



2021-2030 Lee Manor 10 Year Capital Forecast

Function	Source	Source Detail	2020 Approved Budget	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total 2021-2030
Floor Replacement			\$15,000	\$15,300	\$15,600	\$15,900	\$16,200	\$215,000	\$16,800	\$17,200	\$17,500	\$17,900	\$18,300	\$365,700
	From Reserve	Lee Manor - General Capital (BCA) Reserve	\$0	\$0	\$0	\$0	\$0	(\$215,000)	\$0	\$0	\$0	\$0	\$0	(\$215,000)
High-Low Beds/Mattresses			\$34,000	\$34,500	\$35,000	\$35,500	\$36,000	\$36,500	\$37,000	\$37,500	\$38,000	\$38,500	\$39,300	\$367,800
Home Enhancements			\$20,500	\$21,000	\$21,500	\$22,000	\$22,500	\$23,000	\$23,500	\$24,000	\$24,500	\$25,000	\$25,500	\$232,500
Information Technology			\$25,000	\$25,500	\$50,000	\$26,500	\$27,000	\$27,500	\$28,100	\$28,700	\$29,300	\$29,900	\$30,500	\$303,000
Resident Lifts			\$26,000	\$26,500	\$27,000	\$27,500	\$28,000	\$28,500	\$29,000	\$29,500	\$30,000	\$30,500	\$31,100	\$287,600
	From Reserve	Lee Manor - General Capital (BCA) Reserve	(\$2,500)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dietary Equipment			\$20,000	\$15,000	\$15,000	\$15,000	\$40,000	\$20,000	\$35,000	\$40,000	\$15,000	\$15,300	\$15,600	\$225,900
Sanitary Waste Removal System and Storm Water including Drains			\$15,000	\$15,300	\$15,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,900
Driveway and Sidewalk Repair			\$12,000	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$260,000	\$0	\$270,000
	From Reserve	Lee Manor - General Capital (BCA) Reserve	\$0	(\$3,600)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$150,100)	\$0	(\$153,700)
Replacement of Split Air Conditioning Systems			\$50,000	\$0	\$0	\$0	\$0	\$80,000	\$0	\$0	\$0	\$0	\$0	\$80,000
	From Reserve	Lee Manor - General Capital (BCA) Reserve	\$0	\$0	\$0	\$0	\$0	(\$45,000)	\$0	\$0	\$0	\$0	\$0	(\$45,000)
Dryer			\$8,500	\$8,500	\$0	\$8,500	\$0	\$0	\$0	\$10,000	\$0	\$0	\$10,500	\$37,500
Whirlpool Tubs			\$0	\$45,000	\$45,000	\$0	\$0	\$50,000	\$50,000	\$50,000	\$0	\$0	\$0	\$240,000
	From Reserve	Lee Manor - General Capital (BCA) Reserve	\$0	(\$45,000)	(\$17,100)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$62,100)
Roofing System			\$0	\$0	\$0	\$75,000	\$185,000	\$0	\$0	\$0	\$0	\$0	\$514,600	\$774,600
	From Reserve	Lee Manor - General Capital (BCA) Reserve	\$0	\$0	\$0	(\$43,600)	(\$112,700)	\$0	\$0	\$0	\$0	\$0	(\$514,600)	(\$670,900)
Hot Water Heat Exchanger and Filter Replacement			\$0	\$0	\$0	\$0	\$0	\$17,900	\$18,300	\$0	\$0	\$0	\$0	\$36,200
	From Reserve	Lee Manor - General Capital (BCA) Reserve	\$0	\$0	\$0	\$0	\$0	\$0	(\$8,300)	\$0	\$0	\$0	\$0	(\$8,300)
Redevelopment of Resident Common Area and Staff Area on Main Floor			\$100,000	\$102,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102,000
	From Reserve	Lee Manor - General Capital (BCA) Reserve	(\$75,000)	(\$75,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$75,000)
	From Reserve	Lee Manor - Donations Reserve	(\$25,000)	(\$27,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$27,000)
Replacement of Fire Alarm System			\$0	\$196,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196,000
	From Reserve	Lee Manor - General Capital (BCA) Reserve	\$0	(\$196,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$196,000)
Blanket/Towel Warmers			\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Furniture- Resident Lounges and Dining Rooms			\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
Draperies/Blinds			\$0	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
Floor Cleaning Equipment			\$0	\$0	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Washing Machine			\$0	\$0	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
Exterior walls - repoint and replace bricks			\$0	\$0	\$0	\$0	\$0	\$8,400	\$0	\$0	\$0	\$0	\$0	\$8,400
Engineering Consulting Report - Air Make Up System			\$0	\$0	\$0	\$0	\$0	\$168,900	\$0	\$0	\$0	\$0	\$0	\$168,900

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	From Reserve	Lee Manor - General Capital (BCA) Reserve	\$0	\$0	\$0	\$0	\$0	(\$168,900)	\$0	\$0	\$0	\$0	\$0	(\$168,900)
Replacement of Domestic Hot Water Tank			\$0	\$0	\$0	\$0	\$0	\$0	\$168,900	\$0	\$0	\$0	\$0	\$168,900
	From Reserve	Lee Manor - General Capital (BCA) Reserve	\$0	\$0	\$0	\$0	\$0	\$0	(\$168,900)	\$0	\$0	\$0	\$0	(\$168,900)
Elevator Code/Vandalism			\$0	\$0	\$0	\$0	\$0	\$0	\$12,500	\$0	\$0	\$0	\$0	\$12,500
Emergency Generator Re-furbishment			\$0	\$0	\$0	\$0	\$0	\$0	\$9,800	\$0	\$0	\$0	\$0	\$9,800
Hot Water Recirculation System			\$0	\$0	\$0	\$0	\$0	\$0	\$109,700	\$0	\$0	\$0	\$0	\$109,700
	From Reserve	Lee Manor - General Capital (BCA) Reserve	\$0	\$0	\$0	\$0	\$0	\$0	(\$109,700)	\$0	\$0	\$0	\$0	(\$109,700)
Condensate Boilers (three)			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,131,200	\$1,131,200
	From Reserve	Lee Manor - General Capital (BCA) Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,131,200)	(\$1,131,200)
Replacement of Air Makeup System			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,600	\$0	\$2,282,700	\$2,341,300
	From Reserve	Lee Manor - General Capital (BCA) Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$2,181,200)	(\$2,181,200)
Transfer To Reserve (BCA) Capital Asset Repairs & Replacement			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	To Reserve	Lee Manor - General Capital (BCA) Reserve	\$0	\$954,500	\$0	\$0	\$0	\$0	\$0	\$19,800	\$48,900	\$0	\$0	\$1,023,200
	From Reserve - Reserve Transfer	Administration Pay Equity Reserve	\$0	(\$954,500)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$954,500)
Net Levy Requirements			\$223,500	\$228,000	\$232,600	\$237,300	\$242,000	\$246,800	\$251,700	\$256,700	\$261,800	\$267,000	\$272,300	\$2,496,200