

**SUN VALLEY ELKHORN ASSOCIATION  
CAPITAL BUDGET ASSUMPTIONS  
2011-12**

**REVENUE**

- #1301 Capital Assessments** – 1629 properties x \$116 yr. = \$188,964.
- #1315 Interest Income** – Capital Reserve savings balance

**EXPENSES**

**COMMON AREA**

- #1451 Signs** – Repair and repaint some directional signs
- #1460 Paths/Trails** –Work on common area corridor and connector trails
- #1463 O/S Willow Cutting** – Cut back willows in some open space areas to mitigate wildfire danger near structures
- #1464 Fencing** – Open space fencing repairs and/or replacement
- #1465 Village and Twin Creeks Ponds/Dams** – Head gate and earthen dam repair/replacement and removing willows from the pond system as needed
- #1471 Sagehill (Harker/Morningstar) Path** – Overlay asphalt path between Harker Center and Morningstar Road

**HARKER POOL**

- #1490 Maintenance & Incidental Repairs** – Miscellaneous equipment upkeep and/or replacement
- #1492 Pool Furniture & Umbrellas** – Replace broken furniture and umbrellas
- #1494 Pool Replaster** – Replace the finish surface of the pool
- #1503 Repair Cracks in Concrete Deck** – Cracks in the concrete decking that are adjacent to the pool edge can compromise the integrity of the pool structure and need to be repaired
- #1506 Replace Sand in Pool Filter** – Replace the sand in the original pool filter and install an additional filter to bring flow rates to industry standards
- #1510 Replace Pool Vacuum** – Purchase a new vacuum
- #1512 Replace Aspen Trees w/ Evergreens** – The large aspen trees are damaging the concrete decking and their leaves also create maintenance issues with the pool, hot tub and wading pool. The aspens will be taken out and replaced with evergreens

Capital Budget Assumptions  
2011-12

- #1514 **Pool Coping** – Replace the original (1981) upper edge of the pool. Removal of the old coping revealed skimmers were also in need of replacement causing budget overruns for the project
- #1515 **Safety Signage** – Replace old safety and rule signage around the pool areas

**HARKER STRUCTURE**

- #1533 **Parking Lot** – Crack patching and re-stripping the Harker Center Parking lot
- #1534 **Landscaping** – Replace dead trees, shrubs and sod
- #1535 **Patio Furniture** – Rotated replacement of tables, umbrellas and chairs
- #1536 **Kitchen Appliances – Refrigerator** – Replaced commercial refrigerator
- #1542 **Computer System Update** – Replace aging computer stations and purchase mapping software
- #1544 **Amenity Card Camera/Software** – Specialized programming for current photo I.D. system.
- #1548 **Office Equipment** – Increase server capacity to accommodate paperless office goal
- #1551 **Replace Window Coverings** – Phased replacement of 20-year old window blinds
- #1557 **Miscellaneous Repairs** – To cover repairs to building (interior & exterior)

**VILLAGE POOL**

- #1564 **Interior/Exterior Paint/Stain** – to maintain painted/stained surfaces
- 1569 **Protective Nets** – Replace some of the golf ball nets; this is a phased process with some nets being replaced nearly each budget year
- #1570 **Equipment Repairs** – Miscellaneous equipment upkeep – replaced one of the two boilers in 2010/11
- #1571 **Pool Furniture** – Replace broken pool furniture and umbrellas; final phase of new design to take place in 2011/12
- #1573 **Winter Spa Cover** – Replace thermal cover
- #1577 **Pool Fence Repairs** – Replace the gate
- #1580 **Winter/Summer Pool Covers** – Replace summer thermal covers
- #1591 **Combustion Air Venting** – Install appropriate venting/fresh air to the mechanical room to resolve repeated maintenance issues

Capital Budget Assumptions  
2011-12

**#1593**      **Pool Signage** - Replace old safety and rule signage around the pool areas

**#1594**      **Filter Sand Replacement** – Replace the sand in the two pool filters

**HARKER & VILLAGE TENNIS**

**#1606**      **Crack Repairs** – Annual crack repairs to courts

**#1607**      **Deck/Court Shade Covers** – Repair shade covers between the courts

**#1612**      **Tennis Building Repairs (Harker)** – Construct lock-off door for after-hours use of restrooms

**#1613**      **Windscreens** – Replace a portion of existing windscreens per inventory. This is a phased process with some screens being replaced each budget year or as needed

**#1655**      **Ice Machine/Water Coolers** – Purchase new ice maker for Village

**#1656**      **Court Surfaces** – Village: Resurface (Plexi-pave) six asphalt courts; replace the two KramerCourts. Harker: crack repair as needed

**#1659**      **Tennis Nets** – Purchase two new nets each year

**#1662**      **Outdoor Furniture** – Replace old tables and chairs as needed

**OTHER**

**#1723**      **Master Plan** – Develop a 10-year amenity master plan