

#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 | \$3,878,941 | \$3,878,941 | \$3,878,941 | \$3,878,941 | \$3,878,941 |
| End of Year Balance | \$7,162,811 | \$6,478,374 | \$6,410,900 | \$5,952,590 | \$6,020,038 |

| | | |
|-----|---|-----------|
| 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 |

| | |
|------------------------------|-------------|
| Total Scheduled Replacements | \$3,944,415 |
|------------------------------|-------------|

Recommended
2027 Reserve
Contribution

Recommended 2027
Projects (both columns)

From January 2025
Miller Dodson
Reserve Study

| 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, gaarage 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 |

Reserve Projects

| | Projected per Miller Dodson Study | Recommended Adjustments | Notes |
|--|--------------------------------------|----------------------------|---|
| 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 (allownce) | \$ 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, gaarage 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 | Addition: Self insured repairs for Wellington Fire |
| | | \$ 250,000.00 | Addition: Gym Renovations |
| | | \$ 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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