CAPITAL REGION HOUSING CORPORATION **APPENDIX J**

FIVE YEAR ROUTINE CAPITAL EXPENDITURE PLAN SUMMARY - 2026 to 2030

		2025 Plan	2025 Estimated Actuals	2026 Plan	2027 Plan	2028 Plan	2029 Plan	2030 Plan	2026 - 2030 TOTAL
EXPENDITURE									
UOA Routine Capital Replacement	Building	3,047,590	2,869,201	1,746,800	1,690,200	1,690,200	1,690,200	1,629,000	8,446,400
ILBC(2) Routine Capital Replacement	Building	27,420	27,420	4,158	-	-	-	-	4,158
NOA Routine Capital Replacement	Building	295,012	211,278	147,600	147,600	147,600	147,600	147,600	738,000
IHI Routine Capital Replacement	Building	21,335	39,215	63,072	63,072	63,072	63,072	63,072	315,360
RHFP Routine Capital Replacement	Building	534,665	532,868	551,232	551,232	611,496	792,288	792,288	3,298,536
CHF Routine Capital Replacement	Building	31,770	29,230	93,128	224,640	272,160	382,752	718,632	1,691,312
Vehicle Replacement - 2022 Carryforward	Equipment	-	12,000	5,000	5,000	5,000	5,000	5,000	25,000
Computer Equipment Replacements	Equipment	16,000	17,000	13,000	25,000	13,000	35,000	18,000	104,000
		3,973,792	**3,738,214**	**2,623,990**	**2,706,744**	**2,802,528**	**3,115,912**	**3,373,592**	**14,622,766**
SOURCE OF FUNDS									
UOA Capital Replacement	Reserve	(3,047,590)	(2,869,201)	(1,746,800)	(1,690,200)	(1,690,200)	(1,690,200)	(1,629,000)	(8,446,400)
ILBC(2) Capital Replacement	Reserve	(27,420)	(27,420)	(4,158)	-	-	-	-	(4,158)
NOA Capital Replacement	Reserve	(295,012)	(211,278)	(147,600)	(147,600)	(147,600)	(147,600)	(147,600)	(738,000)
IHI Capital Replacement	Reserve	(21,335)	(39,215)	(63,072)	(63,072)	(63,072)	(63,072)	(63,072)	(315,360)
RHFP Capital Replacement	Reserve	(534,665)	(532,868)	(551,232)	(551,232)	(611,496)	(792,288)	(792,288)	(3,298,536)
CHF Routine Capital Replacement	Reserve	(31,770)	(29,230)	(93,128)	(224,640)	(272,160)	(382,752)	(718,632)	(1,691,312)
Vehicle Replacement Reserve	Equipment	-	(12,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(25,000)
Computer Equipment Replacements	Equipment	(16,000)	(17,000)	(13,000)	(25,000)	(13,000)	(35,000)	(18,000)	(104,000)
		(3,973,792)	**(3,738,214)**	**(2,623,990)**	**(2,706,744)**	**(2,802,528)**	**(3,115,912)**	**(3,373,592)**	**(14,622,766)**

