



# Escaleras Roads Summary

Updated Jan 2, 2023

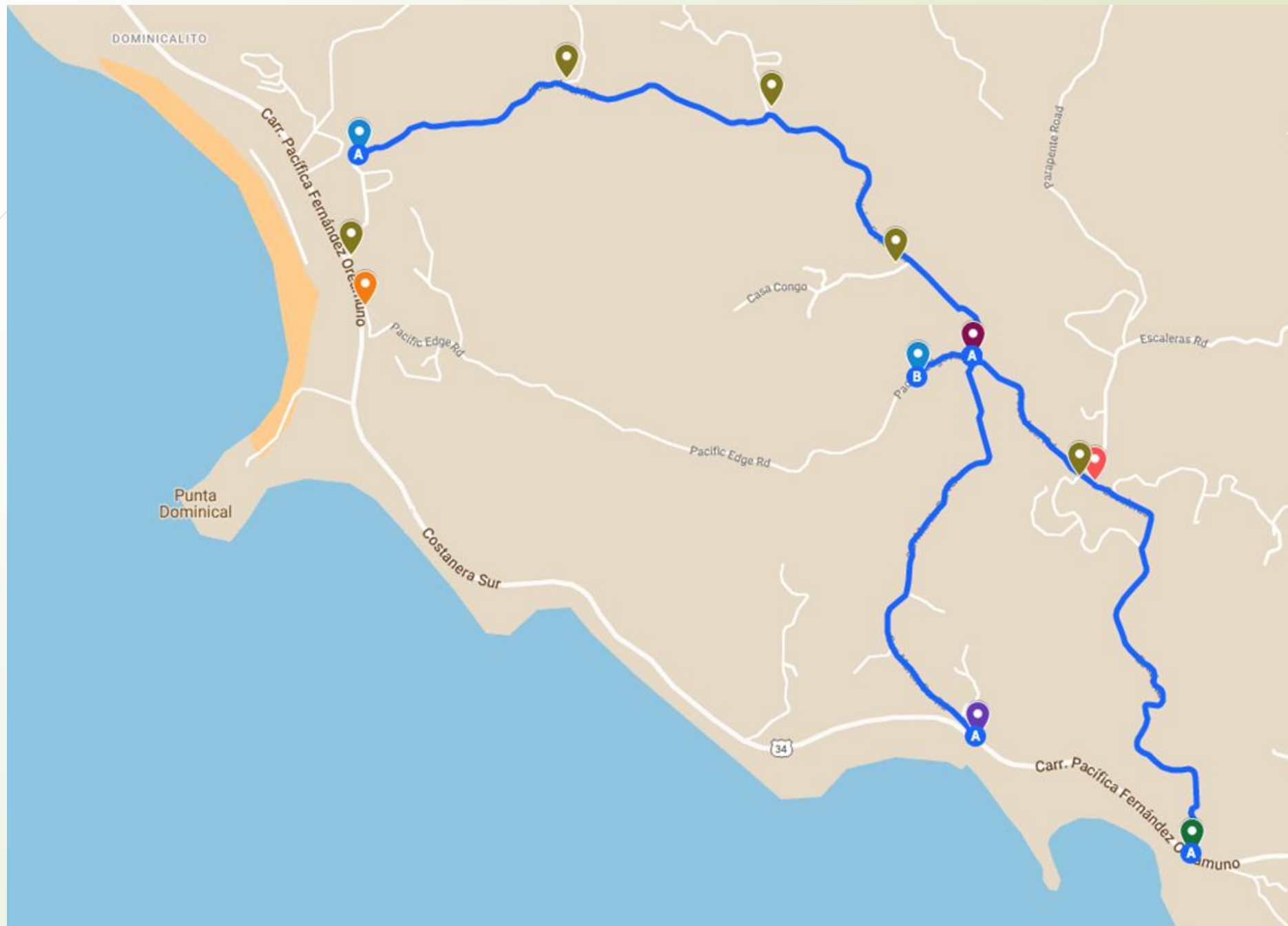


# Collection and Expense Summary

❑ Collected	\$76,835
❑ Spent	\$76,974
❑ Balance on Hand	(\$139)*
❑ Number Known Properties –	232
❑ Number Payments made -	140
❑ KM maintained –	8.0

\*Should be -\$139, balance sheet shows -\$547

Discrepancy is in international wire transfers. There were likely additional bank charges. Still researching



# Roads Covered and Distances

The greatest distance that any property owner must travel on these roads to get from their property to the Costanera or Dominicalito is 2.4 km.

