

## Estimate

<u>Items</u>	<u>Remarks</u>	<u>Cost</u>
Site Work: Drainage, Drywells, Concrete sidewalk + curbs, Asphalt paving, Striping parking spaces, Septic system.		\$ 127,700.00
Masonry Steps		\$ 15,000.00
Heating	New Steam Boiler	\$ 13,000.00
Waterproofing & Ridgid Insulation		\$ 6,500.00
Excavation, Foundation, Cellar Stairs		\$ 124,500.00
Landscaping		\$ 20,000.00
Miscellnous Interior Alterations		\$ 12,500.00
Meeting Room Renovation		\$ 16,500.00
Handicap Bathroom		\$ 18,000.00
Moving		\$ 3,491.00
Interior Painting	New Bathroom & New Meeting Room	\$ 3,500.00
Interior		\$ 3,500.00
Security System		\$ 10,000.00
Signage		\$ 4,000.00
Irrigation		\$ 4,000.00
Mechanical		\$ 35,000.00
Electrician		\$ 15,500.00
Plumber		\$ 18,000.00
Estimated Engineer/Consultant		\$ 40,000.00
Bond Counsel		\$ 10,755.00
Financial Advisor		\$ 250.00
House Moving & Patching		\$ 60,000.00
Homeowners Insurance		\$ 3,000.00
Furniture		\$ 25,000.00
PSEG Wire Cut		\$ 5,000.00
General Contractor	Matelsky Building Group 10% Construction Manager Fee	\$ 53,620.00
<b>Total:</b>		<b>\$ 648,316.00</b>

## Village of Plandome Manor

24-Mar

Interest Rate	Principal Payment	Maturity Date	Bond Years	Interest Payment	Payment Date	Interest Payment	Payment Date	Annual Interest	Annual Debt Service
0.800%	\$ 56,500	2023	\$ 56,500.00	\$ 9,821.25	2023	-	2023	\$ 9,821.25	\$ 66,321.25
1.000%	\$ 57,000	2024	\$ 114,000.00	\$ 9,369.25	2024	-	2024	\$ 9,369.25	\$ 66,369.25
1.200%	\$ 57,500	2025	\$ 172,500.00	\$ 8,799.25	2025	-	2025	\$ 8,799.25	\$ 66,299.25
1.400%	\$ 58,500	2026	\$ 234,000.00	\$ 8,109.25	2026	-	2026	\$ 8,109.25	\$ 66,609.25
1.550%	\$ 59,000	2027	\$ 295,000.00	\$ 7,290.25	2027	-	2027	\$ 7,290.25	\$ 66,290.25
1.700%	\$ 60,000	2028	\$ 360,000.00	\$ 6,375.75	2028	-	2028	\$ 6,375.75	\$ 66,375.75
1.850%	\$ 61,000	2029	\$ 427,000.00	\$ 5,355.75	2029	-	2029	\$ 5,355.75	\$ 66,355.75
2.050%	\$ 62,000	2030	\$ 496,000.00	\$ 4,227.25	2030	-	2030	\$ 4,227.25	\$ 66,227.25
2.250%	\$ 63,500	2031	\$ 571,500.00	\$ 2,956.25	2031	-	2031	\$ 2,956.25	\$ 66,456.25
2.350%	\$ 65,000	2032	\$ 650,000.00	\$ 1,527.50	2032	-	2032	\$ 1,527.50	\$ 66,527.50
	<u>\$ 600,000</u>			<u>\$ 63,831.75</u>		<u>\$ -</u>		<u>\$ 63,831.75</u>	<u>\$ 663,831.75</u>

Average Life	5.63
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Closing Date	3/24/2022	360
First Maturity	3/24/2023	
Days to First Interest Pay	360	
Days in the Year	360	1

Premium \$	
NIC \$	63,831.75

NIC Rate	1.8905%
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US Treasury
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Municipality	Average Life	Par Amount	Date	NIC Rate	Winner	US Treas Cover

Village of Plandome Manor, New York  
 Estimated Long Term Cash Flow Analysis  
 Interest Rate on 10-Year Bond-1.89%

	2023	2024 <sup>*</sup>	2025	2026	2027	2028	2029	2030	2031	2032	2033-2043 <sup>**</sup>
Existing Annual Rent and Taxes:	55,000.00	56,650.00	58,349.50	60,099.99	61,902.98	63,760.07	65,672.88	67,643.06	69,672.35	71,762.53	717,625.25
Annual Debt Service on Bonds:	66,403.95	66,403.95	66,403.95	66,403.95	66,403.95	66,403.95	66,403.95	66,403.95	66,403.95	66,403.95	0
Incremental Annual Cost to Village:	11,403.95	9,753.95	8,054.45	6,303.97	4,500.97	2,643.88	731.07	(1,239.11)	(3,268.40)	(5,358.58)	(717,625.25)
Estimated aggregated cost/savings:										33,526.14	(684,099.11)

\* Assumes annual rent increase of 3.0%

\*\*Rent held constant at year ten level for following ten years