hallway (Venue)	35,314
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	23,566
Furniture, Fixtures & Equipment	Equipment, Clear Com Replacement - Arena	59,731
Furniture, Fixtures & Equipment	Equipment, Xenon Follow Spots	187,820
Furniture, Fixtures & Equipment	Furnishings/Decorating - Black & Gold Club (Arena)	62,211
Furniture, Fixtures & Equipment	Vehicle, Box Truck	62,007
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	73,214
Furniture, Fixtures & Equipment	Restaurant, Exhaust Hood - Commisary Stor (Arena)	14,098
Furniture, Fixtures & Equipment	Restaurant, Exhaust Hood - Knights Grill (Arena)	28,194
Furniture, Fixtures & Equipment	Equipment, Curtain System, Back Drop - Arena	221,812
Year 29 Total		6,614,820

Year 30: 2048-49

Painting & Waterproofing	Paint Exterior and Waterproof - Arena	121,363
Painting & Waterproofing	Paint Exterior/Interior Doors - Arena/Venue	41,240
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	23,566
Misc Building Components	Awning Fabric, Recover - Venue (Green)	14,099
Misc Building Components	Door, Metal Overhead, 10 x 8 - S/R at Venue	6,551
Misc Building Components	Door, Metal Overhead, 12 x 12 - S/R at Venue	17,509
Misc Building Components	Finish, VT Floor - Level 1 Athletics/Laundry (Venue)	21,961
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	18,853
Furniture, Fixtures & Equipment	A/V Video Production Equipment, Controllers - Arena	221,920
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	24,273
Furniture, Fixtures & Equipment	Electronics, Fiber Optic Cable Allowance - Arena	22,654
Furniture, Fixtures & Equipment	Furnishings/Decorating - Green Room x2 (Arena)	14,139

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Category	Description	Cost
Furniture, Fixtures & Equipment	Furnishings/Decorating - Management Offices (Arena)	94,263
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	109,227
Furniture, Fixtures & Equipment	Seating, Bowl - Arena	235,656
Furniture, Fixtures & Equipment	Ice Machine - Venue	30,112
Year 30 Total		1,017,386

Summary of Recommendations and Findings

1. General Information

Property Name:	UCF Convocation Corporation	Report Run Date:	04/30/2019
Property Location:	Orlando, Florida	Report No:	6277 Version 3
Property Number:	4066	Budget Year Begins:	07/01/2019
Property Type:	Other	Budget Year Ends:	06/30/2020
Total Units:	1		
Phase:	Housing, Retail 2 & 3 (2 of 3)		

2. Report Findings

Total number of categories set up in reserve schedule:	9
Total number of components scheduled for reserve funding:	230
Total current cost of all scheduled reserve components:	\$23,161,337
Estimated Beginning Year Reserve Balance:	\$2,234,636
Total number of components scheduled for replacement in the 2019-20 Budget Year:	22
Total cost of components scheduled for replacement in the 2019-20 Budget Year:	\$517,643

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$425,000
Recommended Annual Reserve Funding Contribution Amount:	\$2,087,910
Increase (decrease) between Current & Recommended Contribution Amounts:	\$1,662,910
Increase (decrease) between Current & Recommended Contribution Amounts:	391.27%

4. 30 Year Pooled Cash Flow Funding Plan Analysis

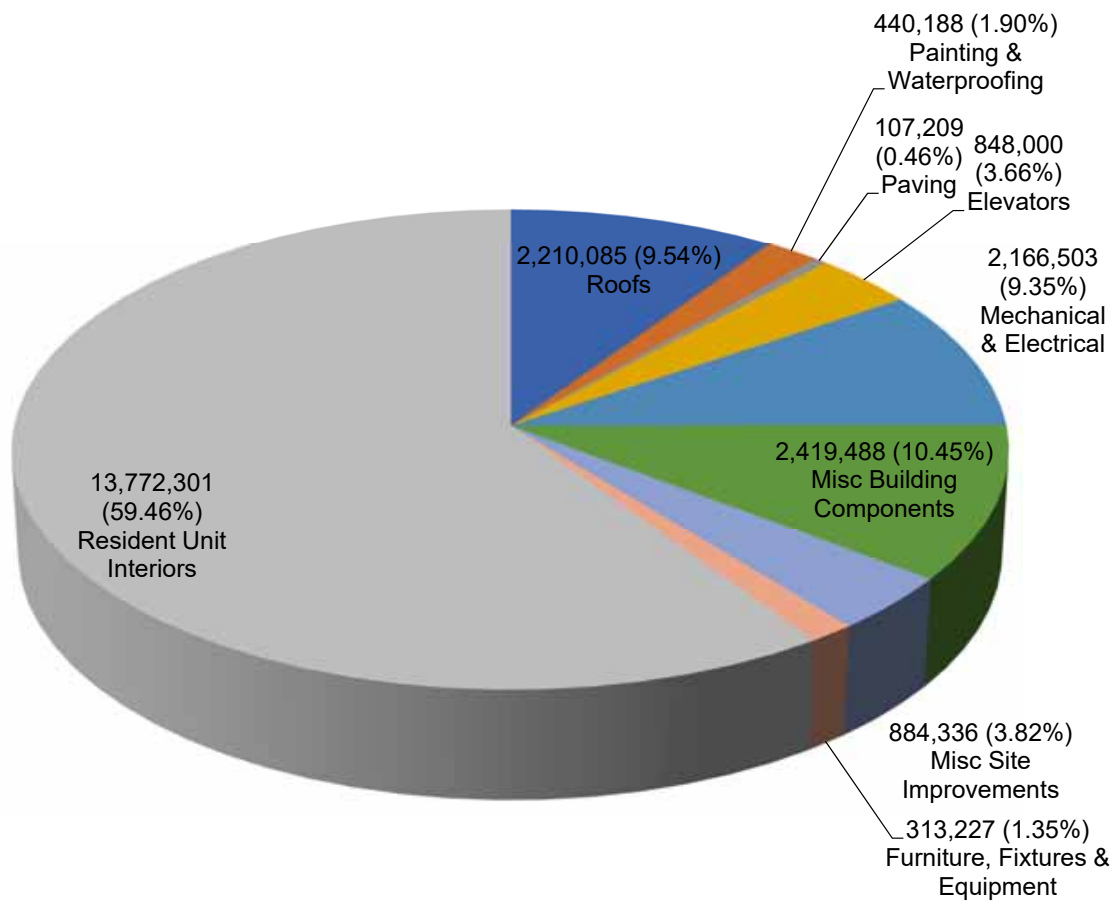
Current Annual Reserve Funding Contribution Amount:	\$425,000
Recommended 2019-20 Reserve Funding Contribution Amount:	\$527,449
Recommended 2019-20 Planned Special Assessment Amount:	\$0
Total 2019-20 Reserve Funding and Planned Special Assessment Amount:	\$527,449
Increase (decrease) between Current & Recommended Contribution Amounts:	\$102,449
Increase (decrease) between Current & Recommended Contribution Amounts:	24.11%

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Chart A

2019-20 Current Reserve Component Costs

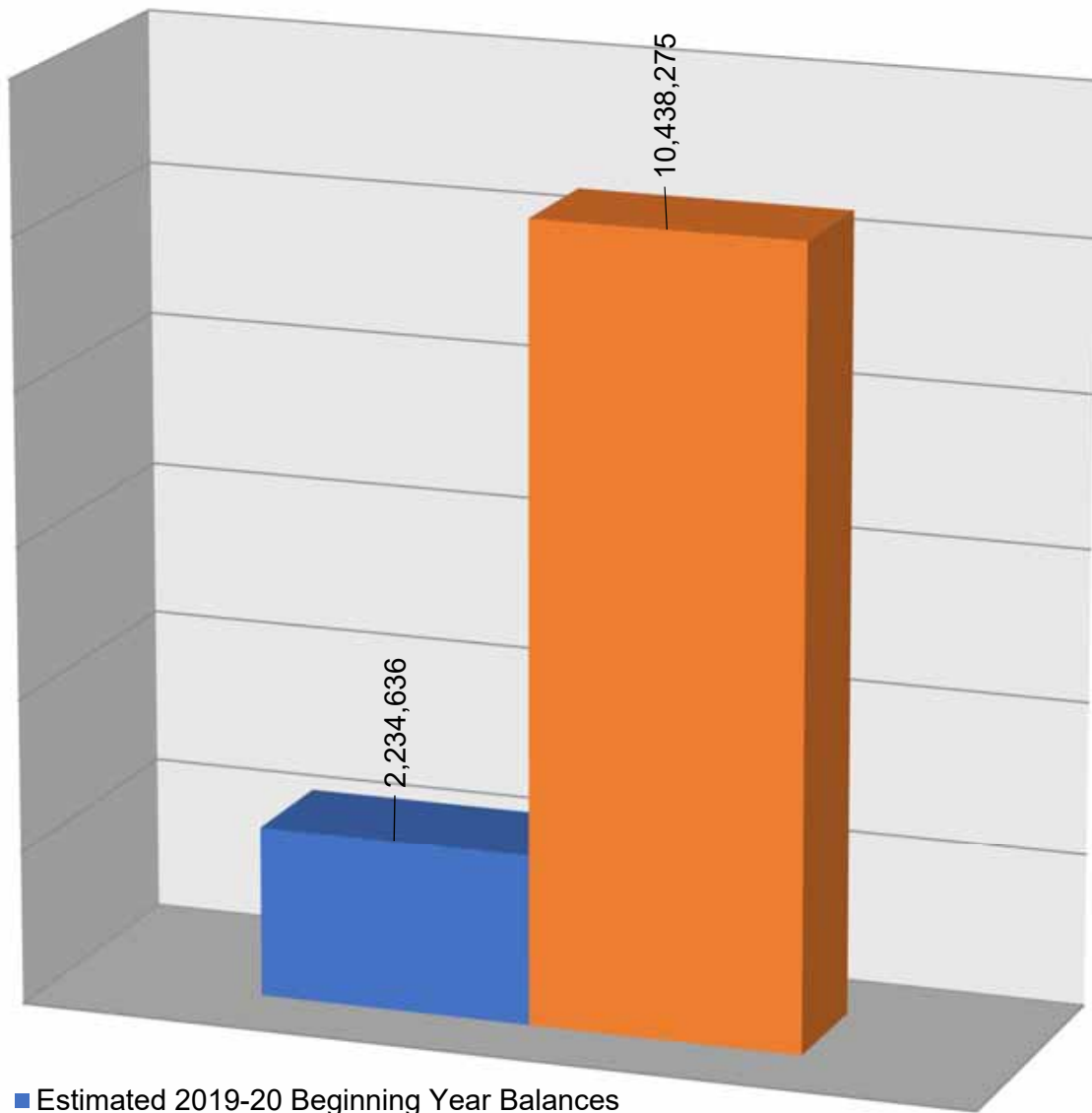


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Chart B

2019-20 Actual vs. 100% Funded Straight Line Reserve Balances



■ Estimated 2019-20 Beginning Year Balances

■ 100% Funded Straight Line 2019-20 Beginning Year Balances

Actual beginning year balances are estimates only based on the latest financial information.

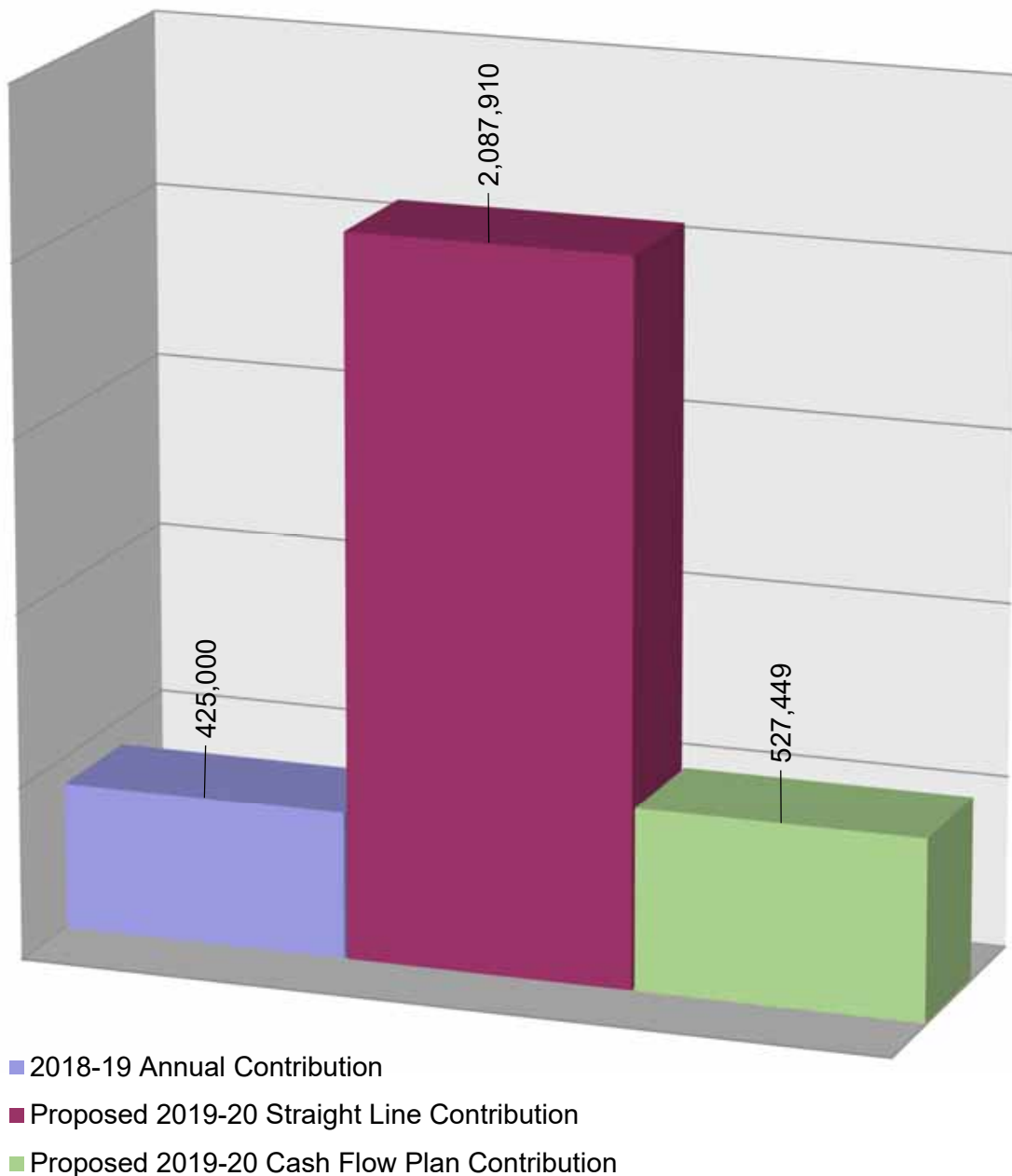
100% funded beginning year balances are based on straight line accounting formulas.

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Chart C

2019-20 Funding Contribution Comparisons



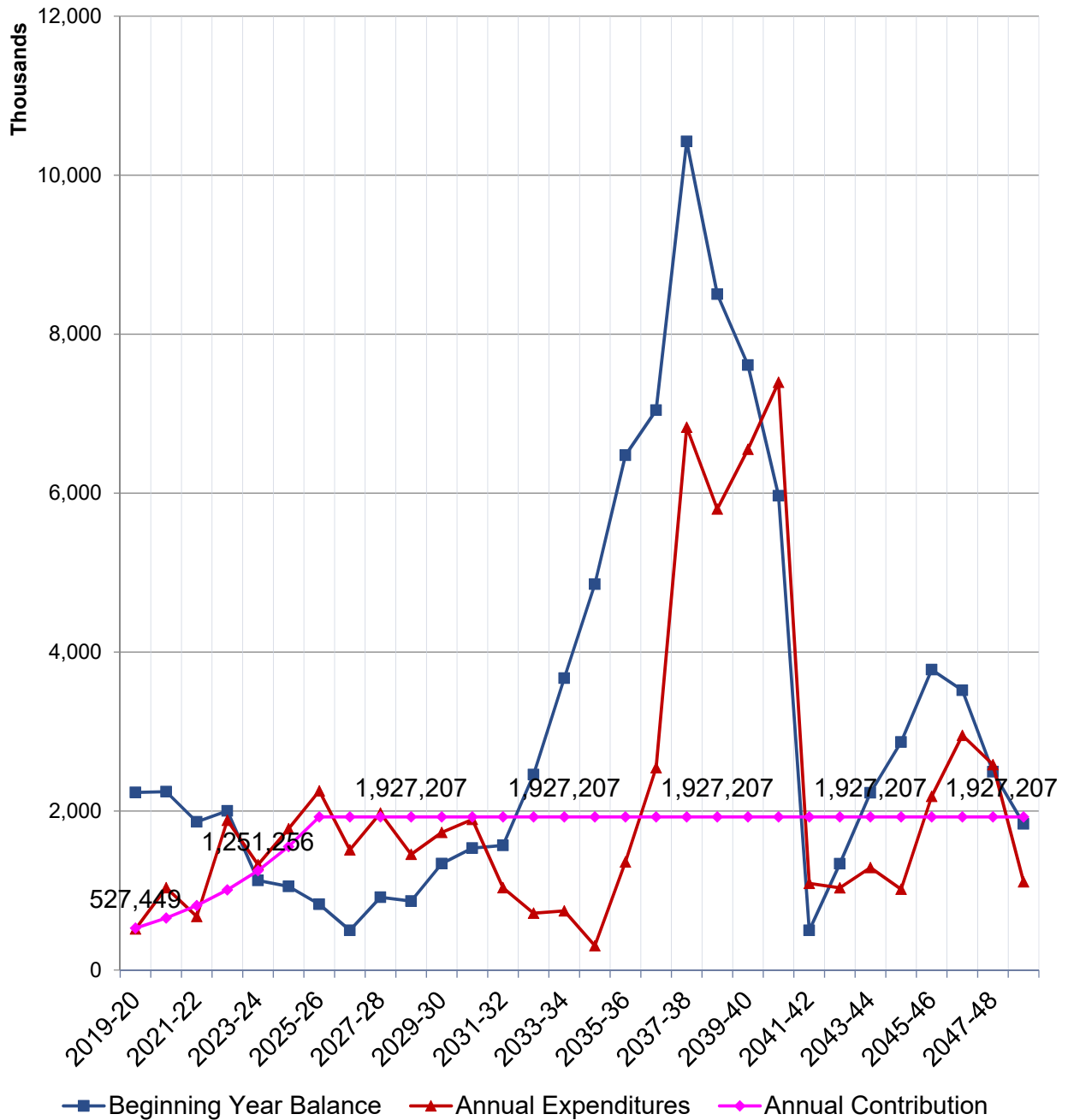
Proposed 2019-20 Straight Line Contribution = Unfunded Balance / Remaining Life

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Chart D

30 Year Pooled Cash Flow Plan



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Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	6/30/2019 Balance	Unfunded Balance	2019-20 Contribution
Roofs	2,210,085	20-30	7-19	0	2,210,085	265,179
Painting & Waterproofing	440,188	6-7	1-4	101,770	338,418	84,605
Paving	107,209	30	19	0	107,209	5,642
Elevators	848,000	15-30	2-19	93,980	754,020	47,012
Mechanical & Electrical	2,166,503	1-40	1-30	500,546	1,665,957	149,318
Misc Building Components	2,419,488	8-36	1-25	430,526	1,988,962	214,655
Misc Site Improvements	884,336	3-30	1-27	123,136	761,200	58,593
Furniture, Fixtures & Equipment	313,227	5-15	2-9	255,242	57,985	9,034
Resident Unit Interiors	13,772,301	1-30	1-22	729,436	13,042,865	1,253,872
Grand Total	23,161,337			2,234,636	20,926,701	2,087,910

