



# Escaleras Roads 2024 Mid-Year Summary

Updated June 22, 2024



# Collection and Expense Summary

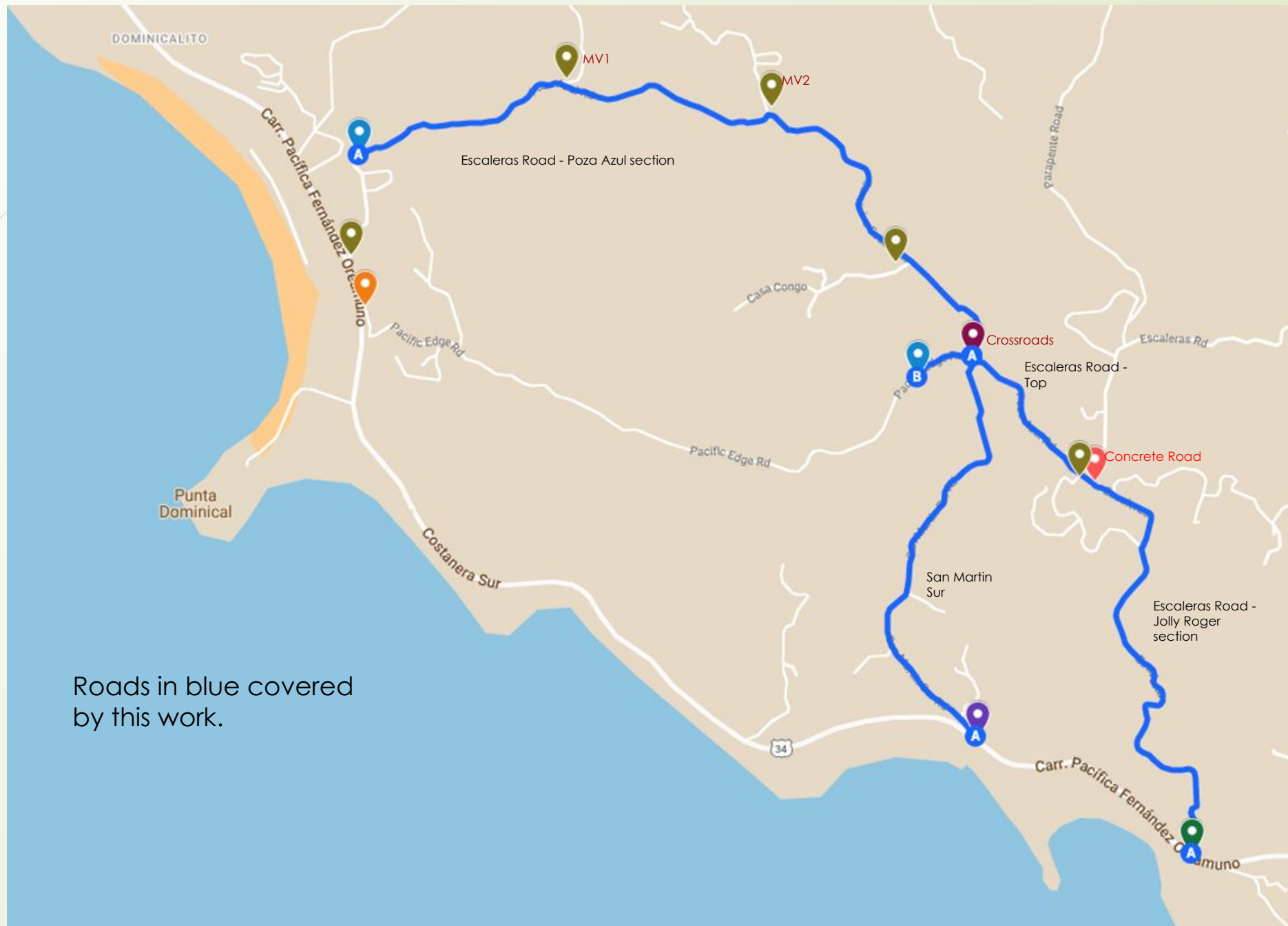
Collected	\$44,592
Expense	\$31,022
Balance	\$13,570

Number Properties – 267 (27 missing email)

Number Properties paid - 90

% Properties paid - 33.7%

KM maintained – 8.0



Roads in blue covered by this work.

