

Silver Star Spiro Owners Association
PROPOSED CAPITAL EXPENDITURES FOR 2010

Reserve balance as of December 31, 2009	\$	12,323.00
Funding from budget 2010	\$	17,610.76
Funding from special assessment	\$	-
 Projected Funds available for 2010 Capital Projects through December 31, 2010	 \$	 29,933.76

Proposed Projects	Budget Cost	Actual Cost	Variance
1 Painting of Decks & Siding	\$ 8,000.00		\$ (8,000.00)
2 Painting of Garage Parking	\$ 1,000.00		\$ (1,000.00)
3 Reseal the Lower Plazas	\$ 5,000.00		\$ (5,000.00)
4 Rain Gutter Install	\$ 3,000.00		\$ (3,000.00)
5	\$ -		\$ -
6	\$ -		\$ -
7	\$ -		\$ -
8	\$ -		\$ -
9	\$ -		\$ -
10	\$ -		\$ -
11	\$ -		\$ -
12	\$ -		\$ -
13	\$ -		\$ -
14	\$ -		\$ -
15	\$ -		\$ -
16	\$ -		\$ -
17	\$ -		\$ -
18	\$ -		\$ -
19	\$ -		\$ -
20	\$ -		\$ -
21	\$ -		\$ -
22	\$ -		\$ -
23	\$ -		\$ -
24	\$ -		\$ -
25	\$ -		\$ -
26	\$ -		\$ -
27	\$ -		\$ -
28	\$ -		\$ -
Total	\$ 17,000.00	\$ -	\$ (17,000.00)

Total funds available for 2010 Capital Projects	\$	29,933.76
Less costs for 2010 Capital Projects	\$	17,000.00
Reserve Balance as of 12/31/2010	\$	12,933.76

Silver Star Spiro Association																			
Capital Improvement Funds																			
20-Nov-09	Actual	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Total
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		
Dues Increase projected	0.0%	4.5%																	
Projected Beginning Reserve Balance	\$ -	\$ 12,323	\$ 12,934	\$ 30,545	\$ 48,155	\$ 32,946	\$ 50,557	\$ 129,619	\$ 147,230	\$ 232,438	\$ 250,049	\$ 342,017	\$ 359,627	\$ 459,031	\$ 476,642	\$ 584,224	\$ 601,835	\$ 3,770,171	
Sources of Cash																			
Funding - from budget	\$ 12,323	\$ 17,611	\$ 17,611	\$ 17,611	\$ 17,611	\$ 17,611	\$ 17,611	\$ 17,611	\$ 17,611	\$ 17,611	\$ 17,611	\$ 17,611	\$ 17,611	\$ 17,611	\$ 17,611	\$ 17,611	\$ 17,611	\$ 294,095	
Special Assessment																		\$ -	
Dues Increase																			
Current HOA Dues (2009)	\$ 558,655				\$ 55,866		\$ 61,452		\$ 67,597		\$ 74,357		\$ 81,793		\$ 89,972		\$ 98,969		
Prior year O/A Operational excess/deficit	\$ -																	\$ -	
Total Funds Available	\$ 12,323	\$ 29,934	\$ 30,545	\$ 48,155	\$ 121,632	\$ 50,557	\$ 129,619	\$ 147,230	\$ 232,438	\$ 250,049	\$ 342,017	\$ 359,627	\$ 459,031	\$ 476,642	\$ 584,224	\$ 601,835	\$ 718,415	\$ 4,064,266	
Uses of Cash																			
REMODEL COSTS																			
Plans for the drop off area																		\$ -	
New lobby furniture / décor																		\$ -	
Remodel common area bathrooms																		\$ -	
Remodel elevators																		\$ -	
Replace elevator carpeting/flooring																		\$ -	
Transit center drop off area																		\$ -	
Lobby rugs																		\$ -	
Art work for property																		\$ -	
Relocate exit door from lobby																		\$ -	
Cover over re-located lobby door																		\$ -	
Chandeliers for lobby																		\$ -	
New lobby accessories																		\$ -	
New pictures for lobby																		\$ -	
Mirror for lobby																		\$ -	
Custom registration desk																		\$ -	
Executive desk																		\$ -	
Paint lobby																		\$ -	
Paint elevator lobbies in garage																		\$ -	
Paint stairwells & floors																		\$ -	
Wireless internet access																		\$ -	
Automated doors to front of building																		\$ -	
Automated doors at back of lobby																		\$ -	
Vestibule at back of lobby																		\$ -	
Elevator lobby flooring in garage																		\$ -	
Fitness center																		\$ -	
Restructure lobby layout																		\$ -	
Install autolock and fail secure to glass doors																		\$ -	
MAINTENANCE PROJECTS																			
Concrete repair																		\$ 1,000	
Core test concrete																		\$ -	
Concrete walk on East side of project																		\$ -	
Concrete retaining wall - face with stone																		\$ -	
Repair concrete stairs																		\$ -	
Install new drains in the courtyard concrete																		\$ -	
Wood / deck repair																		\$ 1,000	
Painting & staining decks & siding		\$ 8,000																\$ 8,000	
Paint locker room																		\$ -	
Paint elevator doors, frames, stairwell doors																		\$ -	
Add more Christmas lights																		\$ 5,500	
Replace/repair landscape sprinkler system																		\$ -	
Landscaping																		\$ -	
New photo eyes for exterior lighting																		\$ -	
Replace stairwell railings																		\$ -	
Paint stair well railings																		\$ -	
Reseal lower Plazas		\$ 5,000																\$ 5,000	
Repair of walkway heating system																		\$ -	
Electrical repair																		\$ -	
Replace lights on decks and building																		\$ -	
Sprinkler control valve replacement																		\$ -	
New soft water system																		\$ -	
On going roof repair																		\$ 1,000	
Roof replacement																		\$ -	
Heated walkway outside elevator #3																		\$ -	
New lock mechanism on common hall doors																		\$ -	
Installation of card key system																		\$ -	
Install door closures on common hall doors																		\$ -	
Add stone facing to concrete																		\$ -	
Heat tape replacement																		\$ 1,000	
Snowmelt System Repair																		\$ -	
Garage door repair																		\$ -	
Revamp/enclose dumpster area																		\$ -	
Rain gutters installation/repair		\$ 3,000																\$ 3,000	
Replace storage room/mechanical room locks																		\$ -	