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Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/19 Balance	Unfunded Balance	2019-20 Contribution
Roofs									
Roof, Metal - Retail 2 & 3	52	Squares	1,208.00	62,816	30	19	0	62,816	3,306
Roof, Metal - Tower 1	14	Squares	1,500.00	21,000	30	17	0	21,000	1,235
Roof, Metal - Tower 2	14	Squares	1,500.00	21,000	30	18	0	21,000	1,167
Roof, Metal - Tower 3	14	Squares	1,500.00	21,000	30	19	0	21,000	1,105
Roof, Metal - Tower 4	14	Squares	1,500.00	21,000	30	18	0	21,000	1,167
Roof, Single Ply - Retail 2 & 3	199	Squares	931.00	185,269	20	9	0	185,269	20,585
Roof, Single Ply - Tower 1	313	Squares	1,500.00	469,500	20	7	0	469,500	67,071
Roof, Single Ply - Tower 2	313	Squares	1,500.00	469,500	20	8	0	469,500	58,688
Roof, Single Ply - Tower 3	313	Squares	1,500.00	469,500	20	9	0	469,500	52,167
Roof, Single Ply - Tower 4	313	Squares	1,500.00	469,500	20	8	0	469,500	58,688
Roofs Total	10	Components		2,210,085	20-30	7-19	0	2,210,085	265,179

Painting & Waterproofing

Paint Exterior - Site Wall Gemini Blvd (T3 & T4)	1	Total	3,375.00	3,375	7	4	448	2,927	732
Paint Exterior and Waterproof - Retail 2 & 3	1	Total	31,125.00	31,125	7	4	4,130	26,995	6,749
Paint Exterior and Waterproof - Tower 1	1	Total	88,922.00	88,922	7	4	11,798	77,124	19,281
Paint Exterior and Waterproof - Tower 2	1	Total	88,922.00	88,922	7	4	11,798	77,124	19,281
Paint Exterior and Waterproof - Tower 3	1	Total	88,922.00	88,922	7	4	11,798	77,124	19,281
Paint Exterior and Waterproof - Tower 4	1	Total	88,922.00	88,922	7	4	11,798	77,124	19,281
Paint Interior Doors	1	Total	50,000.00	50,000	6	1	50,000	0	0
Painting & Waterproofing Total	7	Components		440,188	6-7	1-4	101,770	338,418	84,605

Paving

Pavers, Interlocking - Tower 1	5,105	Sq Ft	6.51	33,234	30	19	0	33,234	1,749
Pavers, Interlocking - Tower 2	3,017	Sq Ft	6.51	19,641	30	19	0	19,641	1,034
Pavers, Interlocking - Tower 3	3,524	Sq Ft	6.51	22,942	30	19	0	22,942	1,207
Pavers, Interlocking - Tower 4	4,822	Sq Ft	6.51	31,392	30	19	0	31,392	1,652
Paving Total	4	Components		107,209	30	19	0	107,209	5,642

Elevators

Elevator Cab Refurbishment Allowance - Tower 1	2	Each	15,000.00	30,000	15	2	30,000	0	0
Elevator Cab Refurbishment Allowance - Tower 2	2	Each	15,000.00	30,000	15	3	30,000	0	0
Elevator Cab Refurbishment Allowance - Tower 3	2	Each	15,000.00	30,000	15	4	3,980	26,020	6,505
Elevator Cab Refurbishment Allowance - Tower 4	2	Each	15,000.00	30,000	15	3	30,000	0	0
Elevator Modernization Allowance, 7 Stop - Tower 1	2	Each	91,000.00	182,000	30	17	0	182,000	10,706

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Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/19 Balance	Unfunded Balance	2019-20 Contribution
Elevator Modernization Allowance, 7 Stop - Tower 2	2	Each	91,000.00	182,000	30	18	0	182,000	10,111
Elevator Modernization Allowance, 7 Stop - Tower 3	2	Each	91,000.00	182,000	30	19	0	182,000	9,579
Elevator Modernization Allowance, 7 Stop - Tower 4	2	Each	91,000.00	182,000	30	18	0	182,000	10,111
Elevators Total	8	Components		848,000	15-30	2-19	93,980	754,020	47,012

Mechanical & Electrical

Electric

Generator, Deferred Maint Allowance - Gar E (T3&4)	1	Each	8,546.00	8,546	12	1	8,546	0	0
Generator, Deferred Maint Allowance - Gar G (T1&2)	1	Each	8,546.00	8,546	12	1	8,546	0	0
Generator, Diesel, 350 kW w/ATS - Gar E (T3&4)	1	Each	137,338.00	137,338	36	24	0	137,338	5,722
Generator, Diesel, 350 kW w/ATS - Gar G (T1&2)	1	Each	137,338.00	137,338	36	23	0	137,338	5,971
Lighting Replacement Allowance, Exterior - Retail at T3	1	Total	26,229.00	26,229	20	9	0	26,229	2,914

Fire Pump & Alarm System

Fire Alarm System - Retail 2 & 3	1	Total	10,000.00	10,000	22	11	0	10,000	909
Fire Alarm System Upgrade Allowance - Tower 1	138	Units	1,117.00	154,146	22	9	0	154,146	17,127
Fire Alarm System Upgrade Allowance - Tower 2	138	Units	1,117.00	154,146	22	10	0	154,146	15,415
Fire Alarm System Upgrade Allowance - Tower 3	134	Units	1,117.00	149,678	22	11	0	149,678	13,607
Fire Alarm System Upgrade Allowance - Tower 4	138	Units	1,117.00	154,146	22	10	0	154,146	15,415
Fire Pump Deferred Maint Allowance - Gar E (T3&4)	1	Each	8,000.00	8,000	15	3	8,000	0	0
Fire Pump Deferred Maint Allowance - Gar G (T1&2)	1	Each	8,000.00	8,000	15	2	8,000	0	0
Fire Pump/Motor/Controller, 75 Hp - Gar E (T3&4)	1	Each	97,756.00	97,756	40	28	0	97,756	3,491
Fire Pump/Motor/Controller, 75 Hp - Gar G (T1&2)	1	Each	97,756.00	97,756	40	27	0	97,756	3,621

HVAC

A/C Air Handler Unit, 5 Ton - Tower 1	14	Each	4,586.00	64,204	15	2	64,204	0	0
A/C Air Handler Unit, 5 Ton - Tower 2	14	Each	4,586.00	64,204	15	3	64,204	0	0
A/C Air Handler Unit, 5 Ton - Tower 3	14	Each	4,586.00	64,204	15	4	8,519	55,685	13,921
A/C Air Handler Unit, 5 Ton - Tower 4	14	Each	4,586.00	64,204	15	3	64,204	0	0
A/C Air Handler Unit, 7 Ton - Retail 2 & 3 (Split)	1	Each	6,998.00	6,998	12	2	6,998	0	0
A/C Chilled Water Pump System Controls - Tower 1	1	Each	10,000.00	10,000	24	11	0	10,000	909
A/C Chilled Water Pump System Controls - Tower 2	1	Each	10,000.00	10,000	24	12	0	10,000	833
A/C Chilled Water Pump System Controls - Tower 3	1	Each	10,000.00	10,000	24	13	0	10,000	769
A/C Chilled Water Pump System Controls - Tower 4	1	Each	10,000.00	10,000	24	12	0	10,000	833
A/C Chilled Water Pump/Motor, 25 Hp - Tower 1	1	Each	13,175.00	13,175	15	2	13,175	0	0
A/C Chilled Water Pump/Motor, 25 Hp - Tower 2	1	Each	13,175.00	13,175	15	3	13,175	0	0
A/C Chilled Water Pump/Motor, 25 Hp - Tower 3	1	Each	13,175.00	13,175	15	4	1,748	11,427	2,857
A/C Chilled Water Pump/Motor, 25 Hp - Tower 4	1	Each	13,175.00	13,175	15	3	13,175	0	0
A/C Condensing Unit, 7 Ton - Retail 2 & 3 (Split)	1	Each	6,505.00	6,505	12	2	6,505	0	0
A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2023)	55	Each	500.00	27,500	20	5	0	27,500	5,500
A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2024)	55	Each	500.00	27,500	20	6	0	27,500	4,583
A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2025)	55	Each	500.00	27,500	20	7	0	27,500	3,929
A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2026)	55	Each	500.00	27,500	20	8	0	27,500	3,438

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A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2027)	55	Each	500.00	27,500	20	9	0	27,500	3,056
A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2028)	55	Each	500.00	27,500	20	10	0	27,500	2,750
A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2029)	55	Each	500.00	27,500	20	11	0	27,500	2,500
A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2030)	55	Each	500.00	27,500	20	12	0	27,500	2,292
A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2031)	55	Each	500.00	27,500	20	13	0	27,500	2,115
A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2032)	55	Each	500.00	27,500	20	14	0	27,500	1,964
A/C Package Unit, 5 Ton - Retail 2 & 3 (RTU 5)	1	Each	9,628.00	9,628	12	2	9,628	0	0
A/C Package Unit, 6 Ton - Retail 2 & 3 (RTU 6)	1	Each	13,700.00	13,700	12	2	13,700	0	0
A/C Package Unit, 9.6 Ton - Retail 2 & 3 (RTU 7)	1	Each	21,461.00	21,461	12	2	21,461	0	0
A/C Package Unit, 10 Ton - Retail 2 & 3 (RTU 2)	1	Each	21,461.00	21,461	12	2	21,461	0	0
A/C Package Unit, 17.5 Ton - Retail 2 & 3 (RTU 1)	1	Each	23,795.00	23,795	14	3	23,795	0	0
A/C Package Unit, 17.5 Ton - Retail 2 & 3 (RTU 3)	1	Each	23,795.00	23,795	14	3	23,795	0	0
A/C Package Unit, 17.5 Ton - Retail 2 & 3 (RTU 8)	1	Each	23,795.00	23,795	14	3	23,795	0	0
A/C Package Unit, 20 Ton - Retail 2 & 3 (RTU 4)	1	Each	35,612.00	35,612	14	3	35,612	0	0
HVAC Allowance - (1x Expense)	1	Each	10,300.00	10,300	1	1	10,300	0	0
Plumbing									
Boiler, 750 MBH Nat Gas - Tower 1	1	Each	14,000.00	14,000	30	1	14,000	0	0
Boiler, 750 MBH Nat Gas - Tower 2	1	Each	14,000.00	14,000	30	1	14,000	0	0
Boiler, 750 MBH Nat Gas - Tower 3	1	Each	14,000.00	14,000	30	19	0	14,000	737
Boiler, 750 MBH Nat Gas - Tower 4	1	Each	14,000.00	14,000	30	30	0	14,000	467
Boiler, Refurbishment Allowance - Tower 1	1	Total	5,000.00	5,000	15	15	0	5,000	333
Boiler, Refurbishment Allowance - Tower 2	1	Total	5,000.00	5,000	15	15	0	5,000	333
Boiler, Refurbishment Allowance - Tower 3	1	Total	5,000.00	5,000	15	15	0	5,000	333
Boiler, Refurbishment Allowance - Tower 4	1	Total	5,000.00	5,000	15	15	0	5,000	333
Boiler, Water Storage Tank - Tower 1	2	Each	3,914.00	7,828	20	7	0	7,828	1,118
Boiler, Water Storage Tank - Tower 2	2	Each	3,914.00	7,828	20	8	0	7,828	978
Boiler, Water Storage Tank - Tower 3	2	Each	3,914.00	7,828	20	9	0	7,828	870
Boiler, Water Storage Tank - Tower 4	2	Each	3,914.00	7,828	20	8	0	7,828	978
Domestic Water Pump System Controls - Gar E (T3&4)	1	Each	25,000.00	25,000	24	12	0	25,000	2,083
Domestic Water Pump System Controls - Gar G (T1&2)	1	Each	25,000.00	25,000	24	11	0	25,000	2,273
Plumbing, Backflow Preventer, Fire - Gar E (T3&4)	1	Each	8,000.00	8,000	30	18	0	8,000	444
Plumbing, Backflow Preventer, Fire - Gar G (T1&2)	1	Each	8,000.00	8,000	30	17	0	8,000	471
Plumbing, Backflow Preventer, Potable - Gar E (T3&4)	1	Each	8,000.00	8,000	30	18	0	8,000	444
Plumbing, Backflow Preventer, Potable - Gar G (T1&2)	1	Each	8,000.00	8,000	30	17	0	8,000	471
Plumbing, Backflow Preventer, Potable - Retail at T3	1	Each	4,000.00	4,000	30	19	0	4,000	211
Mechanical & Electrical Total	66	Components		2,166,503	1-40	1-30	500,546	1,665,957	149,318

Misc Building Components

Access Control Systems

Access Control, Camera - Towers 1-4	255	Each	1,238.00	315,690	16	6	0	315,690	52,615
Access Control, Recorder/Servers - Towers 1-4	1	Total	30,000.00	30,000	8	4	3,980	26,020	6,505

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Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/19 Balance	Unfunded Balance	2019-20 Contribution
Common Area Interiors									
Door Replacement Allowance, Interior - Towers 1-4	1	Total	10,300.00	10,300	10	2	10,300	0	0
Door Replacement Allowance, Interior - Towers 1-4	1	Total	8,278.00	8,278	10	1	8,278	0	0
Finish, Carpet - Corridors (Floors 1&2)	1	Total	55,822.23	55,823	10	1	55,823	0	0
Finish, Carpet - Tower 1 Study Rooms x5	192	Sq Yds	39.07	7,502	8	5	0	7,502	1,500
Finish, Carpet - Tower 2 Study Rooms x5	192	Sq Yds	39.07	7,502	8	5	0	7,502	1,500
Finish, Carpet - Tower 3 Study Rooms x5	192	Sq Yds	39.07	7,502	8	5	0	7,502	1,500
Finish, Carpet - Tower 4 Study Rooms x5	192	Sq Yds	39.07	7,502	8	5	0	7,502	1,500
Finish, Carpet Tile - Phase 1 (Tower Hallways)	7	Floors	12,000.00	84,000	10	2	84,000	0	0
Finish, Carpet Tile - Phase 2 (Tower Hallways)	7	Floors	12,000.00	84,000	10	3	84,000	0	0
Finish, Carpet Tile - Phase 3 (Tower Hallways)	7	Floors	12,000.00	84,000	10	4	11,145	72,855	18,214
Finish, Carpet Tile - Phase 4 (Tower Hallways)	7	Floors	12,000.00	84,000	10	5	0	84,000	16,800
Finish, Clg, 2x2 SAT - Tower 1 Common Areas	31,003	Sq Ft	6.17	191,289	24	11	0	191,289	17,390
Finish, Clg, 2x2 SAT - Tower 2 Common Areas	31,003	Sq Ft	6.17	191,289	24	12	0	191,289	15,941
Finish, Clg, 2x2 SAT - Tower 3 Common Areas	31,003	Sq Ft	6.17	191,289	24	13	0	191,289	14,715
Finish, Clg, 2x2 SAT - Tower 4 Common Areas	31,003	Sq Ft	6.17	191,289	24	12	0	191,289	15,941
Finish, CT Floor - Tower 1 Common Areas	1,185	Sq Ft	13.00	15,405	24	11	0	15,405	1,400
Finish, CT Floor - Tower 1 Laundry x7	1,867	Sq Ft	13.00	24,271	24	11	0	24,271	2,206
Finish, CT Floor - Tower 1 Lobby	2,693	Sq Ft	13.00	35,009	24	24	0	35,009	1,459
Finish, CT Floor - Tower 2 Common & Lobby Areas	3,877	Sq Ft	13.00	50,401	24	12	0	50,401	4,200
Finish, CT Floor - Tower 2 Laundry x7	1,867	Sq Ft	13.00	24,271	24	12	0	24,271	2,023
Finish, CT Floor - Tower 3 Common & Lobby Areas	3,877	Sq Ft	13.00	50,401	24	13	0	50,401	3,877
Finish, CT Floor - Tower 3 Laundry x7	1,867	Sq Ft	13.00	24,271	24	13	0	24,271	1,867
Finish, CT Floor - Tower 4 Common & Lobby Areas	3,877	Sq Ft	13.00	50,401	24	12	0	50,401	4,200
Finish, CT Floor - Tower 4 Laundry x7	1,867	Sq Ft	13.00	24,271	24	12	0	24,271	2,023
Finish, VT Floor - Phase 1 (Tower Stairwell)	3	Each	15,340.00	46,020	20	12	0	46,020	3,835
Finish, VT Floor - Phase 2 (Tower Stairwell)	3	Each	15,340.00	46,020	20	13	0	46,020	3,540
Finish, VT Floor - Phase 3 (Tower Stairwell)	3	Each	15,340.00	46,020	20	14	0	46,020	3,287
Finish, VT Floor - Phase 4 (Tower Stairwell)	3	Each	15,340.00	46,020	20	15	0	46,020	3,068
Facilities Office									
Renovation Allowance - Facilities Office	1	Total	150,000.00	150,000	20	1	150,000	0	0
Misc Building Exterior									
Awning/Bahama Shutters, Metal - Retail 2 & 3	1,070	Sq Ft	30.00	32,100	25	14	0	32,100	2,293
Awning/Bahama Shutters, Metal - Tower 1	548	Sq Ft	30.00	16,440	25	12	0	16,440	1,370
Awning/Bahama Shutters, Metal - Tower 2	548	Sq Ft	30.00	16,440	25	13	0	16,440	1,265
Awning/Bahama Shutters, Metal - Tower 3	803	Sq Ft	30.00	24,090	25	14	0	24,090	1,721
Awning/Bahama Shutters, Metal - Tower 4	803	Sq Ft	30.00	24,090	25	13	0	24,090	1,853
Door Replacement Allowance, Exterior - Towers 1-4	1	Total	23,000.00	23,000	10	1	23,000	0	0
Railing, Alum Picket, 42" - Tower 1	171	Ln Ft	88.00	15,048	36	23	0	15,048	654
Railing, Alum Picket, 42" - Tower 2	171	Ln Ft	88.00	15,048	36	24	0	15,048	627
Railing, Alum Picket, 42" - Tower 3	246	Ln Ft	88.00	21,648	36	25	0	21,648	866
Railing, Alum Picket, 42" - Tower 4	246	Ln Ft	88.00	21,648	36	24	0	21,648	902

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Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/19 Balance	Unfunded Balance	2019-20 Contribution
Trellis, Metal - Tower 1	185	Sq Ft	35.00	6,475	25	12	0	6,475	540
Trellis, Metal - Tower 2	185	Sq Ft	35.00	6,475	25	13	0	6,475	498
Trellis, Metal - Tower 3	185	Sq Ft	35.00	6,475	25	14	0	6,475	462
Trellis, Metal - Tower 4	185	Sq Ft	35.00	6,475	25	13	0	6,475	498
Misc Building Components Total	45	Components		2,419,488	8-36	1-25	430,526	1,988,962	214,655

Misc Site Improvements

Fence, Alum Picket, 4' - T1 & T2	100	Ln Ft	60.00	6,000	26	15	0	6,000	400
Fence, VC Chain Link, 4' - 6' - T1 & T2	990	Ln Ft	15.93	15,771	22	11	0	15,771	1,434
Gate, Alum Stl Frame/Wood, 20' x 8' - Service Lot (T3)	2	Each	4,898.00	9,796	15	4	1,300	8,496	2,124
Irrigation Control Equipment, Field Units	3	Each	5,150.00	15,450	10	1	15,450	0	0
Landscape Allowance - Inflation N/A (2020)	1	Total	97,088.00	97,088	6	2	97,088	0	0
Landscape Allowance - Inflation N/A (2025)	1	Total	83,749.00	83,749	11	7	0	83,749	11,964
Landscape Allowance - Inflation N/A (2030)	1	Total	72,243.00	72,243	16	12	0	72,243	6,020
Landscape Allowance - Inflation N/A (2035)	1	Total	62,317.00	62,317	21	17	0	62,317	3,666
Landscape Allowance - Inflation N/A (2040)	1	Total	53,755.00	53,755	26	22	0	53,755	2,443
Landscape Allowance - Inflation N/A (2045)	1	Total	46,370.00	46,370	30	27	0	46,370	1,717
Light Pole & Fixture, 16' Downlight	56	Each	3,338.00	186,928	26	15	0	186,928	12,462
Park Bench, Concrete - East Plaza	17	Each	1,135.00	19,295	25	14	0	19,295	1,378
Park Bench, Teak Wood	33	Each	1,043.10	34,423	10	8	0	34,423	4,303
Patch/Top-Coat Refurb Allowance - Retail Breezeways	1	Total	8,274.00	8,274	3	3	8,274	0	0
Retaining Wall, Stacked Stone - T1 & T2	4,680	Sq Ft	31.70	148,357	30	19	0	148,357	7,808
Trash Can Holder, Coated Steel	20	Each	386.00	7,720	15	4	1,024	6,696	1,674
Trellis, Metal - Tower 3 Courtyard x2	480	Sq Ft	35.00	16,800	25	14	0	16,800	1,200
Misc Site Improvements Total	17	Components		884,336	3-30	1-27	123,136	761,200	58,593

