

Asset summary report

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Asset #	Name	Region	Sale	Serial #	Make	Model	Barcode	Toolbox
AHU-001	Air Handler Unit 1	Northeast	Cary	AHU 1299	Trane	XB TEM3	AHU 1299	False
AHU-002	Air Handler Unit 2	Northeast	Cary	AHU 1300	Trane	XB TEM3	AHU 1300	False
AHU-003	Air Handler Unit 3	Northeast	Cary	AHU 1301	Trane	XB TEM3	AHU 1301	False
0000000004	Cart	Northeast	Cary	C3421	EZGO	G120	C3421	True
0000000010	Conveyor - Pallet Handler	Northeast	Cary	CVY8794	Titan Conveyor	PH574	[N/A]	False
0000000011	Delivery Truck 1	Northeast	Cary	T54686JK7766	Freightliner	FT30Cab	[N/A]	False
0000000012	Delivery Truck 2	Northeast	Cary	T54686JK77634	Freightliner	FT30FlatBed	[N/A]	False
0000000002	Forklift 1	Northeast	Cary	E15322	Toyota	Large Electric	[N/A]	False
0000000003	Forklift 2	Northeast	Cary	E32444	Toyota	Large Electric	[N/A]	False
0000000008	Lathe 1	Northeast	Cary	L24	Haas Automation	ST10	[N/A]	False
0000000009	Lathe 2	Northeast	Cary	L37	Haas Automation	ST10	[N/A]	False
0000000001	Press Brake 1	Northeast	Cary	PB24	Adra	HD70060	[N/A]	False
0000000005	Press Brake 2	Northeast	Cary	PB37	Adra	HD70060	[N/A]	False

It Asset Management Report

Anthony S. Fauci



It Asset Management Report:

Asset Management Standards O. Loistl, Robert Petrag, 2006-07-07 Asset management Standards discussion s main focus on governance issues matches the established structural components of the Asset Management Standard s systematic classification Numerous innovations called for a nearly complete revision This new edition offers again a reliable source of information on the major issues in asset management **The Annual Report of the Office of Financial Research** United States. Congress. House. Committee on Financial Services. Subcommittee on Oversight and Investigations, 2014 *An Asset-management Framework for the Interstate Highway System*, 2009 Explores a framework for applying asset management principles and practices to managing Interstate Highway System investments *The Annual Report and Oversight of the Office of Financial Research* United States. Congress. Senate. Committee on Banking, Housing, and Urban Affairs. Subcommittee on Economic Policy, 2014 ASSET MANAGEMENT HANDBOOK FOR REAL ESTATE PORTFOLIOS R. M. Santucci, 2013-10 The Asset Management Handbook is divided into three phases Chapters 1 through 3 are conceptual introductions Chapters 4 5 6 and 7 get into the meat of the policies and techniques of evaluating the capital needs of your property over the next 40 years Chapters 8 and 9 help you identify which properties are doing well and which are the most threatened What action should you take What are the standard preservation and rejuvenation options available to a real estate portfolio manager What is Asset Management People are more accustomed to thinking about asset management of money or stocks or a package of annuity and savings accounts Real estate asset management is a slower longer term process The properties in your portfolio especially in affordable housing have life cycles of 30 40 or infinite time periods Most nonprofit owners are not interested in selling to capture any appreciation on their properties Their goal is to provide housing for the foreseeable future as long as the asset can perform Many nonprofits and mid size property owners do not have a dedicated asset manager It is extraordinarily important that someone take on that long term analysis be it for 10% 25% or 50% of a full time employee The next step is to benchmark your properties How are you doing compared to the world Not just on straight bottom line consideration but how about in human services Have you saved sufficient money to replace the roof or add the sprinklers that will be required at the next renovation The Asset Management Handbook provides well established objective criteria for 25 different variables We ve seen participants in the asset management practicum expand that up to 40 variables to analyze on an annual basis We ll see how benchmarking and risk ranking of your portfolio are essential first steps in establishing its viability and needs Capital Needs and Their Funds In this meat of the manual we walk you through essential policies that define how your properties will operate over the long term We show how policies made by lenders bankers and other short term partners can be self destructive and damaging to property owners holding for the long term First example of the dichotomy the lender is suggesting the reserve is sufficient when two years after their loan matures the property will require 4 million of replacement expenditures This is fine for investment property held for resale

