Adopted 2020
20 Year Capital Improvement Plan and Requirements for RR&R Reserve

Capital Improvement Forecast	Life	Historical	Actual 2018	Actual 2019	2020	2021	2022	2023	2024	Next 5	Next 10	Forecast
Common Area		**61,250**			**10,000**		**6,000**	**25,000**	**20,000**	13,000	**56,000**	**130,000**
Central Path Knoll Refurbish	30	10,000							10,000	-	-	10,000
Common Area Walking Trails	20								10,000	-	-	10,000
Friendship: Refurbish Garden	20	25,000						25,000		-	-	25,000
Notice Board by Pool	10	1,000								2,000	3,000	5,000
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									-	-	-
Sprinkler System	10	4,550					6,000			-	8,000	14,000
Pool		**167,416**	15,000	18,765	**15,000**	**19,000**	**25,200**	**29,000**	**2,000**	85,300	**225,500**	**401,000**
Big Pool Heater	8	5,000					7,000			-	8,000	15,000
Big Pool Refurbish	10	26,000								30,000	34,000	64,000
CAT Controller 4000	10	8,000					10,000			-	11,000	21,000
Pool Cameras, Security, WiFi	4	1,000					1,200			1,300	4,500	7,000
Pool Chairs/Furniture	1	2,000			5,000	2,000	2,000	2,000	2,000	10,000	20,000	43,000
Pool Deck/Patio	30	32,055	15,000	17,055						-	-	-
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								6,000	7,000	13,000
Pool House Plumbing					5,000							5,000
Pool House Roof	20	2,573								-	5,000	5,000
Pool House Sewer Line	50											-
Pool House Siding	20									7,000	-	7,000
Pool Key System	5				5,000					6,000	15,000	26,000
Pool Lifeguard Chair	10	1,200		1,160						2,000	-	2,000
Pool Light Convert to LED				550	-					-	-	-
Pool Light Fixtures						12,000						12,000
Pool Shed	10	10,000						12,000		-	14,000	26,000
Pool Shed - Lifeguard	10	1,300								3,000	4,000	7,000
Pool Shed Equipment Update						5,000				5,000	10,000	20,000
Small Pool Heater	8	4,400					5,000			-	16,000	21,000
Small Pool Refurbish	10	9,500								15,000	18,000	33,000
Solar Panels	15	28,600						15,000		-	30,000	45,000
Grand Total		**228,666**	**15,000**	**18,765**	**25,000**	**19,000**	**31,200**	**54,000**	**22,000**	**98,300**	**281,500**	**531,000**

Future Expenditures 20 years	**531,000**
Future Average per year	**26,550**
Historic Expenditures 14 years	**20,975**

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
est 2019	18,489	-	5,633	24,122
Average	15,310	2,529	3,137	20,975
20 year Forecast	401,000	130,000		531,000

** Special are One-Time Projects - NOT Capital