Furniture, Fixtures & Equipment

Furnishings/Furniture

Furnishings Allowance - Tower 1 Lobby	1	Total	25,000.00	25,000	8	2	25,000	0	0
Furnishings Allowance - Tower 1 Study Rooms	5	Each	5,000.00	25,000	8	2	25,000	0	0
Furnishings Allowance - Tower 2 Lobby	1	Total	25,000.00	25,000	8	2	25,000	0	0
Furnishings Allowance - Tower 2 Study Rooms	5	Each	5,000.00	25,000	8	2	25,000	0	0
Furnishings Allowance - Tower 3 Lobby	1	Total	25,000.00	25,000	8	2	25,000	0	0
Furnishings Allowance - Tower 3 Study Rooms	5	Each	5,000.00	25,000	8	2	25,000	0	0
Furnishings Allowance - Tower 4 Lobby	1	Total	25,000.00	25,000	8	2	25,000	0	0
Furnishings Allowance - Tower 4 Study Rooms	5	Each	5,000.00	25,000	8	2	25,000	0	0
Furniture, Outdoor Table/Bench/Canopy Set	26	Each	650.00	16,900	15	4	2,242	14,658	3,664

Maintenance Equipment

Maintenance, Boom Lift	1	Each	43,000.00	43,000	5	3	43,000	0	0
Maintenance, Heated Pressure Washer, Diesel	1	Each	10,000.00	10,000	8	2	10,000	0	0
Maintenance, Heated Pressure Washer, Diesel	1	Each	10,000.00	10,000	8	6	0	10,000	1,667

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Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/19 Balance	Unfunded Balance	2019-20 Contribution
Miscellaneous									
Equipment, Biometric Key Cabinet	1	Each	33,327.00	33,327	10	9	0	33,327	3,703
Furniture, Fixtures & Equipment Total	13	Components		313,227	5-15	2-9	255,242	57,985	9,034

Resident Unit Interiors

Unit Interior - Appliances

Appliance, Dishwasher Allowance - 10 Year Life x548	1	Total	27,000.00	27,000	1	1	27,000	0	0
Appliance, Oven/Range Allowance - 10 Year Life x548	1	Total	21,000.00	21,000	1	1	21,000	0	0
Appliance, Refrigerator Allowance - 10 Year Life x548	1	Total	23,000.00	23,000	1	1	23,000	0	0

Unit Interior - Bathrooms

Bathroom Renovation - Phase 1	296	Each	4,278.00	1,266,288	30	19	0	1,266,288	66,647
Bathroom Renovation - Phase 2	296	Each	4,278.00	1,266,288	30	20	0	1,266,288	63,314
Bathroom Renovation - Phase 3	296	Each	4,278.00	1,266,288	30	21	0	1,266,288	60,299
Bathroom Renovation - Phase 4	296	Each	4,278.00	1,266,288	30	22	0	1,266,288	57,559
Mirror Allowance	1	Total	10,000.00	10,000	10	10	0	10,000	1,000
Mirror Allowance	1	Total	10,000.00	10,000	10	1	10,000	0	0

Unit Interior - Bedroom Lighting

Bedroom Lighting Allowance	1	Total	61,720.00	61,720	10	9	0	61,720	6,858
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Unit Interior - Carpet

Finish, Carpet - Phase 1 (Tower x200 Commons)	1	Total	230,000.00	230,000	12	9	0	230,000	25,556
Finish, Carpet - Phase 1 (Tower x400 Bedrooms)	1	Total	230,000.00	230,000	10	7	0	230,000	32,857
Finish, Carpet - Phase 2 (Tower x137 Commons)	1	Total	192,152.00	192,152	12	10	0	192,152	19,215
Finish, Carpet - Phase 2 (Tower x504 Bedrooms)	1	Total	226,800.00	226,800	10	10	0	226,800	22,680
Finish, Carpet - Phase 3 (Tower x120 Commons)	1	Total	160,612.00	160,612	12	11	0	160,612	14,601
Finish, Carpet - Phase 3 (Tower x410 Bedrooms)	1	Total	214,150.00	214,150	10	9	0	214,150	23,794
Finish, Carpet - Phase 4 (Tower x694 Bedrooms)	1	Total	255,392.00	255,392	10	2	255,392	0	0
Finish, Carpet - Phase 4 (Tower x89 Commons)	1	Total	41,017.00	41,017	12	12	0	41,017	3,418

Unit Interior - Case/Hard Goods

Bedroom Set - Phase 1	502	Each	1,000.00	502,000	15	4	66,609	435,391	108,848
Bedroom Set - Phase 2	502	Each	1,000.00	502,000	15	5	0	502,000	100,400
Bedroom Set - Phase 3	502	Each	1,000.00	502,000	15	6	0	502,000	83,667
Bedroom Set - Phase 4	502	Each	1,000.00	502,000	15	7	0	502,000	71,714
Desk Chair Allowance - (1x Expense)	1	Units	4,000.00	4,000	15	1	4,000	0	0
Desk Tray Allowance - (1x Expense)	1	Units	700.00	700	15	1	700	0	0
Dining Chair Allowance - (1x Expense)	1	Units	3,000.00	3,000	15	1	3,000	0	0
Dining Table & Chair Set - Phase 1	136	Units	750.00	102,000	15	4	13,534	88,466	22,116
Dining Table & Chair Set - Phase 2	136	Units	750.00	102,000	15	5	0	102,000	20,400
Dining Table & Chair Set - Phase 3	136	Units	750.00	102,000	15	6	0	102,000	17,000
Dining Table & Chair Set - Phase 4	136	Units	750.00	102,000	15	7	0	102,000	14,571
Dresser Allowance - (1x Expense)	1	Units	6,000.00	6,000	15	1	6,000	0	0
Living Room Set - Phase 1	136	Units	1,000.00	136,000	15	4	18,045	117,955	29,489

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Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/19 Balance	Unfunded Balance	2019-20 Contribution
Living Room Set - Phase 2	136	Units	1,000.00	136,000	15	5	0	136,000	27,200
Living Room Set - Phase 3	136	Units	1,000.00	136,000	15	6	0	136,000	22,667
Living Room Set - Phase 4	136	Units	1,000.00	136,000	15	7	0	136,000	19,429
Sofa Allowance - (1x Expense)	1	Units	10,000.00	10,000	15	1	10,000	0	0
Unit Interior - Kitchens									
Kitchen Refurbishment - Phase 1	137	Units	1,197.00	163,989	15	4	21,759	142,230	35,558
Kitchen Refurbishment - Phase 2	137	Units	1,197.00	163,989	15	5	0	163,989	32,798
Kitchen Refurbishment - Phase 3	137	Units	1,197.00	163,989	15	6	0	163,989	27,332
Kitchen Refurbishment - Phase 4	137	Units	1,197.00	163,989	15	7	0	163,989	23,427
Kitchen Renovation - Phase 1	137	Units	2,358.00	323,046	30	19	0	323,046	17,002
Kitchen Renovation - Phase 2	137	Units	2,358.00	323,046	30	20	0	323,046	16,152
Kitchen Renovation - Phase 3	137	Units	2,358.00	323,046	30	21	0	323,046	15,383
Kitchen Renovation - Phase 4	137	Units	2,358.00	323,046	30	22	0	323,046	14,684
Unit Interior - Soft Goods									
Bedding, Mattress, Queen Size - Phase 1	400	Each	174.92	69,968	6	2	69,968	0	0
Bedding, Mattress, Queen Size - Phase 2	402	Each	174.92	70,318	6	3	70,318	0	0
Bedding, Mattress, Queen Size - Phase 3	402	Each	174.92	70,318	6	4	9,330	60,988	15,247
Bedding, Mattress, Queen Size - Phase 4	172	Each	174.92	30,087	6	5	0	30,087	6,017
Bedding, Mattress, Queen Size - Phase 5	632	Each	174.92	110,550	6	6	0	110,550	18,425
Soft Goods, Cushion Replacement - Phase 1	1	Total	12,360.00	12,360	5	2	12,360	0	0
Soft Goods, Cushion Replacement - Phase 2	1	Total	28,169.00	28,169	5	3	28,169	0	0
Soft Goods, Cushion Replacement - Phase 3	1	Total	27,500.00	27,500	5	1	27,500	0	0
Soft Goods, Cushion Replacement - Phase 4	1	Total	27,500.00	27,500	5	1	27,500	0	0
Unit Interior - Tile									
Finish, CT Floor - Phase 1 (Tower Kitchen/Bath)	28,798	Sq Ft	13.00	374,374	30	19	0	374,374	19,704
Finish, CT Floor - Phase 2 (Tower Kitchen/Bath)	28,798	Sq Ft	13.00	374,374	30	20	0	374,374	18,719
Finish, CT Floor - Phase 3 (Tower Kitchen/Bath)	28,798	Sq Ft	13.00	374,374	30	21	0	374,374	17,827
Finish, CT Floor - Phase 4 (Tower Kitchen/Bath)	28,798	Sq Ft	13.00	374,374	30	22	0	374,374	17,017
Unit Interior - Window Treatments									
Window Treatments, Blinds - Phase 1	1	Total	32,050.00	32,050	15	4	4,252	27,798	6,950
Window Treatments, Blinds - Phase 2	1	Total	32,050.00	32,050	15	5	0	32,050	6,410
Window Treatments, Blinds - Phase 3	1	Total	32,050.00	32,050	15	6	0	32,050	5,342
Window Treatments, Blinds - Phase 4	1	Total	32,050.00	32,050	15	7	0	32,050	4,579
Resident Unit Interiors Total	60	Components		13,772,301	1-30	1-22	729,436	13,042,865	1,253,872
Grand Total	230	Components		23,161,337			2,234,636	20,926,701	2,087,910

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Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2019-20	2,234,636	527,449	24.11%	0	517,643	3.00%	0	0.00%	2,244,442
2	2020-21	2,244,442	654,594	24.11%	0	1,035,398	3.00%	0	0.00%	1,863,638
3	2021-22	1,863,638	812,388	24.11%	0	673,157	3.00%	0	0.00%	2,002,869
4	2022-23	2,002,869	1,008,219	24.11%	0	1,883,138	3.00%	0	0.00%	1,127,950
5	2023-24	1,127,950	1,251,256	24.11%	0	1,326,565	3.00%	0	0.00%	1,052,641
6	2024-25	1,052,641	1,552,879	24.11%	0	1,778,388	3.00%	0	0.00%	827,132
7	2025-26	827,132	1,927,207	24.11%	0	2,254,339	3.00%	0	0.00%	500,000
8	2026-27	500,000	1,927,207	0.00%	0	1,511,166	3.00%	0	0.00%	916,041
9	2027-28	916,041	1,927,207	0.00%	0	1,975,224	3.00%	0	0.00%	868,024
10	2028-29	868,024	1,927,207	0.00%	0	1,456,206	3.00%	0	0.00%	1,339,025
11	2029-30	1,339,025	1,927,207	0.00%	0	1,731,438	3.00%	0	0.00%	1,534,794
12	2030-31	1,534,794	1,927,207	0.00%	0	1,894,314	3.00%	0	0.00%	1,567,687
13	2031-32	1,567,687	1,927,207	0.00%	0	1,035,432	3.00%	0	0.00%	2,459,462
14	2032-33	2,459,462	1,927,207	0.00%	0	715,176	3.00%	0	0.00%	3,671,493
15	2033-34	3,671,493	1,927,207	0.00%	0	745,010	3.00%	0	0.00%	4,853,690
16	2034-35	4,853,690	1,927,207	0.00%	0	305,856	3.00%	0	0.00%	6,475,041
17	2035-36	6,475,041	1,927,207	0.00%	0	1,359,411	3.00%	0	0.00%	7,042,837
18	2036-37	7,042,837	1,927,207	0.00%	4,000,000	2,545,977	3.00%	0	0.00%	10,424,067
19	2037-38	10,424,067	1,927,207	0.00%	2,980,075	6,828,661	3.00%	0	0.00%	8,502,688
20	2038-39	8,502,688	1,927,207	0.00%	2,980,075	5,799,748	3.00%	0	0.00%	7,610,222
21	2039-40	7,610,222	1,927,207	0.00%	2,980,075	6,550,576	3.00%	0	0.00%	5,966,928
22	2040-41	5,966,928	1,927,207	0.00%	0	7,394,134	3.00%	0	0.00%	500,001
23	2041-42	500,001	1,927,207	0.00%	0	1,090,750	3.00%	0	0.00%	1,336,458
24	2042-43	1,336,458	1,927,207	0.00%	0	1,033,929	3.00%	0	0.00%	2,229,736
25	2043-44	2,229,736	1,927,207	0.00%	0	1,288,645	3.00%	0	0.00%	2,868,298
26	2044-45	2,868,298	1,927,207	0.00%	0	1,016,989	3.00%	0	0.00%	3,778,516
27	2045-46	3,778,516	1,927,207	0.00%	0	2,185,502	3.00%	0	0.00%	3,520,221
28	2046-47	3,520,221	1,927,207	0.00%	0	2,952,804	3.00%	0	0.00%	2,494,624
29	2047-48	2,494,624	1,927,207	0.00%	0	2,583,338	3.00%	0	0.00%	1,838,493
30	2048-49	1,838,493	1,927,207	0.00%	0	1,109,057	3.00%	0	0.00%	2,656,643
Grand Total			52,059,753		12,940,225	64,577,971		0		

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Cash Flow Plan Details

Category	Description	Cost
Year 1: 2019-20		
Painting & Waterproofing	Paint Interior Doors	50,000
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar E (T3&4)	8,546
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar G (T1&2)	8,546
Mechanical & Electrical	HVAC Allowance - (1x Expense)	10,300
Mechanical & Electrical	Boiler, 750 MBH Nat Gas - Tower 1	14,000
Mechanical & Electrical	Boiler, 750 MBH Nat Gas - Tower 2	14,000
Misc Building Components	Door Replacement Allowance, Interior - Towers 1-4	8,278
Misc Building Components	Finish, Carpet - Corridors (Floors 1&2)	55,823
Misc Building Components	Renovation Allowance - Facilities Office	150,000
Misc Building Components	Door Replacement Allowance, Exterior - Towers 1-4	23,000
Misc Site Improvements	Irrigation Control Equipment, Field Units	15,450
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	27,000
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	21,000
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	23,000
Resident Unit Interiors	Mirror Allowance	10,000
Resident Unit Interiors	Desk Chair Allowance - (1x Expense)	4,000
Resident Unit Interiors	Desk Tray Allowance - (1x Expense)	700
Resident Unit Interiors	Dining Chair Allowance - (1x Expense)	3,000
Resident Unit Interiors	Dresser Allowance - (1x Expense)	6,000
Resident Unit Interiors	Sofa Allowance - (1x Expense)	10,000
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 3	27,500
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 4	27,500
Year 1 Total		517,643
Year 2: 2020-21		
Elevators	Elevator Cab Refurbishment Allowance - Tower 1	30,900
Mechanical & Electrical	Fire Pump Deferred Maint Allowance - Gar G (T1&2)	8,240
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Tower 1	66,130
Mechanical & Electrical	A/C Air Handler Unit, 7 Ton - Retail 2 & 3 (Split)	7,208
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 25 Hp - Tower 1	13,570
Mechanical & Electrical	A/C Condensing Unit, 7 Ton - Retail 2 & 3 (Split)	6,700
Mechanical & Electrical	A/C Package Unit, 5 Ton - Retail 2 & 3 (RTU 5)	9,917
Mechanical & Electrical	A/C Package Unit, 6 Ton - Retail 2 & 3 (RTU 6)	14,111
Mechanical & Electrical	A/C Package Unit, 9.6 Ton - Retail 2 & 3 (RTU 7)	22,105
Mechanical & Electrical	A/C Package Unit, 10 Ton - Retail 2 & 3 (RTU 2)	22,105
Misc Building Components	Door Replacement Allowance, Interior - Towers 1-4	10,609
Misc Building Components	Finish, Carpet Tile - Phase 1 (Tower Hallways)	86,520
Misc Site Improvements	Landscape Allowance - Inflation N/A (2020)	100,001
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 1 Lobby	25,750
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 1 Study Rooms	25,750

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Category	Description	Cost
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 2 Lobby	25,750
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 2 Study Rooms	25,750
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 3 Lobby	25,750
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 3 Study Rooms	25,750
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 4 Lobby	25,750
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 4 Study Rooms	25,750
Furniture, Fixtures & Equipment	Maintenance, Heated Pressure Washer, Diesel	10,300
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	27,810
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	21,630
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	23,690
Resident Unit Interiors	Finish, Carpet - Phase 4 (Tower x694 Bedrooms)	263,054
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 1	72,067
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 1	12,731
Year 2 Total		1,035,398

Year 3: 2021-22

Elevators	Elevator Cab Refurbishment Allowance - Tower 2	31,827
Elevators	Elevator Cab Refurbishment Allowance - Tower 4	31,827
Mechanical & Electrical	Fire Pump Deferred Maint Allowance - Gar E (T3&4)	8,487
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Tower 2	68,114
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Tower 4	68,114
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 25 Hp - Tower 2	13,977
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 25 Hp - Tower 4	13,977
Mechanical & Electrical	A/C Package Unit, 17.5 Ton - Retail 2 & 3 (RTU 1)	25,244
Mechanical & Electrical	A/C Package Unit, 17.5 Ton - Retail 2 & 3 (RTU 3)	25,244
Mechanical & Electrical	A/C Package Unit, 17.5 Ton - Retail 2 & 3 (RTU 8)	25,244
Mechanical & Electrical	A/C Package Unit, 20 Ton - Retail 2 & 3 (RTU 4)	37,781
Misc Building Components	Finish, Carpet Tile - Phase 2 (Tower Hallways)	89,116
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	8,778
Furniture, Fixtures & Equipment	Maintenance, Boom Lift	45,619
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	28,644
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	22,279
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	24,401
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 2	74,600
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 2	29,884
Year 3 Total		673,157

Year 4: 2022-23

Painting & Waterproofing	Paint Exterior - Site Wall Gemini Blvd (T3 & T4)	3,688
Painting & Waterproofing	Paint Exterior and Waterproof - Retail 2 & 3	34,011
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 1	97,167
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 2	97,167
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 3	97,167
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 4	97,167

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Category	Description	Cost
Elevators	Elevator Cab Refurbishment Allowance - Tower 3	32,782
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Tower 3	70,157
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 25 Hp - Tower 3	14,397
Misc Building Components	Access Control, Recorder/Servers - Towers 1-4	32,782
Misc Building Components	Finish, Carpet Tile - Phase 3 (Tower Hallways)	91,789
Misc Site Improvements	Gate, Alum Stl Frame/Wood, 20' x 8' - Service Lot (T3)	10,704
Misc Site Improvements	Trash Can Holder, Coated Steel	8,436
Furniture, Fixtures & Equipment	Furniture, Outdoor Table/Bench/Canopy Set	18,467
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	29,504
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	22,947
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	25,133
Resident Unit Interiors	Bedroom Set - Phase 1	548,549
Resident Unit Interiors	Dining Table & Chair Set - Phase 1	111,458
Resident Unit Interiors	Living Room Set - Phase 1	148,611
Resident Unit Interiors	Kitchen Refurbishment - Phase 1	179,195
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 3	76,838
Resident Unit Interiors	Window Treatments, Blinds - Phase 1	35,022
Year 4 Total		1,883,138

