

**PCHA Strategic Plan  
Five Year Task-Cost Estimates**

**2019 \***

Strategic Task	Task Type	Total Replace	Fiscal Year	Estimated Cost	Fiscal Year	Estimated Cost	Fiscal Year	Estimated Cost	Fiscal Year	Estimated Cost	Fiscal Year	Estimated Cost
<b>Landscaping</b>												
Annual Maintenance contract (mowing, mulch)	C		FY18	\$3,692	FY19	\$3,803	FY20	\$3,917	FY21	\$4,034	FY22	\$4,155
Irrigation (startup, shutdown, backflow)	C		FY18	\$200	FY19	\$207	FY20	\$213	FY21	\$219	FY22	\$226
Irrigation Repair	C		FY18	\$124	FY19	\$106	FY20	\$109	FY21	\$112	FY22	\$116
Other Landscape/Cleanup	C		FY18	\$0	FY19	\$80	FY20	\$82	FY21	\$85	FY22	\$87
Planting updates	C		FY18	\$0	FY19	\$106	FY20	\$0	FY21	\$112	FY22	\$116
Water use (JCSA)	C		FY18	\$651	FY19	\$671	FY20	\$691	FY21	\$711	FY22	\$733
Irrigation Controller box replacement	C	\$200	FY18		FY19		FY20	\$212	FY21		FY22	\$0
Rain sensor replacement (5 years)	R	\$50 <sup>1</sup>	FY18		FY19		FY20		FY21	\$55	FY22	\$57
<b>Administrative</b>												
Postage	C		FY18 <sup>4</sup>	\$88	FY19	\$91	FY20	\$93	FY21	\$96	FY22	\$99
Paper, Window Envelopes, Office Supplies	C		FY18 <sup>4</sup>	\$40	FY19	\$41	FY20	\$42	FY21	\$44	FY22	\$45
Disclosure Packets	R		FY18	\$0	FY19 <sup>14</sup>	\$25	FY20	\$0	FY21	\$0	FY22	\$0
Liability insurance	C		FY18	\$507	FY19 <sup>16</sup>	\$522	FY20	\$538	FY21	\$554	FY22	\$571
Surety Bond, Treasurer	C		FY18	\$115	FY19	\$30	FY20	\$115	FY21	\$115	FY22	\$118
Meeting space	C		FY18	\$0	FY19	\$450	FY20	\$150	FY21	\$150	FY22	\$155
PO Box	C		FY18	\$82	FY19	\$84	FY20	\$87	FY21	\$90	FY22	\$92
Association Management Services	C		FY18 <sup>11</sup>	\$0	FY19	\$5,175	FY20	\$7,107	FY21	\$7,320	FY22	\$7,540
Management Services Added Charges	C		FY18	\$0	FY19	\$200	FY20	\$206	FY21	\$212	FY22	\$219
Miscellaneous Expenses	C		FY18	\$179	FY19	\$150	FY20	\$155	FY21	\$159	FY22	\$164
<b>Legal</b>												
SCC annual registration	R	\$25	FY18	\$25	FY19	\$25	FY20	\$25	FY21	\$25	FY22	\$26
CIC annual fee	R	\$135	FY18	\$20	FY19	\$20	FY20	\$20	FY21	\$20	FY22	\$21
Corporate Agent fee	R	\$300	FY18	\$225	FY19 <sup>16</sup>	\$0	FY20	\$0	FY21	\$0	FY22	\$0
Legal services	C	\$750	FY18	\$7,944	FY19	\$8,182	FY20	\$8,428	FY21	\$8,681	FY22	\$8,941
Declarations filing fee	R	\$35	FY18		FY19		FY20	\$35	FY21		FY22	\$0
<b>Social</b>												
Community Picnic	S	\$210	FY18 <sup>13</sup>	\$0	FY19	\$0	FY20	\$0	FY21	\$0	FY22	\$0
Community garage sale	S	\$45	FY18	\$0	FY19	\$0	FY20	\$52	FY21	\$52	FY22	\$54
<b>Infrastructure</b>												
<b>General</b>												
Street name sign (12) maintenance (20 years)	C	\$264	FY18	\$0	FY19	\$45	FY20	\$46	FY21	\$48	FY22	\$49
Street signpost (6) replacement (10 years)	C	\$180	FY18	\$0	FY19	\$61	FY20	\$63	FY21	\$63	FY22	\$65
Entry sign replacement/maintenance (20 years)	C	\$3,000	FY18		FY19		FY20	\$3,000	FY21		FY22	
Entrance sign lighting (5 years)	C	<sup>5</sup> \$300	FY18		FY19		FY20		FY21		FY22	
Meeting announcement sign (5 years)	S	\$50	FY18	\$50	FY19		FY20		FY21		FY22	
Electric	C		FY18 <sup>5</sup>	\$151	FY19	\$156	FY20	\$160	FY21	\$165	FY22	\$170
Holiday bows (2-3 years)	S		FY18		FY19	\$27	FY20		FY21	\$28	FY22	
Holiday greens, pre-lit, 68' (7 years)	S	\$337	FY18		FY19		FY20		FY21	\$375	FY22	
Infrastructure continues on pg. 2												

