

April 2026 Reserve Expenditures Resolution Worksheet

Date: June 17, 2026

Suggested Motion:

“I move to approve the April 2026 Reserve Expenditures in the amount of \$540,769.25 with funds to come from GL 75100, Reserve Expenditures.”

2nd:

Summary: Attached are the April 2026 Reserve Expenditures.

Vote:

	In Favor	Opposed	Abstained	Absent
Caitlin Counihan				
Robin Davis				
Dan Ebeling				
Lucille Eddy				
Elaine Lawler				
Paula Martori				
Scott Mulrooney				
Jillian Sharples				
Jim Wicker				

GL Code	Reserve Item Description	Amount	Invoice #	Vendor	Detailed Description
75100-75106	Roofing	\$ 193,494.00	24-PF-207-2	Prime Roofing	First 1/3 of Spring Roof Replacement Contract
				Prime Roofing	Building 944 - Install 6 snow guards
					Building 927 - Extend 2 downspouts
					Building 827 - Cleaned & reattached gutters
					Building 316 - Replaced 17 tiles
					Building 707 - Replaced 3 tiles
					Building 715 - Replaced 7 tiles
					Building 933 - Resealed gutters in back
75100-75106	Roofing	\$ 2,005.00	24-PF-W0		Building 945 - Replaced 1 broken tile
75100-75106	Roofing	\$ 1,985.00	24-PF-1615	Prime Roofing	1615 Preston - Replaced two gutter sections
75100-75106	Roofing	\$ 3,800.00	24-1734	Prime Roofing	Roof Replacement at 1734 Preston
75100-75106	Roofing	\$ 930.00	24-PF-3350	Prime Roofing	3350 Gunston - Replaced gutter section
				Prime Roofing	Building 940 - tile replacement
75100-75106	Roofing	\$ 650.00	24-PF-W02		Building 929 - Replaced gutter piece
75100-75106	Roofing	\$ 283.00	24-218-1	Prime Roofing	3122 Martha Custis
75100-75106	Roofing	\$ 283.00	24-218-3	Prime Roofing	Building 926
75100-75106	Roofing	\$ 350.00	26-4886705-1	Prime Roofing	3709 Holmes - Replaced 7 tiles
				Prime Roofing	Building 930 - Readjust tiles & caulk
					Building 526 - Replace 10 tiles
					Building 706 - Replace 10 tiles & 5 roof caps
					Building 404 - Replace 3 tiles
					Building 971 - Replace 3 tiles & recaulk flashing
					Building 606 - Replace 17 broken tiles
					Building 107 - Replace 8 broken tiles
					Building 531 - Replace 6 broken tiles
					Building 941 - Replace 13 broken tiles
75100-75106	Roofing	\$ 3,750.00	24-PF-W06		Building 960 - Replace 5 tiles & redo flashing
75100-75106	Roofing	\$ 450.00	24-PF-W03	Prime Roofing	Building 946 - Replace broken tile
75100-75106	Roofing	\$ 250.00	24-PF-WO24	Prime Roofing	Building 527 - replace 5 tiles
75100-75106	Roofing	\$ 250.00	24-PF-WO21	Prime Roofing	Building 404 - replace 3 tiles / fix loose tiles
75100-75106	Roofing	\$ 15,200.00	24-211-1	Prime Roofing	Replacing roof tiles around 38 chimney stacks
75100-75106	Roofing	\$ 250.00	24-PF-WO22	Prime Roofing	Building 521 - Replace 4 tiles
75100-75106	Roofing	\$ 600.00	24-PF-WO12	Prime Roofing	Building 543 Snow guards
75100-75106	Roofing	\$ 600.00	26-4867265-1	Prime Roofing	1118 Valley - Replace 18 tiles
75100-75106	Roofing	\$ 250.00	24-PF-WO23	Prime Roofing	Building 305 - replace 3 tiles
75100-75106	Roofing	\$ 250.00	26-4871684-1	Prime Roofing	1650 Preston - sealed gutters

