

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	\$ 6,534	\$ 120,534	\$ 72,534	\$ 74,034	\$ 74,034	\$ 72,034	
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/Transfer fee				\$ 89,500	\$ 99,000						2% trasfer fee - lots sold in previous year
Interest Earned											
Subtotal- Balance & Assessments	\$ 98,670	\$ 134,194	\$ 157,466	\$ 304,134	\$ 205,534	\$ 220,534	\$ 172,534	\$ 174,034	\$ 174,034	\$ 172,034	
MAINTENANCE ITEMS											
Appliances Replace/Repair											
Barn											
Guest House						\$ 10,000	\$ 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				\$ 3,500							Moved to mail shelter project \$18450 final
Lighting (Exterior)											
Barn								\$ 3,000			
Guest House						\$ 3,000					
Hermitage											
Owners Lodge											
Maintenance (Exterior)											
Barn				\$ 15,000				\$ 4,000			
Guest House				\$ 15,000	\$ 15,000				\$ 9,000		
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						\$ 15,000					
SUBTOTAL (MAINTANCE ITEMS)	\$ 1,500	\$ 22,931	\$ -	\$ 38,500	\$ 15,000	\$ 30,500	\$ 28,500	\$ 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								
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						
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				\$ 221,300	\$ 50,000	\$ 40,000	\$ 40,000					
SUBTOTAL (MISC.)	\$ 2,476	\$ 3,797	\$ 42,832	\$ 259,100	\$ 70,000	\$ 117,500	\$ 70,000	\$ 80,000	\$ 50,000	\$ -		
SUBTOTAL - RESERVE EXPENDITURES	\$ 3,976	\$ 26,728	\$ 42,832	\$ 297,600	\$ 85,000	\$ 148,000	\$ 98,500	\$ 102,000	\$ 66,000	\$ 7,000		
(Surplus/Deficiency)	\$ 94,694	\$ 107,466	\$ 114,634	\$ 6,534	\$ 120,534	\$ 72,534	\$ 74,034	\$ 72,034	\$ 108,034	\$ 165,034		