

# Long Term Capital Planning

Do you fear that unknown physical needs of your building might lead to large and sudden increases in maintenance fees or assessments? What happens if your roof or any other building system needs major, costly repairs? Are your reserves robust enough to cover emergency repairs? A long-term capital plan can give you peace of mind and help protect the value of your co-op.



While your board of directors is capable of tracking monthly management reports and understanding their annual financial audit, your board may still not be planning for your co-op's long-term financial needs. Large, unforeseen assessments and frequent increases in maintenance fees can be avoided through **prudent planning**.

Planning for a co-op's capital needs **future-proofs** a co-op and gives a board of directors control over long-term costs and finances, increasing stability, value, and satisfaction.

One of UHAB's preferred engineering partners will do a roof-to-cellar walk-through of the building and conduct a comprehensive assessment of your co-op's major systems. They will determine the remaining useful life of all your systems and estimate what repairs your co-op can expect in the future. UHAB will work with your board to map out a long-term capital strategy that prepares the co-op for future expenses in a feasible and manageable way.

## UHAB will work collaboratively with the board and management company to:

- create a long-term capital plan,
- **package a loan**, if needed, for repairs
- explore possible **green building** initiatives,
- help your co-op gain control of its future.

Contact 212-479-3390 or [hornbach@uhab.org](mailto:hornbach@uhab.org) for more information about long-term capital planning and how it will benefit your co-op.

**With long term capital planning, your co-op will have effective and efficient systems in place that increase the predictability for necessary capital improvements. This protects the value of your shares, designs long-term financial stability for the co-op, and brings peace of mind to its residents.**



UHAB has more than four decades of experience working with housing co-ops. Contact us today and learn more about our unique approach and the expertise we have to offer.

Board and Shareholder Training  
Budget Forecasting and Financial Mastery  
Election Services  
Green Energy Programs  
Long-Term Capital Planning  
Other Co-op Services

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