

Major Replacement Reserve Schedule

VISTA POINT at Breckenridge

57

last updated 1/1/2013

<u>Item</u>	<u>Life-yrs</u>	<u>Quantity</u>	<u>Unit</u>	<u>U.Cost</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>10 Yrs</u>	<u>2020</u>	<u>30 Yrs</u>	
Commons:															
Landscaping improvements/repairs					0	2938	0	2500	2500	1500	1500	4000	10000	10000	landscape improvement project - 2015 if we
Bikepaths - crusher fines overlay	5		SY		0	0	0	0	0	3000	0	3000	10000	10000	adjusted crusher overlays to \$3000
Winter Contingency	1				0	0	0	0	0	0	0	0	0	0	
Sign for Vista Point	15-Jan				0	0	0	0	3500	0	0	0	0	5000	Replace Entrance Sign if needed
					0	2938	0	2500	6000	4500	1500	7000	20000	25000	
Year End Reserve Balance:															
Annual Reserve Income:					1000	1000	6153	2000	2000	2000	2000	20000	27000	27000	
Reserve Balance:					9086	7103	13256	12756	8756	6256	6756	19756	26756	28756	

Triplexes Only:

Parking area - patch, sealcoat	4	704	SY	1.15	0	968	0	0	1000	0	0		1619	1619	Summer 2013
- asphalt overlay	20	704	SY	10.50	0	0	0	0	0	0	0		7392		
- restriping	5	0	LF	2.00	0	0	0	0	0	0	0				
Roofing - 30 year shingles (includes tearoff)	25	40	Sq	410.00	0	0	0	0	0	0	0			16400	
Building exterior - cedar siding/trim repaint	4	7620	SFL	3.00	0	0	6200	6200	0	0	8000	22860	45720	45720	Paint Exterior every 7th year (2014, 2015)
- all vert/hor trim, facia (extra)	2-3	7620	SFL	0.45	0	0	0	0	0	0	0	6858	10287	10287	Last completed 2009
- decking (includes rails)	2	0	SFW	1.00	0	0	0	0	0	0	0				Owner responsibility
- reside	30-40	7620	SFL	6.00	0	0	0	0	0	0	0			45720	
- gutters/heat tape installation/roof work	20	as needed	LF	40-50	0	265	2400	3000	0	3000	0				
Electrical - lighting fixture replacement	20	5	EA	300.00	0	0	0	0	0	0	0		1500		added for new light fixture
					0	1233	8600	9200	1000	3000	8000	29718	66518	119746	
Year End Reserve Balance:															
Annual Reserve Income:					6664	1678	2974	3048	3048	3048	3048	50000	125000	125000	
Reserve Balance:					23335	23780	18153	12001	14049	14097	9145	43617	102099	107353	

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.