Capital Replacement Reserve Details

	2025 Plan	2025 Estimated Actuals	2026 Plan	2027 Plan	2028 Plan	2029 Plan	2030 Plan	2026 - 2030 TOTAL
UOA Replacement Reserve								
Beginning Balance	4,383,366	4,215,345	3,719,659	3,794,052	3,808,733	3,785,908	3,762,626	3,719,659
Annual Operating Transfer	2,289,208	2,289,208	1,746,800	1,629,000	1,591,200	1,591,200	1,591,200	8,149,400
Annual Interest Income	87,667	84,307	74,393	75,881	76,175	75,718	75,253	377,420
Annual Capital Replacement Exp	**(3,047,590)**	**(2,869,201)**	**(1,746,800)**	**(1,690,200)**	**(1,690,200)**	**(1,690,200)**	**(1,629,000)**	(8,446,400)
	3,712,651	3,719,659	3,794,052	3,808,733	3,785,908	3,762,626	3,800,078	3,800,078
ILBC(2) Replacement Reserve								
Beginning Balance	165,515	179,467	172,236	-	-	-	-	172,236
Annual Operating Transfer	16,600	16,600	4,158	-	-	-	-	4,158
Annual Interest Income	3,310	3,589	3,445	-	-	-	-	3,445
Annual Capital Replacement Exp	(27,420)	**(27,420)**	**(4,158)**	**-**	**-**	**-**	**-**	(4,158)
Building decommissioned		-	(175,681)	-				(175,681)
	158,005	172,236	-	-	-	-	-	-
NOA Replacement Reserve								
Beginning Balance	664,445	1,118,492	1,214,704	1,238,998	1,263,778	1,289,053	1,314,834	1,214,704
Annual Operating Transfer	285,120	285,120	147,600	147,600	147,600	147,600	147,600	738,000
Annual Interest Income	13,289	22,370	24,294	24,780	25,276	25,781	26,297	126,427
Annual Capital Replacement Exp	(295,014)	**(211,278)**	**(147,600)**	**(147,600)**	**(147,600)**	**(147,600)**	**(147,600)**	(738,000)
	667,840	1,214,704	1,238,998	1,263,778	1,289,053	1,314,834	1,341,131	1,341,131
IHI Replacement Reserve								
Beginning Balance	204,223	211,992	240,089	244,890	249,788	254,784	259,880	240,089
Annual Operating Transfer	63,072	63,072	63,072	63,072	63,072	63,072	63,072	315,360
Annual Interest Income	4,084	4,240	4,802	4,898	4,996	5,096	5,198	24,989
Annual Capital Replacement Exp	(21,335)	**(39,215)**	**(63,072)**	**(63,072)**	**(63,072)**	**(63,072)**	**(63,072)**	(315,360)
	250,044	240,089	244,890	249,788	254,784	259,880	265,077	265,077
RHFP Replacement Reserve								
Beginning Balance	1,673,075	1,681,656	1,733,653	1,768,326	2,017,892	2,464,186	2,738,614	1,733,653
Annual Operating Transfer	551,232	551,232	551,232	765,432	1,017,432	1,017,432	1,017,432	4,368,960
Annual Interest Income	33,462	33,633	34,673	35,367	40,358	49,284	54,772	214,453
Annual Capital Replacement Exp	(534,666)	**(532,868)**	**(551,232)**	**(551,232)**	**(611,496)**	**(792,288)**	**(792,288)**	(3,298,536)
	1,723,103	1,733,653	1,768,326	2,017,892	2,464,186	2,738,614	3,018,530	3,018,530
CHF Replacement Reserve								
Beginning Balance	53,569	67,856	196,367	200,294	183,564	522,035	972,684	196,367
Annual Operating Transfer	156,384	156,384	93,128	203,904	606,960	822,960	1,603,260	3,330,212
Annual Interest Income	1,071	1,357	3,927	4,006	3,671	10,441	19,454	41,499
Annual Capital Replacement Exp	(31,770)	**(29,230)**	**(93,128)**	**(224,640)**	**(272,160)**	**(382,752)**	**(718,632)**	(1,691,312)
	179,254	196,367	200,294	183,564	522,035	972,684	1,876,766	1,876,766

Capital Replacement Reserve Details Continued

	2025 Plan	2025 Estimated Actuals	2026 Plan	2027 Plan	2028 Plan	2029 Plan	2030 Plan	2026 - 2030 TOTAL
Vehicle Replacement Reserve								
Beginning Balance	13,221	16,430	4,758	(146)	(5,149)	(10,252)	(15,457)	4,758
Annual Operating Transfer								-
Annual Interest Income	264	329	95	(3)	(103)	(205)	(309)	(525)
Annual Capital Replacement Exp	-	**(12,000)**	**(5,000)**	**(5,000)**	**(5,000)**	**(5,000)**	**(5,000)**	(25,000)
	13,485	4,758	(146)	(5,149)	(10,252)	(15,457)	(20,767)	(20,767)
Equipment Replacement Reserve								
Beginning Balance	16,458	21,528	16,959	19,298	9,295	14,294	(23)	16,959
Annual Operating Transfer	12,000	12,000	**15,000**	**14,611**	**17,813**	**20,397**	**24,456**	92,277
Annual Interest Income	329	431	339	386	186	286	(0)	1,196
Annual Capital Replacement Exp	(16,000)	(17,000)	(13,000)	(25,000)	(13,000)	(35,000)	(18,000)	(104,000)
	12,787	16,959	19,298	9,295	14,294	(23)	6,432	6,432