Year 5: 2023-24

Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2023)	30,951
Misc Building Components	Finish, Carpet - Tower 1 Study Rooms x5	8,444
Misc Building Components	Finish, Carpet - Tower 2 Study Rooms x5	8,444
Misc Building Components	Finish, Carpet - Tower 3 Study Rooms x5	8,444
Misc Building Components	Finish, Carpet - Tower 4 Study Rooms x5	8,444
Misc Building Components	Finish, Carpet Tile - Phase 4 (Tower Hallways)	94,543
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	30,389
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	23,636
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	25,887
Resident Unit Interiors	Bedroom Set - Phase 2	565,005
Resident Unit Interiors	Dining Table & Chair Set - Phase 2	114,802
Resident Unit Interiors	Living Room Set - Phase 2	153,069
Resident Unit Interiors	Kitchen Refurbishment - Phase 2	184,571
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 4	33,863
Resident Unit Interiors	Window Treatments, Blinds - Phase 2	36,073
Year 5 Total		1,326,565

Year 6: 2024-25

Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2024)	31,880
Misc Building Components	Access Control, Camera - Towers 1-4	365,971
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	9,592
Furniture, Fixtures & Equipment	Maintenance, Heated Pressure Washer, Diesel	11,593
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	31,300
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	24,345

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Category	Description	Cost
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	26,663
Resident Unit Interiors	Bedroom Set - Phase 3	581,956
Resident Unit Interiors	Dining Table & Chair Set - Phase 3	118,246
Resident Unit Interiors	Living Room Set - Phase 3	157,661
Resident Unit Interiors	Kitchen Refurbishment - Phase 3	190,108
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 5	128,158
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 3	31,880
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 4	31,880
Resident Unit Interiors	Window Treatments, Blinds - Phase 3	37,155
Year 6 Total		1,778,388

Year 7: 2025-26

Roofs	Roof, Single Ply - Tower 1	560,607
Painting & Waterproofing	Paint Interior Doors	59,703
Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2025)	32,836
Mechanical & Electrical	Boiler, Water Storage Tank - Tower 1	9,347
Misc Site Improvements	Landscape Allowance - Inflation N/A (2025)	100,001
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	32,239
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	25,075
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	27,463
Resident Unit Interiors	Finish, Carpet - Phase 1 (Tower x400 Bedrooms)	274,632
Resident Unit Interiors	Bedroom Set - Phase 4	599,414
Resident Unit Interiors	Dining Table & Chair Set - Phase 4	121,793
Resident Unit Interiors	Living Room Set - Phase 4	162,391
Resident Unit Interiors	Kitchen Refurbishment - Phase 4	195,811
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 1	14,758
Resident Unit Interiors	Window Treatments, Blinds - Phase 4	38,269
Year 7 Total		2,254,339

Year 8: 2026-27

Roofs	Roof, Single Ply - Tower 2	577,426
Roofs	Roof, Single Ply - Tower 4	577,426
Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2026)	33,822
Mechanical & Electrical	Boiler, Water Storage Tank - Tower 2	9,627
Mechanical & Electrical	Boiler, Water Storage Tank - Tower 4	9,627
Misc Site Improvements	Park Bench, Teak Wood	42,336
Furniture, Fixtures & Equipment	Maintenance, Boom Lift	52,885
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	33,207
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	25,827
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	28,287
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 1	86,052
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 2	34,644
Year 8 Total		1,511,166

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Category	Description	Cost
Year 9: 2027-28		
Roofs	Roof, Single Ply - Retail 2 & 3	234,693
Roofs	Roof, Single Ply - Tower 3	594,748
Mechanical & Electrical	Lighting Replacement Allowance, Exterior - Retail at T3	33,226
Mechanical & Electrical	Fire Alarm System Upgrade Allowance - Tower 1	195,267
Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2027)	34,836
Mechanical & Electrical	Boiler, Water Storage Tank - Tower 3	9,916
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	10,481
Furniture, Fixtures & Equipment	Equipment, Biometric Key Cabinet	42,218
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	34,203
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	26,602
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	29,136
Resident Unit Interiors	Bedroom Lighting Allowance	78,185
Resident Unit Interiors	Finish, Carpet - Phase 1 (Tower x200 Commons)	291,357
Resident Unit Interiors	Finish, Carpet - Phase 3 (Tower x410 Bedrooms)	271,279
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 2	89,077
Year 9 Total		1,975,224
Year 10: 2028-29		
Mechanical & Electrical	Fire Alarm System Upgrade Allowance - Tower 2	201,126
Mechanical & Electrical	Fire Alarm System Upgrade Allowance - Tower 4	201,126
Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2028)	35,881
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 1 Lobby	32,619
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 1 Study Rooms	32,619
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 2 Lobby	32,619
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 2 Study Rooms	32,619
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 3 Lobby	32,619
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 3 Study Rooms	32,619
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 4 Lobby	32,619
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 4 Study Rooms	32,619
Furniture, Fixtures & Equipment	Maintenance, Heated Pressure Washer, Diesel	13,048
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	35,229
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	27,400
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	30,010
Resident Unit Interiors	Mirror Allowance	13,048
Resident Unit Interiors	Finish, Carpet - Phase 2 (Tower x137 Commons)	250,715
Resident Unit Interiors	Finish, Carpet - Phase 2 (Tower x504 Bedrooms)	295,922
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 3	91,749
Year 10 Total		1,456,206

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Category	Description	Cost
Year 11: 2029-30		
Painting & Waterproofing	Paint Exterior - Site Wall Gemini Blvd (T3 & T4)	4,536
Painting & Waterproofing	Paint Exterior and Waterproof - Retail 2 & 3	41,829
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 1	119,504
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 2	119,504
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 3	119,504
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 4	119,504
Mechanical & Electrical	Fire Alarm System - Retail 2 & 3	13,439
Mechanical & Electrical	Fire Alarm System Upgrade Allowance - Tower 3	201,155
Mechanical & Electrical	A/C Chilled Water Pump System Controls - Tower 1	13,439
Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2029)	36,958
Mechanical & Electrical	Domestic Water Pump System Controls - Gar G (T1&2)	33,598
Misc Building Components	Door Replacement Allowance, Interior - Towers 1-4	11,125
Misc Building Components	Finish, Carpet - Corridors (Floors 1&2)	75,021
Misc Building Components	Finish, Clg, 2x2 SAT - Tower 1 Common Areas	257,076
Misc Building Components	Finish, CT Floor - Tower 1 Common Areas	20,703
Misc Building Components	Finish, CT Floor - Tower 1 Laundry x7	32,618
Misc Building Components	Door Replacement Allowance, Exterior - Towers 1-4	30,910
Misc Site Improvements	Fence, VC Chain Link, 4' - 6' - T1 & T2	21,195
Misc Site Improvements	Irrigation Control Equipment, Field Units	20,764
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	36,286
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	28,222
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	30,910
Resident Unit Interiors	Mirror Allowance	13,439
Resident Unit Interiors	Finish, Carpet - Phase 3 (Tower x120 Commons)	215,849
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 4	40,434
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 3	36,958
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 4	36,958
Year 11 Total		1,731,438

Year 12: 2030-31

Mechanical & Electrical	A/C Chilled Water Pump System Controls - Tower 2	13,842
Mechanical & Electrical	A/C Chilled Water Pump System Controls - Tower 4	13,842
Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2030)	38,066
Mechanical & Electrical	Domestic Water Pump System Controls - Gar E (T3&4)	34,606
Misc Building Components	Access Control, Recorder/Servers - Towers 1-4	41,527
Misc Building Components	Door Replacement Allowance, Interior - Towers 1-4	14,258
Misc Building Components	Finish, Carpet Tile - Phase 1 (Tower Hallways)	116,276
Misc Building Components	Finish, Clg, 2x2 SAT - Tower 2 Common Areas	264,789
Misc Building Components	Finish, Clg, 2x2 SAT - Tower 4 Common Areas	264,789
Misc Building Components	Finish, CT Floor - Tower 2 Common & Lobby Areas	69,767
Misc Building Components	Finish, CT Floor - Tower 2 Laundry x7	33,597

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Category	Description	Cost
Misc Building Components	Finish, CT Floor - Tower 4 Common & Lobby Areas	69,767
Misc Building Components	Finish, CT Floor - Tower 4 Laundry x7	33,597
Misc Building Components	Finish, VT Floor - Phase 1 (Tower Stairwell)	63,702
Misc Building Components	Awning/Bahama Shutters, Metal - Tower 1	22,757
Misc Building Components	Trellis, Metal - Tower 1	8,963
Misc Site Improvements	Landscape Allowance - Inflation N/A (2030)	100,001
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	11,453
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	37,374
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	29,069
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	31,837
Resident Unit Interiors	Finish, Carpet - Phase 4 (Tower x694 Bedrooms)	353,522
Resident Unit Interiors	Finish, Carpet - Phase 4 (Tower x89 Commons)	56,777
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 5	153,027
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 1	17,109
Year 12 Total		1,894,314

Year 13: 2031-32

Painting & Waterproofing	Paint Interior Doors	71,288
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar E (T3&4)	12,185
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar G (T1&2)	12,185
Mechanical & Electrical	A/C Chilled Water Pump System Controls - Tower 3	14,258
Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2031)	39,208
Misc Building Components	Finish, Carpet - Tower 1 Study Rooms x5	10,696
Misc Building Components	Finish, Carpet - Tower 2 Study Rooms x5	10,696
Misc Building Components	Finish, Carpet - Tower 3 Study Rooms x5	10,696
Misc Building Components	Finish, Carpet - Tower 4 Study Rooms x5	10,696
Misc Building Components	Finish, Carpet Tile - Phase 2 (Tower Hallways)	119,764
Misc Building Components	Finish, Clg, 2x2 SAT - Tower 3 Common Areas	272,732
Misc Building Components	Finish, CT Floor - Tower 3 Common & Lobby Areas	71,860
Misc Building Components	Finish, CT Floor - Tower 3 Laundry x7	34,605
Misc Building Components	Finish, VT Floor - Phase 2 (Tower Stairwell)	65,613
Misc Building Components	Awning/Bahama Shutters, Metal - Tower 2	23,440
Misc Building Components	Awning/Bahama Shutters, Metal - Tower 4	34,347
Misc Building Components	Trellis, Metal - Tower 2	9,232
Misc Building Components	Trellis, Metal - Tower 4	9,232
Furniture, Fixtures & Equipment	Maintenance, Boom Lift	61,308
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	38,496
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	29,941
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	32,792
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 2	40,162
Year 13 Total		1,035,432

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Category	Description	Cost
Year 14: 2032-33		
Mechanical & Electrical	A/C Air Handler Unit, 7 Ton - Retail 2 & 3 (Split)	10,277
Mechanical & Electrical	A/C Condensing Unit, 7 Ton - Retail 2 & 3 (Split)	9,553
Mechanical & Electrical	A/C Fan Coil Unit Allowance - Twrs (10 Yr Phase 2032)	40,385
Mechanical & Electrical	A/C Package Unit, 5 Ton - Retail 2 & 3 (RTU 5)	14,139
Mechanical & Electrical	A/C Package Unit, 6 Ton - Retail 2 & 3 (RTU 6)	20,119
Mechanical & Electrical	A/C Package Unit, 9.6 Ton - Retail 2 & 3 (RTU 7)	31,516
Mechanical & Electrical	A/C Package Unit, 10 Ton - Retail 2 & 3 (RTU 2)	31,516
Misc Building Components	Finish, Carpet Tile - Phase 3 (Tower Hallways)	123,357
Misc Building Components	Finish, VT Floor - Phase 3 (Tower Stairwell)	67,582
Misc Building Components	Awning/Bahama Shutters, Metal - Retail 2 & 3	47,140
Misc Building Components	Awning/Bahama Shutters, Metal - Tower 3	35,377
Misc Building Components	Trellis, Metal - Tower 3	9,509
Misc Site Improvements	Park Bench, Concrete - East Plaza	28,335
Misc Site Improvements	Trellis, Metal - Tower 3 Courtyard x2	24,671
Furniture, Fixtures & Equipment	Maintenance, Heated Pressure Washer, Diesel	14,685
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	39,650
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	30,839
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	33,776
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 1	102,750
Year 14 Total		715,176
Year 15: 2033-34		
Mechanical & Electrical	Boiler, Refurbishment Allowance - Tower 1	7,563
Mechanical & Electrical	Boiler, Refurbishment Allowance - Tower 2	7,563
Mechanical & Electrical	Boiler, Refurbishment Allowance - Tower 3	7,563
Mechanical & Electrical	Boiler, Refurbishment Allowance - Tower 4	7,563
Misc Building Components	Finish, Carpet Tile - Phase 4 (Tower Hallways)	127,057
Misc Building Components	Finish, VT Floor - Phase 4 (Tower Stairwell)	69,609
Misc Site Improvements	Fence, Alum Picket, 4' - T1 & T2	9,076
Misc Site Improvements	Light Pole & Fixture, 16' Downlight	282,745
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	12,515
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	40,840
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	31,764
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	34,790
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 2	106,362
Year 15 Total		745,010
Year 16: 2034-35		
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	42,065
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	32,717

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Category	Description	Cost
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	35,833
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 3	109,553
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 3	42,844
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 4	42,844
Year 16 Total		305,856

Year 17: 2035-36

Roofs	Roof, Metal - Tower 1	33,699
Elevators	Elevator Cab Refurbishment Allowance - Tower 1	48,141
Elevators	Elevator Modernization Allowance, 7 Stop - Tower 1	292,056
Mechanical & Electrical	Fire Pump Deferred Maint Allowance - Gar G (T1&2)	12,838
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Tower 1	103,029
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 25 Hp - Tower 1	21,142
Mechanical & Electrical	A/C Package Unit, 17.5 Ton - Retail 2 & 3 (RTU 1)	38,184
Mechanical & Electrical	A/C Package Unit, 17.5 Ton - Retail 2 & 3 (RTU 3)	38,184
Mechanical & Electrical	A/C Package Unit, 17.5 Ton - Retail 2 & 3 (RTU 8)	38,184
Mechanical & Electrical	A/C Package Unit, 20 Ton - Retail 2 & 3 (RTU 4)	57,147
Mechanical & Electrical	Plumbing, Backflow Preventer, Fire - Gar G (T1&2)	12,838
Mechanical & Electrical	Plumbing, Backflow Preventer, Potable - Gar G (T1&2)	12,838
Misc Site Improvements	Landscape Allowance - Inflation N/A (2035)	100,000
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	43,327
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	33,699
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	36,908
Resident Unit Interiors	Finish, Carpet - Phase 1 (Tower x400 Bedrooms)	369,082
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 4	48,281
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 1	19,834
Year 17 Total		1,359,411

Year 18: 2036-37

Roofs	Roof, Metal - Tower 2	34,710
Roofs	Roof, Metal - Tower 4	34,710
Painting & Waterproofing	Paint Exterior - Site Wall Gemini Blvd (T3 & T4)	5,578
Painting & Waterproofing	Paint Exterior and Waterproof - Retail 2 & 3	51,445
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 1	146,974
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 2	146,974
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 3	146,974
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 4	146,974
Elevators	Elevator Cab Refurbishment Allowance - Tower 2	49,585
Elevators	Elevator Cab Refurbishment Allowance - Tower 4	49,585
Elevators	Elevator Modernization Allowance, 7 Stop - Tower 2	300,818
Elevators	Elevator Modernization Allowance, 7 Stop - Tower 4	300,818
Mechanical & Electrical	Fire Pump Deferred Maint Allowance - Gar E (T3&4)	13,223
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Tower 2	106,119

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Category	Description	Cost
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Tower 4	106,119
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 25 Hp - Tower 2	21,776
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 25 Hp - Tower 4	21,776
Mechanical & Electrical	Plumbing, Backflow Preventer, Fire - Gar E (T3&4)	13,223
Mechanical & Electrical	Plumbing, Backflow Preventer, Potable - Gar E (T3&4)	13,223
Misc Site Improvements	Park Bench, Teak Wood	56,896
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	13,676
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 1 Lobby	41,321
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 1 Study Rooms	41,321
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 2 Lobby	41,321
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 2 Study Rooms	41,321
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 3 Lobby	41,321
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 3 Study Rooms	41,321
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 4 Lobby	41,321
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 4 Study Rooms	41,321
Furniture, Fixtures & Equipment	Maintenance, Boom Lift	71,072
Furniture, Fixtures & Equipment	Maintenance, Heated Pressure Washer, Diesel	16,528
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	44,627
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	34,710
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	38,015
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 5	182,722
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 2	46,559
Year 18 Total		2,545,977

Year 19: 2037-38

Roofs	Roof, Metal - Retail 2 & 3	106,940
Roofs	Roof, Metal - Tower 3	35,751
Painting & Waterproofing	Paint Interior Doors	85,122
Paving	Pavers, Interlocking - Tower 1	56,579
Paving	Pavers, Interlocking - Tower 2	33,437
Paving	Pavers, Interlocking - Tower 3	39,057
Paving	Pavers, Interlocking - Tower 4	53,443
Elevators	Elevator Cab Refurbishment Allowance - Tower 3	51,073
Elevators	Elevator Modernization Allowance, 7 Stop - Tower 3	309,843
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Tower 3	109,303
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 25 Hp - Tower 3	22,430
Mechanical & Electrical	Boiler, 750 MBH Nat Gas - Tower 3	23,834
Mechanical & Electrical	Plumbing, Backflow Preventer, Potable - Retail at T3	6,810
Misc Site Improvements	Gate, Alum Stil Frame/Wood, 20' x 8' - Service Lot (T3)	16,677
Misc Site Improvements	Retaining Wall, Stacked Stone - T1 & T2	252,566
Misc Site Improvements	Trash Can Holder, Coated Steel	13,143
Furniture, Fixtures & Equipment	Furniture, Outdoor Table/Bench/Canopy Set	28,771
Furniture, Fixtures & Equipment	Equipment, Biometric Key Cabinet	56,737

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Category	Description	Cost
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	45,966
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	35,751
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	39,156
Resident Unit Interiors	Bathroom Renovation - Phase 1	2,155,769
Resident Unit Interiors	Bedroom Lighting Allowance	105,074
Resident Unit Interiors	Finish, Carpet - Phase 3 (Tower x410 Bedrooms)	364,576
Resident Unit Interiors	Bedroom Set - Phase 1	854,621
Resident Unit Interiors	Dining Table & Chair Set - Phase 1	173,648
Resident Unit Interiors	Living Room Set - Phase 1	231,531
Resident Unit Interiors	Kitchen Refurbishment - Phase 1	279,180
Resident Unit Interiors	Kitchen Renovation - Phase 1	549,964
Resident Unit Interiors	Finish, CT Floor - Phase 1 (Tower Kitchen/Bath)	637,346
Resident Unit Interiors	Window Treatments, Blinds - Phase 1	54,563
Year 19 Total		6,828,661

Year 20: 2038-39

Misc Building Components	Access Control, Recorder/Servers - Towers 1-4	52,605
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	47,345
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	36,824
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	40,331
Resident Unit Interiors	Bathroom Renovation - Phase 2	2,220,443
Resident Unit Interiors	Mirror Allowance	17,535
Resident Unit Interiors	Finish, Carpet - Phase 2 (Tower x504 Bedrooms)	397,695
Resident Unit Interiors	Bedroom Set - Phase 2	880,260
Resident Unit Interiors	Dining Table & Chair Set - Phase 2	178,858
Resident Unit Interiors	Living Room Set - Phase 2	238,477
Resident Unit Interiors	Kitchen Refurbishment - Phase 2	287,556
Resident Unit Interiors	Kitchen Renovation - Phase 2	566,463
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 1	122,689
Resident Unit Interiors	Finish, CT Floor - Phase 2 (Tower Kitchen/Bath)	656,467
Resident Unit Interiors	Window Treatments, Blinds - Phase 2	56,200
Year 20 Total		5,799,748

