



WEL Board Strategic Maintenance Plan



10/18/2023 19:15:18

Target Year	Title	Category	Cycle (Years)	Cost Estimate/Reserve Impact	Running Balance	Comments	Date Identified
2021	Electrical Upgrades to Blue Heron	Restaurant - see assumption 5.		-\$5,500.00			
2021	Internet Improvements	Buildings	10	-\$4,570.00			
2022	Cable TV upgrades	Buildings	10			Cost unknown.	
2022	Dock cleats Replacement	Grounds		-\$2,500.00			
2022	Building exterior gable painting.	Buildings	15	-\$13,856.00		Quote of \$10,000 received from All Surface Painting LLC on 11/30/2021. Chris asked Justin to contact Gene Wilkins for an estimate. Tim asked what our budget was for this work.	12/13/2021
2022/23	Audit		2	-\$13,650.00			
2022	Well pressure tank repairs	Buildings	20	-\$6,500.00			9/3/2022
2023	Re-seal and stripe lot - estimate \$14-15K. Was part of \$18K capital improvement budget allocation in 2021 but not done.	Grounds	6	-\$29,799.00		\$29,800 in 2023; Previously done in 2017.	12/13/2021
	Reserve contribution			\$107,097.81	\$30,722.81	Force balanced to 2022 EOY actual. Entered "contribution" amount represents reserves left from 2021, contributions from 2022 and offsets for earlier documented expenses.	
2023	Replace septic lift pumps	Buildings	15	-\$24,473.80			
2023	Replace lawn furniture	Grounds	10	-\$2,050.86			
2023	Reserve contribution		1	\$55,000.00	\$59,198.15	Force balanced based on 2023 budget, YTD actuals	
2024	Audit		2	-\$7,000.00			8/31/2023
2024	Dock replacement - phase 1 SPECIAL ASSESSMENT SUPPLEMENTED - TOTAL COST ESTIMATE: \$106,235	Grounds	20	-\$20,000.00	\$32,198.15	This is the project described in March 2023 "Dock Update" on the owner's website.	7/18/2023
2024	Back lot resurfacing	Grounds	8	-\$11,800.00	\$20,398.15		
2024	Security camera system repair/replacement	Buildings	20		\$20,398.15	Note: Many alternative technologies with widely varying costs. Needs further study.	9/3/2022
2024	Phone System Cabling/Upgrade	Buildings	20		\$20,398.15	Note: Many alternative technologies with widely varying costs. Needs further study.	7/18/2023
2024	Replaster hot tub	Lodge	20	-\$5,000.00	\$15,398.15		11/29/2022
2024	Reserve contribution		1	\$33,636.00	\$49,034.15		
2025	Septic cleaning and inspections	Buildings	3	-\$7,400.00	\$41,634.15	2022 Charge was \$7,325	4/25/2022
2025	Reserve contribution		1	\$60,000.00	\$101,634.15		
2026	Audit		2	-\$7,000.00	\$94,634.15		8/31/2023
2026	Exercise room, office and hallway HVAC	Lodge	20	-\$10,600.00	\$84,034.15		8/28/2023
2026	Pool patio painting and resurfacing	Lodge	20		\$84,034.15		7/24/2023
2026	Pool indoor deck painting and resurfacing.	Lodge	20		\$84,034.15	In quote from All Surface Painting, LLC received on 11/30/2021 for gable painting, Jed referenced the poor condition of the pool surface and that it should be skim coated by a concrete contractor before applying epoxy paint. Water line and below is stained.	11/30/2021
2026	Dock replacement - phase 2	Grounds	20	-\$112,940.00	\$10,594.15	This project replaces all remaining docks not replaced in the Phase 1 project. All existing docks are deteriorating and will require replacement within a few years.	7/18/2023
2026	Reserve contribution		1	\$60,000.00	\$31,094.15		

