

Revised for 2019 - January  
**20 Year Capital Improvement Plan and Requirements for R&R Reserve**

Capital Improvement Forecast	Life	Historical	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Next 10	Forecast
<b>Common Area</b>		<b>26,250</b>		<b>10,000</b>	<b>10,000</b>	<b>6,000</b>	<b>25,000</b>	<b>10,000</b>	<b>11,000</b>		<b>3,000</b>		<b>58,000</b>	<b>133,000</b>
Central Path Knoll Refurbish								10,000					-	10,000
Friendship: Refurbish Garden							25,000						-	25,000
Notice Board by Pool	10	1,000									3,000		5,000	8,000
Path Resurfacing	20	12,000											20,000	20,000
Path Seal	5	8,700		10,000					11,000				25,000	46,000
Side Walk Pool Entrance (City)	50				10,000								-	10,000
Sprinkler System	10	4,550				6,000							8,000	14,000
<b>Pool</b>		<b>138,979</b>	<b>27,000</b>	<b>15,000</b>	<b>2,000</b>	<b>23,200</b>	<b>12,000</b>		<b>31,000</b>	<b>61,300</b>	<b>2,000</b>	<b>-</b>	<b>192,400</b>	<b>365,900</b>
Big Pool Heater	8	5,000				7,000							8,000	15,000
Big Pool Refurbish	20	26,000								60,000			68,000	128,000
CAT Controller 4000	10	8,000				10,000							11,000	21,000
Pool Cameras, Security, WiFi	4	1,000				1,200				1,300		-	2,900	5,400
Pool Chairs/Furniture	5	2,000	10,000		2,000		2,000		2,000		2,000		10,000	28,000
Pool Deck/Patio	30		13,000										-	13,000
Pool Fence - Chain Link	30	-											5,000	5,000
Pool Fence - Neighbor	20	2,743											4,000	4,000
Pool Fence - Wrought Iron	20	17,045											20,000	20,000
Pool House Bathrooms	10	16,000		5,000					6,000				15,000	26,000
Pool House Roof	20	2,573											5,000	5,000
Pool House Sewer Line	50												-	-
Pool House Siding	20								5,000				-	5,000
Pool Key System				5,000									-	5,000
Pool Lifeguard Chair	10		4,000										4,500	8,500
Pool Light Convert to LED				5,000									-	5,000
Pool Shed	10	10,000					10,000						10,000	20,000
Pool Shed - Lifeguard	10	1,300							3,000				4,000	7,000
Small Pool Heater	8	4,400				5,000							7,000	12,000
Small Pool Refurbish	10	14,318							15,000				18,000	33,000
Solar Panels		28,600											-	-
<b>Grand Total</b>		<b>165,229</b>	<b>27,000</b>	<b>25,000</b>	<b>12,000</b>	<b>29,200</b>	<b>37,000</b>	<b>10,000</b>	<b>42,000</b>	<b>61,300</b>	<b>5,000</b>	<b>-</b>	<b>250,400</b>	<b>498,900</b>

Future Expenditures 20 years -  
Average per year -  
Historic Expenditures 13 years **20,733**

Year	Pool	Common	Special**	Total	
2006	36,166	-	-	36,166	
2007	13,636	-	2,475	16,111	
2008	10,040	-	-	10,040	
2009	14,040	-	-	14,040	
2010	4,567	2,708	2,600	9,875	
2011	20,883	12,000	-	32,883	
2012	8,000	7,834	-	15,834	
2013	16,966	3,322	1,800	22,088	
2014	9,400	-	-	9,400	
2015	19,137	8,700	7,311	35,148	
2016	26,002	-	17,803	43,805	
2017	2,018	835	2,882	5,735	
2018	15,000	-	3,409	18,409	\$28,000 pool patio in 2018 & 2019
Average	15,066	2,723	2,945	20,733	

\*\* One-Time Projects