

# Escaleras Roads 2023 Summary

Updated January 7, 2024



# Collection and Expense Summary

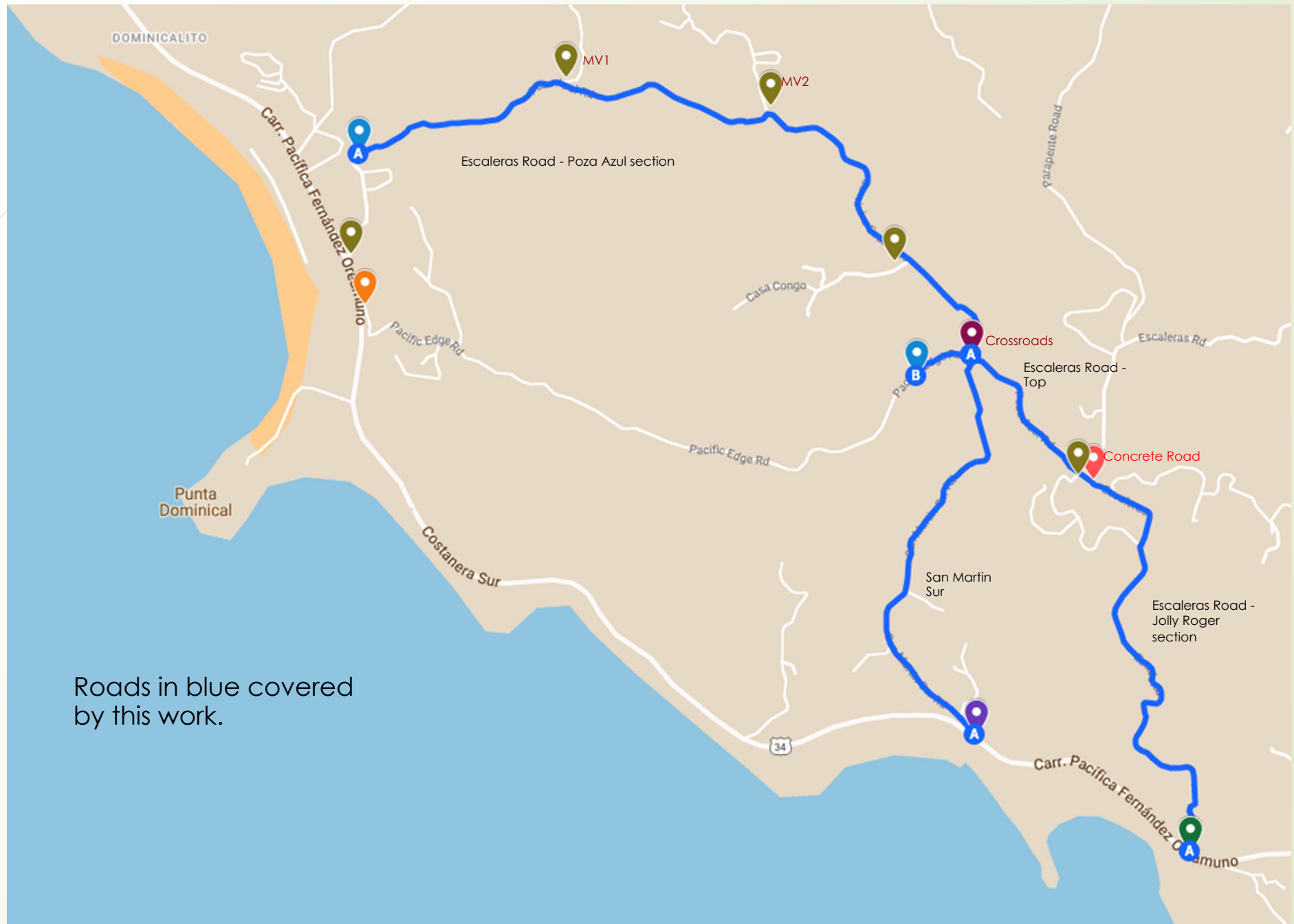
Collected	\$75,654
Expense	\$81,799
Balance	(\$6,146)

Number Properties with contact – 237

Number Properties paid - 145

% Properties paid - 61.2%

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 and Expense by Road

Primary road used	% Paid	\$ Collected	\$ Spent
Escaleras BJR & Top	50.0%	\$40,087	\$38,837
San Martin	75.9%	\$15,859	\$18,278
Escaleras Pozo Azul	75.8%	\$18,523	\$22,258
unknown		\$1,185.00	
Pre purchased material spread across			
Accounting & bank fees			\$2,426
<b>Total</b>		<b>\$75,654</b>	<b>\$81,799</b>

\* 25% of contributions of upper Escaleras Pozo Azul road counted toward Esc PA, 75% to San Martin