2027	Replaster pools	Lodge	25	-\$13,500.00	\$17,594.15		11/29/2022
2027	Add handicap lift to hot tub	Lodge	25	-\$7,000.00	\$10,594.15		7/24/2023
2027	Reserve contribution		1	\$60,000.00	\$70,594.15		
2028	Audit		2	-\$7,000.00	\$63,594.15		8/31/2023
2028	Replace plumbing for pool	Lodge	25	-\$10,000.00	\$53,594.15		7/24/2023
2028	Septic cleaning and inspections	Buildings	3	-\$7,400.00	\$46,194.15	2022 Charge was \$7,325	
2028	Reserve contribution		1	\$60,000.00	\$106,194.15		
2029	Re-seal and stripe asphalt surfaces	Grounds	6	-\$29,800.00	\$76,394.15	\$29,800 in 2023	12/13/2021
2029	Reserve contribution		1	\$60,000.00	\$136,394.15		
2030	Audit		2	-\$7,000.00	\$129,394.15		8/31/2023
2030	Building siding painting and staining - SPECIAL ASSESSMENT SUPPLEMENTED - TOTAL COST ESTIMATE: \$250,000	Buildings	15	-\$100,000.00	\$29,394.15		
2030	Reserve contribution		1	\$60,000.00	\$89,394.15		
2031	Internet Improvements	Buildings	10	-\$4,570.00	\$84,824.15		
2031	Septic cleaning and inspections	Buildings	3	-\$7,400.00	\$77,424.15	2022 Charge was \$7,325	
2031	Reserve contribution		1	\$60,000.00	\$137,424.15		
2032	Audit		2	-\$7,000.00	\$130,424.15		8/31/2023
2032	Back lot resurfacing	Grounds	8	\$11,800.00	\$142,224.15		
2032	Pool area HVAC & dehumifiers	Lodge	25	-\$115,000.00	\$27,224.15		12/13/2021
2032	Reserve contribution		1	\$60,000.00	\$87,224.15		
2033	Sprinkler System Controller and Pump replacement	Grounds	20	-\$10,000.00	\$77,224.15	Note: Costs/lifespans uncertain	9/7/2023
2033	Reserve contribution		1	\$60,000.00	\$137,224.15		
2034	Audit		2	-\$7,000.00	\$130,224.15		8/31/2023
2034	Septic cleaning and inspections	Buildings	3	-\$7,400.00	\$122,824.15	2022 Charge was \$7,325	
2034	Reserve contribution		1	\$60,000.00	\$182,824.15		
2035	Re-seal and stripe asphalt surfaces	Grounds	6	-\$29,800.00	\$153,024.15	\$29,800 in 2023	12/13/2021
2035	Reserve contribution		1	\$60,000.00	\$213,024.15		
2034	Audit		2	-\$7,000.00	\$206,024.15		8/31/2023
2036	Roof replacement - SPECIAL ASSESSMENT SUPPLEMENTED - TOTAL COST ESTIMATE: \$700,000	Buildings	30	-\$225,000.00	-\$18,975.85		12/13/2021
2036	Reserve contribution		1	\$60,000.00	\$41,024.15		

Assumptions:	
1	Life cycle of maintenance is based on either the actual life of original instances, or online references when actual history is not available.
2	No provision has been made for inflation. Model assumes that revenue/reserve contributions will keep pace with costs.
3	2022 Reserve contribution is a derived number representing our actual reserve status as of 12/31/2022, which was a combination of historical reserves and monies accumulated in 2022.
4	Reserve contributions are represented as annual, end-of-year events for simplicity's sake of the model. In actuality, reserves are accumulated every month. A negative running balance within a given year may be a point of concern regarding the timing of maintenance within that year.
5	Anticipated maintenance to the restaurant building are not included. The current lease has the tenant responsible for all of the costs but qualifies tenant for future rent credits. Rental income in annual operational budgets have been adjusted to reflect these rent credits.
6	Every attempt will be made to fully fund expenses identified as being paid out of reserves. Variations between estimates and actuals will result in increased or decreased reserve contributions to expenses where special assessments are anticipated.
7	Operational budgets for pool and grounds include funds for some annual routine replacement of smaller items such as lawn furniture, grills, pool heaters, controllers, etc.
8	Goal is to keep a minimum of \$30,000 in reserves for unanticipated expenses.

Legend:	
1	Entries shaded in green have been completed. Amounts are actuals.
2	Entries shaded in yellow require additional validation and/or estimates.
3	Entries shaded in red will require a special assessment.
4	All other entries represent known, expected expenses and amounts are
5	Reserve contributions are populated by the amount in the tab labeled