

**AMRC HOA Capital Projects & Reserve Schedule**

*(Interior/Cosmetic Spaces & Recreational)*

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Beginning Balance w/ Working Capital	\$ 75,170	\$ 94,694	\$ 99,194	\$ 84,194	\$ 51,194	\$ 36,694	\$ 52,694	\$ 29,194	\$ 29,194	\$ 30,694
Reserve Assessment	\$ 23,500	\$ 40,000	\$ 23,500	\$ 23,500	\$ 23,500	\$ 23,500	\$ 23,500	\$ 23,500	\$ 23,500	\$ 23,500
Special Assessment										
Interest Paid										
<b>Subtotal- Balance &amp; Assessments</b>	<b>\$ 98,670</b>	<b>\$ 134,694</b>	<b>\$ 122,694</b>	<b>\$ 107,694</b>	<b>\$ 74,694</b>	<b>\$ 60,194</b>	<b>\$ 76,194</b>	<b>\$ 52,694</b>	<b>\$ 52,694</b>	<b>\$ 54,194</b>

**MAINTENANCE ITEMS**

<b>Appliances Replace/Repair</b>										
Barn										
Guest House					\$ 10,000					
Lodge										
<b>Heating/Hot Water Heater Replace/Repair</b>										
Barn							\$ 5,000			
Guest House		\$ 4,500		\$ 3,500					\$ 5,000	\$ 5,000
Hermitage										
Lodge										
<b>Landscape Upgrades</b>										
Barn		\$ 3,000								
Guest House							\$ 5,000			
Owners Lodge				\$ 8,000						
<b>Lighting (Exterior)</b>										
Barn								\$ 3,000		
Guest House						\$ 3,000				
Hermitage										
Owners Lodge				\$ 3,000						
<b>Maintenance (Exterior)</b>										
Barn			\$ 3,500					\$ 4,000		
Guest House				\$ 7,000					\$ 9,000	
Hermitage	\$ 1,500					\$ 2,500				
Owners Lodge		\$ 6,000					\$ 7,000			

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<b>Pond</b>										
Replace Aerators								\$ 10,000		
Replace Headgates				\$ 2,000		\$ 2,000			\$ 2,000	\$ 2,000
Replace Pond Intake Pump					\$ 15,000					
<b><i>SUBTOTAL (MAINTANCE ITEMS)</i></b>	<b>\$ 1,500</b>	<b>\$ 13,500</b>	<b>\$ 3,500</b>	<b>\$ 23,500</b>	<b>\$ 25,000</b>	<b>\$ 7,500</b>	<b>\$ 17,000</b>	<b>\$ 17,000</b>	<b>\$ 16,000</b>	<b>\$ 7,000</b>
<b>MISC.</b>										
Barn Upgrades			\$ 5,000							
Dock Repair/Replacement					\$ 10,000					
Guest Cabin Refresh/Remodel*			\$ 25,000							
Livestock Shelter		\$ 10,000								
New Trail Development	\$ 2,476	\$ 4,000		\$ 8,000						
Owners Lodge Refresh/Remodel*				\$ 25,000						
Patio Furniture Replacement			\$ 5,000					\$ 5,000		
Pave Cart Path						\$ -				
Recreation Equipment		\$ 5,000								
Sledding Rope Tow			\$ -							
Trail Signage		\$ 3,000			\$ 3,000					
Upgrade/Replace Entry Gate							\$ 30,000			
<b><i>SUBTOTAL (MISC.)</i></b>	<b>\$ 2,476</b>	<b>\$ 22,000</b>	<b>\$ 35,000</b>	<b>\$ 33,000</b>	<b>\$ 13,000</b>	<b>\$ -</b>	<b>\$ 30,000</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ -</b>
<b>SUBTOTAL - RESERVE EXPENDITURES</b>	<b>\$ 3,976</b>	<b>\$ 35,500</b>	<b>\$ 38,500</b>	<b>\$ 56,500</b>	<b>\$ 38,000</b>	<b>\$ 7,500</b>	<b>\$ 47,000</b>	<b>\$ 22,000</b>	<b>\$ 16,000</b>	<b>\$ 7,000</b>
<b>OPERATING BUDGET (Surplus/Deficiency)</b>	<b>\$ 94,694</b>	<b>\$ 99,194</b>	<b>\$ 84,194</b>	<b>\$ 51,194</b>	<b>\$ 36,694</b>	<b>\$ 52,694</b>	<b>\$ 29,194</b>	<b>\$ 30,694</b>	<b>\$ 36,694</b>	<b>\$ 47,194</b>

\* It is anticipated the Developer would contribute an equal or greater amount for a remodel/modernizing of guest cabin and owners' lodge.