

Lakeshore Village Pro-Forma Capital Plan

Version 1.1
Revised 4/1/18

Project	Year	Estimated Cost	Comments
From Budget			
Clubhouse-Capital Expense	2017-2018	\$ 29,000.00	Exterior repair & paint
Drainage-Capital Expense	2017-2018	\$ 25,750.00	walls in 80's and additional area
Tree-Capital Expense	2017-2018	\$ 21,465.00	\$13265 from prev budget
Pool-Capital Expense	2017-2018	\$ 6,000.00	Apron concrete- Leak
Electrical-Capital Expense	2017-2018	\$ 20,750.00	Wiring & pole lights
Common Area Repair-Capital Expense	2017-2018	\$ 4,000.00	
Carport-Capital Expense	2017-2018	\$ 8,000.00	repair facia & paint
Parking Lot/Driveway-Capital Expense	2017-2018	\$ 7,000.00	Need work in East Lot & 543 Carport
Sidewalks-Capital Expense	2017-2018	\$ 4,232.00	Phase 3
Retaining Walls-Capital Expense	2017-2018	\$ 4,000.00	
TOTAL		\$ 130,197.00	
Clubhouse-Capital Expense	2018-2019	\$ 7,500.00	roof replace
Driveway/Parking Lot Repaving	2018-2019	\$ 37,000.00	repair where needed and sealcoat all
Electric lighting replacement	2018-2019	\$ 25,000.00	remainder of pole lights wiring
Tree removal & replacement/Ash treatment	2018-2019	\$ 9,000.00	
Carport-Capital Expense	2018-2019	\$ 18,000.00	repair 4 & paint
Common Area Repair	2018-2019	\$ 8,500.00	\$5k paint fence by Shuberts prop
Pool apron refinishing	2018-2019	\$ 15,000.00	
Replace pool furniture	2019-2020	\$ 6,000.00	
Replace clubhouse carpet	2018-2019	\$ 3,000.00	
TOTAL		\$ 129,000.00	

Carport-Capital Expense	2019-2020	\$ 25,000.00	repair 5 & paint
Electric wiring	2019-2020	\$ 20,000.00	
Drainage	2019-2020	\$ 15,000.00	
Railroad tie replacement	2019-2020	\$ 20,000.00	Remodel 1 pod courtyard
Clubhouse awning lake side	2019-2020	\$ 9,000.00	Shade in summer to reduce elec bill
Tree removal & replacement/Ash treatment	2018-2019	\$ 9,000.00	
Refurbish dock	2019-2020	\$ 6,000.00	Replace with Trex type material
Sidewalk replacement	2019-2020	\$ 15,000.00	
Refurbish signs	2019-2020	\$ 1,000.00	
	TOTAL	\$ 120,000.00	
Drainage	2020-2021	\$ 15,000.00	
Carport-Capital Expense	2020-2021	\$ 25,000.00	repair 5 & paint
Railroad tie replacement	2020-2021	\$ 20,000.00	Remodel 1 pod courtyard
Clubhouse repaint interior	2020-2021	\$ 15,000.00	
Sidewalk replacement(Common Area Repair)	2020-2021	\$ 9,700.00	
Tree removal & replacement/Ash treatment	2020-2021	\$ 9,000.00	
Replace planter boxes	2020-2021	\$ 9,000.00	
Utility vehicle	2020-2021	\$ 8,000.00	
	TOTAL	\$ 110,700.00	
Driveway/Parking Lot Sealcoat & restripe	2021-2022	\$ 25,000.00	
Carport-Capital Expense	2021-2022	\$ 25,000.00	repair 5 & paint
Drainage	2021-2022	\$ 15,000.00	
Railroad tie replacement	2021-2022	\$ 20,000.00	Remodel 1 pod courtyard
Tree removal & replacement/Ash treatment	2021-2022	\$ 9,000.00	
	TOTAL	\$ 94,000.00	