The Reserve on the Eagle River Capital Plan

	Future Projections	NOTES																				
	Report Date: 8/29/18														Ţ		Ţ		Ţ			
	Updated with Dan McNeill		ļ																			
	YEAR BY YEAR SUMMARY		Valent dans	Heaful Life	'18	40	100	'21	100	laa	104	IOF	Inc	107	100	100	120	124	'32	122	12.4	125
	BEGINNING RESERVE BALANCE		Yr last done	Userui Lite	159,501	19 40,013	'20 70,994	138,189	'22 170,189	'23 248,189	'24 366,789	'25 205,789	'26 120,289	'27 135,289	'28 271,289	'29 413,789	'30 553,289	'31 662,289	584,789	'33 513,289	'34 427,289	'35 363,289
	Member Contribution				130,441	192,560	182,695	182,000	182,000	191,100	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000
	Special Assessment		†		100,441	102,000	102,000	102,000	102,000	101,100	100,000	100,000	100,000	100,000	130,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
	Interest Contribution/ Surplus					16,151																
	Expenditures (detailed below)				-249,929	-177,730	-115,500	-150,000	-104,000	-72,500	-351,000	-275,500	-175,000	-54,000	-47,500	-50,500	-81,000	-267,500	-261,500	-276,000	-254,000	-60,000
	. ,																					
	ENDING RESERVE BALANCE				40,013	70,994	138,189	170,189	248,189	366,789	205,789	120,289	135,289	271,289	413,789	553,289	662,289	584,789	513,289	427,289	363,289	493,289
	EXPENDITURE DETAIL																					
	Component Description	NOTES		'1	'18	'19	'20	'21	'22	'23	'24	'25	'26	'27	'28	'29	'30	'31	'32	'33	'34	'35
	ASPHALT										170.000											
	Private Streets/ Lots - Mill & Overlay										150,000	150,000	150,000									
	Private Streets/ Lots - Seal Coat Crack Fill and repairs- asphalt		2014			5,000		5,000				6,000		6,000		6,000		6,000		6.000		6,000
	Maintain four speed bumps		2014			5,000	-	5,000		-		6,000	-	6,000		6,000		6,000		6,000		6,000
	Concrete walkways (fix/replace as needed every 4yrs)			30	4,500				4,000				4,000				4,000				4,000	
		post and concrete		00	1,000				1,000				1,000				1,000				1,000	
	Drainage																					
	Ü																					
3.0	LANDSCAPING																					
	Landscape Architect																					
	Irrigation System , Phase 1		2,500																			
	Irrigation System , Phase 2				4,006																	
	Tree Trimming and Tree Removal		2015		740																	
	Complex Entry Monument- Sign/Flowers/Light																					
	Building Entry Landscaping				000	30,000																
	Ceres Landscaping				300																	
	Common Area Flower Beds Rock Edging around Bldgs./ walkways						10,000	10,000														
	Gravel Walkways/ Roads- replenish		P&Q 2015	10			10,000	1,500		1,500		1,500		1,500		1,500		1,500		15,000		1,500
	Wild Area/ Frontal Burm Cleanup/ Improvements		1 4 2 2013	10					debris pile	1,300		1,500		1,500		1,300		1,300		13,000		1,300
	Community Garden							10,000	dobito pilo													
0	Community Cardon																					
4.0	LIGHTING																					
4.1	Walkway lights (east I first)					47,500	walkway lighting	22,500	remaining clubh	ouse/ trash												
4.2	Parking Lot lights Phase 1-4,		2014	30								10,000	10,000						10,000			10,000
4.3	Common Hallway Lights- interior (replace worst bldg 1st)						17,000															
	BUILDINGS- Wood																					
	Wood Posts, inspection and inventory																					
	Wood Posts- common		2013		92,326	5.000	5.000	5,000	5.000					$\overline{}$								
	Deck Joists			00	75,089	5,000	5,000	5,000	5,000	support posts n					5000					5.000		
	Common Doors- entry and back stairwells Trash Enclosures (replacement)			30		22,730					10,000		10,000		5000		10,000			5,000		
5.3	Window/Door/ Decks Structural			35									10,000				10,000					
	Siding Replace/ paint				45,500	35,000	30,000	25,000	40,000	40,000	40,000	40,000		40,000	30,000	30,000	40,000					
	Olding Replace/ paint				43,300	33,000	30,000	23,000	40,000	40,000	40,000	40,000		40,000	30,000	30,000	40,000					
