

**2025-2029
5-Year Capital Plan
Summary**

5-year Fiscal Plan

2025	\$367,646
2026	\$382,719
2027	\$398,411
2028	\$414,745
2029	\$431,750

AMP 1 OFND	AMP 2 OFND	Admin	Mgt Fee	Balance for CFP	Planned for CFP
\$75,367	\$16,544	\$36,765	\$15,000	\$223,970	\$223,970
\$78,457	\$17,222	\$38,272	\$15,000	\$233,767	\$233,767
\$81,674	\$17,928	\$39,841	\$15,000	\$243,967	\$243,967
\$85,023	\$18,664	\$41,475	\$15,000	\$254,584	\$254,584
\$88,509	\$19,429	\$43,175	\$15,000	\$265,637	\$265,637

**PROPOSED
2025 CFP PLAN**

Description	Dollars in Approved Plan
Operations, AMP 1 (20.5%)	\$75,367
Operations, AMP 2 (4.5%)	\$16,544
Management Improvements	\$15,000
Administration (10%)	\$36,765
AMP 1-AC Sleeves- Bay Tower and Fam. Homes	\$33,655
AMP 1- Family Home Boiler Replacement	\$60,000
AMP 1- Family Home-Hot Water Heater Replacement	\$25,000
AMP 1- Bay Tower Vent Cleaning	\$20,000
AMP 1- Tower and Haven Exterior Signage	\$15,000
AMP 1- FH Roof Replacement	\$30,000
AMP 2- Exterior Signage	\$7,500
AMP 2- Commons Lighting	\$12,815
AMP 2- Unit Rehab During Turn	\$20,000

**PROPOSED
2026 CFP PLAN**

Description	Dollars in Approved Plan
Operations, AMP 1 (20.5%)	\$78,457
Operations, AMP 2 (4.5%)	\$17,222
Management Improvements	\$15,000
Administration (10%)	\$38,272
AMP 1-Bay Tower and Bay Haven Appliances	\$50,000
AMP 1- Commons Lighting	\$45,000
AMP 1- Mailboxes	\$15,000
AMP 1- Bay Tower and Bay Haven Thermostats	\$35,000
AMP 1- Family Home Driveways Blacktopped	\$13,989
AMP 1- FH Bath Update	\$20,000
AMP 1- FH Sump Pumps	\$25,000
AMP 2- Appliances	\$20,000
AMP 2-Mailboxes	\$7,500
AMP 2-Windows	\$12,278
AMP 2- Thermostats	\$5,000

**PROPOSED
2027 CFP PLAN**

Description	Dollars in Approved Plan
Operations, AMP 1 (20.5%)	\$81,674
Operations, AMP 2 (4.5%)	\$17,928
Management Improvements	\$15,000
Administration (10%)	\$39,841
AMP 1- Tower or Haven Bath Update	\$25,000
AMP 1- Tower and Haven Dwelling Doors and Locks	\$70,000
AMP 1- Tower and Haven Security System Update	\$20,000
AMP 1- Tower or Haven Unit Flooring	\$15,000
AMP 1- FH Appliances	\$20,053
AMP 1- FH Electric Update	\$20,000
AMP 1- FH Flooring Replacement	\$20,000
AMP 1- FH Tree Removal/Trimming	\$10,000
AMP 2- Bath Update	\$25,000
AMP 2- Security System Update	\$3,914
AMP 2- Unit Flooring	\$15,000

**PROPOSED
2028 CFP PLAN**

Description	Dollars in Approved Plan
Operations, AMP 1 (20.5%)	\$85,023
Operations, AMP 2 (4.5%)	\$18,664
Management Improvements	\$15,000
Administration (10%)	\$41,475
AMP 1-Bay Tower Boiler Replacement	\$75,000
AMP 1- Tower and Haven Exit Light Fixtures	\$20,000
AMP 1-Tower and Haven Sidewalk Repair/Replacement	\$20,000
AMP 1- Tower and Haven Unit Plumbing Update	\$20,000
AMP 1- FH Plumbing-HVAC Update	\$30,000
AMP 1- FH Unit Rehab During Turn	\$43,759
AMP 2-Commons Flooring	\$25,825
AMP 2- Sidewalk Repair/Replacement	\$20,000

**PROPOSED
2029 CFP PLAN**

Description	Dollars in Approved Plan
Operations, AMP 1 (20.5%)	\$88,508
Operations, AMP 2 (4.5%)	\$19,429
Management Improvements	\$15,000
Administration (10%)	\$43,175
AMP 1-Tower and Haven Commons Flooring	\$50,000
AMP 1- Tower and Haven Generator Replacement	\$50,000
AMP 1- Tower and Haven Smoke Alarms	\$15,000
AMP 1-Tower and Haven Windows and Traverse Rods	\$25,000
AMP 1- FH Windows	\$27,823
AMP 1- FH Siding	\$25,000
AMP 1- Unit Rehab During Turn	\$25,000
AMP 2- Generator	\$20,000
AMP 2- Gutters	\$15,000
AMP 2- Unit Plumbing Update	\$8,000
AMP 2- Roof Repair	\$4,815