

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