Year 21: 2039-40

Misc Building Components	Door Replacement Allowance, Interior - Towers 1-4	14,951
Misc Building Components	Finish, Carpet - Corridors (Floors 1&2)	100,822
Misc Building Components	Finish, Carpet - Tower 1 Study Rooms x5	13,549
Misc Building Components	Finish, Carpet - Tower 2 Study Rooms x5	13,549
Misc Building Components	Finish, Carpet - Tower 3 Study Rooms x5	13,549
Misc Building Components	Finish, Carpet - Tower 4 Study Rooms x5	13,549
Misc Building Components	Renovation Allowance - Facilities Office	270,917
Misc Building Components	Door Replacement Allowance, Exterior - Towers 1-4	41,541
Misc Site Improvements	Irrigation Control Equipment, Field Units	27,904

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Category	Description	Cost
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	14,944
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	48,765
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	37,928
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	41,541
Resident Unit Interiors	Bathroom Renovation - Phase 3	2,287,056
Resident Unit Interiors	Mirror Allowance	18,061
Resident Unit Interiors	Finish, Carpet - Phase 1 (Tower x200 Commons)	415,405
Resident Unit Interiors	Bedroom Set - Phase 3	906,667
Resident Unit Interiors	Dining Table & Chair Set - Phase 3	184,223
Resident Unit Interiors	Living Room Set - Phase 3	245,631
Resident Unit Interiors	Kitchen Refurbishment - Phase 3	296,182
Resident Unit Interiors	Kitchen Renovation - Phase 3	583,457
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 2	127,002
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 3	49,668
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 4	49,668
Resident Unit Interiors	Finish, CT Floor - Phase 3 (Tower Kitchen/Bath)	676,161
Resident Unit Interiors	Window Treatments, Blinds - Phase 3	57,886
Year 21 Total		6,550,576

Year 22: 2040-41

Misc Building Components	Access Control, Camera - Towers 1-4	587,276
Misc Building Components	Door Replacement Allowance, Interior - Towers 1-4	19,161
Misc Building Components	Finish, Carpet Tile - Phase 1 (Tower Hallways)	156,265
Misc Site Improvements	Landscape Allowance - Inflation N/A (2040)	100,000
Furniture, Fixtures & Equipment	Maintenance, Heated Pressure Washer, Diesel	18,603
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	50,228
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	39,066
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	42,787
Resident Unit Interiors	Bathroom Renovation - Phase 4	2,355,667
Resident Unit Interiors	Finish, Carpet - Phase 2 (Tower x137 Commons)	357,459
Resident Unit Interiors	Finish, Carpet - Phase 4 (Tower x694 Bedrooms)	475,104
Resident Unit Interiors	Bedroom Set - Phase 4	933,867
Resident Unit Interiors	Dining Table & Chair Set - Phase 4	189,750
Resident Unit Interiors	Living Room Set - Phase 4	253,000
Resident Unit Interiors	Kitchen Refurbishment - Phase 4	305,068
Resident Unit Interiors	Kitchen Renovation - Phase 4	600,960
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 3	130,812
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 1	22,993
Resident Unit Interiors	Finish, CT Floor - Phase 4 (Tower Kitchen/Bath)	696,446
Resident Unit Interiors	Window Treatments, Blinds - Phase 4	59,622
Year 22 Total		7,394,134

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Category	Description	Cost
Year 23: 2041-42		
Mechanical & Electrical	Generator, Diesel, 350 kW w/ATS - Gar G (T1&2)	263,154
Misc Building Components	Finish, Carpet Tile - Phase 2 (Tower Hallways)	160,953
Misc Building Components	Railing, Alum Picket, 42" - Tower 1	28,834
Furniture, Fixtures & Equipment	Maintenance, Boom Lift	82,392
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	51,735
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	40,238
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	44,070
Resident Unit Interiors	Finish, Carpet - Phase 3 (Tower x120 Commons)	307,749
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 4	57,650
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 2	53,975
Year 23 Total		1,090,750
Year 24: 2042-43		
Mechanical & Electrical	Generator, Diesel, 350 kW w/ATS - Gar E (T3&4)	271,048
Misc Building Components	Finish, Carpet Tile - Phase 3 (Tower Hallways)	165,781
Misc Building Components	Finish, CT Floor - Tower 1 Lobby	69,093
Misc Building Components	Railing, Alum Picket, 42" - Tower 2	29,699
Misc Building Components	Railing, Alum Picket, 42" - Tower 4	42,724
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	16,329
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	53,287
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	41,445
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	45,392
Resident Unit Interiors	Finish, Carpet - Phase 4 (Tower x89 Commons)	80,951
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 5	218,180
Year 24 Total		1,033,929
Year 25: 2043-44		
Painting & Waterproofing	Paint Exterior - Site Wall Gemini Blvd (T3 & T4)	6,861
Painting & Waterproofing	Paint Exterior and Waterproof - Retail 2 & 3	63,271
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 1	180,760
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 2	180,760
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 3	180,760
Painting & Waterproofing	Paint Exterior and Waterproof - Tower 4	180,760
Painting & Waterproofing	Paint Interior Doors	101,640
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar E (T3&4)	17,372
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar G (T1&2)	17,372
Misc Building Components	Finish, Carpet Tile - Phase 4 (Tower Hallways)	170,755
Misc Building Components	Railing, Alum Picket, 42" - Tower 3	44,006
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	54,885
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	42,689
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	46,754
Year 25 Total		1,288,645

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Category	Description	Cost
Year 26: 2044-45		
Mechanical & Electrical	A/C Air Handler Unit, 7 Ton - Retail 2 & 3 (Split)	14,652
Mechanical & Electrical	A/C Condensing Unit, 7 Ton - Retail 2 & 3 (Split)	13,620
Mechanical & Electrical	A/C Package Unit, 5 Ton - Retail 2 & 3 (RTU 5)	20,159
Mechanical & Electrical	A/C Package Unit, 6 Ton - Retail 2 & 3 (RTU 6)	28,685
Mechanical & Electrical	A/C Package Unit, 9.6 Ton - Retail 2 & 3 (RTU 7)	44,935
Mechanical & Electrical	A/C Package Unit, 10 Ton - Retail 2 & 3 (RTU 2)	44,935
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 1 Lobby	52,344
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 1 Study Rooms	52,344
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 2 Lobby	52,344
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 2 Study Rooms	52,344
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 3 Lobby	52,344
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 3 Study Rooms	52,344
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 4 Lobby	52,344
Furniture, Fixtures & Equipment	Furnishings Allowance - Tower 4 Study Rooms	52,344
Furniture, Fixtures & Equipment	Maintenance, Heated Pressure Washer, Diesel	20,938
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	56,532
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	43,969
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	48,157
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 1	146,497
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 3	57,579
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 4	57,579
Year 26 Total		1,016,989
Year 27: 2045-46		
Roofs	Roof, Single Ply - Tower 1	1,012,519
Mechanical & Electrical	Fire Pump/Motor/Controller, 75 Hp - Gar G (T1&2)	210,820
Mechanical & Electrical	Boiler, Water Storage Tank - Tower 1	16,882
Misc Site Improvements	Landscape Allowance - Inflation N/A (2045)	100,001
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	17,844
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	58,228
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	45,288
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	49,602
Resident Unit Interiors	Finish, Carpet - Phase 1 (Tower x400 Bedrooms)	496,016
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 2	151,647
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 1	26,655
Year 27 Total		2,185,502
Year 28: 2046-47		
Roofs	Roof, Single Ply - Tower 2	1,042,894
Roofs	Roof, Single Ply - Tower 4	1,042,894
Mechanical & Electrical	Fire Pump/Motor/Controller, 75 Hp - Gar E (T3&4)	217,144
Mechanical & Electrical	Boiler, Water Storage Tank - Tower 2	17,388

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Category	Description	Cost
Mechanical & Electrical	Boiler, Water Storage Tank - Tower 4	17,388
Misc Building Components	Access Control, Recorder/Servers - Towers 1-4	66,639
Misc Site Improvements	Park Bench, Teak Wood	76,463
Furniture, Fixtures & Equipment	Maintenance, Boom Lift	95,515
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	59,975
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	46,647
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	51,090
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 3	156,196
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 2	62,571
Year 28 Total		2,952,804

Year 29: 2047-48

Roofs	Roof, Single Ply - Retail 2 & 3	423,882
Roofs	Roof, Single Ply - Tower 3	1,074,181
Mechanical & Electrical	Lighting Replacement Allowance, Exterior - Retail at T3	60,010
Mechanical & Electrical	Boiler, Water Storage Tank - Tower 3	17,910
Misc Building Components	Finish, Carpet - Tower 1 Study Rooms x5	17,164
Misc Building Components	Finish, Carpet - Tower 2 Study Rooms x5	17,164
Misc Building Components	Finish, Carpet - Tower 3 Study Rooms x5	17,164
Misc Building Components	Finish, Carpet - Tower 4 Study Rooms x5	17,164
Furniture, Fixtures & Equipment	Equipment, Biometric Key Cabinet	76,250
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	61,774
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	48,046
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	52,622
Resident Unit Interiors	Bedroom Lighting Allowance	141,211
Resident Unit Interiors	Finish, Carpet - Phase 3 (Tower x410 Bedrooms)	489,959
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 4	68,837
Year 29 Total		2,583,338

Year 30: 2048-49

Mechanical & Electrical	Boiler, 750 MBH Nat Gas - Tower 4	32,992
Mechanical & Electrical	Boiler, Refurbishment Allowance - Tower 1	11,783
Mechanical & Electrical	Boiler, Refurbishment Allowance - Tower 2	11,783
Mechanical & Electrical	Boiler, Refurbishment Allowance - Tower 3	11,783
Mechanical & Electrical	Boiler, Refurbishment Allowance - Tower 4	11,783
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	19,498
Furniture, Fixtures & Equipment	Maintenance, Heated Pressure Washer, Diesel	23,566
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	63,627
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	49,488
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	54,201
Resident Unit Interiors	Mirror Allowance	23,566
Resident Unit Interiors	Finish, Carpet - Phase 2 (Tower x504 Bedrooms)	534,469
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 5	260,518
Year 30 Total		1,109,057

Summary of Recommendations and Findings

1. General Information

Property Name:	UCF Convocation Corporation	Report Run Date:	04/30/2019
Property Location:	Orlando, Florida	Report No:	6277 Version 3
Property Number:	4066	Budget Year Begins:	07/01/2019
Property Type:	Other	Budget Year Ends:	06/30/2020
Total Units:	1		
Phase:	Garages E & G (3 of 3)		

2. Report Findings

Total number of categories set up in reserve schedule:	6
Total number of components scheduled for reserve funding:	28
Total current cost of all scheduled reserve components:	\$811,320
Estimated Beginning Year Reserve Balance:	\$548,590
Total number of components scheduled for replacement in the 2019-20 Budget Year:	1
Total cost of components scheduled for replacement in the 2019-20 Budget Year:	\$16,000

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$50,000
Recommended Annual Reserve Funding Contribution Amount:	\$14,501
Increase (decrease) between Current & Recommended Contribution Amounts:	-\$35,499
Increase (decrease) between Current & Recommended Contribution Amounts:	-71.00%

4. 30 Year Pooled Cash Flow Funding Plan Analysis

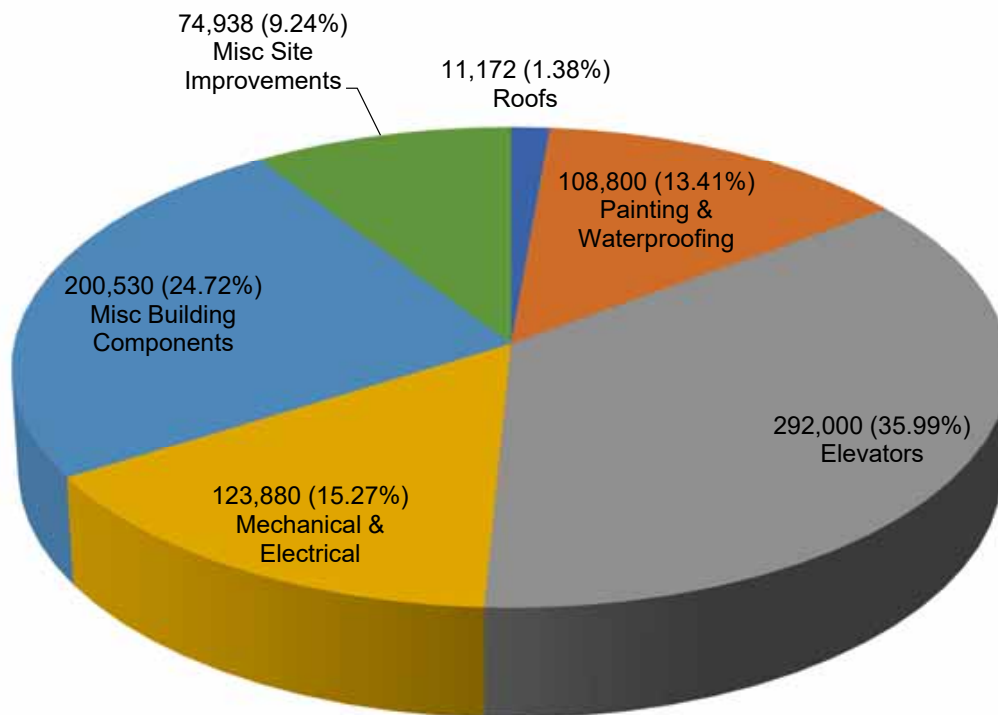
Current Annual Reserve Funding Contribution Amount:	\$50,000
Recommended 2019-20 Reserve Funding Contribution Amount:	\$50,665
Recommended 2019-20 Planned Special Assessment Amount:	\$0
Total 2019-20 Reserve Funding and Planned Special Assessment Amount:	\$50,665
Increase (decrease) between Current & Recommended Contribution Amounts:	\$665
Increase (decrease) between Current & Recommended Contribution Amounts:	1.33%

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Chart A

2019-20 Current Reserve Component Costs

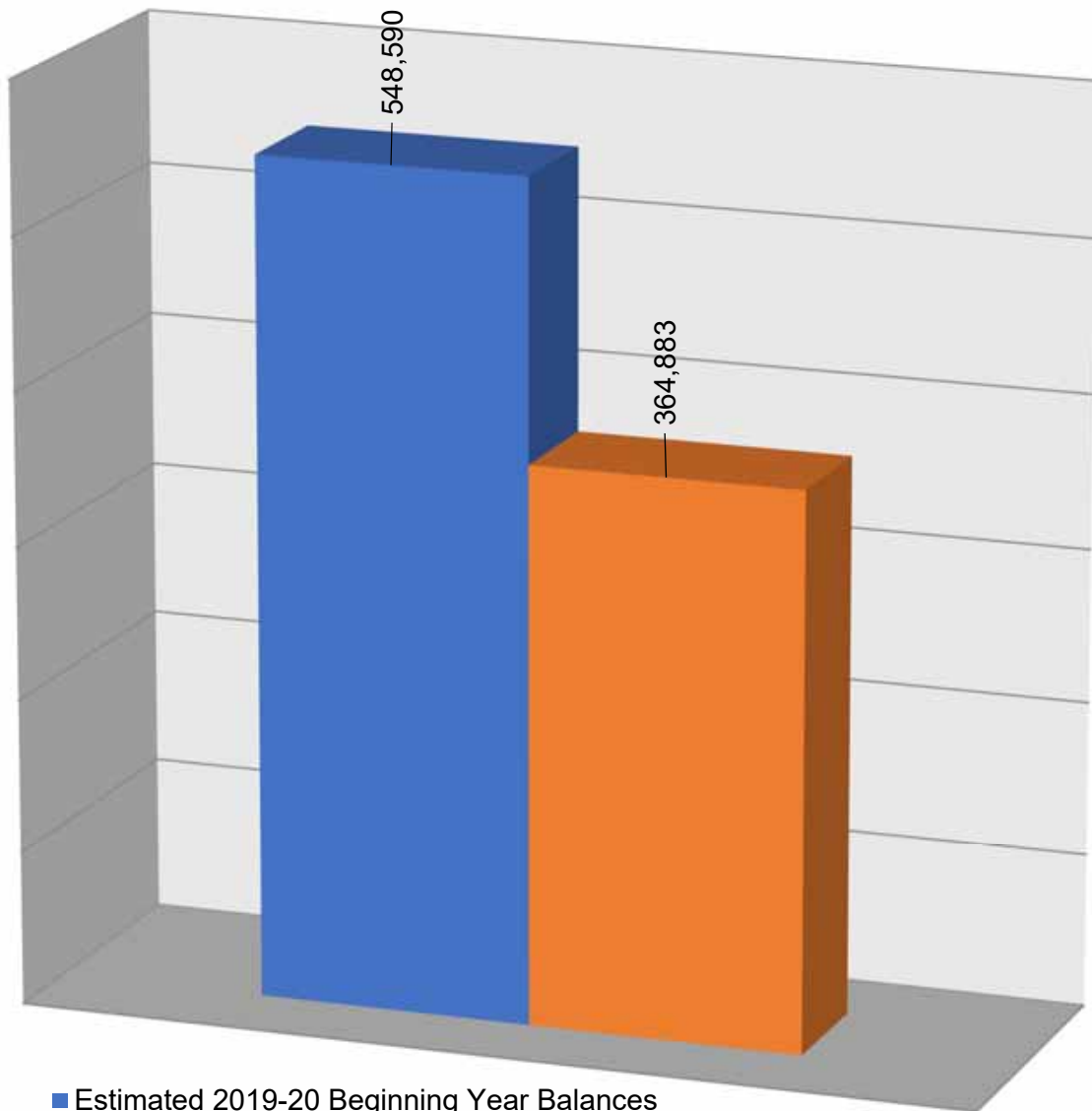


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Chart B

2019-20 Actual vs. 100% Funded Straight Line Reserve Balances



■ Estimated 2019-20 Beginning Year Balances

■ 100% Funded Straight Line 2019-20 Beginning Year Balances

Actual beginning year balances are estimates only based on the latest financial information.

