

West Elk Proposed Capital Plan

Project Title:	Last Year Completed	Life In Years	Project Estimate		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Operating/Capital Contingency																	
Stain/Paint Rails and Decks	2014	10	\$15,000			\$6,875					\$15,000						
Upgrade Deck Rails	1982	35	\$66,000						\$25,000								
Hot Tub Deck	1982	35	\$13,500						\$13,500	\$1,000		\$1,000					
Hot Tub	2014	15	\$15,000								\$20,000						
Hot Tub Room	2014	12	-					\$2,300		\$ 5,000			\$ 5,000.00				
Sauna	1980	10	\$4,000		\$4,000	\$ 2,654.09											
Retaining Walls	2017	30	\$275,000		\$22,288	\$ 823.38	\$8,741.41				\$25,000						\$30,000
Roof Repairs (Leaks and/or Screw/Glue)	2021	-	\$3,500														
Roof	2022	35	\$241,000														
Flue/Fireplace Insert Replacement	2016	30	\$0														
Caretaker Unit Upgrades	2017	5	\$5,000				\$ 2,163.55		\$5,000								
Stain/Paint Siding and Stucco	2013	10	\$30,000				\$4,795.00	\$2,000	\$2,000	\$2,000	\$2,000	\$65,000			\$2,000	\$2,000	\$2,000
Siding Replacement/Repairs	2013	30	\$150,000		\$5,734				\$1,000		\$1,000						
Re-Paving Entire Parking Lot	2000	27	\$195,000														
Crack Seal/Top Coat Parking Lot	2020	2	\$8,500			\$13,983	\$2,180	\$ 16,350		\$ 14,000		\$ 14,000		\$ 15,000		\$ 15,000	
Landscaping Upgrades	-	-	-		\$1,155		\$805	\$ 2,700									
Repair Stairs	1980	45	\$75,000														
Plumbing Upgrades	1980	50	\$100,000									\$ 100,000					
Misc								\$ 2,000									
Annual Needs Total:			\$1,196,500		\$33,177	\$24,336	\$18,685	\$25,350	\$46,500	\$22,000	\$63,000	\$180,000	\$5,000	\$15,000	\$2,000	\$17,000	\$32,000

Disclaimer: This is not a Certified Reserve Study - Crested Butte Lodging and Property Management does not guarantee the above figures or time frames. CBL has been asked by the West Elk Board of Directors to assist them in making an *outline* of costs and time frame for projects in the near future.

These numbers are based on CBL's experience. For detailed planning CBL advises that West Elk HOA hire a professional Reserve Analyst or