

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>		
<b>Commons:</b>													
Landscaping improvements/repairs					4218	1538	0	3000	4000	10000	10000	Need estimate based on Ken's email	
Bikepaths - crusher fines overlay	5		SY				0	0	3000	10000	10000	adjusted crusher overlays to \$3000	
Winter Contingency	1						0	0	0	0	0		
					<u>0</u>	<u>4218</u>	<u>1538</u>	<u>0</u>	<u>3000</u>	<u>7000</u>	<u>20000</u>	<u>20000</u>	
2008 Year End Reserve Balance:					8054								
Annual Reserve Income:						1364	3423	960	1000	27000	27000	27000	
Reserve Balance:					<u>8054</u>	<u>8054</u>	<u>5200</u>	<u>7126</u>	<u>8086</u>	<u>6086</u>	<u>26086</u>	<u>33086</u>	<u>40086</u>
<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	5200			5000	22860	45720	45720	Paint Exterior every 5th year (2012, 2014)	
- all vert/hor trim, fascia (extra)	2-3	7620	SFL	0.45					6858	10287	10287	Last completed 2009	
- decking (includes rails)	2	0	SFW	1.00								Owner responsibility	
- reside	30-40	7620	SFL	6.00							45720		
- gutters/heat tape installation	20	as needed	LF	40-50									
Electrical - lighting fixture replacement	20	5	EA	300.00						1500		added for new light fixture	
					<u>0</u>	<u>0</u>	<u>5200</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	5280	6606	5000	50000	125000	125000	
Reserve Balance:					<u>4694</u>	<u>4694</u>	<u>4785</u>	<u>10065</u>	<u>16671</u>	<u>15861</u>	<u>36143</u>	<u>94625</u>	<u>99879</u>

**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.