

Poolside Project Summary - Draft to be reviewed with Homeowners for agreement

Last Update 09-19-13 by Joe

Joe Ingram and Jay Kahn

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	Target Year for Project	Life	2012 Base	Annualized Contribution	2012	2013	2014	2015	2016
Improvements									
Fire Alarm - Central Building Panel and system upgrade		20	15,000	750					
Maintenance									
Inspection of Landscape Plantings		1							
Spring and Fall Maintenance - Painting etc...					7,103	7,316	7,536	7,762	7,994
Propane Heating Systems - inspect and service as needed		1							
Propane Infrastructure		20							
Reserve Funded									
Building Identification Sign - Maintain		15	1,500	100					
Gutters - replace		15	3,000	200					
Storm Doors - Replace		15	4,800	320					
Hand Rails - replace									
Decks - replace decking		10		-					
Decks - replace lower level decks		10		-					
Siding - replace and repair as needed		??							
Major renovation includes siding, doors, windows, & decks		25	300,000	12,000					
Roof - replace shingles and address energy issues		20		-					
Siding and Exterior surfaces - restain		5	8,000	1,600					
Improvements Total					-	-	-	-	-
Maintenance Total					7,103	7,316	7,536	7,762	7,994
Reserve Total					-	-	-	-	-
Snow removal parking and roofs					1,273	1,311	1,351	1,391	1,433
Total					14,970	8,376	8,627	8,886	9,427

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	Target Year for Project	2017	2018	2019	2020	2021	2022	2023	Totals
Improvements									
Fire Alarm - Central Building Panel and system upgrade								25,600	25,600
									-
Maintenance									
Inspection of Landscape Plantings									-
Spring and Fall Maintenance - Painting etc...		8,234	8,481	8,736	8,998	9,268	9,546	9,832	100,806
Propane Heating Systems - inspect and service as needed									-
Propane Infrastructure									-
Reserve Funded									-
Building Identification Sign - Maintain									-
Gutters - replace									-
Storm Doors - Replace									-
Hand Rails - replace									-
Decks - replace decking		3,000							3,000
Decks - replace lower level decks									-
Siding - replace and repair as needed									-
Major renovation includes siding, doors, windows, & decks									-
Roof - replace shingles and address energy issues			100,000						100,000
Siding and Exterior surfaces - restain									-
Improvements Total		-	-	-	-	-	-	25,600	25,600
Maintenance Total		8,234	8,481	8,736	8,998	9,268	9,546	9,832	100,806
Reserve Total		3,000	100,000	-	-	-	-	-	103,000
Snow removal parking and roofs		1,476	1,520	1,566	1,613	1,661	1,711	1,762	18,066
Total		12,710	110,001	10,301	10,610	10,929	11,257	37,194	247,472