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	
Replace carpeting in common unit entries																		\$ -	
Spa - pool																		\$ -	
Replaster hot tub & pool																		\$ -	
Re-tile around the hot tub and pool																		\$ -	
Pool coping stone replacment																		\$ -	
Replace pool heater																		\$ -	
Replace spa heater																		\$ -	
New sand filter for pool																		\$ -	
New sand filter for spa																		\$ -	
New pool furniture																		\$ -	
Repair heating system for pool deck																		\$ -	
New pool cover																		\$ -	
New spa cover																		\$ -	
Install automated chlorination system for pool																		\$ -	
Pool light & electrical repair																		\$ -	
Replace air blower motors																		\$ -	
Parking																		\$ -	
Painting walls, restriping, add banners		\$ 1,000																\$ 1,000	
Paint storage lockers rooms																		\$ -	
Concrete repair																	\$ 2,500	\$ -	
Garage door repair																		\$ -	
Fire Safety Systems																		\$ -	
Replace fire alarm system																		\$ -	
Repairs to fire suppression system																	\$ 1,500	\$ -	
Fire extenguisher replacement																		\$ -	
Replace elevator telephones																		\$ -	
Replace recalled sprinkler heads																		\$ -	
Lighting																		\$ -	
Replace / improve exterior lighting																		\$ -	
Replace interior lighting																		\$ -	
Walkway lights by fire station																		\$ -	
Signage																		\$ -	
Internal																		\$ -	
Parking area																		\$ -	
External																		\$ -	
Pool signage																		\$ -	
Miscellaneous Expense Account																		\$ -	
4-wheeler with plow																		\$ -	
Total Uses of Cash	\$ -	\$ 17,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,500	\$ 18,000
Projected Ending Cash Balance	\$ 12,323	\$ 12,934	\$ 30,545	\$ 48,155	\$ 32,946	\$ 50,557	\$ 129,619	\$ 147,230	\$ 232,438	\$ 250,049	\$ 342,017	\$ 359,627	\$ 459,031	\$ 476,642	\$ 584,224	\$ 601,835	\$ 704,915	\$ 4,046,266	