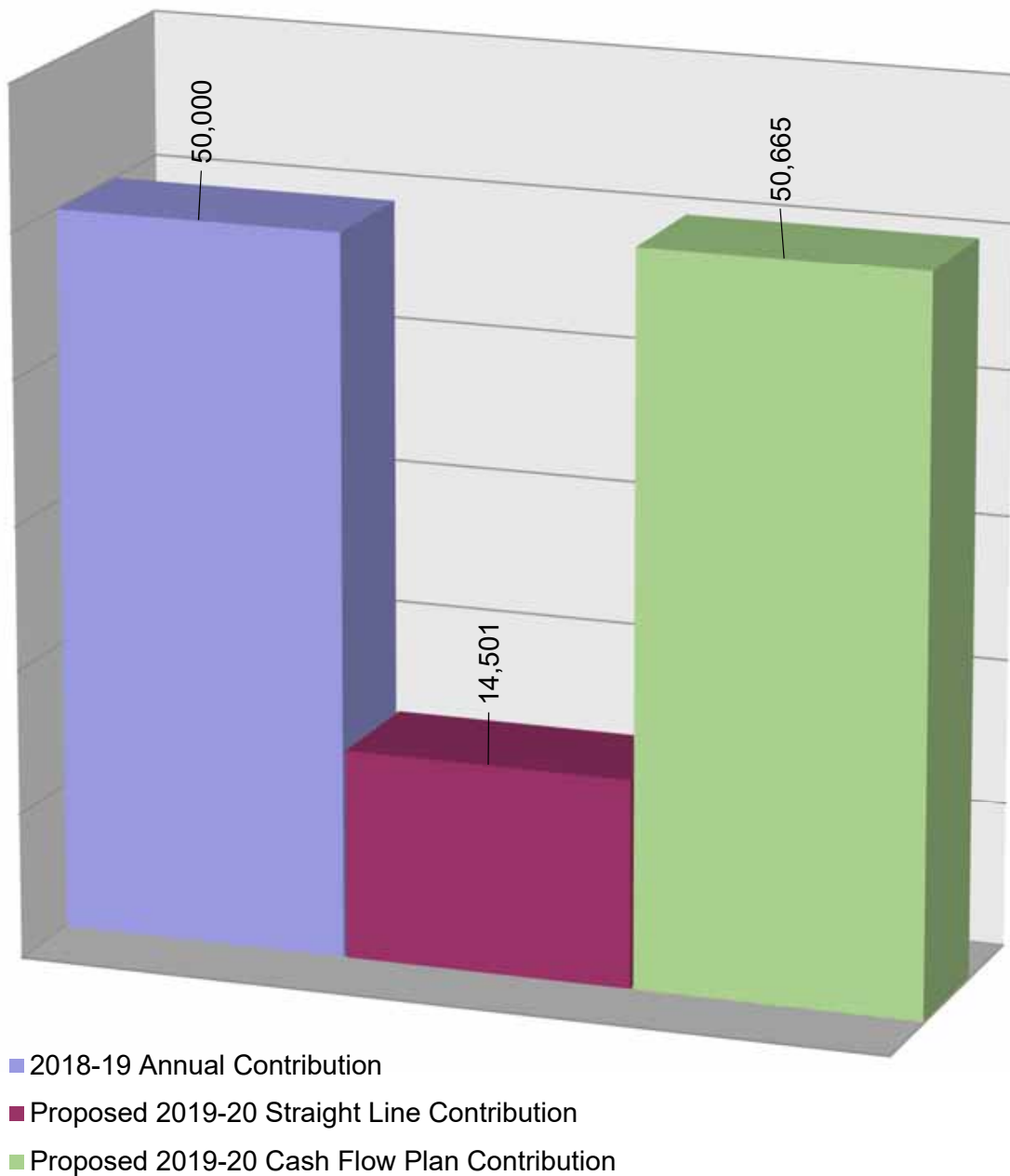
100% funded beginning year balances are based on straight line accounting formulas.

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Chart C

2019-20 Funding Contribution Comparisons



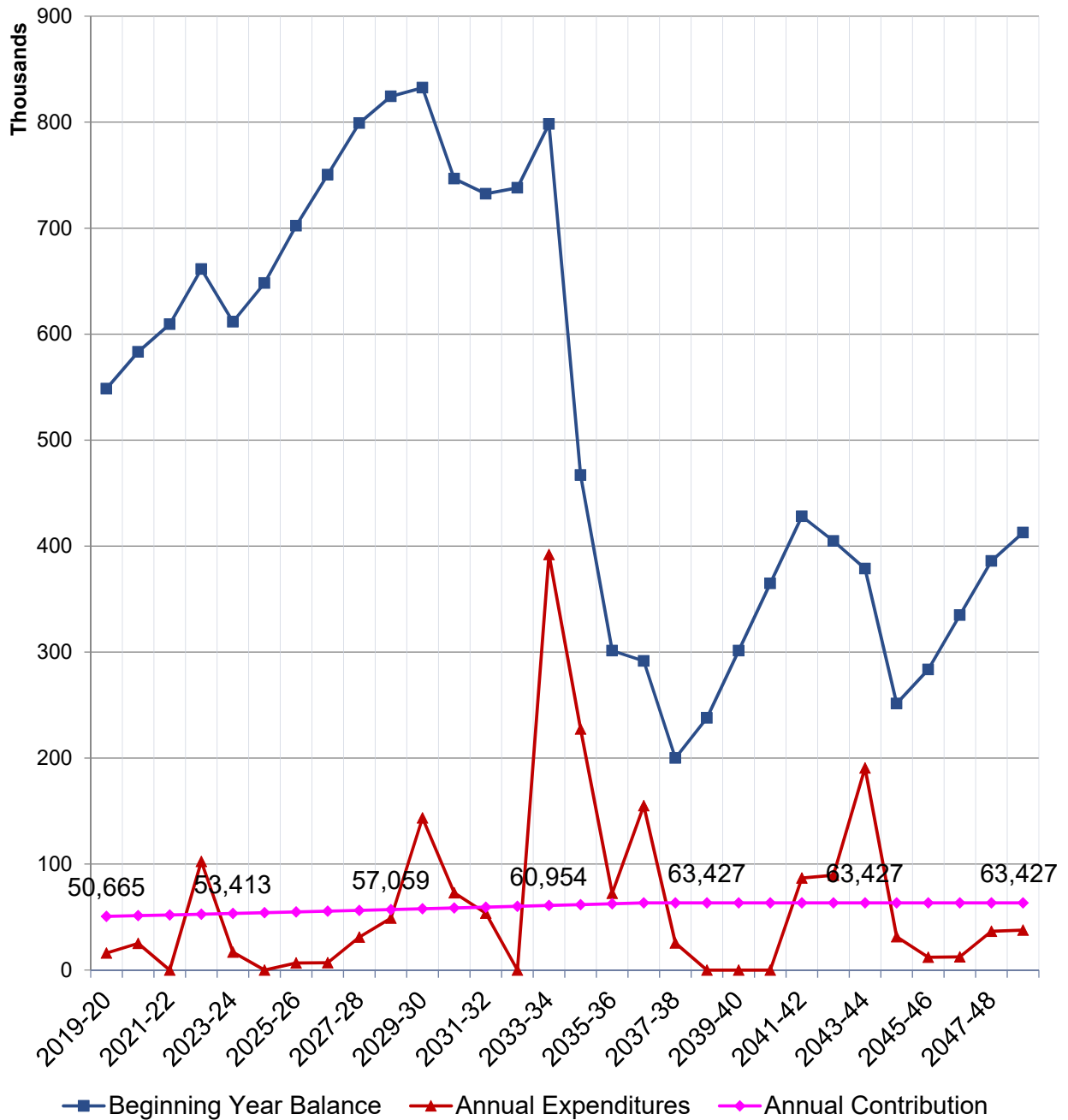
Proposed 2019-20 Straight Line Contribution = Unfunded Balance / Remaining Life

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Chart D

30 Year Pooled Cash Flow Plan



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Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	6/30/2019 Balance	Unfunded Balance	2019-20 Contribution
Roofs	11,172	20	7-8	11,172	0	0
Painting & Waterproofing	108,800	7	4-5	108,800	0	0
Elevators	292,000	14-28	1-16	159,058	132,942	8,321
Mechanical & Electrical	123,880	20-22	9-15	122,186	1,694	112
Misc Building Components	200,530	15-36	2-24	109,890	90,640	3,858
Misc Site Improvements	74,938	26-30	15-17	37,484	37,454	2,210
Grand Total	811,320			548,590	262,730	14,501

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Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/19 Balance	Unfunded Balance	2019-20 Contribution
Roofs									
Roof, Single Ply - Garage E	6	Squares	931.00	5,586	20	8	5,586	0	0
Roof, Single Ply - Garage G	6	Squares	931.00	5,586	20	7	5,586	0	0
Roofs Total	2	Components		11,172	20	7-8	11,172	0	0
Painting & Waterproofing									
Paint Exterior and Waterproof - Garage E	1	Total	46,900.00	46,900	7	4	46,900	0	0
Paint Exterior and Waterproof - Garage G	1	Total	46,900.00	46,900	7	4	46,900	0	0
Paint Interior, Restripe - Garage E	1	Total	7,500.00	7,500	7	5	7,500	0	0
Paint Interior, Restripe - Garage G	1	Total	7,500.00	7,500	7	5	7,500	0	0
Painting & Waterproofing Total	4	Components		108,800	7	4-5	108,800	0	0
Elevators									
Elevator Cab Refurbishment Allowance - Garage E	2	Each	8,000.00	16,000	14	2	16,000	0	0
Elevator Cab Refurbishment Allowance - Garage G	2	Each	8,000.00	16,000	14	1	16,000	0	0
Elevator Modernization Allowance, 5 Stop - Garage E	2	Each	65,000.00	130,000	28	16	0	130,000	8,125
Elevator Modernization Allowance, 5 Stop - Garage G	2	Each	65,000.00	130,000	28	15	127,058	2,942	196
Elevators Total	4	Components		292,000	14-28	1-16	159,058	132,942	8,321
Mechanical & Electrical									
Fire Alarm System - Garage E	1	Total	5,000.00	5,000	22	10	5,000	0	0
Fire Alarm System - Garage G	1	Total	5,000.00	5,000	22	9	5,000	0	0
Light Pole & Dbl Fixture - Garage E	6	Each	3,250.00	19,500	22	10	19,500	0	0
Light Pole & Dbl Fixture - Garage G	6	Each	3,250.00	19,500	22	9	19,500	0	0
Lighting Replacement Allowance - Garage E	1	Total	37,440.00	37,440	20	15	36,593	847	56
Lighting Replacement Allowance - Garage G	1	Total	37,440.00	37,440	20	15	36,593	847	56
Mechanical & Electrical Total	6	Components		123,880	20-22	9-15	122,186	1,694	112
Misc Building Components									
Awning/Bahama Shutters, Metal - Garage E	945	Sq Ft	30.00	28,350	25	13	28,350	0	0
Awning/Bahama Shutters, Metal - Garage G	945	Sq Ft	30.00	28,350	25	12	28,350	0	0
Fence, VC Chain Link, 3'-6" - Garage E	1,280	Ln Ft	10.18	13,031	22	10	13,031	0	0
Fence, VC Chain Link, 3'-6" - Garage G	1,280	Ln Ft	10.18	13,031	22	11	13,031	0	0
Gate, Alum Stl Frame/Wood - Trash Enclosure (Gar G)	4	Each	2,127.00	8,508	15	2	8,508	0	0
Railing, Alum Picket, 42" - Garage E	515	Ln Ft	88.00	45,320	36	24	0	45,320	1,888
Dreux Isaac & Associates, Inc. Reserve Study Update									

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Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	6/30/19 Balance	Unfunded Balance	2019-20 Contribution
Railing, Alum Picket, 42" - Garage G	515	Ln Ft	88.00	45,320	36	23	0	45,320	1,970
Trellis, Metal - Garage E	266	Sq Ft	35.00	9,310	25	13	9,310	0	0
Trellis, Metal - Garage G	266	Sq Ft	35.00	9,310	25	12	9,310	0	0
Misc Building Components Total	9	Components		200,530	15-36	2-24	109,890	90,640	3,858
Misc Site Improvements									
Light Pole & Fixture, 16' Downlight	4	Each	3,338.00	13,352	26	15	13,050	302	20
Light Pole & Fixture, 30' Downlight	5	Each	5,000.00	25,000	26	15	24,434	566	38
Site Wall, Block & Stucco - Trash Enclosure (Gar G)	1,184	Sq Ft	30.90	36,586	30	17	0	36,586	2,152
Misc Site Improvements Total	3	Components		74,938	26-30	15-17	37,484	37,454	2,210
Grand Total	28	Components		811,320			548,590	262,730	14,501

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Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2019-20	548,590	50,665	1.33%	0	16,000	3.00%	0	0.00%	583,255
2	2020-21	583,255	51,338	1.33%	0	25,243	3.00%	0	0.00%	609,350
3	2021-22	609,350	52,020	1.33%	0	0	3.00%	0	0.00%	661,370
4	2022-23	661,370	52,712	1.33%	0	102,498	3.00%	0	0.00%	611,584
5	2023-24	611,584	53,413	1.33%	0	16,882	3.00%	0	0.00%	648,115
6	2024-25	648,115	54,123	1.33%	0	0	3.00%	0	0.00%	702,238
7	2025-26	702,238	54,842	1.33%	0	6,670	3.00%	0	0.00%	750,410
8	2026-27	750,410	55,571	1.33%	0	6,870	3.00%	0	0.00%	799,111
9	2027-28	799,111	56,310	1.33%	0	31,036	3.00%	0	0.00%	824,385
10	2028-29	824,385	57,059	1.33%	0	48,969	3.00%	0	0.00%	832,475
11	2029-30	832,475	57,817	1.33%	0	143,573	3.00%	0	0.00%	746,719
12	2030-31	746,719	58,586	1.33%	0	72,894	3.00%	0	0.00%	732,411
13	2031-32	732,411	59,365	1.33%	0	53,694	3.00%	0	0.00%	738,082
14	2032-33	738,082	60,154	1.33%	0	0	3.00%	0	0.00%	798,236
15	2033-34	798,236	60,954	1.33%	0	392,111	3.00%	0	0.00%	467,079
16	2034-35	467,079	61,767	1.33%	0	227,463	3.00%	0	0.00%	301,383
17	2035-36	301,383	62,591	1.33%	0	72,363	3.00%	0	0.00%	291,611
18	2036-37	291,611	63,427	1.33%	0	155,038	3.00%	0	0.00%	200,000
19	2037-38	200,000	63,427	0.00%	0	25,536	3.00%	0	0.00%	237,891
20	2038-39	237,891	63,427	0.00%	0	0	3.00%	0	0.00%	301,318
21	2039-40	301,318	63,427	0.00%	0	0	3.00%	0	0.00%	364,745
22	2040-41	364,745	63,427	0.00%	0	0	3.00%	0	0.00%	428,172
23	2041-42	428,172	63,427	0.00%	0	86,838	3.00%	0	0.00%	404,761
24	2042-43	404,761	63,427	0.00%	0	89,443	3.00%	0	0.00%	378,745
25	2043-44	378,745	63,427	0.00%	0	190,676	3.00%	0	0.00%	251,496
26	2044-45	251,496	63,427	0.00%	0	31,406	3.00%	0	0.00%	283,517
27	2045-46	283,517	63,427	0.00%	0	12,047	3.00%	0	0.00%	334,897
28	2046-47	334,897	63,427	0.00%	0	12,408	3.00%	0	0.00%	385,916
29	2047-48	385,916	63,427	0.00%	0	36,607	3.00%	0	0.00%	412,736
30	2048-49	412,736	63,427	0.00%	0	37,705	3.00%	0	0.00%	438,458
Grand Total			1,783,838		0	1,893,970		0		

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Cash Flow Plan Details

Category	Description	Cost
Year 1: 2019-20		
Elevators	Elevator Cab Refurbishment Allowance - Garage G	16,000
Year 1 Total		16,000
Year 2: 2020-21		
Elevators	Elevator Cab Refurbishment Allowance - Garage E	16,480
Misc Building Components	Gate, Alum Stl Frame/Wood - Trash Enclosure (Gar G)	8,763
Year 2 Total		25,243
Year 3: 2021-22		
	No Expenses	
Year 4: 2022-23		
Painting & Waterproofing	Paint Exterior and Waterproof - Garage E	51,249
Painting & Waterproofing	Paint Exterior and Waterproof - Garage G	51,249
Year 4 Total		102,498
Year 5: 2023-24		
Painting & Waterproofing	Paint Interior, Restripe - Garage E	8,441
Painting & Waterproofing	Paint Interior, Restripe - Garage G	8,441
Year 5 Total		16,882
Year 6: 2024-25		
	No Expenses	
Year 7: 2025-26		
Roofs	Roof, Single Ply - Garage G	6,670
Year 7 Total		6,670
Year 8: 2026-27		
Roofs	Roof, Single Ply - Garage E	6,870
Year 8 Total		6,870
Year 9: 2027-28		
Mechanical & Electrical	Fire Alarm System - Garage G	6,334
Mechanical & Electrical	Light Pole & Dbl Fixture - Garage G	24,702
Year 9 Total		31,036
Year 10: 2028-29		
Mechanical & Electrical	Fire Alarm System - Garage E	6,524
Mechanical & Electrical	Light Pole & Dbl Fixture - Garage E	25,443
Misc Building Components	Fence, VC Chain Link, 3'-6" - Garage E	17,002
Year 10 Total		48,969

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Category	Description	Cost
Year 11: 2029-30		
Painting & Waterproofing	Paint Exterior and Waterproof - Garage E	63,030
Painting & Waterproofing	Paint Exterior and Waterproof - Garage G	63,030
Misc Building Components	Fence, VC Chain Link, 3'-6" - Garage G	17,513
Year 11 Total		143,573
Year 12: 2030-31		
Painting & Waterproofing	Paint Interior, Restripe - Garage E	10,382
Painting & Waterproofing	Paint Interior, Restripe - Garage G	10,382
Misc Building Components	Awning/Bahama Shutters, Metal - Garage G	39,243
Misc Building Components	Trellis, Metal - Garage G	12,887
Year 12 Total		72,894
Year 13: 2031-32		
Misc Building Components	Awning/Bahama Shutters, Metal - Garage E	40,420
Misc Building Components	Trellis, Metal - Garage E	13,274
Year 13 Total		53,694
Year 14: 2032-33		
	No Expenses	
Year 15: 2033-34		
Elevators	Elevator Cab Refurbishment Allowance - Garage G	24,201
Elevators	Elevator Modernization Allowance, 5 Stop - Garage G	196,637
Mechanical & Electrical	Lighting Replacement Allowance - Garage E	56,631
Mechanical & Electrical	Lighting Replacement Allowance - Garage G	56,631
Misc Site Improvements	Light Pole & Fixture, 16' Downlight	20,196
Misc Site Improvements	Light Pole & Fixture, 30' Downlight	37,815
Year 15 Total		392,111
Year 16: 2034-35		
Elevators	Elevator Cab Refurbishment Allowance - Garage E	24,927
Elevators	Elevator Modernization Allowance, 5 Stop - Garage E	202,536
Year 16 Total		227,463
Year 17: 2035-36		
Misc Building Components	Gate, Alum Stil Frame/Wood - Trash Enclosure (Gar G)	13,653
Misc Site Improvements	Site Wall, Block & Stucco - Trash Enclosure (Gar G)	58,710
Year 17 Total		72,363

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Category	Description	Cost
Year 18: 2036-37		
Painting & Waterproofing	Paint Exterior and Waterproof - Garage E	77,519
Painting & Waterproofing	Paint Exterior and Waterproof - Garage G	77,519
Year 18 Total		155,038
Year 19: 2037-38		
Painting & Waterproofing	Paint Interior, Restripe - Garage E	12,768
Painting & Waterproofing	Paint Interior, Restripe - Garage G	12,768
Year 19 Total		25,536
Year 20: 2038-39	No Expenses	
Year 21: 2039-40	No Expenses	
Year 22: 2040-41	No Expenses	
Year 23: 2041-42		
Misc Building Components	Railing, Alum Picket, 42" - Garage G	86,838
Year 23 Total		86,838
Year 24: 2042-43		
Misc Building Components	Railing, Alum Picket, 42" - Garage E	89,443
Year 24 Total		89,443
Year 25: 2043-44		
Painting & Waterproofing	Paint Exterior and Waterproof - Garage E	95,338
Painting & Waterproofing	Paint Exterior and Waterproof - Garage G	95,338
Year 25 Total		190,676
Year 26: 2044-45		
Painting & Waterproofing	Paint Interior, Restripe - Garage E	15,703
Painting & Waterproofing	Paint Interior, Restripe - Garage G	15,703
Year 26 Total		31,406
Year 27: 2045-46		
Roofs	Roof, Single Ply - Garage G	12,047
Year 27 Total		12,047

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Category	Description	Cost
Year 28: 2046-47		
Roofs	Roof, Single Ply - Garage E	12,408
Year 28 Total		12,408
Year 29: 2047-48		
Elevators	Elevator Cab Refurbishment Allowance - Garage G	36,607
Year 29 Total		36,607
Year 30: 2048-49		
Elevators	Elevator Cab Refurbishment Allowance - Garage E	37,705
Year 30 Total		37,705