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Strategic Task	Task Type	Total Replace	Fiscal Year	Estimated Cost	Fiscal Year	Estimated Cost	Fiscal Year	Estimated Cost	Fiscal Year	Estimated Cost	Fiscal Year	Estimated Cost
<b>Stormwater *</b>												
Annual pond maintenance	R	\$1,500	FY18	\$0	FY19	\$2,000	FY20	\$2,060	FY21	\$2,122	FY22	\$2,185
Annual pond treatment	R	\$300	FY18	\$300	FY19	\$309	FY20	\$318	FY21	\$328	FY22	\$338
Annual swale (3) maintenance	R	\$300	FY18	\$221	FY19	\$228	FY20	\$234	FY21	\$241	FY22	\$249
Rights-of-way (9) maintenance	R		FY18		FY19	\$500	FY20	\$515	FY21	\$530	FY22	\$546
Total Pipe (1,577 lf) inspection/cleaning	R	\$12,000	FY18 <sup>10</sup>	\$2,907	FY19		FY20		FY21		FY22	
HOA concrete swale repair/replacement (2)	R	\$20,000	FY18		FY19		FY20		FY21 <sup>8</sup>	\$6,500	FY22	
Pond access survey, marking, clearing, grading	R	\$22,146	FY18 <sup>8</sup>	\$13,980	FY19		FY20 <sup>8</sup>	\$6,500	FY21		FY22	
Spillway/dam assessment	R	\$1,000	FY18		FY19		FY20		FY21		FY22	
Spillway/dam repairs	R		FY18		FY19		FY20		FY21		FY22	
Pond outflow pipe restoration	R	\$10,000	FY18 <sup>8</sup>	\$7,500	FY19		FY20		FY21		FY22	
Inlet piping restoration	R		FY18		FY19		FY20		FY21		FY22	
Dewatering structure repairs	R		FY18		FY19		FY20		FY21		FY22	
Unanticipated repairs	R	\$6,436 <sup>11</sup>	FY18		FY19	\$26,590 <sup>8,15</sup>	FY20		FY21		FY22	
Pond dredging/regrading (8000 cy)	R	\$67,840	FY18		FY19		FY20		FY21		FY22	
Disposal of excavated material (666 loads)	R	\$24,709	FY18		FY19		FY20		FY21		FY22	
Spillway/Dam rebuilding	R		FY18		FY19		FY20		FY21		FY22	
Spillway riprap (5 tons) replacement	R	\$2,000	FY18		FY19		FY20		FY21		FY22	
Spillway piping (100 lf) replacement	R <sup>6</sup>	\$39,300	FY18		FY19		FY20		FY21		FY22	
Inlet piping 792 lf) replacement	R	\$44,540	FY18		FY19		FY20		FY21		FY22	
Flared inlet pipe ends (3) replacement	R	\$3,144	FY18		FY19		FY20		FY21		FY22	
Dewatering facility replacement	R	\$15,065	FY18		FY19		FY20		FY21		FY22	
<b>Dues Calculator</b>			FY18		FY19 <sup>12</sup>		FY20		FY21		FY22	
Total Projected Revenue (dues, home sales, grants)				\$23,393		\$41,515		\$32,365		\$32,366		\$34,916
Total Projected Costs				\$39,001		\$49,883		\$35,174		\$33,247		\$27,135
Projected Operating Costs				\$14,564		\$22,687		\$24,838		\$26,051		\$26,418
Projected Infrastructure Costs				\$24,437		\$27,196		\$10,336		\$7,196		\$717
Deposit to Reserve Fund				(\$15,608)		(\$8,368)		(\$2,809)		(\$881)		\$7,781
HOA Annual Dues/household				\$175		\$225		\$275		\$275		\$300
<b>PCHA Funds Total Balance as Dec 31 <sup>7</sup></b>	<sup>2</sup>	\$37,852		\$22,080		\$13,712		\$10,903		\$10,021		\$17,802

Key	
C - Core - essential to HOA operation	
R - Regulated - HOA obligation required by state law	* Availability of JCC grants anticipated to defray up to 50% of stormwater major task costs
S - Spirit - builds community spirit	
Purple indicates interactive calculation field	

**Footnotes**

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|---|---|
| <p>1 Williams Landscaping donated replacement &amp; installation of rain sensor in 2016</p> <p>2 Balance of Reserve Fund from previous FY</p> <p>4 Annual Meeting packets emailed, minimally to 60% of residences; 115 invoices mailed in Dec, 20 Violations letters mailed</p> <p>5 Entry sign light and fixture replaced with energy-saving LED in Feb 2017</p> <p>6 Spillway piping (100 lf) replacement superceded by Pond outflow pipe restoration</p> <p>7 Total Funds Balances will not agree with Budget to Actual Bank Balances due to checks voided or payments posted across FY's.</p> <p>8 PCHA matching amount for JCC BMP Repair &amp; Maintenance Matching Grants award 50-50, up tp \$7,500</p> <p>9 Review Bylaws amendment; presentation at Annual Meeting; 2 court actions to enforce Declarations</p> <p>10 PCHA matching amount for JCC Stormwater System Inspection Matching Grant award 75-25; completed 2018</p> <p>11 \$5,175 for 9 months in 2019; 3% increase added to \$6,900 thereafter</p> <p>12 Using Management Services eliminates PCHA income from Disclosure Packets &amp; Inspection Fees</p> | <p>13 No volunteers came forward to run the Picnic so it was not held</p> <p>14 Management Company hired to handle Disclosure Packets</p> <p>15 Pipe behind 4476 PC lined to restore pipe and repair sinkhole; completed 2019</p> <p>16 Brooks Management to assume 4/1/2019</p> <p>17 Completed 2017</p> |
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