

AMRC HOA Capital Projects & Reserve Schedule											
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2022 Capital expense notes
Beginning Balance w/ Working Capital	\$ 75,170	\$ 94,694	\$ 107,466	\$ 69,466	\$ 10,966	\$ 31,466	\$ 38,966	\$ 46,966	\$ 46,966	\$ 69,966	
Reserve Assessment (included in annual HOA dues)	\$ 23,500	\$ 39,500	\$ 50,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	
Special Assessment											
Interest Earned											
Subtotal- Balance & Assessments	\$ 98,670	\$ 134,194	\$ 157,466	\$ 169,466	\$ 110,966	\$ 131,466	\$ 138,966	\$ 146,966	\$ 146,966	\$ 169,966	
<b>MAINTENANCE ITEMS</b>											
<b>Appliances Replace/Repair</b>											
Barn											
Guest House						\$ 10,000					
Lodge											
<b>Heating/Hot Water Heater Replace/Repair</b>											
Barn								\$ 5,000			
Guest House				\$ 3,500	\$ 4,500				\$ 5,000	\$ 5,000	
Hermitage											
Lodge											
<b>Landscape Upgrades</b>											
Barn		\$ 15,722									
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			\$ 25,000					\$ 4,000			Fence at PCR
Guest House				\$ 7,000					\$ 9,000		
Hermitage	\$ 1,500	\$ 2,094				\$ 2,500					
Owners Lodge		\$ 5,115					\$ 7,000				
<b>Pond</b>											
Replace Aerators				\$ 5,000				\$ 10,000			
Replace Headgates				\$ 2,000		\$ 2,000			\$ 2,000	\$ 2,000	
Replace Pond Intake Pump					15000						
<b>SUBTOTAL (MAINTENANCE ITEMS)</b>	\$ 1,500	\$ 22,931	\$ 25,000	\$ 28,500	\$ 19,500	\$ 17,500	\$ 12,000	\$ 22,000	\$ 16,000	\$ 7,000	

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<b>MISC.</b>											
Barn Upgrades				\$ 5,000							
Dock Repair/Replacement					\$ 10,000						
Guest Cabin Refresh/Remodel				\$ 75,000							
Livestock Shelter			\$ 20,000								Shelter for horses/winter storage
New Trail Development	\$ 2,476	\$ 3,797	\$ 4,000								Reroute overlook trail from lot 1 & 2 - Connect Motherload & Priest Creek trails
Owners Lodge Refresh/Remodel			\$ 10,000			\$ 75,000					Convert fire pit to gas with timer
Patio Furniture Replacement			\$ 18,500					\$ 5,000			40 seats, tables, umbrella for barn
Trail Signage			\$ 6,000								Upgrade trail signage & add Golf path signage
Postal Cluster boxes			\$ 4,500								Add postal box with 16 slots/ 1 -4 unit parcel box/concrete & install
Upgrade/Replace Entry Gate							\$ 30,000				
Tree removal in open space areas				\$ 50,000	\$ 50,000		\$ 50,000	\$ 50,000	\$ 50,000		
<b>SUBTOTAL (MISC.)</b>	<b>\$ 2,476</b>	<b>\$ 3,797</b>	<b>\$ 63,000</b>	<b>\$ 130,000</b>	<b>\$ 60,000</b>	<b>\$ 75,000</b>	<b>\$ 80,000</b>	<b>\$ 55,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	
<b>SUBTOTAL - RESERVE EXPENDITURES</b>	<b>\$ 3,976</b>	<b>\$ 26,728</b>	<b>\$ 88,000</b>	<b>\$ 158,500</b>	<b>\$ 79,500</b>	<b>\$ 92,500</b>	<b>\$ 92,000</b>	<b>\$ 77,000</b>	<b>\$ 66,000</b>	<b>\$ 7,000</b>	
<b>(Surplus/Deficiency)</b>	<b>\$ 94,694</b>	<b>\$ 107,466</b>	<b>\$ 69,466</b>	<b>\$ 10,966</b>	<b>\$ 31,466</b>	<b>\$ 38,966</b>	<b>\$ 46,966</b>	<b>\$ 69,966</b>	<b>\$ 80,966</b>	<b>\$ 162,966</b>	