

### #3 - Table of Annual Expenditures and Current Funding Data - Year

Year	2025	2026	2027	2028	2029
Starting Balance	\$7,800,000				
Projected Replacements	(\$4,516,130)	(\$4,565,378)	(\$3,944,415)	(\$4,337,251)	(\$3,811,493)
Annual Deposit	\$3,870,841	\$3,870,841	\$3,878,941	\$3,878,941	\$3,878,941
End of Year Balance	\$7,162,811	\$6,476,374	\$6,410,900	\$5,952,590	\$6,020,038

Recommended  
2027 Reserve  
Contribution

356	Copper Roof Replacement Allowance	\$85,998
357	Falling Ceiling Repair Allowance	\$41,999
358	Storm Sewer Allowance	\$175,874
359	Sanitary Sewer Crawlspace Allowance	\$113,000
360	Shutter Replacement Allowance	\$8,568
361	Asphalt Repairs Allowance	\$30,000
362	Boiler Rooms Electric Panels Upgrades	\$20,000
363	Playground Allowance	\$20,000
364	Gas Pipe Repair Allowance (10 bldgs per year)	\$166,000
365	Handrail at Stoops Allowance	\$38,000
366	Colonnade Porch Allowance	\$28,362

Recommended 2027  
Projects (both columns)

Total Scheduled Replacements \$3,944,415

Item	2027 - YEAR 2	\$
10	Fitzgerald Lane, seal coat	\$7,068
37	Stormwater management (20% allowance)	\$33,000
40	Irrigation, head (allowance)	\$45,000
41	Irrigation, pipe, valve, head (allowance)	\$20,000
62	Engineer's assessment, pools (allowance)	\$6,500
161	Tot lot 7, border PTL	\$2,210
162	Tot lot 7, surfacing, wood mulch (3")	\$3,500
163	Tot lot 7, MP structure, 1 platform and 1 slides	\$20,000
164	Tot lot 7, wood frame swing, 2 seat	\$2,800
186	Roofing, terracotta, 6 buildings (high priority)	\$660,000
190	Gutter and downspout, 3 building, phase 2	\$3,500
201	Asbestos abatement (allowance)	\$60,000
204	Future underpinning project funding (allowance)	\$312,900
212	Masonry, repointing (allowance)	\$281,216
222	Yard, metal door (allowance)	\$36,000
225	Yard, garage door, commercial, rolling	\$43,560
226	Yard, garage door, commercial, operators	\$10,500
232	Mold removal from units (allowance)	\$20,000
252	Yard, Operations and Supply, offices, refurbish	\$15,000
254	Yard, Operations, locker / shower room, renovation	\$60,000
255	Yard, Operations, restroom, renovation (allowance)	\$22,500
265	Water heater, gas, 100 gal, (6% allowance)	\$404,128
295	Plumbing infrastructure and drainage (allowance)	\$279,000
341	Heater Room Doors Allowance (2 per year)	\$8,400
342	Laundry Room Doors (2per Year)	\$10,000
343	Fire Hydrants Replacement (2 per year)	\$5,000
344	Building Stoop- Replacement (Yrs 1-10)	\$158,488
345	Building Mold Abatement Allowance	\$20,000
346	Roof Repair Allowance	\$142,829
347	Wood Trim Replacement Allowance	\$147,485
348	Building Facia Repairs Allowance	\$113,450
349	Security Lighting Allowance	\$32,108
350	Attic Smoke Alarms Allowance	\$7,000
351	Boiler Room Sump Pumps Allowance	\$5,964
352	Sand Brick Allowance	\$14,000
353	Gable End Louvers Replacement Allowance	\$45,380
354	Waterproofing Allowance	\$132,929
355	Copper Roof Valleys Allowance	\$25,200