75100-75106	Roofing	\$	500.00	24-PF-WO25	Prime Roofing	Building 902 - replace 13 tiles
75100-75106	Roofing	\$	250.00	26-4869746-1	Prime Roofing	3134 Martha Custis - replace 5 tiles
75100-75106	Roofing	\$	225.00	24-PF-WO19	Prime Roofing	1518 Mount Eagle - Gutter Replacement
75100-75106	Roofing	\$	225.00	24-PF-WO20	Prime Roofing	Building 708 - replace 2 tiles
75100-75106	Roofing	\$	450.00	26-PF3227	Prime Roofing	Building 910 - replace 14 tiles
75100-75106	Roofing	\$	950.00	26-PF4850527	Prime Roofing	Building 908 - replace 17 tiles
75100-75106	Roofing	\$	500.00	24-PF-WO18	Prime Roofing	Building 818 - replace 10 tiles
Roofing Total		\$	228,730.00			
75100-75127	Riser Replacement	\$	1,620.00	20250292	Almo Construction	Repair 3 risers at 1554 Mt Eagle
75100-75127	Riser Replacement	\$	1,500.00	20250287	Almo Construction	Repair riser at Bld 326
75100-75127	Riser Replacement	\$	3,500.00	20250257	Almo Construction	2 risers replaced at 3616 Greenway
75100-75127	Riser Replacement	\$	12,545.00	10228-449678	E & G Services	Building 944 emergency water main line replacement
75100-75127	Riser Replacement	\$	10,855.00	10228-625090	E & G Services	Building 526 crawlspace PEX piping
75100-75127	Riser Replacement	\$	5,345.00	10228-225907	E & G Services	Building 522 water main break repairs
75100-75127	Riser Replacement	\$	300.00	24-PF-WO13	Prime Roofing	1723 Preston - Change wood over pipe
Riser Replacement Total		\$	35,665.00			
75100-75148	Fences, Gates, & Walls	\$	801.37	403267	Home Depot	Supplies for Retaining Wall Repair
Fences, Gates, & Walls		\$	801.37			
75100 75149	Heating and Cooling	\$	2,508.38			
Heating & Cooling Total		\$	2,508.38			
75100 75151	Settlement Buildings	\$	4,951.30	2.20018E+11	Walker	Buildings 822 & 828 Construction Documents (85% complete)
75100 75151	Settlement Buildings	\$	2,372.56	220017920104.00	Walker	Buildings 822 & 828 Construction Documents (27% complete)
75100 75151	Settlement Buildings	\$	10,000.00	2.20018E+11	Walker	Buildings 822 & 828 Contract Prep & Construction Phase Services
Settlement Buildings Total		\$	17,323.86			
75100 75127	Building Exterior	\$	600.00	24479	Kolas Painting	Carpentry Repairs at 1613 Ripon
75100 75127	Building Exterior	\$	1,715.00	24341	Kolas Painting	Replace 6ft of header beam at Bld 959
75100 75127	Building Exterior	\$	30,398.00	24266	Kolas Painting	2025 Carpentry repairs at Bldgs 965, 963, 961, 959
				Walker		June 2025 invoice for working with Contractor on 2025 façade work & site visit
75100 75127	Building Exterior	\$	2,400.93	2200176600003.00		(invoice never paid by previous GM)
75100 75127	Building Exterior	\$	1,090.00	20250296	Almo Construction	Repair bricks at 3401 Valley
75100 75127	Building Exterior	\$	16,623.13	2902500	Home Depot	fascia boards for bldgs 947, 949, 951

75100 75127	Building Exterior	\$	43,736.00	24458	Kolas Painting	Carpentry Repairs at Bldgs 957, 955, 953, 951, 949, 947
75100 75127	Building Exterior	\$	9,666.64	2601-367962	TW Perry	30 custom triangle louvers
Building Exteior Total		\$	106,229.70			
75100 75186	Building Interior	\$	14,980.75	3360-25-8	Envirotech	Interior Repairs at 3102 Ravensworth (collapsed ceiling)
75100 75186	Building Interior	\$	14,980.75	3360-26-10	Envirotech	Interior Repairs at 3278 Valley (collapsed ceiling)
75100 75189	Building Interior	\$	24,600.00	20260311	Almo Construction	Interior Repairs at 1650 Preston (previous owner)
75100 75189	Building Interior	\$	475.00			
Building Interior Total		\$	55,036.50			
75100-75187	Sidewalk Replacement	\$	2,890.00	20250293	Almo Construction	Repair sidewalk joints at Bld 204
75100-75187	Sidewalk Replacement	\$	885.00	20250256	Almo Construction	Replace sidewalk at Bld 935
Sidewalk Replacement Total		\$	3,775.00			
75100-75196	Waterproofing	\$	6,282.44	10228-15681	E & G Services	Waterproofing at Bld 963
75100-75196	Waterproofing	\$	12,595.00	10228-519034	E & G services	Waterproofing at Bld 519
Special Project #2 Total		\$	18,877.44	Special Project #2: Building Settlement & Waterproofing		
75100-75197	Gas Pipe Repairs	\$	10,926.00	10228-308712	E & G Services	Gas Pipe Replace at Bld 308
75100-75197	Gas Pipe Repairs	\$	13,963.00	10228-031034	E & G Services	Gas Pipe Replace at Bld 310
75100-75197	Gas Pipe Repairs	\$	7,890.00	10228-311000	E & G Services	Gas Pipe Replace at Bld 311
75100-75197	Gas Pipe Repairs	\$	13,963.00	10228-311000	E & G Services	Gas Pipe Replace at Bld 526
Special Project #3 Total		\$	46,742.00	Special Project #3: Gas Pipe Repairs		
75100-75198	Handrails & Stoops	\$	2,300.00	37701	Ravensworth Welding	Replace railing at 1579 Mt eagle & 3480 Gunston
75100-75198	Handrails & Stoops	\$	1,500.00	20250288	Almo Construction	Repair concrete slab at Bldg 917
75100-75198	Handrails & Stoops	\$	6,300.00	20250297	Almo Construction	Replace concrete at Bldgs 716 & 718
75100-75198	Handrails & Stoops	\$	3,500.00	20250301	Almo Construction	Replace stoop brick veneer 3504 Gunston (Bld 719)
Special Project #4 Total		\$	13,600.00	Special Project #4: Replacements of handrails & stoops		

75100-75199	Masonry & Tuckpointing	\$	1,755.00	20250255	Almo Construction	Tuckpointing at 1538 Mt Eagle (Bld 959)
75100-75199	Masonry & Tuckpointing	\$	2,290.00	20250286	Almo Construction	Tuckpoint at 3438 Martha Custis & 1005 Wellington & 1602 Ripon
75100-75199	Masonry & Tuckpointing	\$	3,900.00	20250286	Almo Construction	Repair wall & tuckpoint at 3202 Wellington (Bld 105)
75100-75199	Masonry & Tuckpointing	\$	2,145.00	20250295	Almo Construction	Tuckpointing at 3617 Gunston (Bld 526)
75100-75199	Masonry & Tuckpointing	\$	1,390.00	20250303	Almo Construction	Tuckpointing at 3231 Martha Custis (Bld 249)
Special Project #4 Total		\$	11,480.00	Special Project #5: Masonary & Tuckpointing		

Special Project #1: Asbestos Abatement throughout Community
 Special Project #6: Purchases of Maintenance trucks & vans

\$
 540,769.25