# Payments by Area

Sub-Area	Primary road used	Properties with Contact	Payers	\$ Collected	% Paid
Escaleras Bar Jolly Roger - Bottom	Escaleras BJR	1	1	\$600	100.0%
Escaleras Bar Jolly Roger - Terraces	Escaleras BJR	7	1	\$400	14.3%
Escaleras Bar Jolly Roger - Escaleras Village	Escaleras BJR	8	4	\$5,955	50.0%
Escaleras Bar Jolly Roger - Upper	Escaleras BJR	8	6	\$5,900	75.0%
Escaleras Bar Jolly Roger - Terrazas	Escaleras BJR	10	8	\$3,550	80.0%
Top - Terrazas to Crossroads	Escaleras BJR	10	4	\$3,012	40.0%
Concrete - Main	Escaleras BJR	12	8	\$4,500	66.7%
Concrete - Toucan	Escaleras BJR	6	2	\$2,200	33.3%
Costa Verde Estates	Escaleras BJR	84	39	\$13,970	46.4%
San Martin - Bottom	San Martin	11	7	\$6,575	63.6%
San Martin - Top	San Martin	4	2	\$1,600	50.0%
Escaleras Pozo Azul - Las Perlas	San Martin	9	10	\$8,845	111.1%
Escaleras Pozo Azul - Top	San Martin	5	3	\$1,400	60.0%
Escaleras Pozo Azul - Bottom	Escaleras Pozo Azul	1	0	\$0	0.0%
Escaleras Pozo Azul - Marina Vista 1	Escaleras Pozo Azul	32	28	\$5,600	87.5%
Escaleras Pozo Azul - Marina Vista 2	Escaleras Pozo Azul	11	8	\$4,471	72.7%
Escaleras Pozo Azul - Mid - MV1 to Las Perlas	Escaleras Pozo Azul	18	11	\$5,890	61.1%
Unknown			3	\$1,185	
<b>TOTAL</b>		<b>237</b>	<b>145</b>	<b>\$75,654</b>	<b>61.2%</b>

66.5% houses paid; 45.1% lots paid

# Expenses by Area

Summary Expense by Area					
Road	KM	Total Expense	\$ per KM Total	Material Placed (12cm)	Total Expense
Escaleras BJR	1.9	\$16,939	\$8,915	32	\$18,210
Top	1	\$6,098	\$6,098	5	\$6,098
San Martin	1.8	\$10,869	\$6,038	39	\$11,881
Escaleras Pozo Azul	3.3	\$11,468	\$3,475	29	\$12,850
Pre-purchased material - using across all roads		\$5,923	\$740		\$2,258
Accounting fee and bank fees		\$1,668			\$1,668
<b>Total</b>	<b>8</b>	<b>\$52,966</b>	<b>\$6,621</b>	<b>105</b>	<b>\$52,966</b>

# Material Expense Detail

We were able to pre-purchase material and get municipality support to provide transport for the pre-purchased material.

This allowed us to place a much better base on all roads.

Loads of material including transport typically cost from \$300 to \$360 per load. The below outlines the estimates of material and placed and value of the municipality support.

Road	Material Placed (12cm)	Paid Loads	Pre-purchased loads	Pre-purchased load expense	Value of municipality contribution
Escaleras BJR	58	32	25.5	\$1,887	5,343
Top and Pacific Edge	21	14	7.2	\$533	1,509
San Martin	54	33	20.7	\$1,529	4,330
Escaleras Pozo Azul	48	21	26.7	\$1,974	5,587
<b>Total</b>	<b>180</b>	<b>100</b>	<b>80.0</b>	<b>\$5,923</b>	<b>\$16,769</b>





# 911 road support from the Government

## **Government Emergency Relief - Activated through 911 reports - overseen by Muni**

### **What they did:**

- Repaired San Martin slide and collapse
- Removed Slide on Escaleras Jolly Roger road
- Major work on drainage on Top road

### **What it meant for us:**

This is work we could not have accomplished alone because of the cost, danger and liability.

Estimated value in the 10s of thousands of dollars.

## **Road Maintenance Support - Municipality**

### **What they did:**

Supplied the transport of materials to the site.

### **What it meant for us:**

This allowed us to afford more loads of material and still control the work

Estimated value: 110,000 colones per load  
- about \$10,000 in value thus far



# Achievements / Actions

- ❑ Kept all roads open and passable.
  - ❑ All roads had maintenance in May before rainy season including Escaleras (the Pozo Azul side, the upper portion of Pozo Azul, the top from the crossroads to the concrete, and the Jolly Roger side from concrete to the bottom) and the bottom of San Martin.
  - ❑ Fixed some drainage problem areas and ditches, added material, formed the road and compacted.
  - ❑ Patched muddy spots in August
  - ❑ New owner placed 13 loads of material on San Martin at their own expense
  - ❑ Final grading and compacting in December
- ❑ San Martin re-opened to through traffic after emergency work
- ❑ Municipality came through with support by providing transportation of materials in May, 2023
- ❑ Spread significantly more material due to the muni's contribution of transport.
- ❑ Secured emergency help to remove huge slide on Jolly Roger road and repair the drainage on the top road that has always been a challenge.
- ❑ Escaleras Association formed - approved in December 2023 (primary focus on roads)



# Plans for 2024

- 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
- Strengthen and formalize the working relationship with the muni
- Better processes for bank account and accounting now possible with the association in place
- Improve contributions
- More guidelines for construction projects and better participation from those projects
- Improve two-way information sharing