

Crested Mountain Condominium Association
Five Year Capital Plan
2019-2024

	Project Title	Last Year Completed	Life in Years	Project Estimate	Actuals 2018-19	Actuals 2019-20	Actuals 2020-21	Estimate 2021-22	Estimate 2022-23	Estimate 2023-24
1	Completion of Exterior Remodel Project	2018	25	\$ 541,498.01	\$ 2,768.16					
2	Loft Improvements	unknown	10	\$ 5,000.00						
3	Architect for Loft Plans						\$ 1,330.00			
4	CMV Easement Repaving		20	\$ 9,000.00					\$ 9,000.00	
5	Asphalt Sealcoat - Parking Lot	2018		\$ 4,000.00	\$ 2,800.00				\$ 4,000.00	
6	Entry Road Repaving	2017	20	\$ 13,000.00						
7	Hot Tub Shell Replacement	?							\$10,000.00	
8	Hot Tub Heater & Pump Replacment	2018								\$ 3,500.00
9	Locking Ski Racks	2018			\$ -					
11	Resurface Concrete Breezeway	2018			\$ 978.75					
12	Landscaping	2018	20	\$ 20,000.00	\$ 17,801.15			\$ 1,500.00		
13	Seal Masonry Rockwork	2017	2	\$ 5,000.00			\$ 5,000.00			\$ 4,000.00
15	Misc Painting						\$ 1,879.58		\$ 1,000.00	
16	Stucco Repair							\$ 2,500.00		
17	Rock / Stone Repair							\$ 2,500.00		
18	New gas Grill	2018			\$ 528.25					\$ 1,000.00
19	Bike Rack	2018		\$ 500.00	\$ 538.81					
20	New Hot Tub Cover							\$ 3,000.00		
21	Irrigation Controller Replacement					\$ 372.29				
22	Project Management				\$ 2,900.00		\$ 500.00	\$ 500.00	\$ 1,500.00	\$ 850.00
23	TOTALS			\$ 597,998.01	\$ 28,315.12	\$ 372.29	\$ 8,709.58	\$10,000.00	\$25,500.00	\$ 9,350.00
5/1/19 - 4/30/24										
	Beginning Total Fund Balance @ 5/1				53,165.30	29,087.15	42,078.68	54,319.85	54,100.85	36,881.85
	Restricted Fund Assessment + Interest				11,968.13	13,025.90	11,857.94	9,781.00	9,781.00	9,781.00
	Fund Assessment for Loft							84,000.00		
	Unrestricted Fund Assessments				91,621.80	96,604.00	102,128.00	104,201.00	104,201.00	104,201.00
	MISC Income				1547.57					
	Loft Fee Income				3,817.50	2,815.00	3,067.50	3,500.00	2,000.00	2,000.00
				Total Income	108,955.00	112,444.90	117,053.44	201,482.00	115,982.00	115,982.00
	Expenses									
	Operating Expenses				104,718.03	99,081.08	96,102.69	107,701.00	107,701.00	107,701.00
	Capital Expenses				28,315.12	372.29	8,709.58	\$10,000.00	\$25,500.00	\$9,350.00
	Loft Remodel							\$84,000.00		
				Total Expenses	133,033.15	99,453.37	104,812.27	201,701.00	133,201.00	117,051.00
	Projected Fund Balance at FYE 4/30				\$29,087.15	\$42,078.68	\$54,319.85	\$54,100.85	\$36,881.85	\$35,812.85