

1st Draft 2021 R&RR Study

20 Year Capital Improvement Plan and Requirements for Renewl & Replacement Reserve

Capital Improvement Forecast	Life	Actual 2018	Actual 2019	Actual 2020	2021	2022	2023	2024	2025	Next 5	Next 10	20 Year Forecast
Common Area				14,000		6,000			16,000	20,000	51,000	93,000
Central Path Knoll Refurbish	-									-	-	-
Common Area Walking Trails	-									-	-	-
Friendship: Refurbish Garden	-									-	-	-
Notice Board by Pool	10									2,000	3,000	5,000
Path Resurfacing	20									-	20,000	20,000
Path Seal	5			14,000					16,000	18,000	20,000	54,000
Side Walk Pool Entrance (City)	-									-	-	-
Sprinkler System	10					6,000				-	8,000	14,000
Pool		15,000	18,215	6,127	39,000	15,200	39,000	2,000	35,000	67,700	219,100	417,000
Big Pool Heater	8					7,000				8,000	-	15,000
Big Pool Refurbish	10									30,000	34,000	64,000
CAT Controller 4000	10						10,000			-	11,000	21,000
Pool Cameras, Security, WiFi	4					1,200				2,700	3,100	7,000
Pool Chairs/Furniture	1				5,000	2,000	2,000	2,000	2,000	10,000	20,000	43,000
Pool Deck/Patio	30	15,000	17,055							-	-	-
Pool Fence - Chain Link	30									5,000	-	5,000
Pool Fence - Neighbor	20									-	4,000	4,000
Pool Fence - Wrought Iron	20									-	20,000	20,000
Pool House Bathrooms	10							8,000		-	10,000	18,000
Pool House Plumbing	5			2,000						-	-	-
Pool House Roof	20									-	5,000	5,000
Pool House Sewer Line	-									-	-	-
Pool House Siding	20							7,000		-	-	7,000
Pool Key System	-									-	-	-
Pool Lifeguard Chair	10		1,160							2,000	3,000	5,000
Pool Light Fixtures	10			4,127	12,000					-	15,000	27,000
Pool Pump Upgrade	10				20,000					-	10,000	30,000
Pool Shed	10						12,000			-	14,000	26,000
Pool Shed - Lifeguard	10							3,000		-	4,000	7,000
Pool Shed Equipment Update	-				2,000					3,000	9,000	14,000
Small Pool Heater	8					5,000				7,000	9,000	21,000
Small Pool Refurbish	10							15,000		-	18,000	33,000
Solar Panels	15						15,000			-	30,000	45,000
Grand Total		15,000	18,215	20,127	39,000	21,200	39,000	2,000	51,000	87,700	270,100	510,000

Capital Improvement Projects

Year	Pool	Common	Total
2006	36,166	-	36,166
2007	13,636	-	13,636
2008	10,040	-	10,040
2009	14,040	-	14,040
2010	4,567	2,708	7,275
2011	20,883	12,000	32,883
2012	8,000	7,834	15,834
2013	16,966	3,322	20,288
2014	9,400	-	9,400
2015	19,137	8,700	27,837
2016	26,002	-	26,002
2017	4,113	835	4,948
2018	15,833	-	15,833
2019	18,489	-	18,489
YTD 2020	6,127	13,105	19,232

15 Year Actual 223,399 48,504 271,903

15 Year Historical Average 14,893 3,234 18,127

Future Expenditures 20 years 417,000 93,000 510,000

20 Year Forecast Average 20,850 4,650 25,500

Tree Preservation

Year	Amount
2010	2,325
2011	95
2012	1,890
2013	5,737
2014	5,369
2015	4,586
2016	11,800
2017	20,067
2018	13,434
2019	16,835
YTD 2020	13,921

11 Year Actual 96,059

11 Year Historical Average 8,733

Future Expenditures 20 years 300,000

20 Year Forecast Average 15,000