You just flip it and get down the road Most affordable housing owners do not consider selling the property as a positive outcome Even if you ve never performed a property inspection before the Handbook offers you easy methods of counting and sorting components into well established remaining economic lives Then it is on to the massive spreadsheet that calculates the future need and the various waves in which it will appear Exterior paint first then roofs windows and doors and kitchens and baths follow and then it starts all over again Most capital needs assessments performed by third parties make financial assumptions that are untenable Their interest rates on earnings are overstated and their inflation rate on the components are generally understated leaving you with significant shortfalls even if you have escrowed according to directions We will keep you out of that trap showing you the realistic funds that are required and the time periods when the inevitable refinancing windows will occur Risk and Solutions In the final section we evaluate your primary risks Which properties should you address first Which properties have the strength and energy to function on their own Then what should you do about it Refinance Renegotiate Value engineer Raise rents In the foot race the runner is always caught by the tsunami of required replacements It is just a fact of the business that every 20 to 30 years you ve got to re invest a significant amount of money

Transit Asset Condition Reporting Brian E. McCollom, Stephen A. Berrang, 2011 TRB s Transit Cooperative Research Program TCRP Synthesis 92 Transit Asset Condition Reporting examines and documents the current state of the practice in transit asset condition management The report defines transit asset management as a strategic planning process that supports informed capital investment planning and programming The report s objective is to provide transit agencies and their federal state and local funding partners with a review of current practices in order to help encourage an industry wide discussion on standards and the data needed to measure conditions and use the information in making effective investment decisions *Asset Management and Institutional Investors* Ignazio Basile, Pierpaolo Ferrari, 2016-07-27 This book analyses investment management policies for institutional investors It is composed of four parts The first one analyses the various types of institutional investors institutions which with different objectives professionally manage portfolios of financial and real assets on behalf of a wide variety of individuals This part goes on with an in depth analysis of the economic technical and regulatory characteristics of the different types of investment funds and of other types of asset management products which have a high rate of substitutability with investment funds and represent their natural competitors The second part of the book identifies and investigates the stages of the investment portfolio management Given the importance of strategic asset allocation in explaining the ex post performance of any type of investment portfolio this part provides an in depth analysis of asset allocation methods illustrating the different theoretical and operational solutions available to institutional investors The third part describes performance assessment its breakdown and risk control with an in depth examination of performance evaluation techniques returns based style analysis approaches and performance attribution models Finally the fourth part deals with the subject of diversification into alternative asset classes identifying the common characteristics and their

possible role within the framework of investment management policies This part analyses hedge funds private equity real estate commodities and currency overlay techniques The Annual Report of the Financial Stability Oversight Council United States. Congress. House. Committee on Financial Services,2015 **Asset Management** Andrew Ang,2014 Stocks and bonds Real estate Hedge funds Private equity If you think those are the things to focus on in building an investment portfolio Andrew Ang has accumulated a body of research that will prove otherwise In this book Ang upends the conventional wisdom about asset allocation by showing that what matters aren't asset class labels but the bundles of overlapping risks they represent **Use of Transportation Asset Management Principles in State Highway Agencies** Neal R. Hawkins,2013 Roadway infrastructure within the United States includes features such as roads bridges signs pavement markings traffic signals support commerce and mobility and is in essence a shared financial public resource worthy of being managed at the highest level of efficiency State departments of transportation DOTs local transportation authorities and federal agencies responsible for the fiscal management of the transportation system have shown a growing interest in advancing the state of practice in managing these critical assets In addition the recent congressional passage of Moving Ahead for Progress in the 21st Century Act MAP 21 Act has established an outcome driven performance tracking approach that will hold states and metropolitan planning organizations accountable for improving the conditions and performance of their transportation assets It will therefore increase agency attentiveness to these vital issues Transportation Asset Management AM is a strategic and systematic process of operating maintaining upgrading and expanding physical assets effectively throughout their life cycle It focuses on business and engineering practices for resource allocation and utilization with the objective of better decision making based on quality information and well defined objectives Advancing AM capabilities and integrating these capabilities across an organization's business units requires self assessment alignment goal setting and support This synthesis of transportation asset management practice among state highway agencies will be a timely resource for agencies to identify their current state of practice and determine where they will direct their AM efforts This synthesis is based on two separate surveys with additional input from practitioners The initial survey requested that participants conduct a self assessment to characterize their agency's AM practices The self assessment results reflect current and future 5 year business practices and the agencies institutional organizational financial and IT environments This survey yielded 18 DOT participant responses see Appendix D Based on the results of the initial survey and input from the Topic Panel a second survey was designed to capture the state of practice and forward looking expectations for the next 3 to 5 years among state DOTs Forty three agencies participated in this second survey p 1

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