

Capital Projects - Expense FY 2022/23

November 15, 2023

Reserve Item	FY 22/23
Pool & Associated (6010)	
Trumpet Demolish & Wall repairs	5,125
Outside Hot Tub Repairs & Refinish	139,164
Subtotal Pool & Associated	144,289
Garage & Associated (6020)	
Garage Door Tech Visit + Operator	3,614
Overlay & associated repairs (c/o)	66,247
Subtotal Garage & Associated	69,860
Exterior & Associated (6030)	
Roof Maintenance & Engineering Study	6,415
Roof Replace 1500	149,767
Subtotal Exterior & Associated	156,182
Interior & Associated (6040)	
Locker Room Update (c/o)	3,441
Carpet (c/o)	6,082
Floor Mats	624
Front Door	7,058
Subtotal Interior & Associated	17,205
Mechanical & Associated (6050)	
Plumbing Remodel / John Risi	11,259
Radio Communications	7,272
Trane Motor	3,593
Subtotal Mechanical & Associated	22,125
TOTAL EXPENDITURES	409,661

Beginning Balance	125,166
Capital Reserve Dues	150,000
Special Assessment	500,000
Interest	0
Expenditure	409,661
Ending Balance	365,505

Draft Capital Projects - Budget FY 2023/24

November 15, 2023

Reserve Item	FY 23/24	Sept- Dec	Jan - Aug
Pool & Associated (6010)			
Pool Wall Repairs / ORC	10,000		10,000
Indoor Hot tub Cover	1,500		1,500
Indoor Hot Tub resurface	24,000		24,000
Outdoor Hot Tub Cover	1,500		1,500
Pool Covers	8,000		8,000
Subtotal Pool & Associated	45,000	0	45,000
Garage & Associated (6020)			
Garage Wall Sealing / ORC	14,000		14,000
Garage Driveway Paving	81,000		81,000
Subtotal Garage & Associated	95,000	0	95,000
Exterior & Associated (6030)			
Roof Maintenance	6,000	3,000	3,000
Mech Room Roof	24,475	24,475	
Roof Replacement 1400/2300	250,000		250,000
Front Driveway Sealant	10,000		10,000
Subtotal Exterior & Associated	290,475	27,475	263,000
Interior & Associated (6040)			
Subtotal Interior & Associated	0	0	0
Mechanical & Associated (6050)			
Radio Communications (C/O)	7,272	7,272	
Contingency: Mechanical Repairs	42,728		42,728
Subtotal Mechanical & Associated	50,000	7,272	42,728
TOTAL EXPENDITURES	480,475	34,747	445,728
Beginning Balance	365,505	365,505	386,558
Capital Reserve Dues	167,400	55,800	111,600
Special Assessment			
Expenditure	480,475	34,747	445,728
Balance	52,430	386,558	52,430

Draft: Master 5 Year Capital Plan FY 2023/2027

November 15, 2023

	FY Year Replace	Estimated Cost	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28
Pool & Associated (6010)							
Interior Seams / ORC	2023	10,000	10,000				
Pool Cover	2024	8,000	8,000				
Indoor Hot Tub Cover	2024	1,500	1,500				
Outdoor Hot Tub Cover	2024	1,500	1,500				
Indoor Hot Tub Surface Refurb.	2024	24,000	24,000				
Pool Boiler & System	2025	5,000		5,000			
Interior Pool Decking	2026	50,000			50,000		
Pool resurface	2026	100,000				100,000	
Indoor Hot Tub Boiler & System	2028	18,000					18,000
Outdoor Hot Tub Boiler & System	2028	10,000					10,000
Subtotal Pool & Associated (6010)		228,000	45,000	5,000	50,000	100,000	28,000
Garage & Associated (6020)							
Garage Driveway Paving	2024	81,000	81,000				
Garage Wall Sealing / ORC	2024	14,000	14,000				
Subtotal Garage & Associated (6020)		95,000	95,000	0	0	0	0
Exterior & Associated (6030)							
Roof Replacement - Mechanical Room	2023	24,475	24,475				
Roof replacement - 1400 / 2300	2024	250,000	250,000				
Front Driveway sealant	2024	10,000	10,000				
Roof replacement - 1501 / 1200	2025	325,000		325,000			
Rear Driveway sealant	2025	6,000			6,000		
Roof replacement - 2500 / 2501 / 2200	2026	370,000			370,000		
Roof replacement - Hallway & Pool	2027	240,000				240,000	
Bumpouts	2028	66,000					66,000
Roof Maintenance	Annual	30,000	6,000	6,000	6,000	6,000	6,000
Subtotal Exterior & Associated (6030)		1,321,475	290,475	331,000	382,000	246,000	72,000
Interior & Associated (6040)							
Subtotal Interior & Associated (6040)		0	0	0	0	0	0
Mechanical & Associated (6050)							
Plumbing Remodel / John Risi	2023	0					
Radio Communications	2023	7,272	7,272				
Ladies Steam Room Boiler	2027	0					
Hot Water Boiler Bld 1 (4)	2028	0					
Men's Steam Room Boiler	2030	0					
Hallway Air Handlers Bldg 1 (3)	2030	0					
Hallway Air Handlers Bldg 2 (3)	2030	0					
Hot Water Boiler Bld 2 (2)	2032	0					
Hot Water Storage Bldg 1 (4)	2032	0					
Hot Water Storage Bldg 2 (2)	2035	0					
Trane heat /cool system		0					
Misc Mechanical Failures		192,728	42,728	50,000	50,000	50,000	22,000
Subtotal Mechanical & Associated (6050)		200,000	50,000	50,000	50,000	50,000	22,000
TOTAL EXPENDITURES		\$1,844,475	\$480,475	\$386,000	\$482,000	\$396,000	\$122,000

Beginning Balance	365,505	52,430	133,830	119,230	90,630
Annual Contribution	167,400	167,400	167,400	167,400	167,400
Annual Expenditure	-480,475	-386,000	-482,000	-396,000	-122,000
Special Assessment		300,000	300,000	200,000	
Interest					
Year End Balance	\$52,430	\$133,830	\$119,230	\$90,630	\$136,030