

AMRC HOA Capital Projects & Reserve Schedule											
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2023 Capital expense notes
Beginning Balance w/ Working Capital	\$ 75,170	\$ 94,694	\$ 107,466	\$ 114,634	\$ 2,034	\$ 22,534	\$ 7,534	\$ 35,534	\$ 35,534	\$ 33,534	
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	\$ 214,634	\$ 102,034	\$ 122,534	\$ 107,534	\$ 135,534	\$ 135,534	\$ 133,534	
MAINTENANCE ITEMS											
Appliances Replace/Repair											
Barn											
Guest House						\$ 10,000					
Lodge											
Heating/Hot Water Heater Replace/Repair											
Barn								\$ 5,000			
Guest House					\$ 4,500				\$ 5,000	\$ 5,000	
Hermitage											
Lodge											
Landscape Upgrades											
Barn		\$ 15,722									
Guest House							\$ 5,000				
Owners Lodge				\$ 8,000							Path between OL & new cabin
Lighting (Exterior)											
Barn								\$ 3,000			
Guest House						\$ 3,000					
Hermitage											
Owners Lodge											
Maintenance (Exterior)											
Barn				\$ 15,000				\$ 4,000			complete fence @ PCR
Guest House				\$ 15,000					\$ 9,000		working on quote
Hermitage	\$ 1,500	\$ 2,094				\$ 2,500					
Owners Lodge		\$ 5,115					\$ 7,000				
Pond											
Replace Aerators				\$ 5,000				\$ 10,000			
Replace Headgates						\$ 2,000			\$ 2,000	\$ 2,000	
Replace Pond Intake Pump					15000						
SUBTOTAL (MAINTANCE ITEMS)	\$ 1,500	\$ 22,931	\$ -	\$ 43,000	\$ 19,500	\$ 17,500	\$ 12,000	\$ 22,000	\$ 16,000	\$ 7,000	

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MISC.											
Barn Upgrades											
Dock Repair/Replacement					\$ 10,000						
Guest Cabin Refresh/Remodel						\$ 75,000					
Livestock Shelter				\$ 30,000							Shelter for horses/winter storage
New Trail Development	\$ 2,476	\$ 3,797	\$ 4,419								
Owners Lodge Refresh/Remodel			\$ 13,070					\$ 75,000			
Patio Furniture Replacement			\$ 17,862					\$ 5,000			
Trail Signage			\$ 5,355								
Postal Cluster boxes			\$ 2,126	7800		\$ 2,500					1 cluster box; 2 parcel boxes
Snowmobile/Ranger purchase						\$ 20,000					
Shuttle/Cadillac down payment on lease							\$ 20,000				
Upgrade/Replace Entry Gate									\$ 50,000		
Tree removal in open space areas				\$ 131,800	\$ 50,000		\$ 40,000				Grant match & sawyer fee
<i>SUBTOTAL (MISC.)</i>	\$ 2,476	\$ 3,797	\$ 42,832	\$ 169,600	\$ 60,000	\$ 97,500	\$ 60,000	\$ 80,000	\$ 50,000	\$ -	
SUBTOTAL - RESERVE EXPENDITURES	\$ 3,976	\$ 26,728	\$ 42,832	\$ 212,600	\$ 79,500	\$ 115,000	\$ 72,000	\$ 102,000	\$ 66,000	\$ 7,000	
(Surplus/Deficiency)	\$ 94,694	\$ 107,466	\$ 114,634	\$ 2,034	\$ 22,534	\$ 7,534	\$ 35,534	\$ 33,534	\$ 69,534	\$ 126,534	