

West Elk 10 year capital plan

| Project Title: | Last Year Completed | Life In Years | Project Estimate | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|--|---------------------|---------------|------------------|-----------|----------|----------|-----------|----------|-----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Stain/Paint Rails and Decks | 2014 | 10 | \$15,000 | | \$1,000 | | | | | | \$15,000 | | | | | \$15,000 | |
| Upgrade Deck Rails | 1982 | 35 | \$66,000 | | | | | | | \$20,000 | | | | | | | |
| Hot Tub Deck | 1982 | 35 | \$13,500 | | | | | | | | | \$13,500 | | | \$1,000 | | \$1,000 |
| Hot Tub | 2014 | 15 | \$15,000 | | | | | | | | | | | | | \$15,000 | |
| Retaining Walls | 2017 | 30 | \$275,000 | \$ 23,000 | \$81,000 | | | | | | | | | | | | |
| Roof Repairs (Leaks and/or Screw/Glue) | 2017 | 3 | \$5,425 | \$ 5,425 | \$2,000 | \$5,000 | \$1,155 | \$3,500 | | | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 |
| Roof | 1982 | 35 | \$150,000 | | | | | | \$175,000 | | | | | | | | |
| Flue/Fireplace Insert Replacement | 2016 | 30 | \$0 | | | | | | | | | | | | | | |
| Caretaker Unit Upgrades | 2017 | 5 | \$5,000 | \$2,851 | | | \$811 | \$2,500 | | \$2,500 | | | | | \$5,000 | | |
| Stain/Paint Siding and Stucco | 2013 | 10 | \$30,000 | | \$2,000 | | | \$10,000 | \$2,000 | \$45,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 |
| Siding Replacement/Repairs | 2013 | 30 | \$150,000 | | | \$1,000 | | | \$1,000 | \$1,000 | | \$1,000 | | \$1,000 | | \$1,000 | |
| Re-Paving Entire Parking Lot | 2000 | 27 | \$195,000 | | | | | | | | | | | | | | |
| Crack Seal/Top Coat Parking Lot | 2020 | 2 | \$8,500 | | \$7,000 | \$ 7,000 | \$ 19,000 | | \$8,500 | | \$8,500 | | \$ 8,500 | | \$8,500 | | \$8,500 |
| Landscapping Upgrades | - | - | - | | | | | \$2,000 | | | | | | | | | |
| Repair Stairs | 1980 | 45 | \$38,000 | | | \$ 1,000 | | | | | | | \$20,000 | | | | |
| Annual Needs Total: | | | \$966,425 | | | | | | | | | | | | | | |
| | | | | \$31,276 | \$93,000 | \$14,000 | \$20,966 | \$18,000 | \$186,500 | \$68,500 | \$27,500 | \$18,500 | \$32,500 | \$10,000 | \$13,500 | \$35,000 | \$13,500 |

SIGN: _____

DATE: _____

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 receive at least 2 bids from qualified, licensed, insured contractors.