November 2025 Reserve Expenditures
Resolution Worksheet

Date: January 21, 2026

Suggested Motion:

"I move to approve the November 2025 Reserve Expenditures in the amount of $213,796.87 with funds to come from GL 9901.015, Reserve Expenditures."

2nd:

Summary: Attached are the November 2025 Reserve Expenditures.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dave Bush				
Caitlin Counihan				
Robin Davis				
Lucille Eddy				
Elaine Lawler				
Jeff Lisanick				
Scott Mulrooney				
Jim Wicker				

GL Code	Reserve Item Description		Amount	Invoice #	Vendor	Detailed Description
95-9900100-02-01	Building Exterior	$	9,666.64	2510-202451	TW Perry	Roof louver fabrication
95-9900100-02-01	Building Exterior	$	700.00	24079	Kolas Painting	Wood Below the Gutterline at 3472 Gunston
95-9900100-02-02	Building Exterior	$	1,200.00	2025-0234	Almo Construction	Windowsill Repairs at 1522 Mt. Eagle Place
95-9900100-02-03	Building Exterior	$	4,801.00	220017660006.00	Walker	Review of Envirotech Invoices
95-9900100-02-04	Building Exterior	$	16,374.00	24146	Kolas Painting	Carpentry for Building 969 & 967
	Building Exterior Total	**$**	**23,075.00**			
95-9900200-02-02	Building Interior	$	20,772.49	25-0191-RBR	Golkin Corp.	Interior Repairs at 1647 Preston Rd
	Building Interior Total	**$**	**20,772.49**			
95-9900502-02-02	Electrical Switchgear	$	4,100.00	2517	Brian Mullins	Circuit Breaker Replacement in Building 810
	Exterior Lighting Total	**$**	**240.00**			
95-9901203-02-02	HVAC	$	5,277.30	S031035054.001	Hajoca Corporation	Water pumps & plumbing supplies
	HVAC Total	**$**	**5,277.30**			
95-9901213-02-00	Waterproofing	$	11,700.00	1160	Envirotex	Mold Remediation at 3614 Valley
	Waterproofing Total	**$**	**11,700.00**			

95-9901222-02-02	Roof Maintenance	$ 13,200.00	24-171-PFC	Prime Roofing	Gutter work at Buildings 802, 803, 804, 806-809 821, 823, 825, 827, 829, 837, 841, 843, 844, 903, 909, 971, 970, 969, 956, 954
95-9901222-02-02	Roof Maintenance	$ 750.00	24-PF-W04	Prime Roofing	Replaced broken roof tiles at 3552 Martha Custis, 3623 Gunston, 3615 Gunston
95-9901222-02-02	Roof Maintenance	$ 1,550.00	24-PF-W05	Prime Roofing	Replaced broken roof tiles at 1522 Mt Eagle, 1447 Martha Custis, 3303 Martha Custis, 3438 Martha Custis & replaced vent pipe at 3552 Martha Custis
95-9901222-02-02	Roof Maintenance	$ 450.00	24-PF-W03FINE	Prime Roofing	Roof Tile Replacements at 1631 Preston
95-9901222-02-02	Roof Maintenance	$ 480.00	805864	Northern VA Roofing Comp.	Snowbird installed at 3736 Valley
95-9901222-02-02	Roof Maintenance	$ 1,430.00	24-PF-W07	Exterior Remodeling Inc	Roof Tile Replacements at 1648 Preston & 1631 Mt Eagle
	Roof Maintenance Total	**$ 17,860.00**			

95-9990101-02-02	Special Project #1	$ 10,500.00	1159	Envirotex Enviornmental	Asbestos abatement at 1618 Preston
95-9990101-02-02	Special Project #1	$ 3,400.00	541000	E & G Services LLC	Building 541 Asbestos in Crawlspace
95-9990101-02-02	Special Project #1	$ 3,400.00	511332	E & G Services LLC	Building 511 Asbestos in Crawlspace
95-9990101-02-02	Special Project #1	$ 6,712.00	521834	E & G Services LLC	Building 521 Asbestos in Crawlspace
95-9990101-02-02	Special Project #1	$ 3,400.00	508796	E & G Services LLC	Asbestos abatement at Building 508
95-9990101-02-02	Special Project #1	$ 3,400.00	719000	E & G Services LLC	Asbestos abatement at Building 719
95-9990101-02-02	Special Project #1	$ 3,400.00	542756	E & G Services LLC	Asbestos abatement at Building 542
95-9990101-02-02	Special Project #1	$ 3,400.00	728001	E & G Services LLC	Building 728 Asbestos in Crawlspace
95-9990101-02-02	Special Project #1	$ 3,400.00	501546	E & G Services LLC	Asbestos abatement at Building 501
95-9990101-02-02	Special Project #1	$ 3,400.00	607943	E & G Services LLC	Asbestos abatement at Building 607
95-9990101-02-02	Special Project #1	$ 3,400.00	906387	E & G Services LLC	Asbestos abatement at Building 906
95-9990101-02-02	Special Project #1	$ 6,712.00	931850	E & G Services LLC	Building 931 Asbestos in Crawlspace
95-9990101-02-02	Special Project #1	$ 6,712.00	925834	E & G Services LLC	Asbestos abatement at Building 925
95-9990101-02-02	Special Project #1	$ 6,712.00	807900	E & G Services LLC	Asbestos abatement at Building 807
95-9990101-02-02	Special Project #1	$ 6,712.00	928333	E & G Services LLC	Asbestos abatement at Building 928
	Special Project #1 Total	**$ 74,660.00**		**Special Project #1: Asbestos Abatement throughout Community**	

95-9990102-02-02	Special Project #2	$	2,950.00	193161821	Beem Irrigation	Irrigation System installed at Building 602
95-9990102-02-02	Special Project #2	$	8,395.00	315098	E & G Services LLC	Waterproofing at Building 953
95-9990102-02-02	Special Project #2	$	8,395.00	350977	E & G Services LLC	Building 315 Waterproofing
95-9990102-02-02	Special Project #2	$	7,282.44	937444	E & G Services LLC	Building 935 Waterproofing
	Special Project #2 Total	**$**	**27,022.44**		**Special Project #2: Building Settlement & Waterproofing**	
95-9990103-02-02	Special Project #3	$	13,963.00	30361	E & G Services LLC	Crawlspace gas piping at Buildings 303, 3588, 3590, 3592, 3594, 3596, 3598 (Martha Custis)
	Special Project #3 Total	**$**	**13,963.00**		**Special Project #3: Gas Pipe Repairs**	
95-9990104-02-02	Special Project #4	$	1,250.00	25508	Triad Engineering	1340 Martha Custis - patio investigation
95-9990104-02-02	Special Project #4	$	1,050.00	37566	Ravensworth Welding Inc	Handrails installed at 1602/1604 Mt. Eagle
95-9990104-02-02	Special Project #4	$	1,550.00	37563	Ravensworth Welding Inc	Top rail repairs at 1711 Preston
95-9990104-02-02	Special Project #4	$	950.00	37564	Ravensworth Welding Inc	3441 Martha Custis - iron handrail
95-9990104-02-02	Special Project #4	$	950.00	37565	Ravensworth Welding Inc	3443 Martha Custis - iron handrail
	Special Project #4 Total	**$**	**5,750.00**		**Special Project #4: Replacements of handrails & stoops**	

Special Project #5: Masonary & Tuckpointing

Special Project #6: Purchases of Maintenance trucks & vans