

Capital Item	2017	2018	2019	2020	2021	2022	2023
Asphalt - Repairs	\$ 1,971.93			\$ 2,154.78			\$ 2,354.58
Concrete - Parking					\$ 12,228.00		
Concrete - Walkway-Bridge			\$ 7,625.00			\$ 3,026.00	
Roofing - Building Shingles			\$202,315.00			\$ 47,414.00	
Roofing - Clubhouse Shingles			\$ 8,794.00			\$ 20,322.00	
Roofing - Rolled S. Building						\$ 2,500.00	
Paint - Sheltered Facades							
Paint - Weathered Facades			\$ 18,597.00				
Paint - Railings	\$ 2,500.00						
Paint & Repairs - Walkway Ceiling	\$ 1,305.00						
Spa Refurbish			\$ 36,896.00		\$ 5,000.00		
Spa Equipment - Repairs	\$ 5,000.00						
Spa Equipment - Replacement							
Elevator - Repair			\$ 61,493.00				
Carpet Repairs	\$ 5,774.00		\$ 6,125.00		\$ 6,498.00		\$ 6,894.00
Clubhouse Interior Repairs							
Private Balconies - Restore						\$ 23,190.00	
Siding - Board & Batten Repairs	\$ 2,410.00						
Siding - Wood Lap Replacement							
River Clean up				\$ 5,000.00			
Downspout - Repairs						\$ 3,000.00	
Sign							
Additional Items							
Annual Improvement	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Contingency	\$ 50.00	\$ 30.00	\$ 2,403.00	\$ 52.00	\$ 152.00	\$ 738.00	\$ 54.00
Total Replacement Costs	\$ 22,010.93	\$ 3,030.00	\$ 347,248.00	\$ 10,206.78	\$ 26,878.00	\$ 103,190.00	\$ 12,302.58
	\$ 180,122.77	\$ 210,576.72	\$ 260,505.94	\$ (36,725.72)	\$ 3,481.94	\$ 27,253.73	\$ (25,811.87)
	\$ 50,379.96	\$ 50,379.96	\$ 50,379.96	\$ 50,379.96	\$ 50,379.96	\$ 50,379.96	\$ 50,379.96
	\$ 2,084.92	\$ 2,579.27	\$ (363.62)	\$ 34.47	\$ 269.84	\$ (255.56)	\$ 122.66
	\$ 210,576.72	\$ 260,505.94	\$ (36,725.72)	\$ 3,481.94	\$ 27,253.73	\$ (25,811.87)	\$ 12,388.17

Capital Item	2024	2025	2026	2027	2028	2029	2030
Asphalt - Repairs			\$ 2,572.92			\$ 2,811.49	
Concrete - Parking			\$ 14,176.00				
Concrete - Walkway-Bridge	\$ 8,840.00					\$ 10,247.00	
Roofing - Building Shingles							
Roofing - Clubhouse Shingles							
Roofing - Rolled S. Building							
Paint - Sheltered Facades					\$ 56,614.00		
Paint - Weathered Facades		\$ 22,207.00			\$ 24,266.00		
Paint - Railings				\$ 2,500.00			
Paint & Repairs - Walkway Ceiling				\$ 1,754.00			
Spa Refurbish							
Spa Equipment - Repairs					\$ 5,000.00		
Spa Equipment - Replacement	\$ 85,547.00						
Elevator - Repair							
Carpet Repairs		\$ 7,314.00		\$ 7,759.00		\$ 8,232.00	
Clubhouse Interior Repairs							
Private Balconies - Restore							
Siding - Board & Batten Repairs							
Siding - Wood Lap Replacement				\$158,096.00			
River Clean up		\$ 5,000.00					\$ 5,000.00
Downspout - Repairs							
Sign							\$ 27,235.00
Additional Items							
Annual Improvement	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Contingency	\$ 118.00	\$ 252.00	\$ 197.00	\$ 30.00	\$ 839.00	\$ 161.00	\$ 30.00
Total Replacement Costs	\$ 97,505.00	\$ 37,773.00	\$ 19,945.92	\$ 173,139.00	\$ 89,719.00	\$ 24,451.49	\$ 35,265.00
	\$ 12,388.17	\$ (35,084.24)	\$ (22,702.05)	\$ 7,809.31	\$ (116,099.23)	\$ (156,992.65)	\$ (132,374.83)
	\$ 50,379.96	\$ 50,379.96	\$ 50,379.96	\$ 50,379.96	\$ 50,379.96	\$ 50,379.96	\$ 50,379.96
	\$ (347.37)	\$ (224.77)	\$ 77.32	\$ (1,149.50)	\$ (1,554.38)	\$ (1,310.64)	\$ (1,172.60)
	\$ (35,084.24)	\$ (22,702.05)	\$ 7,809.31	#####	\$ (156,992.65)	\$ (132,374.83)	\$ (118,432.47)