From January 2025  
Miller Dodson  
Reserve Study

**Reserve Projects**

	<b>Projected per Miller Dodson Study</b>	<b>Recommended Adjustments</b>	<b>Notes</b>
Fitzgerald Lane, seal coat	\$ 7,068.00	\$ 7,068.00	
Stormwater management (20% allowance)	\$ 33,000.00	\$ 33,000.00	
Irrigation, head (allowance)	\$ 45,000.00	\$ 45,000.00	
Irrigation, pipe, valve, head (allowance)	\$ 20,000.00	\$ 20,000.00	
Engineer's assessment, pools (allowance)	\$ 6,500.00	\$ -	Tot Lot 7 has been decommissioned
Tot lot 7, border PTL	\$ 2,210.00	\$ -	Tot Lot 7 has been decommissioned
Tot lot 7, surfacing, wood mulch (3")	\$ 3,500.00	\$ -	Tot Lot 7 has been decommissioned
Tot lot 7, MP structure, 1 platform and 1 slides	\$ 20,000.00	\$ -	Tot Lot 7 has been decommissioned
Tot lot 7, wood frame swing, 2 seat	\$ 2,800.00	\$ -	Tot Lot 7 has been decommissioned
Roofing, terracotta, 6 buildings (high priority)	\$ 660,000.00	\$ 480,000.00	5 Roofs at an estimated \$96K each
Gutter and downspout , 3 building , phase 2	\$ 3,500.00	\$ 3,500.00	
Asbestos abatement (allowance)	\$ 60,000.00	\$ -	
Future underpinning project funding (allowance)	\$ 312,900.00	\$ 1,400,000.00	Budgeting \$700K for each underpinning; this represents Building 822 and Building 828
Masonry, repointing (allowance)	\$ 250,000.00	\$ 250,000.00	
Yard, metal door (allowance)	\$ 36,000.00	\$ -	Does not need to be replaced yet
Yard, garage door, commercial, rolling	\$ 43,560.00	\$ -	Does not need to be replaced yet
Yard, garage door, commercial, operators	\$ 10,500.00	\$ -	Does not need to be replaced yet
Mold removal from units (allowance)	\$ 20,000.00	\$ 20,000.00	
Yard, Operations and Supply, offices, refurbish	\$ 15,000.00	\$ 15,000.00	
Yard, Operations, locker / shower room, renovation	\$ 60,000.00	\$ 40,000.00	Have started pricing the work and it won't be anywhere near \$60K
Yard, Operations, restroom, renovation (allowance)	\$ 22,500.00	\$ 22,500.00	
Water heater, gas, 100 gal, (6% allowance)	\$ 404,128.00	\$ 404,128.00	
Plumbing infrastructure and drainage (allowance)	\$ 279,000.00	\$ 279,000.00	
Heater Room Doors allowance (2 per year)	\$ 8,400.00	\$ 8,400.00	
Laundry Room Doors (2 per year)	\$ 10,000.00	\$ 10,000.00	
Fire Hydrants Replacements (2 per year)	\$ 5,000.00	\$ 5,000.00	
Building stoop Replacement (Years 1-10)	\$ 158,488.00	\$ 158,488.00	
Building Mold Abatement allowance	\$ 20,000.00	\$ 20,000.00	
Roof Repair allowance	\$ 142,829.00	\$ 142,829.00	
Wood Trim replacement allowance	\$ 147,485.00	\$ 147,485.00	
Building Facia Repairs Allowance	\$ 113,450.00	\$ 113,450.00	
Security Lighting Allowance	\$ 32,108.00	\$ 32,108.00	
Attic Smoke Alarms Allowance	\$ 7,000.00	\$ 7,000.00	
Boiler Room Sump Pumps Allowance	\$ 5,964.00	\$ 5,964.00	
Sand Brick Allowance	\$ 14,000.00	\$ 14,000.00	
Gable End Louvers Replacement Allowance	\$ 45,380.00	\$ 45,380.00	
Waterproofing Allowance	\$ 132,929.00	\$ 132,929.00	
Cooper Roof Valleys Allowance	\$ 25,200.00	\$ 25,200.00	
Cooper Roof Replacement Allowance	\$ 85,998.00	\$ 85,998.00	
Falling Ceiling Repair Allowance	\$ 41,999.00	\$ 41,999.00	
Storm sewer allowance	\$ 175,874.00	\$ 175,874.00	
Sanitary Sewer Allowance	\$ 113,000.00	\$ 113,000.00	
Shutter Replacement Allowance	\$ 8,568.00	\$ 8,568.00	
Asphalt Repairs Allowance	\$ 30,000.00	\$ 30,000.00	
Boiler Rooms Electric Panels Upgrades	\$ 20,000.00	\$ 20,000.00	
Playground allowance	\$ 20,000.00	\$ 20,000.00	
Gas Pipe Repair Allowance (10 buildings per year)	\$ 166,000.00	\$ 166,000.00	
Handrail at stoops allowance	\$ 38,000.00	\$ 38,000.00	
Colonnade Porch Allowance	\$ 28,362.00	\$ 28,362.00	
	\$ 300,000.00	\$ 300,000.00	Addition: Self insured repairs for Wellington Fire
	\$ 250,000.00	\$ 250,000.00	Addition: Gym Renovations
	\$ 30,000.00	\$ 30,000.00	Addition:EV Charging Station at Ravensworth

Total    \$ 3,913,200.00    \$ 5,195,230.00

**Recommended Contribution from Miller Dodson**      \$ 3,878,941.00

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