

Major Replacement Reserve Schedule  
**VISTA POINT at Breckenridge**

Number units: **56**

last update 4/1/2009

<u>Item</u>	<u>Life-yrs</u>	<u>Quantity</u>	<u>Unit</u>	<u>U.Cost</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>	
<b>Commons:</b>												
Landscaping improvements/repairs							2000		4000	10000	10000	Contingency only
Bikepaths - crusher fines overlay	5		SY				5000		5000	10000	10000	Estimate
Winter Contingency	1				2000	2000	2000	2000	10000	20000	20000	Snow Removal etc.
					<u>0</u>	<u>2000</u>	<u>2000</u>	<u>9000</u>	<u>2000</u>	<u>19000</u>	<u>40000</u>	<u>40000</u>
2008 Year End Reserve Balance:					8054							
Annual Reserve Income:					2700	2700	2700	2700	27000	27000	27000	
Reserve Balance:					8054	8754	9454	3154	3854	11854	-1146	-14146
<b>Triplexes Only:</b>												
Parking area - patch, sealcoat	4	704	SY	1.15				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	5000			5000	22860	45720	45720	Paint Exterior every 5th ye
- all vert/hor trim, fascia (extra)	2-3	7620	SFL	0.45					6858	10287	10287	Last completed 2007
- decking (includes rails)	2	0	SFW	1.00								Owner responsibility
- reside	30-40	7620	SFL	6.00							45720	
Electrical - lighting fixture replacement	20	5	EA	300.00						1500		
					<u>0</u>	<u>5000</u>	<u>0</u>	<u>0</u>	<u>5810</u>	<u>29718</u>	<u>66518</u>	<u>119746</u>
2008 Year End Reserve Balance:					4694							
Annual Reserve Income:					0	5280	5000	5000	5000	50000	125000	125000
Reserve Balance:					4694	4974	9974	14974	14164	34446	92928	98182

**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

Required 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.