

Major Replacement Reserve Schedule
VISTA POINT at Breckenridge

Number units: **54 ?**

Prelimina

Last Updated: 4

<u>Item</u>	<u>Life-yrs</u>	<u>Quantity</u>	<u>Unit</u>	<u>U.Cost</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>10 Yrs</u>	<u>20 Yrs</u>	<u>30 Yrs</u>	
Commons:														
Landscaping improvements/repairs						2000			2000		4000	10000	10000	Contingency only
Bikepaths - crusher fines overlay	5		SY						5000		5000	10000	10000	Estimate
Winter Contingency	1					3500	2000	2000	2000	2000	10000	20000	20000	Snow Removal €
					<u>0</u>	<u>5500</u>	<u>2000</u>	<u>2000</u>	<u>9000</u>	<u>2000</u>	<u>19000</u>	<u>40000</u>	<u>40000</u>	\$3 unit mo
					2007 Year End Reserve Balance:	9610								
					Annual Reserve Income:	1854	1944	3888	3888	3888	3888	19440	38880	38880
					Reserve Balance:	11464	7908	9796	11684	6572	8460	8900	7780	6660
Triplexes Only:														
Parking area - patch, sealcoat	4	704	SY	1.15		810				810		1619	1619	
- asphalt overlay	20	704	SY	10.50								7392		
- restriping	5	0	LF	2.00										
Roofing - 30 year shingles (includes tearoff)	25	40	Sq	410.00									16400	
Building exterior - cedar siding/trim repaint	4	7620	SFL	3.00				11430	11430		22860	45720	45720	
- all vert/hor trim, fascia (extra)	2-3	7620	SFL	0.45	3200						6858	10287	10287	Last completed 2
- decking (includes rails)	2	0	SFW	1.00										Owner responsit
- reside	30-40	7620	SFL	6.00									45720	
Electrical - lighting fixture replacement	20	5	EA	300.00									1500	
					<u>0</u>	<u>810</u>	<u>0</u>	<u>11430</u>	<u>11430</u>	<u>810</u>	<u>29718</u>	<u>66518</u>	<u>119746</u>	
					2007 Year End Reserve Balance:	8099								
					Annual Reserve Income:	2160	2970	2970	3330	3330	3690	3690	9225	9225
					Reserve Balance:	10259	12419	15389	7289	-811	2070	-23958	-81251	-191773
														\$5 increases in 2

Notes

KEY: SY-square yards, SF-square feet, LF-linear feet, SFL-square feet living, SFW-square feet walking, Sq-squares (10x10'), EA-each

Minimum threshold (\$ below in operating budget): 500

Rerquired min/max reserve contribution: ???

Disclosure - all amounts indicated are merely estimates of the expected life of the major components of the association and the anticipated charges to repair or replace them at today's costs.

It is expected that the wise investment of funds collected should offset inflationary increases. Therefore no respective adjustments have been made.

The Manager makes no warranty for the accuracy of the data presented and encourages the Board of Executives to verify it to their satisfaction.

This schedule should be reviewed annually and adjusted according to the association's future needs.