

Mountain Sunrise
Capital Plan*

Project Title	Completed 2024	Approved 2025	Proposed 2026	Proposed 2027	Proposed 2028	Proposed 2029	Proposed 2030	Proposed 2031	Proposed 2032	Proposed 2033	Proposed 2034
Parking Lot											
Parking lot maintenance-Seal/Coat		8,200.00		8,500.00		8,500.00					
Adding extra parking spaces			35,000.00								
Parking Lot mill and replacement									225,000.00		
Roof / Chimneys & Components											
Fireplace and flue inspection (should be done every year)	4,371.60										
Roof inspection and repairs	825.00		1,500.00		1,500.00		1,500.00		1,500.00		1,500.00
Roof replacement											
Avalanche roof repairs				10,000.00							
Vent replacement											
Hot Tub / Sauna Area Components											
Hot tub replacement	24,626.50										
Hot tub deck replacement			30,000.00								
Sauna replacement											
Common bathroom upgrade/repairs				2,800.00							
Doors / Railings / Stairs / Decks											
paint garage doors						6,000.00					
Garage door replacement								36,000.00			
Entry doors - repairs			250.00		250.00		250.00		250.00		
Entry door replacement					25,000.00	25,000.00	25,000.00				
Paint doors, decks, railings				5,000.00			7,000.00	7,000.00	7,000.00		
Common railing repairs			1,000.00			1,000.00					
Railing upgrade/ replacement					4,500.00						
Stairs to unit A-replacement											
Decks repairs and upgrades							120,000.00				
Deck lighting repairs and upgrades											
Interior Work & Rental Units											
Rental Unit repairs							1,500.00	1,500.00	1,500.00		
Unit Door Replacements											
Hallway Paint/Carpet		*** 18000									
Foundation / Siding / Railroad ties / Retaining Walls											
Retaining wall (for upper lot) and railings			20,000.00								
Railroad ties: planters/retaining walls			28,000.00								
Wood Replacement (trim, post wrap)			1,000.00		1,000.00		1,000.00				
Stucco Repairs			2,000.00		2,000.00			2,000.00			2,500.00
Foundation evaluation and repairs		10,000.00									
Siding Replacement						400,000.00					
Bat Mitigation				52,500.00							
Capital Reallocation	\$ 29,823.10	\$ 18,200.00	\$ 118,750.00	\$ 78,800.00	\$ 34,250.00	\$ 440,500.00	\$ 156,250.00	\$ 46,500.00	\$ 235,250.00	\$ -	\$ 4,000.00
Add Special Assessment	\$ 28,750.00	\$ 39,680.00	\$ 39,680.00	\$ 39,680.00	\$ 39,680.00	\$ 39,680.00	\$ 39,680.00	\$ 39,680.00	\$ 39,680.00	\$ 39,680.00	\$ 39,680.00
Capital Account Ending Cash Balance	\$ 91,000.00	\$ 112,480.00	\$ 33,410.00	\$ (5,710.00)	\$ (280.00)	\$ (401,100.00)	\$ (517,670.00)	\$ (524,490.00)	\$ (720,060.00)	\$ (484,810.00)	\$ (684,380.00)

*Professional financial reserve study is recommended

*** To Be Discussed at Annual Meeting with Owners