6.0	COMMON WINDOWS AND INTERIORS																					
	Interior Hallway Carpet					15,000	15,000	15,000	15,000													
	Common Area Windows/ doors (replace worst 2-3 as need	ded)		20																		
	Interior Stairwells and Railings (old bldg 1st)			20											10,000	10,000	10,000	10,000				
6.4	Painting hallways			20			10,000															
	SWIMMING POOL AND EQUIPMENT				evaluate																	
	Pool Heater		2013	15			10,000										5000					
	Pool Drains/ Pump		2015	0.0			5,000				3,000	40.000										
	Pool Decking / Skimmers /Re-Tile		2013	30								40,000										
7.4	Upgrade to Solar Heating of Pool Pool - Cover, Replace		2007	71			2,500					15,000			2,500							
	Pool - Cover, Replace Pool - Filter, Sand		2007	5			2,500				3,000				2,300							
	Pool - Furniture chase		2017	3							3,000											
	Pool - Replaster		1998	15					20,000													
	Pool Fence/ Gate		2011	25					20,000													30,000
	Pool Retaining Walls										35,000											,,,,,,
	CLUBHOUSE																					
8.1	Clubhouse Lighting		repaired 2014	25						15,000												
	Kitchen and appliances			20				2,500	5,000	5,000												
	Bathroom and Sewage Pump orginial pump in use				973	bathrrom upgrad	les															
8.4	Flooring carpet		2011	10				3,500	add paint and ro		ing											
	Heating- electrical			40				00.000		10,000												
	Entry Deck and Railing Doors and Furniture			10				20,000				F 000										
	Clubhouse Windows				10,000			10,000				5,000										
0.9	Ciabilouse willuows				10,000			10,000														
9	BRIDGE																					
	Bridge Inspection																					
	Seal Deck			10			1,000			1,000			1,000			1,500			1,500			
	Bridge deck drains			30																		
9.3	Bridge rubber expansion joint			30								6,500										7,500
0.4	Bridge Rails and Posts/ Paint Program repairs (can stagge	er rust scrape, prime,	paint)						5,000			1,500					2,000					
	Bridge Improvements for private bridge							10,000	erosion control													

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	Future Projections	NOTES	T	1	П	I	T		T	I	I	I	I	T	I	I	I					
	Report Date: 8/29/18	HOTEG	+											-								
	Updated with Dan McNeill		+				-		+			-		-								
	YEAR BY YEAR SUMMARY		+					-						-								
	TEAR BT TEAR SUMMART		Valent dens	Haaful Lifa	'18	19	'20	'21	'22	'23	'24	'25	'26	'27	'28	'29	'30	'31	'32	100	'34	'35
			Triast done	Useful Life	10	19	20	21	22	23	24	25	20	21	20	29	30	31	32	'33	34	35
11.0	Demostic Water and Courses Cystem																					
11.0	Domestic Water and Sewage System																					
11.1	Camera all lines and Jet																					
	Sewage waste system lines- repair				N bldg Cleanouts																	
11.5	Water Meter Pits (12) reconfigure				10,000	2,500	5,000							1,500		1,500						
12.0	ROOFS AND WATERPROOFING																					
12.1	Roofs - Composition Asphalt Shingle					10,000			10,000									250,000	250,000	250,000	250,000	
12.2	Roofs - Flat Roof.										5,000			5,000			5,000					
12.3	Gutters / Downspouts/Heat tape-Repair/Replace				5,000	5,000	5,000	5,000			5,000						5,000					5,000
	OTHER																					
	Solar Project				795																	
	Fire Place/ Fireplace box inspections																					
14.3	Fire/ Life Safety System							5.000			100,000											
. 1.0	Survey Documents Review							0,000			. 30,000			_								
144	Governing Documents Revision		2015	25	700																	
	Dryer Vent Cleaning		2010	20	700						5000			5000								
14.5	TOTAL ANNUAL EXPENSES				249,929	177,730	115,500	150,000	104,000	72,500	351,000	275,500	175,000	54,000	47,500	50,500	81,000	267,500	261,500	276,000	254,000	60,000
Щ_	I U I AL ANNUAL EXPENSES				249,929	177,730	110,000	130,000	104,000	72,300	331,000	215,500	173,000	34,000	47,300	50,500	61,000	207,300	201,300	276,000	254,000	80,000