

Eagle's Nest Condominiums 10 year plan

Mission Statement: Maintain the value of Eagle's Nest as a premier complex in its market category.

The following numbers are largely based on past engineer reports and will vary greatly due to Board decisions and general economic conditions will influence the following costs as well.

The Eagles Nest 10 year plan is to be used as a guide. Crested Butte Lodging recommends a professional reserve and financial study.

2022				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Paint/Stain Complex & Manager Units Trim	\$66,010	\$1,650.25	2017 bid plus adding the managers trim plus 3% increase each year
2	Hire Engineer to inspect the retaining walls	\$2,500	\$62.50	
3	Roof Vents	\$3,000	\$75.00	As needed and if needed
4	Engineer	\$8,000	\$200.00	Continued work anticipated from Cesare in 21/22 fiscal year. \$4341 of 2020 budget spent to date
Totals		\$79,510	\$1,987.75	
2023				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Mud Jack 3 Garages	\$11,550	\$288.75	Hopefully we will not need to mud jack anymore since we hope to fix the water under slabs in previous years.
2	Parking Lot Maintenance - Sealco	\$16,300	\$407.50	Including stripes
3	Drainage TBD			Waiting on SGM/Cesare Proposal (See #1)
Totals		\$27,850	\$696.25	
2024				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Replace Guard Rails & Paint	\$80,000	\$2,000.00	Cor-ten/ Combined price for painting that was in 2020 (12,000) and Replacing Guard Rails in 2020 (54,400) AND added 20% to cost
2	Replace small timber retaining walls	\$9,000	\$225.00	Based on JCI bid in 8/2017 for replacing the small wall between 8 & 9 for \$8500.00. South wall of #40 was for \$3950.00
3	Replace upper hot tub	\$20,000	\$500.00	Upper tub was replaced in 2010, lower was replaced in 2015
Totals		\$109,000	\$2,725.00	
2025				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Stain retaining walls (upper/lower/btw blds)	\$25,000	\$62.50	Includes labor/lift/stain (2021 pricing)
2	Parking Lot Maintenance - Sealco	\$17,600	\$440.00	Including stripes
3	Mud Jack 3 Garages	\$12,000	\$300.00	Hopefully we will not need to mud jack anymore since we hope to fix the water under slabs in previous years.
Totals		\$54,600	\$1,365.00	
2026				
Priority	Description	Total Estimate	Est./Unit	Comments
1	New lower hot tub	20,000	\$500	Upper tub was replaced in 2010, lower was replaced in 2015
2	Paint hot tub room interiors	5,000	\$125	
Totals		\$25,000	\$625	
2027				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Paint Parts of Complex & Manager Units Trim	\$75,911	\$1,897.78	2017 bid plus adding the managers trim plus 3% increase each year
2	Parking Lot Maintenance - Sealco	\$19,000	\$475.00	Including stripes
3	Mud Jack 3 Garages	\$12,500	\$312.50	Hopefully we will not need to mud jack anymore since we hope to fix the water under slabs in previous years.
Totals		\$107,411	\$2,685.28	
2028				
Priority	Description	Total Estimate	Est./Unit	Comments
2	Reserve Study	\$20,000	\$500.00	
Totals		\$20,000	\$500.00	
2029				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Parking Lot Maintenance - Sealco	\$20,500	\$512.50	
2	Mud Jack 3 Garages	\$13,500	\$337.50	Hopefully we will not need to mud jack anymore since we hope to fix the water under slabs in previous years.
Totals		\$34,000	\$850.00	
2030				
Priority	Description	Total Estimate	Est./Unit	Comments
1	Paint	\$20,500	\$512.50	
Totals		\$20,500	\$512.50	

* This is not a professional Reserve Study:

Disclaimer: This is not a Certified Reserve Study - Crested Butte Lodging and Property Management does not guarantee the above figures or time frames. CBL has been asked by the Eagles Nest Board of Directors to assist them in making an outline of costs and time frame for projects in the near future. These numbers are based on CBL's experience. For detailed planning CBL advises that Eagles Nest HOA hire a professional Reserve Analyst.