

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
Operating/Capital Contingency																	
Stain/Paint Rails and Decks	2014	10	\$15,000		\$1,000				\$11,000		\$15,500					\$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	
Sauna	1980	10	\$4,000							\$4,000							
Retaining Walls	2017	30	\$275,000	\$ 23,000	\$81,000					\$22,288							
Roof Repairs (Leaks and/or Screw/Glue)	2017	3	\$5,425	\$ 5,425	\$2,000	\$5,000	\$1,155	\$3,500									
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				\$65,000	\$2,000	\$2,000	\$2,000	\$2,000
Siding Replacement/Repairs	2013	30	\$150,000			\$1,000			\$1,000	\$5,734		\$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				\$12,000		\$ 12,000		\$ 12,000		\$ 12,000
Landscaping Upgrades	-	-	-					\$2,000		\$1,155							
Repair Stairs	1980	45	\$38,000			\$ 1,000						\$20,000					
Annual Needs Total:			\$970,425	\$31,276	\$93,000	\$14,000	\$20,966	\$18,000	\$189,000	\$33,177	\$30,000	\$34,500	\$97,000	\$8,000	\$15,000	\$33,000	\$15,000

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