SHORT-TERM CAPITAL PROJECTS — WHAT THE UNIT I CASH CAN FUND

Set "Fund?" to 1 to include a project, 0 to defer. The funded total flows through to every projection.

Project	Basis / source	Fund?	Est. cost	Priority	Notes
Basement column / pillar repair	RCL quote + board estimate; NOT in reserve	1	$30,000	1 — Critical	Blocking mortgage warrantability. Investigation & design $7,500, bidding & oversight $3,000,
Critical masonry — Holton bid (Mar 2026)	Contractor bid, March 2026	1	$105,000	1 — Critical	Complete exterior tuckpointing + 6 window lintels. Supersedes Weathershield bid ($60,100, Nov
Condo document amendment & restatement	Kaman & Cusimano; board-approved 22 Jul 2	1	$9,750	— Committe	Board motion carried. $8,750 + $1,000 for statutory reserve account termination. Already a
Window & door sealants — 2026 phase	Reserve study	1	$10,072	2 — High	Study rates sealants as already in poor condition. Water intrusion risk compounds masonry
Cornice, lintels & frames — paint finishes	Reserve study	0	$20,660	2 — High	Check overlap with Holton scope before funding separately — Holton includes lintel
Reserve study update	2026 budget line, currently unfunded	1	$2,500	3 — Medium	Worth doing AFTER the projects above complete, so the update reflects the new position.
Front door keypad replacement	Whitlows; updated quote requested 22 Jul 20	0	$3,000	3 — Medium	Quote not yet received. Placeholder estimate.
Water heater purchase & installation	Board funding plan, 1-5 year list	0	$12,000	3 — Medium	Currently RENTED at $1,852/yr. Purchase pays back in ~6.5 years and removes an inflating
Staircase corrosion control	Board funding plan, 1-5 year list	0	$22,000	— Deferrable	Study schedules landings & stairs concrete repair in 2027 ($23,561).
Fence replacement	Quotes deferred by board 22 Jul 2026	0	-	— Deferrable	Board deferred pending other quotes. No cost entered.
Roof inspection (SJS)	Board-approved 22 Jul 2026	0	$800	—	Already carried in the operating budget under General Maintenance — do not double-

TOTAL IDENTIFIED	**$215,782**
TOTAL SELECTED FOR 2026 FUNDING	**$157,322**

FUNDING CAPACITY CHECK	
Reserve balance, Feb 2026	$68,678
Reserve contributions, Mar-Dec 2026	$60,000
Unit I sale proceeds	$145,000
Interest earned 2026 (estimate)	$2,000
Total cash available in reserve during 2026	**$275,678**
Less: projects selected above	($157,322)
Reserve balance carried into 2027	**$118,356**

Note: cell E19 is the figure that feeds the Assumptions tab. Do not move it.