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Budgeted vs Actual Expenditures

Fiscal Year 2018-19

Category	Description	Projected	Actual	Comments
Phase 1 of 3: Arenas, Garage F, Retail 1				
Roofs	Roof, Single Ply - Venue	500,316	576,000	
Painting & Waterproofing	Paint Exterior/Interior Doors - Arena/Venue	17,500	17,500	
Elevators	Elevator Cab Refurbishment Allowance - CFE Arena (VIP)	12,000	15,000	
Mechanical & Electrical	Generator, Deferred Maint Allowance - CFE Arena	8,000	0	2019-2020
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar F (Venue)	8,000	0	2019-2020
Mechanical & Electrical	Fire Jockey Pump/Motor - CFE Arena	4,293	0	2019-2020
Mechanical & Electrical	Fire Pump Deferred Maint Allowance - CFE Arena	8,345	0	2019-2020
Mechanical & Electrical	A/C Equipment Allowance - CFE Arena	51,500	0	2019-2020
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	10,000	0	2019-2020
Mechanical & Electrical	Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-1 (Arena)	5,805	0	2019-2020
Mechanical & Electrical	Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-2 (Arena)	5,805	0	2019-2020
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	8,022	0	2019-2020
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	8,022	0	2019-2020
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	8,022	0	2019-2020
Misc Building Components	Finish, Built In Mat - Main Lobby (Arena)	4,870	0	2019-2020 (w/Terrazo total \$35k)
Misc Building Components	Finish, Carpet - Sound Booth (Arena)	1,679	0	2017-2018
Misc Building Components	Finish, Carpet - Video Production Room (Arena)	4,113	0	2020-2021
Misc Building Components	Finish, Terrazzo Floor Refurbishment Allow - Lobby (Arena)	9,000	0	2019-2020 (w/Mat total \$35k)
Misc Building Components	Finish, CT Walls - Branded Concessions (Arena)	90,000	0	2019-2020
Misc Building Components	Awning Fabric, Recover - Venue (Tan)	11,804	0	Awning removed delete
Misc Building Components	Awning Frame, Replace - Venue (Tan)	13,185	0	Awning removed delete
Misc Building Components	Finish, Clg, 2x4 SAT Tile Only - (1x Expense)	15,000	5,000	
Misc Building Components	Finish, Carpet - Level 1 Soccer/VB Lockers (Venue)	17,162	0	2017-2018
Misc Building Components	Finish, Carpet - Level 2 Hallway (Venue)	15,435	15,345	2017-2018

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Budgeted vs Actual Expenditures

Fiscal Year 2018-19

Category	Description	Projected	Actual	Comments
Misc Building Components	Renovation Allowance - Box Office (Venue)	10,000	2,000	
Misc Building Components	Finish, Wall Refurbishment - Loading Dock (Venue)	21,000	0	Remove from report
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	8,000	8,000	
Furniture, Fixtures & Equipment	Basketball Hoops - CFE Arena	33,558	0	2019-2020 \$84,400
Furniture, Fixtures & Equipment	A/V Assisted Listening Unit - Sound Booth	17,389	0	2019-2020
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	10,300	5,000	
Furniture, Fixtures & Equipment	Electronics, Fiber Optic Cable Allowance - CFE Arena	6,800	9,613	
Furniture, Fixtures & Equipment	Laundry, Commercial Dryer, Gas - CFE Arena	3,489	0	2020-2021
Furniture, Fixtures & Equipment	Laundry, Commercial Washer, 35 Lb Gas - CFE Arena	9,469	0	2020-2021
Furniture, Fixtures & Equipment	Maintenance, Scissor Lift, 32'	25,985	0	2020-2021
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	46,350	4,460	
Furniture, Fixtures & Equipment	Seating, Bowl - Arena	100,000	9,780	2024-2025 \$100,000
Phase 1 of 3: Arenas, Garage F, Retail 1 Total		1,130,218	667,698	

Phase 2 of 3: Housing, Retail 2 & 3

Mechanical & Electrical	Boiler, 750 MBH Nat Gas - Tower 4	0	14,000	
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar E (T3&4)	8,546	0	
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar G (T1&2)	8,546	0	2019-2020
Mechanical & Electrical	HVAC Allowance - (1x Expense)	10,300	0	
Misc Building Components	Finish, CT Floor - Tower 1 Lobby	35,009	33,431	
Misc Building Components	Renovation Allowance - Facilities Office	150,000	0	2019-2020
Misc Building Components	Door Replacement Allowance, Exterior - Towers 1-4	10,300	0	2019-2020 \$65,000
Misc Site Improvements	Irrigation Control Equipment, Field Units	15,450	0	2019-2020
Misc Site Improvements	Patch/Top-Coat Refurb Allowance - Retail Breezeways	8,274	8,274	
Furniture, Fixtures & Equipment	Maintenance, Walk Behind Billy Goat	5,150	0	Remove from report

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Budgeted vs Actual Expenditures

Fiscal Year 2018-19

Category	Description	Projected	Actual	Comments
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	10,500	8,017	
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	13,500	13,927	
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	21,000	17,227	
Resident Unit Interiors	Mirror Allowance	15,000	18,000	
Resident Unit Interiors	Finish, Carpet - Phase 2 (Tower x504 Bedrooms)	226,800	226,800	
Resident Unit Interiors	Finish, Carpet - Phase 4 (Tower x89 Commons)	44,608	41,017	
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 4	30,087	29,500	
Phase 2 of 3: Housing, Retail 2 & 3 Total		613,070	410,193	
Phase 3 of 3: Garages E & G				
No Expenses				
Phase 3 of 3: Garages E & G Total		0	0	

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Budgeted vs Actual Expenditures

Fiscal Year 2017-18

Category	Description	Projected	Actual	Comments
Phase 1 of 3: Arenas, Garage F, Retail 1				
Painting & Waterproofing	Paint Exterior and Waterproof - Venue	18,000	18,000	
Mechanical & Electrical	Electrical, LED Sports Lights - Arena	577,000	577,000	
Mechanical & Electrical	Generator, Deferred Maint Allowance - CFE Arena	8,176	0	Push to FY 18-19
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar F (Venue)	8,176	0	Push to FY 18-19
Mechanical & Electrical	Lighting Replacement Allowance, Exterior - Venue	20,000	13,789	
Mechanical & Electrical	Fire Jockey Pump/Motor - CFE Arena	4,293	0	Push to FY 18-19
Mechanical & Electrical	Fire Pump Deferred Maint Allowance - CFE Arena	8,345	0	Push to FY 18-19
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	20,600	0	Push to FY 18-19
Mechanical & Electrical	A/C Equipment Allowance - CFE Arena	51,500	0	Push to FY 18-19
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	25,750	0	Push to FY 18-19
Mechanical & Electrical	Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-1 (Arena)	5,514	0	Push to FY 18-19
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	8,022	0	Push to FY 18-19
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	8,022	0	Push to FY 18-19
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	8,022	0	Push to FY 18-19
Misc Building Components	Access Control, CCTV Surveillance System - Garage F	6,334	6,334	
Misc Building Components	Finish, Built In Mat - Main Lobby (Arena)	4,870	0	Push to FY 18-19
Misc Building Components	Finish, Carpet - Black & Gold Club (Arena)	8,501	8,501	Total CRP in Arena/Venue \$110,015
Misc Building Components	Finish, Carpet - Box Office (Arena)	10,814	10,814	Total CRP in Arena/Venue \$110,015
Misc Building Components	Finish, Carpet - Crew Lounge (Arena)	2,496	2,496	Total CRP in Arena/Venue \$110,015
Misc Building Components	Finish, Carpet - Green Room x2 (Arena)	3,078	3,078	Total CRP in Arena/Venue \$110,015
Misc Building Components	Finish, Carpet - Main M's & W's Locker Rooms (Arena)	11,022	11,022	Total CRP in Arena/Venue \$110,015
Misc Building Components	Finish, Carpet - Media Work Room (Arena)	2,038	2,038	Total CRP in Arena/Venue \$110,015
Misc Building Components	Finish, Carpet - Press Conference Room (Arena)	3,952	3,952	Total CRP in Arena/Venue \$110,015
Misc Building Components	Finish, Carpet - Sound Booth (Arena)	1,664	0	Push to FY 18-19
Misc Building Components	Finish, Carpet - Staff Laundry Rooms (Arena)	1,539	0	Remove from Report

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Fiscal Year 2017-18

Category	Description	Projected	Actual	Comments
Misc Building Components	Finish, Carpet - Video Production Room (Arena)	4,076	0	Push to FY 18-19
Misc Building Components	Finish, Carpet - Visiting Locker Rooms (Arena)	8,859	8,859	Total CRP in Arena/Venue \$110,015
Misc Building Components	Finish, Epoxy Coating - Concession Main Con (Arena)	30,996	0	Push to FY 20-21
Misc Building Components	Finish, Epoxy Coating - Concession Main Lob (Arena)	21,545	0	Push to FY 20-21
Misc Building Components	Finish, Terrazzo Floor Refurbishment Allow - Lobby (Arena)	9,000	0	
Misc Building Components	Finish, CT Walls - Branded Concessions (Arena)	90,000	0	
Misc Building Components	Awning Fabric, Recover - Venue (Tan)	11,360	0	
Misc Building Components	Awning Frame, Replace - Venue (Tan)	12,694	0	
Misc Building Components	Door Allowance, Interior/Exterior - Arena (1x Expense)	12,000	11,354	1x Expense Remove from Report
Misc Building Components	Door Allowance, Interior/Exterior - Venue (1x Expense)	20,000	21,000	1x Expense Remove from Report
Misc Building Components	Finish, Carpet - Level 1 Athletics Office Space (Venue)	20,008	20,008	Total CRP in Arena/Venue \$110,015
Misc Building Components	Finish, Carpet - Level 2 Athletics Office Space (Venue)	39,790	39,790	Total CRP in Arena/Venue \$110,015
Misc Building Components	Finish, CT Floor - Level 2 Mezz & Concession (Venue)	72,090	0	Push to FY 20-21
Misc Building Components	Railing, Alum Picket - Level 2 Mezzanine (Venue)	35,855	0	Push to FY 20-21
Misc Site Improvements	Basketball Court Resurfacing Allowance - Outdoor Court	21,225	0	Push to FY 19-20
Misc Site Improvements	Planter Wall/Cap - Planters x2 (E Plaza/Gemini)	5,613	18,000	
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	10,300	6,677	
Furniture, Fixtures & Equipment	Equipment, Clear Com Replacement - CFE Arena	35,000	26,107	
Furniture, Fixtures & Equipment	Equipment, Xenon Follow Spots	74,160	82,087	
Furniture, Fixtures & Equipment	Furnishings/Decorating - Green Room x2 (Arena)	6,000	0	Push to FY 19-20
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T5	15,600	16,578	
Furniture, Fixtures & Equipment	Housekeeping, Floor Scrubber - Model T7	7,800	8,289	
Furniture, Fixtures & Equipment	Laundry, Commercial Dryer, Gas - CFE Arena	3,489	0	Push to FY 19-20
Furniture, Fixtures & Equipment	Laundry, Commercial Washer, 35 Lb Gas - CFE Arena	9,469	0	Push to FY 19-20
Furniture, Fixtures & Equipment	Vehicle, Box Truck	27,102	27,102	
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	46,350	32,000	

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Fiscal Year 2017-18

Category	Description	Projected	Actual	Comments
Phase 1 of 3: Arenas, Garage F, Retail 1 Total		1,478,109	974,875	
Phase 2 of 3: Housing, Retail 2 & 3				
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar G (T1&2)	8,546	0	Push to FY 18-19
Misc Building Components	Door Replacement Allowance, Interior - Towers 1-4	10,300	2,022	Push balance to FY 19-20
Misc Building Components	Renovation Allowance - Facilities Office	90,000	0	
Misc Building Components	Door Replacement Allowance, Exterior - Towers 1-4	10,300	0	
Misc Site Improvements	Irrigation Control Equipment, Field Units	15,450	0	
Furniture, Fixtures & Equipment	Maintenance, Walk Behind Billy Goat	5,150	0	
Furniture, Fixtures & Equipment	Equipment, Biometric Key Cabinet	35,000	33,327	
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	10,000	5,821	Total Appliances \$34,390
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	15,000	8,731	Total Appliances \$34,390
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	34,081	19,838	Total Appliances \$34,390
Resident Unit Interiors	Bedroom Lighting Allowance	71,000	61,720	
Resident Unit Interiors	Finish, Carpet - Phase 3 (Tower x157 Commons)	180,000	160,612	Total Carpet \$374,762 (Change to 120 Commons)
Resident Unit Interiors	Finish, Carpet - Phase 3 (Tower x410 Bedrooms)	240,000	214,150	Total Carpet \$374,762
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 3	72,461	70,316	
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 3	12,360	0	Push to FY 19-20
Phase 2 of 3: Housing, Retail 2 & 3 Total		809,648	576,537	
Phase 3 of 3: Garages E & G				
No Expenses		0		
			17,000	Elevator Doors
Phase 3 of 3: Garages E & G Total		0	17,000	

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Fiscal Year 2016-17

Category	Description	Projected	Actual	Comments
Phase 1 of 3: Arenas, Garage F, Retail 1				
Painting & Waterproofing	Paint Exterior and Waterproof - Venue	18,000	0	Push to FY18
Painting & Waterproofing	Paint Interior, Restripe - Garage F	6,000	7,428	
Mechanical & Electrical	Generator, Deferred Maint Allowance - CFE Arena	8,297	0	Push to FY18
Mechanical & Electrical	Generator, Deferred Maint Allowance - Gar F (Venue)	8,297	0	Push to FY18
Mechanical & Electrical	Lighting Replacement Allowance, Exterior - Venue	20,000	0	Push to FY18
Mechanical & Electrical	Fire Jockey Pump/Motor - CFE Arena	4,293	0	Push to FY18
Mechanical & Electrical	A/C Air Handler Unit Allowance - 14 to 100 Ton (Arena)	20,000	0	no spending anticipated for FY17
Mechanical & Electrical	A/C Fan Coil Unit Allowance (x34) - Arena	25,000	0	no spending anticipated for FY17
Mechanical & Electrical	Domestic Hot Wtr Pump/Mtr, 3 Hp - FSP-1C-1 (Arena)	5,329	0	Push to FY18
Mechanical & Electrical	Drinking Fountain, Indoor - Venue & Arena	20,000	10,000	Push to FY18
Misc Building Components	Finish, CT Floor - Black & Gold Club (Arena)	70,002	46,824	
Misc Building Components	Door, Metal Overhead, 10 x 8 - S/R at Venue	12,000	7,430	
Misc Building Components	Door, Metal Overhead, 12 x 12 - S/R at Venue	12,000	2,780	
Misc Building Components	Finish, Carpet - Level 1 Athletics Office Space (Venue)	28,087	8,081	WBB Locker room, push balance to FY18
Misc Building Components	Finish, Carpet - Level 2 Athletics Office Space (Venue)	39,790	0	Push to FY18
Misc Building Components	Finish, CT Floor - Level 1 Restrooms (Venue)	0	9,732	Carried over from FY16
Misc Building Components	Restroom Renovation - Level 1 (Venue)	0	14,722	Balance carried over from FY16
Misc Building Components	Finish, CT Walls - Level 1 Restrooms (Venue)	0	8,221	Carried over from FY16
Misc Building Components	Finish, CT Floor - Level 2 Mezz & Concession (Venue)	67,780	0	Push to FY18
Misc Building Components	Railing, Alum Picket - Level 2 Mezzanine (Venue)	35,855	0	Push to FY18
Misc Site Improvements	Basketball Court Resurfacing Allowance - Outdoor Court	21,225	0	Push to FY18
Misc Site Improvements	Bicycle Rack Allowance	5,000	4,974	
Furniture, Fixtures & Equipment	Volleyball Court - Venue	75,000	95,360	
Furniture, Fixtures & Equipment	A/V Video Production Equipment Allowance - Arena	123,000	0	Bought new as part of new scoreboard and ribbon panels (see noted below)
Furniture, Fixtures & Equipment	Computer Workstation/Equipment Allowance	10,000	0	
Furniture, Fixtures & Equipment	Furnishings/Decorating - Green Room x2 (Arena)	6,000	0	Push to FY18
Furniture, Fixtures & Equipment	Restaurant, Equipment Allow - Concessions (Arena)	45,000	4,420	
Furniture, Fixtures & Equipment	Furniture, Folding Table Allowance	5,000	5,742	
Painting & Waterproofing	Waterproof Garage F	0	17,653	Add to reserve cost of painting for future
Misc Site Improvements	Arena Courtyard Artificial Turf	58,000	0	Carried over from FY16, may spend

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Fiscal Year 2016-17

Category	Description	Projected	Actual	Comments
Mechanical & Electrical	Payoff to UCF UES for LED Lighting Retrofit	75,000	74,314	Carried over from FY16, will spend
Mechanical & Electrical	A/C Package Unit (Size TBD) Venue	500,000	0	Carried over from FY16, will spend some
Mechanical & Electrical	Venue Hood Project	0	24,940	
Mechanical & Electrical	Return Air and Domestic Boilers	0	8,138	
Mechanical & Electrical	Project Manager Funding	0	26,418	
Misc Site Improvements	Green Awning Fabric Replacement	3,377	5,980	Carried over from 2016, finished in 2017
Misc Building Components	Ceiling Replacement	38,000	5,915	Carried over from 2016, carry balance to 2018
Furniture, Fixtures & Equipment	Electronics, Movie Projector (Inflatable Screen)	18,425	14,239	Carried over from 2016, finished in 2017
Misc Building Components	Event Floor Carpet	0	851	Carried over from 2016, finished in 2018
Furniture, Fixtures & Equipment	Trash Cans	3,000	5,377	Carried over from 2016, finished in 2017
Mechanical & Electrical	Return Air and Domestic Boilers	42,599	20,280	Carried over from 2016, finished in 2018
Phase 1 of 3: Arenas, Garage F, Retail 1 Total		1,429,356	429,819	

Phase 2 of 3: Housing, Retail 2 & 3

Misc Site Improvements	Landscape Allowance - 1x Expense (2016-2017)	180,000	186,413	Recoded Benches to benches and add Pebbleflex + Planting Date palms (4)
Resident Unit Interiors	Appliance, Dishwasher Allowance - 10 Year Life x548	16,115	16,505	
Resident Unit Interiors	Appliance, Oven/Range Allowance - 10 Year Life x548	22,770	23,321	
Resident Unit Interiors	Appliance, Refrigerator Allowance - 10 Year Life x548	29,205	29,911	
Resident Unit Interiors	Finish, Carpet - Phase 2 (Tower x137 Commons)	137,000	192,152	
Resident Unit Interiors	Finish, Carpet - Phase 2 (Tower x504 Bedrooms)	226,800	0	
Resident Unit Interiors	Bedding, Mattress, Queen Size - Phase 2	70,350	74,833	
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 2	12,000	28,169	
Resident Unit Interiors	Soft Goods, Cushion Replacement - Phase 2 (1x Expense)	24,000	0	
Misc Site Improvements	Replace Teak Benches- Balance From FY16	33,000	35,484	
Misc Site Improvements	Landscape Renovation- Balance Carried from FY16	82,305	82,305	Balance from FY16 (Remove 1x Expense)
Phase 2 of 3: Housing, Retail 2 & 3 Total		833,545	669,093	

Phase 3 of 3: Garages E & G

Painting & Waterproofing	Paint Interior, Restripe - Garage E	6,000	7,500	
Painting & Waterproofing	Paint Interior, Restripe - Garage G	6,000	7,500	
Phase 3 of 3: Garages E & G Total		12,000	15,000	

ITEM: FEC-1

UCF BOARD OF TRUSTEES
Finance and Facilities Committee
March 26, 2020

Title: Proposed Housing Refunds Due To COVID-19 Closures

Background:

On March 11, the State University System (SUS) announced a requirement for state universities to provide remote instruction to their students for at least two weeks to minimize the spread of the COVID-19 virus. On March 17, 2020, the SUS extended this requirement through the end of the Spring semester. Accordingly, the university directed students not to return to campus following Spring Break, which was during March 9-14, 2020.

