

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>	
Commons:												
Landscaping improvements/repairs					4218	3000	1000		4000	10000	10000	
Bikepaths - crusher fines overlay	5		SY				3000		5000	10000	10000	
Winter Contingency	1					0	0	0	0	0	0	
					<u>0</u>	<u>4218</u>	<u>3000</u>	<u>4000</u>	<u>0</u>	<u>9000</u>	<u>20000</u>	
2008 Year End Reserve Balance:					8054							
Annual Reserve Income:					2452	1364	2700	2700	27000	27000	27000	
Reserve Balance:					<u>8054</u>	<u>6288</u>	<u>4652</u>	<u>3352</u>	<u>6052</u>	<u>24052</u>	<u>38052</u>	

Need estimate based on K
adjusted crusher overlays †
removed winter contingency

Triplexes Only:												
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	5200			5000	22860	45720	45720	
- all vert/hor trim, fascia (extra)	2-3	7620	SFL	0.45					6858	10287	10287	
- decking (includes rails)	2	0	SFW	1.00								
- reside	30-40	7620	SFL	6.00							45720	
Electrical - lighting fixture replacement	20	5	EA	300.00			300			1500		
					<u>0</u>	<u>5200</u>	<u>300</u>	<u>0</u>	<u>5810</u>	<u>29718</u>	<u>66518</u>	
2008 Year End Reserve Balance:					4694							
Annual Reserve Income:					0	5280	5000	5000	5000	50000	125000	
Reserve Balance:					<u>4694</u>	<u>4774</u>	<u>9474</u>	<u>14474</u>	<u>13664</u>	<u>33946</u>	<u>92428</u>	

Paint Exterior every 5th ye
Last completed 2007
Owner responsibility
added for new light fixture

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.