NJ DEPARTMENT OF EDUCATION
SCHOOL FACILITIES

Form M-1

Annual Maintenance
Budget Amount Worksheet
Per N.J.A.C. 6A:26A

County	**Hunterdon**	**Current Area Cost Allowance per SF**	**$ 143.00**
District Name	**Readington**	**District contact name**	Jason Bohm
District Number	**19-4350**	**District contact phone**	908-534-2195
Filing Date	**16-Sep-26**	**District contact e-mail**	jbohm@readington.k12.nj.us

A	B	C	D	E	F	G
School Facility Name	**School Number**	**Gross Building Area (GSF)**	**Building Replacement Value**	**Prior Years Actual & Current Year Budgeted expenditure *(See Detailed Sheet)***	**Min. Annual Target Expenditure for FY 26-27**	**Anticipated Budget for FY 26-27**
Holland Brook School	030	90,150	$ 12,891,450	$ 1,481,083	$ 25,783	$ 147,726
Readington Middle School	050	121,536	$ 17,379,648	$ 2,137,666	$ 34,759	$ 252,296
Three Bridges School	060	61,435	$ 8,785,205	$ 1,396,698	$ 17,570	$ 208,919
Whitehouse School	070	73,333	$ 10,486,619	$ 1,338,730	$ 20,973	$ 116,497
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District Total		346,454	$ 49,542,922	$ 6,354,177		
Min. Required amount for FY 26-27					$ 99,086	
Anticipated Budget amount for FY 26-27						$ 725,438

Max. Maintenance Reserve Amount (4% of column D)	$ 1,981,717
Current District Maintenance Reserve Amount	$ 600,000

Prepared by:

District School Business Administrator

Print Jason Bohm **Date** 9/16/2026

Sign

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Detailed Actual Expenditures by Year by Building Worksheet

District Name	Readington													19-4350
A	B	C	D	E	F	G	H	I	J	K	L	M	N	
			Actual Expenditures	Actual Expenditures	Actual Expenditures	Actual Expenditures	Actual Expenditures	Actual Expentitures	Actual Expentitures	Actual Expenditures	Actual Expenditures	Actual Expenditures	Budgeted Amount	
A. School Facility Name	School Number	Gross Building Area (GSF)	FY 16-17	FY-17-18	FY-18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	Total
Holland Brook School	030	90,150	$ 120,355	$ 126,467	$ 117,574	$ 115,092	$ 153,287	$ 127,850	$ 120,458	$ 146,577	$ 158,706	$ 146,991	$ 147,726	$ 1,481,083
Readington Middle School	050	121,536	$ 149,655	$ 172,350	$ 177,890	$ 202,851	$ 181,055	$ 168,275	$ 173,656	$ 193,580	$ 215,017	$ 251,041	$ 252,296	$ 2,137,666
Three Bridges School	060	61,435	$ 83,214	$ 117,820	$ 113,398	$ 162,685	$ 110,061	$ 90,787	$ 86,600	$ 101,006	$ 114,328	$ 207,880	$ 208,919	$ 1,396,698
Whitehouse School	070	73,333	$ 82,780	$ 88,434	$ 120,275	$ 96,649	$ 112,407	$ 102,173	$ 102,539	$ 198,665	$ 202,394	$ 115,917	$ 116,497	$ 1,338,730
														$ -
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Readington Township Board of Education

Hunterdon/19-4350
Comprehensive Maintenance Plan
Report
Actual FY 25-26 Current FY 26/27 Planned FY 27/28

School Name You are only required to list schools that are eligible for future aid.	25/26 Actual Amts. In this column come from your audit and are actual or simply based upon a square foot allocation. The Description below should be consistent with "required" maintenance activities. See: http://www.state.nj.us/njded/facilities/archives/tools/maintenance/maint.shtml	26/27 Budgeted Amts. in this column are budgeted in function 261-Total of all objects for each facility. This column will be reviewed by your auditor at year's end for compliance.	27/28 Planned Amts. In this column are what you plan to budget next year. This column should equal or exceed the required maintenanced calculation from M-1. Unless you can support less!
Holland Brook	$146,991	$159,510	$147,726
(St./Cty. Code)	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.
Readinton Middle	$251,041	$215,985	$252,296
(St./Cty. Code	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.
Threee Bridges	$207,880	$114,900	$208,919
(St./Cty. Code)	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.
Whitehouse	$115,917	$203,406	$116,497
(St./Cty. Code)	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.
Totals All Schools	$721,827	$693,801	$725,438
	Should equal 23-24 function 261 audit total less non-elligible facilities if not included above	Should equal current year function 261 total less non-eligible if not included	Should equal next years Function 261 total less non-eligible if not included.

Comprehensive Maintenance Plan/Form M1 Summary
For Year 2025-26

School Name	M1 Salaries	2025-26 Actual Services	2025-26 Actual Supplies	2025-26 Actual Total	CMP 25-26 Actual	CMP 25-26 Budgeted	CMP 26-27 Planned
Holland Brook	103,870	25,359	17,762	146,991	146,991	159,510	147,726
Readington Middle	139,825	67,780	43,436	251,041	251,041	215,985	252,296
Three Bridges	71,910	124,953	11,017	207,880	207,880	114,900	208,919
Whitehouse	83,895	18,910	13,112	115,917	115,917	203,406	116,497
Totals	399,500	237,002	85,327	721,829	721,829	693,801	725,438