To minimize the economic burden that the COVID-19 emergency may have on students, the university, along with all other SUS institutions, plans to refund students who are no longer able to utilize their university-owned housing facilities (see Attachment A for an explanation of UCF's owned, managed, and affiliated housing facilities).

- a. For facilities owned and managed by the university, UCF plans to refund a portion of the Spring semester housing charges.
- b. For Towers (UCF Convocation Corporation holds the debt) and the Rosen Campus (UCF Hospitality School Student Housing Foundation, Inc. holds the debt), the university may be required to refund a portion of the Spring semester's housing charges because the university is contractually obligated to cover debt service for these two properties should they be unable to do so themselves.
- c. For other facilities managed by, but not owned by the university – Northview (owned by Provident Group – UCF Properties, LLC) and UnionWest at the UCF Downtown Campus (owned by Creative Village SHP Owner, LLC) – the owner will be responsible for any refunds to students. We are communicating with these partners so that they are aware of the refunds planned for students in university-owned housing.

Separate conversations are being held with Aramark concerning potential credits for students no longer able to utilize their university meal plan.

Issues to be Considered:

The Department of Housing and Residence Life (Housing) has updated its financial projections (see Attachment B) and calculated the financial impact (see Attachment C) of refunding students in all housing for which the university is responsible for debt-service (i.e., in university-owned, Towers, and Rosen housing facilities). The refund period will start on March 30, 2020, in accordance with Board of Governors' directives to depopulate SUS campuses for two weeks after each institution's Spring Break, and will extend through April 28, 2020, the end of the Spring semester.

The refunds for these facilities total:

University-owned housing	\$ 3,040,450
Towers	2,082,722
Rosen	<u>232,033</u>
Total	<u>\$ 5,355,205</u>

On March 20, 2020, the Board of Governors provided guidance that outlined the allowable sources of funding for any refunds or credits to students (see Attachment D), which included:

- (A) Unencumbered surplus funds in housing that are not required for maintaining prudent debt service coverage.
- (B) End-of-year balance funds in university E&G carryforward accounts that can be used for any purpose as specified by each university board of trustees pursuant to section 1011.45(3)(f), Florida Statutes. In light of the emergency circumstances, the Board of Governors authorized use of these funds to provide students refunds, rebates, or credits for unutilized portions of housing and/or dining plan contracts through August 31, 2020.
- (C) Unencumbered surplus funds in any state university auxiliary.
- (D) Proceeds from any applicable business insurance policy.

Per the university's Risk Management and Insurance Office, the current university business interruption policies will not cover loss of revenue related to the COVID-19.

As of February 29, 2020, the university's E&G carryforward cash balances (excluding encumbered and contractually obligated amounts) totaled \$125.2 million, consisting of \$34.5 million in academic units, \$61.8 million in non-academic units, \$28.9 in central reserves, and \$45.8 million in State-required reserves. Additional carryforward funding is projected to result from unspent FY20 operating funds. Any use of carryforward for these housing refunds would necessitate changes in current planned and board-approved usage of these funds. See Attachment E.

Housing strives to maintain a minimum of 10 percent of its operating revenues to serve as a cushion against unexpected but necessary expenses or a sudden loss of income and to build up money for long-term goals and future plans. The Housing bonds do not have a required year-end debt service coverage ratio. However, in order to issue additional bonds, a 1.20x coverage ratio would need to be maintained for the preceding two fiscal years.

Housing had previously made plans to request a 5 percent rate increase for each of the next three fiscal years at the April 22, 2020, Finance and Facilities Committee meeting and the April 23, 2020, Board of Trustees meeting. This increase will generate \$1.38 million in FY21. To refrain from increasing educational costs for students and their families, Housing rates had not increased since FY12; during this period, Housing has utilized its operating reserves to complete all critical repairs and maintenance, while deferring other planned maintenance and building refreshes.

Alternatives to Decision:

The Board needs to determine the source for refunds of students' housing payments for March 30 – April 28, 2020:

- 1. paid fully from Housing auxiliary funds.
- 2. paid partially from Housing auxiliary revenues and partially E&G Carryforward funds.
- 3. paid fully from E&G Carryforward funds.

Fiscal Impact and Source of Funding:

The total cost of the refunds for students in university-owned, Towers, and Rosen housing facilities is \$5,355,205.

Recommended Action:

Use \$5,355,205 in E&G carryforward funds to refund students in university-owned housing, Towers, and Rosen facilities for March 30 – April 28, 2020.

Authority for Board of Trustees Action:

Board of Trustees' Delegation of Authority to the President

Contract Reviewed/Approved by General Counsel:

NA

Committee Chair or Chair of the Board approval:

Chair Alex Martins has approved adding this item to the agenda.

Submitted by:

Joseph Trubacz, Interim Vice President for Financial Affairs and Chief Financial Officer

Supporting Documentation:

Attachment A – Housing Facilities

Attachment B – Updated Housing Projections

Attachment C – Fiscal Impact of Student Refunds

Attachment D – BOG Guidance on Funding Source for Housing Refunds

Attachment E – E&G Cash Balances as of February 29, 2020

Facilitators/Presenters:

Joseph Trubacz, Interim Vice President for Financial Affairs and Chief Financial Officer

Maribeth Ehasz, Vice President for Student Development and Enrollment Services

Finance and Facilities Committee Teleconference Meeting - New Business
Attachment A

UCF's Owned, Managed, and Affiliated Housing Facilities

Faculties owned and managed by the university	Facilities managed, but not owned by the university	Affiliation with the university	Type of Lease	Year Opened	Number of Beds
Apollo Community			Traditional Fall/Spring, summer optional	1969	427
Libra Community			Traditional Fall/Spring, summer optional	1981 & 1998	1018
Lake Claire Community			Traditional Fall/Spring, summer optional	1994	701
Nike Community			Traditional Fall/Spring, summer optional	2001	815
Hercules Community			Traditional Fall/Spring, summer optional	2001	815
Neptune Community			Traditional Fall/Spring, summer optional	2013	668
Towers at Knights Plaza			Year Round	2005	1992
Rosen - Managed			Traditional Fall/Spring, summer optional	2005	384
Sorority/Fraternity (4 houses)			Traditional Fall/Spring, summer optional	2009 & 2013	161
	Northview		Year Round	2013	594
	UnionWest		Year Round	2019	639
		Knights Circle (Residence Life Services Provided)	Year Round	1996	2532
		The Pointe at Central (No Residence life Services Provided)	Year Round	1996	1216
Total Beds					11962

Attachment B

University of Central Florida

Updated Fiscal Year 2020 Housing Projections

	Previous FY 2020 Projections	Revised FY 2020 Projections	Variance Favorable (Unfavorable)
Total Revenue ¹	\$ 32,167,252	\$ 28,312,904	\$ (3,854,348)
Expenditures			
Salaries and Benefits ²	8,156,151	9,081,632	(925,481)
Other Personal Services ³	1,915,053	1,437,000	478,053
Repairs & Maintenance ⁴	3,169,944	1,659,944	1,510,000
Utilities ⁵	2,767,394	3,104,967	(337,573)
Operating Expense	3,688,716	4,055,859	(367,143)
Operating Capital Outlay ⁶	90,000	5,000	85,000
Debt Service	8,337,250	8,337,250	-
Transfers:			
Auxiliary Overhead	1,990,855	1,990,855	-
Construction ⁷	1,224,000	-	1,224,000
Replacement Reserve ⁸	484,829	-	484,829
Interest and Investment Transfers	1,923,902	1,923,902	-
Total Expenditures	33,748,094	31,596,409	2,151,685
Net increase (decrease) from operations	\$ (1,580,841)	\$ (3,283,505)	\$ (1,702,664)
Beginning Operating Cash	\$ 8,660,026	\$ 8,660,026	-
Projected Ending Operating Cash	7,079,185	5,376,521	(1,702,664)
Ending Replacement Reserves ⁸	9,073,005	8,643,005	(430,000)
Total Cash	\$ 16,152,190	\$ 14,019,526	\$ (2,132,664)

¹ The revised revenue projections have removed all anticipated UCF owned on-campus rental revenues and all other revenues generated from conferences and summer events.

² The revised salary projections are higher than the previous estimates prepared as of Q2. There are no projected decreases in salary costs for A&P and USPS personnel as the majority of these employees are either working remotely or will be utilizing paid leave balances.

³ OPS salaries include costs for part time personnel, RA personnel, and other temporary staffing which will be scaled back during the summer period.

⁴ Housing has reviewed it's budgeted repair and maintenance expenditure plans for the year and has revised their estimated expenditures shown in the table below. All projects that were removed below would be deferred until the next fiscal year with the exception of the Fresh Air Introduction Project which we plan to cover using R&R funds.

Projected Repair and Maintenance Projects	Previous FY 2020 Projections	Revised FY 2020 Projections
General repairs & maintenance	1,659,944	1,659,944
Replace chill water HVAC units-Nike & Hercules Communities	500,000	
Renovation of showers in Hercules Community	430,000	
Fresh Air Introduction Project (Will now fund from R&R)	300,000	
Replacement of Brevard, Orange, and Seminole Stairwells	280,000	
Total Repair and Maintenance	3,169,944	1,659,944

⁵ Utilities are trending higher than the initial expectations. UCF Housing is working with the Utility and Energy Services department to determine the levels of anticipated utility savings if certain dormitories, apartments, and other housing facilities are closed during the summer period.

⁶ Other Capital Outlay projections originally included the cost of 4 new vehicle purchases. These purchases will be deferred to the next fiscal year.

⁷ Construction transfers previously included a \$1.2M transfer to the University's telecommunications department for the ongoing ResNet upgrade project. It was determined that all future planned transfers can be deferred by 1 year.

⁸ The R&R fund must maintain a cash balance equal to 30% of projected operating revenues. Due to the projected decrease in Summer revenues, a transfer would no longer be required for FY 2020.

	PREVIOUS F Y 2020 Projections	REVISED F Y 2020 Projections
Housing Transfer to Repair & Replacement Reserve		
Operating revenue	30,243,350	28,312,904
30% reserve requirement	9,073,005	8,493,871
Estimated R&R balance end of prior year	8,588,176	8,643,005
Additional transfer necessary	484,829	-

Attachment C

	Projected Ending Housing Cash With No Refund		Projected Ending Housing Cash After On-Campus Housing Refund				Projected Ending Housing Cash After University-Owned, Towers, and Rosen Housing Refunds		
	No Refunds	100% Refunds from Housing Operating Reserves	50% Refunds from Housing Operating Reserves / 50% Refunds from E&G Carryforward	100% Refunds from E&G Carryforward	100% Refunds from Housing Operating Reserves	50% Refunds from Housing Operating Reserves / 50% Refunds from E&G Carryforward	100% Refunds from E&G Carryforward		
Housing Beginning Cash Balance	\$ 8,660,026	\$ 8,660,026	\$ 8,660,026	\$ 8,660,026	\$ 8,660,026	\$ 8,660,026	\$ 8,660,026	\$ 8,660,026	\$ 8,660,026
Projected Revenues	28,312,904	28,312,904	28,312,904	28,312,904	28,312,904	28,312,904	28,312,904	28,312,904	28,312,904
Projected Expenditures	(31,596,409)	(31,596,409)	(31,596,409)	(31,596,409)	(31,596,409)	(31,596,409)	(31,596,409)	(31,596,409)	(31,596,409)
Net Operating (Gain)/Loss	<u>(3,283,505)</u>	<u>(3,283,505)</u>	<u>(3,283,505)</u>	<u>(3,283,505)</u>	<u>(3,283,505)</u>	<u>(3,283,505)</u>	<u>(3,283,505)</u>	<u>(3,283,505)</u>	<u>(3,283,505)</u>
UCF Owned On-Campus Refund	-	(3,040,450)	(3,040,450)	(3,040,450)	(3,040,450)	(3,040,450)	(3,040,450)	(3,040,450)	(3,040,450)
UCF (DSO) Towers Refund	-	-	-	-	(2,082,722)	(2,082,722)	(2,082,722)	(2,082,722)	(2,082,722)
Rosen Refund	-	-	-	-	(232,033)	(232,033)	(232,033)	(232,033)	(232,033)
Total Refund	<u>-</u>	<u>(3,040,450)</u>	<u>(3,040,450)</u>	<u>(3,040,450)</u>	<u>(5,355,205)</u>	<u>(5,355,205)</u>	<u>(5,355,205)</u>	<u>(5,355,205)</u>	<u>(5,355,205)</u>
Housing Projected FY 2020 Year End Cash Balance	\$ 5,376,521	\$ 2,336,071	\$ 3,856,296	\$ 5,376,521	\$ 21,316	\$ 2,698,919	\$ 5,376,521		
FY 2021 Projected Loss	\$ (1,859,563)	\$ (1,859,563)	\$ (1,859,563)	\$ (1,859,563)	\$ (1,859,563)	\$ (1,859,563)	\$ (1,859,563)	\$ (1,859,563)	\$ (1,859,563)
Housing Projected FY 2021 Year End Cash Balance	\$ 3,516,958	\$ 476,508	\$ 1,996,733	\$ 3,516,958	\$ (1,838,247)	\$ 839,356	\$ 3,516,958		



STATE UNIVERSITY SYSTEM OF FLORIDA

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State University System Guidance on Housing and Dining Contracts

On March 17, 2020, the State University System extended the requirement for state universities to provide remote instruction to their students through the end of the Spring semester. To minimize the economic burdens that the COVID-19 emergency may place on students, we encourage each state university to develop a plan for providing a refund, rebate, or credit to students who may no longer be able to utilize their university residence hall and/or dining plan contracts.

We recognize that each university will need flexibility in developing and implementing a plan appropriate for its students. To assist in providing this flexibility, we note that available sources of funds, depending upon the contract and the availability of funds at each state university, may include:

- (A) Unencumbered surplus funds in housing that are not required for maintaining prudent debt service coverage.
- (B) End of year balance funds in university carry forward accounts that can be used for any purpose as specified by each university board of trustees pursuant to section 1011.45(3)(f), Florida Statutes. In light of the emergency circumstances, utilizing these funds for purposes of providing students refunds, rebates, or credits for unutilized portions of housing and/or dining plan contracts is hereby authorized through August 31, 2020. Any amounts expended from this fund should be managed centrally at each university and reported to the Chancellor of the Board of Governors by September 30, 2020.
- (C) Unencumbered surplus funds in any state university auxiliary.
- (D) Proceeds from any applicable business insurance policy.

Finally, we recognize the financial condition of each state university varies and that such plans, if developed, will have to be tailored so as to not jeopardize a university's financial condition or adversely impact ongoing university operations and the provision

of essential services.



Syd Kitson, Chair
Florida Board of Governors



Marshall Criser, III, Chancellor
State University System of Florida

Finance and Facilities Committee Teleconference Meeting - New Business
Attachment E

Carryforward as of February 29, 2020
(excludes encumbrances and other contractual obligations)

*Carryforward departments carry negative cash balances until student fee collections and state appropriations are distributed to the Central Carryforward Reserve. The reserve then distributes to the other carryforward departments to cover their negative cash balances. Therefore, the available budget (budget less expenditures and encumbrances) represents the available cash in carryforward departments.

*Departments with an assigned DLI attribute have been removed

Bucket	Division	Budget	Encumbrance	Pre-Encumbrance	Expenditures	Budget Less Expenditures and Encumbrances
Academic	AA-College of Arts and Humanities	2,225,077	16,139		101,069	2,107,869
Academic	AA-College of Business Admin	2,208,828	331,704		1,285,773	591,351
Academic	AA-College of Community Innovation and Education	2,079,174	153,026		789,723	1,136,425
Academic	AA-College of Engr/Comp Sci	2,586,645	399,469	117	1,895,378	291,681
Academic	AA-College of Graduate Studies	293,727	14,144		182,097	97,486
Academic	AA-College of Graduate Studies-IST	98,953	377		-	98,576
Academic	AA-College of Optics and Photo	349,754	2,099		172,966	174,689
Academic	AA-College of Sciences	2,462,779	397,799		751,400	1,313,580
Academic	AA-Digital Learning	654,261	51,360		260,660	342,242
Academic	AA-Honors College	395,072			57,797	337,275
Academic	AA-Nicholson School of Communication and Media	179,843	44,626		138,311	(3,094)
Academic	AA-Provost & VP-General	22,325,468			-	22,325,468
Academic	AA-Provost & VP-Operations	1,421,200	186,672		238,042	996,486
Academic	AA-UCF Connect	1,971,465	39,457		325,912	1,606,096
Academic	AA-UCF Global	741,611			95,381	646,230
Academic	AA-Undergraduate Studies	3,444,464	391,756		1,427,729	1,624,979
Academic	AHSC-College of Health Professions and Sciences	1,162,874	70,891		602,317	489,666
Academic	AHSC-College of Nursing	22,007	825		1,426	19,756
Academic	AHSC-COM-Sch of Bio Sciences	822,842	84,887		399,943	338,012
Academic	Total	45,446,044	2,185,230	117	8,725,923	34,534,773
Non-Academic	Administration-General	844,486	40,645		14,203	789,639
Non-Academic	Administration-Human Resources	569,380	79,927	600	164,827	324,026
Non-Academic	Administration-Physical Plant	58,558,956	620,033	3,060	16,445,813	41,490,051
Non-Academic	Administration-Public Safety	3,801,330	902,446		697,080	2,201,803
Non-Academic	Communications and Marketing	2,178,780	458,517		1,011,630	708,633
Non-Academic	Finance	2,503,856	226,991		1,408,562	868,304
Non-Academic	Info Technologies & Res	2,007,487	296,110		1,661,693	49,684
Non-Academic	Office of Research	7,930,918	581,300		4,304,788	3,044,830
Non-Academic	President-Development	129,124			4,279	124,845
Non-Academic	President-Diversity & Inclusion	44,018	12,986		25,411	5,621
Non-Academic	President-General	933,428	30,025		202,300	701,103
Non-Academic	President-General Counsel	2,440,592	311,045		1,784,276	345,272
Non-Academic	President-Government Relations	530,669	114,609		219,038	197,022
Non-Academic	President-Institutional Equity	115,664	1,784		17,239	96,641
Non-Academic	President-Ombuds Initiatives	15,176			1,770	13,406
Non-Academic	President-Univ Compli & Ethics	1,718,184	22,553		888,615	807,015
Non-Academic	President-University Audit	37,872			14,185	23,687
Non-Academic	Pship & Innov-Community Relations & Economic Develop	30,000			25,000	5,000
Non-Academic	Pship & Innov-FL High Tech Corridor	1,190,626			158,422	1,032,204
Non-Academic	Pship & Innov-General	172,455			22,590	149,865
Non-Academic	Pship & Innov-Small Business Programs	4,097			-	4,097
Non-Academic	Pship & Innov-Tech Innovation Clusters	240,296	9,857		169,629	60,810
Non-Academic	Research-Faculty Cluster Initiative	863,949	24,189		371,007	468,754
Non-Academic	Research-Limbitless	24,000			-	24,000
Non-Academic	SDES-Financial Aid	12,600,000			12,600,000	-
Non-Academic	Student Dev & Enroll Svcs	9,352,257	86,594		989,258	8,276,405
Non-Academic	Total	108,837,600	3,819,610	3,660	43,201,613	61,812,717
Central	UNIVERSITY CENTRAL	28,803,691	-	-	(94,633)	28,898,324
Central	Total	28,803,691	-	-	(94,633)	28,898,324
Overall CF	Total	183,087,335	6,004,840	3,777	51,832,904	125,245,814