

Major Replacement Reserve Schedule

VISTA POINT at Breckenridge

Number units:

57

last updated 1/1/2013

Item	Life-yrs	Quantity	Unit	U.Cost	2009	2010	2011	2012	2013	2014	2015	2020	30 Yrs		
Commons:															
Landscaping improvements/repairs					4218	1538	0	0	2938	2500	2500	10000	10000	soil improvement project - 2014, 2015 if we se	
Bikepaths - crusher fines overlay	5		SY				0	0	0	0	0	10000	10000	adjusted crusher overlays to \$3000	
Winter Contingency	1						0	0	0	0	0	0	0		
					<u>0</u>	<u>4218</u>	<u>1538</u>	<u>0</u>	<u>0</u>	<u>2938</u>		<u>20000</u>	<u>20000</u>		
2008 Year End Reserve Balance:					8054										
Annual Reserve Income:						1364	3423	960	1000	0	1000	1000	27000	27000	
Reserve Balance:					<u>8054</u>	<u>8054</u>	<u>5200</u>	<u>7126</u>	<u>8086</u>	<u>9086</u>	<u>6147</u>	<u>7147</u>	<u>8147</u>	<u>36086</u>	<u>43086</u>
Triplexes Only:															
Parking area - patch, sealcoat	4	704	SY	1.15				0	968			1619	1619	Summer 2013	
- 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					0				16400		
Building exterior - cedar siding/trim repaint	4	7620	SFL	3.00	5200			0		7000	7000	45720	45720	Paint Exterior every 7th year (2014, 2015)	
- all vert/hor trim, fascia (extra)	2-3	7620	SFL	0.45								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/roof work	20	as needed	LF	40-50					260						
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>0</u>	<u>1228</u>	<u>7000</u>	<u>7000</u>	<u>66518</u>	<u>119746</u>
2008 Year End Reserve Balance:					4694										
Annual Reserve Income:					0	5280	5280	6606	6664	1678	4140	6664	125000	125000	
Reserve Balance:					<u>4694</u>	<u>4694</u>	<u>4785</u>	<u>10065</u>	<u>16671</u>	<u>23335</u>	<u>23785</u>	<u>20925</u>	<u>20589</u>	<u>102099</u>	<u>107353</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.