

Black Mountain Ranches Road Repair and Maintenance Summary: 2005 - 2018

	Annual Road Repairs	Upper Black Mountain	Lower Black Mountain	Willow Creek	Cave Creek	Twelve Mile	Rich Creek	Lynch Creek	CR Access	Total Spend					
	Association roadway miles:	1.1	2.3	2.8	1.9	0.4	0.8	0.5	0	9.8					
	Lots served by roadway:	10	22	17	12	5	6	4	26	102					
	Percentage of Roadway Length:	11.2%	23.5%	28.6%	19.4%	4.1%	8.2%	5.1%	0.0%	100%					
	Percentage of Owners:	9.8%	21.6%	16.7%	11.8%	4.9%	5.9%	3.9%	25.5%	100%					
Total:	Percentage of Roadway Expenses:	13.7%	28.6%	18.0%	13.9%	6.0%	18.2%	1.6%	0.0%	100%	Annual Average				
		\$14,286	\$29,855	\$18,826	\$14,524	\$6,235	\$19,051	\$1,679	\$0	\$104,455	4.6	\$1,627	36	\$230	\$73
Year											Total Miles	\$ per mile	# of Lot Served	\$ per lot Served	\$ per Ttl # of Lots
2018	Major Repairs Rich Creek (Culvert, road base)	\$1,073				\$3,802	\$14,139	\$805		\$19,819	2.8	\$7,078	25	\$793	\$194
2017	Lwr Blk Mtn, Willow Crk, Upp Blk mtn, Cave Crk	\$2,000	\$14,000	\$5,500	\$2,000		\$1,500			\$25,000	8.9	\$2,809	67	\$373	\$245
2016		\$1,172	\$862	\$2,265	\$2,801	\$435	\$1,000	\$374		\$8,909	9.8	\$909	76	\$117	\$87
2015		\$1,696	\$2,678	\$1,756		\$658	\$1,412			\$8,200	7.4	\$1,108	60	\$137	\$80
2014	grading, add dirt, add gravel				\$7,093					\$7,093	1.9	\$3,733	12	\$591	\$70
2013	grading, 2 new culverts, reset culvert	\$516	\$1,160			\$540	\$500	\$500		\$3,216	5.1	\$631	47	\$68	\$32
2012	grading, hauling, fill, culvert repair		\$3,432							\$3,432	2.3	\$1,492	22	\$156	\$34
2011	culvert extension, rock, hauling					\$800				\$800	0.4	\$2,000	5	\$160	\$8
2010	grading, road base, hauling	\$2,874		\$2,800				locked gate		\$5,674	3.9	\$1,455	27	\$210	\$56
2009	grading, hauling, repairs		\$2,528		locked gate			locked gate		\$2,528	2.3	\$1,099	22	\$115	\$25
2008	grading			\$395	\$400		\$500	locked gate		\$1,295	5.5	\$235	35	\$37	\$13
2007	grading, road base, hauling	\$1,220	\$5,195	\$3,860	\$1,730			locked gate		\$12,005	8.1	\$1,482	61	\$197	\$118
2006	grading, road base, hauling				\$500			locked gate		\$500	1.9	\$263	12	\$42	\$5
2005	fix washout, 4 culverts	\$3,735		\$2,250				locked gate		\$5,985	3.9	\$1,535	27	\$222	\$59

Note: Includes some estimation on the cost split between roadways when the invoice did not specify the cost split per separate roadway.

locked gate = no road inspection and no repairs possible

2018 Road Work

Unit Cost		Upper Black Mountain		Lower Black Mountain	Willow Creek	Cave Creek	Twelve Mile		Rich Creek		Lynch Creek		CR5 Access
		Hrs /Ea	Cost				Hrs /Ea	Cost	Hrs /Ea	Cost	Hrs /Ea	Cost	
Labor	20								12	240			
Blade	185	4	740				12	2220	20	3700	3	555	
Dozer	100								6	600			
Backhoe	125										2	250	
Excavator	135								7	945			
Tack Skid Steer	125						2	250	8	1000			
Truck	135	1	135				4	540	4	540			
Culvert	2900								1	2900			
Road Base	198	1	198				4	792					
Extra Trucking	135								9	1215			
Extra Misc										2999			
Total \$ 19,819			1073					3802		14139		805	