# 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>

# Payment by Road

SUMMARY by road				
Primary road used	# Properties	% Paid	\$ Collected	
Escaleras BJR & Top	162	29.0%	\$28,740	
San Martin	41	24.4%	\$3,650	
Escaleras Pozo Azul	64	45.3%	\$10,016	
pre-paid loads and work - across all roads				
unknown payments			\$2,186	
Accounting & bank fees				
Expenses from 2023				
			\$44,592	

75% of \$ from upper Escaleras Pozo Azul road is allocated to San Martin road as primary

# Payments by Area

Sub-Area	Primary road used	Properties	Payers	\$ Collected	% Paid
Escaleras Bar Jolly Roger - Bottom	Escaleras BJR	1	1	500	100%
Escaleras Bar Jolly Roger - Terraces	Escaleras BJR	8	-	-	0%
Village	Escaleras BJR	10	1	500	10%
Escaleras Bar Jolly Roger - Upper	Escaleras BJR	9	6	8,500	67%
Escaleras Bar Jolly Roger - Terrazas	Escaleras BJR	12	4	2,000	33%
Top - Terrazas to Crossroads	Escaleras BJR	17	5	3,500	29%
Concrete - Main	Escaleras BJR	13	3	2,400	23%
Concrete - Toucan	Escaleras BJR	8	2	1,000	25%
Costa Verde Estates	Escaleras BJR	84	25	10,340	30%
San Martin - Bottom	San Martin	14	1	200	7%
San Martin - Top	San Martin	4	-	-	0%
Escaleras Pozo Azul - Las Perlas	San Martin	11	3	1,500	27%
Escaleras Pozo Azul - Top	San Martin	12	6	3,100	50%
Escaleras Pozo Azul - Bottom	Escaleras Pozo Azul	2	-	-	0%
Escaleras Pozo Azul - Marina Vista 1	Escaleras Pozo Azul	37	21	4,300	57%
Escaleras Pozo Azul - Marina Vista 2	Escaleras Pozo Azul	13	2	1,566	15%
Escaleras Pozo Azul - Mid - MV1 to Las Perl	Escaleras Pozo Azul	12	6	3,000	50%
Unknown			4	2,186	
<b>TOTAL</b>		<b>267</b>	<b>90</b>	<b>\$44,592</b>	<b>33.7%</b>

37% houses paid; 23%% lots paid

Property owners at bottom of San Martin self-funded paving. That cost is not reflected in contributions or expense.

# Expenses by Road

Summary Expense by Area				
Road	KM	Total Expense	\$ per KM Total	Material Placed (12cm)
Escaleras BJR	1.9	\$ 9,059.30	\$4768	14
Top and Pacific Edge	1		\$0	
San Martin	1.8	\$ 1,791.85	\$995	-
Escaleras Pozo Azul	3.3	\$ 2,124.56	\$644	3
Across all roads	8.0	\$ 11,345.20	\$1418	
Accounting fee		\$ 814.98		
Deposit, transfer and paypal fees		\$ 162.91		
<b>Total</b>	<b>8</b>	<b>\$ 25,298.80</b>	<b>\$3162</b>	<b>17</b>
Payment for work in 2023		\$ 5,723.80		
Total paid in 2024		\$ 31,022.60		

With formal accounting, we are now required to pay the 13% tax on all work. This effectively increases the costs by 13% overall.



# Achievements / Actions

- ❑ Grading, material and compacting at the end of 2023 was paid from 2024 funds.
- ❑ However, it set us up to have much better road conditions through the dry season and much less maintenance thus far in 2024
- ❑ Patch work primarily done on Escaleras Bar Jolly Roger road - much more construction traffic on that road and on Escaleras Pozo Azul road
- ❑ Approximately 150 meters of San Martin was paved. The work was totally funded and organized by property owners on that road. Much appreciation goes to them for the improvement.
- ❑ Material has been pre-purchased for work in June and July.
- ❑ Contributions from construction projects have improved when we are able to contact the property owners and builders
- ❑ Dedicated bank account now in place
- ❑ Accounting firm retained for the accounting





# Plans for Remainder of 2024

- Significant material and compacting planned for “little summer” in July
- End-of-year grading and compacting
- Keep all roads open and passable, addressing issues as they arise
- Continue improvement projects as funds are available - continue focus on drainage, more header boxes and culverts in critical areas
- Improve contributions
- Get more participation from construction projects
- Engage with the muni to continue improvements