Primary Road used	Road sections	KM	# property owners
Pozo Azul	Pozo Azul Lower MV1 and below	.8	32
Pozo Azul	Pozo Azul mid- MV1 to 1 <sup>st</sup> stream	1.5	30
Pozo Azul	Pozo Azul mid - 1 <sup>st</sup> stream to Las Perlas	.5	
<b>Subtotal</b>		<b>2.8</b>	<b>62</b>
San Martin	Pozo Azul top - Las Perlas to crossroads	.5	17
San Martin	Top - Crossroads to Las Terrazas and top of Pacific Edge	.8	7
San Martin	San Martin - main	1.7	17
<b>Subtotal</b>		<b>3.0</b>	<b>41</b>
Bar Jolly Roger	Las Terrazas to BJR	.5	28
Bar Jolly Roger	BJR to bottom – including Escaleras Village	1.7	
	Concrete road and CVE	na	99
<b>Subtotal</b>		<b>2.2</b>	<b>127</b>
<b>Total all roads maintained</b>		<b>8.0</b>	<b>230</b>

# Payments by Area

	Primary road used	Known Properties	Payers	\$ Collected	Paid Martin Dec/Jan/May	% Paid
Pozo Azul - MV1	Pozo Azul	32	26	\$5,620		81.25%
Pozo Azul - Mid	Pozo Azul	27	16	\$11,188	1	59.26%
<b>Subtotal</b>		59	42	\$16,808		71.19%
Pozo Azul - Top	San Martin	16	13	\$8,573	5	81.25%
San Martin	San Martin	13	10	\$8,748	3	76.92%
Top (Crossover)	San Martin	9	4	\$1,164	1	44.44%
<b>Subtotal</b>		38	27	\$18,486		71.05%
BJR	BJR	33	17	\$12,100		51.52%
Concrete	BJR	20	9	\$5,600		45.00%
Costa Verde Estates	BJR	84	42	\$20,434		50.00%
<b>Subtotal</b>		137	68	\$38,134		49.64%
undetermined			6	\$3,408		
<b>Total</b>		<b>234</b>	<b>143</b>	<b>\$76,835</b>		<b>61.11%</b>

TEN property owners gave an extra contribution to help this year

Get amt contributed for construction

# Payments by Property Type

	Known Property Houses	Known Property Lots	Known Business	Known Construction	Paid Homes	Paid Lots	Paid Business	Paid Construction
Pozo Azul - MV1	18	14		4	17	9		1
Pozo Azul - Mid	24	3		3	16	0		2
<b>Subtotal</b>	<b>42</b>	<b>17</b>	<b>0</b>	<b>7</b>	<b>33</b>	<b>9</b>	<b>0</b>	<b>3</b>
Pozo Azul - Top	15	1		1	12	1		1
San Martin	12	1		3	9	1		2
Top (Crossover)	9	0		0	4	0		0
<b>Subtotal</b>	<b>36</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>25</b>	<b>2</b>	<b>0</b>	<b>3</b>
BJR	26	5	2	3	14	2	1	3
Concrete	10	10		1	7	2		1
Costa Verde Estates	42	42		5	29	13		4
<b>Subtotal</b>	<b>78</b>	<b>57</b>	<b>2</b>	<b>9</b>	<b>50</b>	<b>17</b>	<b>1</b>	<b>8</b>
undetermined					7			
<b>Total</b>	<b>156</b>	<b>76</b>	<b>2</b>	<b>20</b>	<b>115</b>	<b>28</b>	<b>1</b>	<b>14</b>

20 construction projects  
11 (or 70%) paid a construction fee

74% House owners paid  
37% Lot owners paid



# Payments for Construction

Construction Fees - \$16,500

\$4500 Pozo Azul

\$3000 San Martin

\$4000 BJR

\$4000 CVE

\$1000 Concrete

Additional impact fee - \$3620

# Expenses by Area

Road	KM	Total Expense	\$ per KM Total	Maintenance	One-time or emergency	\$ per KM Maintenance only
Escaleras BJR	2.2	\$20,605	\$9,366	\$20,605		\$9,366
Top	0.7	\$4,943	\$7,061	\$3,943	\$1,000	\$5,633
San Martin	1.8	\$16,375	\$9,097	\$8,744	\$7,631	\$4,858
Escaleras Pozo Azul	3.3	\$29,646	\$8,984	\$28,807	\$839	\$8,729
Chopping		\$2,329	\$291	\$2,329		
Accounting fee and bank fees		\$3,076				
<b>Total</b>	<b>8</b>	<b>\$76,974</b>	<b>\$9,622</b>	<b>\$64,428</b>	<b>\$9,470</b>	<b>\$8,053</b>





# Other Achievements / Actions

Met with mayor and engineer and representatives

- Commitment that Muni would repair San Martin top break – STARTED work on Jan 5, 2023
- Promise of help with material transport in 2023
- Promise to review for special projects in the future (2024 and beyond)
- We must form a Comite de Caminos to be recognized

Reaching out to other road groups for information sharing - Uvita, Lagunas, Platanillo (Cocoa road)

New mix of material working well



# Considerations for 2023

Review the numbers and decide any changes in fees for 2023

- Marina Vista 1
- CVE
- Construction charges

What special projects do we want to prioritize in 2023

What worked well and what do we want to change for next year

Formalize the committee to be a Comite de Association to work with the Muni

Consider a Road info website with the ability to pay online

Consider a Road info whatsapp group

Consider a Road construction whatsapp group

Consider a representative from each area of the road - for information sharing in two directions