

Major Replacement Reserve Schedule
VISTA POINT at Breckenridge

Number units: **56**

last updated 3/1/2011

<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	1538	1000		4000	10000	10000	
Bikepaths - crusher fines overlay	5		SY				0	3000	3000	10000	10000	
Winter Contingency	1					0	0	0	0	0	0	
				0	4218	1538	1000	3000	7000	20000	20000	
2008 Year End Reserve Balance:				8054								
Annual Reserve Income:					1364	2400	960	1000	27000	27000	27000	
Reserve Balance:				8054	8054	5200	6062	6022	4022	24022	31022	

Need estimate based on Ken's email
 adjusted crusher overlays to \$3000

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	
- gutters/heat tape installation	20	as needed	LF	40-50		2000						
Electrical - lighting fixture replacement	20	5	EA	300.00		300	300			1500		
				0	0	5200	2300	300	5810	29718	66518	
2008 Year End Reserve Balance:				4694								
Annual Reserve Income:				0	5280	5280	6606	5000	50000	125000	125000	
Reserve Balance:				4694	4694	4785	7765	14071	13261	33543	92025	

Paint Exterior every 5th year (2012, 2014)
 Last completed 2009
 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.