Las Vistas In Inverrary Condo Assoc. Inc.
Approved Reserve Schedule for Period
January 1, 2023 to December 31, 2052
Years 1 – 15

RESERVE ITEM	ESTIMATED USEABLE YEARS	ESTIMATED YEARS REMAINING	ESTIMATED COST	YEAR 1 2023	YEAR 2 2024	YEAR 3 2025	YEAR 4 2026	YEAR 5 2027	YEAR 6 2028	YEAR 7 2029	YEAR 8 2030	YEAR 9 2031	YEAR 10 2032	YEAR 11 2033	YEAR 12 2034	YEAR 13 2035	YEAR 14 2036	YEAR 15 2037
Cat walks improvements	10	1 to 8	$800,000	$-	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$150,000	$150,000	$-	$-	$-	$-	$-	$-
Cat walks Major Maint	12	12							10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	20,000	20,000
Exterior building painting	10	4	1,500,000				400,000										500,000	
Mansard Replacements			1,500,000															1,500,000
Roof replacements	25	1 to 25																
A Building			225,000															
B Building			525,000	300,000														
C Building			225,000															
D Building			525,000	300,000														
F Building			235,000															
G Building			225,000															
H Building			225,000															
J Building			225,000															
K Building			225,000															
L Building			225,000															
M Building			525,000	-	300,000													
P Building			525,000	-	300,000													
R Building			525,000	-	-	300,000												
Club House			475,000	-	-	250,000												
Major Building upgrades/repair/Timbers			600,000	300,000						225,000	25,000							50,000
Plumbing upgrades			3,000,000	-	-	400,000	400,000	400,000	400,000	400,000	400,000	400,000		100,000				
Roadway pre-lim			150,000				150,000											
Roadway resurface&painting	40	6	400,000					400,000										
Roadway resealing & painting	10	10	485,000										50,000			60,000		
Major pool upgrades/	30	10 to 30	58,000	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Equipment/replacements																		
A.C. replacement Rec Bldg	20	8	45,000								15,000							
Elevator Upgrades/major	40	1	200,000	150,000								50,000						
Fence replacement			400,000												400,000			
Electrical Upgrades	10	3 to 10	38,000	-		8,000	-		10,000	-			10,000	-			10,000	-
Rec Blg flooring upgrade	10	6	20,000	-						20,000	-							
Required Inspections			115,000		20,000	10,000	-	10,000	15,000								30,000	-
Project Cash outflow			$14,211,000	$1,050,000	$697,000	$1,045,000	$1,027,000	$887,000	$512,000	$732,000	$602,000	$612,000	$72,000	$112,000	$412,000	$72,000	$562,000	$1,572,000
Beginning cash balance				$50,000	$-	$303,000	$258,000	$231,000	$344,000	$832,000	$1,100,000	$1,498,000	$1,886,000	$2,814,000	$3,702,000	$4,290,000	$5,218,000	$5,656,000
Annual funding requirement				$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000
Available funds at year-end				$-	$303,000	$258,000	$231,000	$344,000	$832,000	$1,100,000	$1,498,000	$1,886,000	$2,814,000	$3,702,000	$4,290,000	$5,218,000	$5,656,000	$5,084,000

Las Vistas In Inverrary Condo Assoc. Inc.
Proposed Reserve Schedule for Period
January 1, 2023 to December 31, 2052
Years 16 – 30

RESERVE ITEM	ESTIMATED USEABLE YEARS	ESTIMATED YEARS REMAINING	ESTIMATED COST	YEAR 16 2038	YEAR 17 2039	YEAR 18 2040	YEAR 19 2041	YEAR 20 2042	YEAR 21 2043	YEAR 22 2044	YEAR 23 2045	YEAR 24 2046	YEAR 25 2047	YEAR 26 2048	YEAR 27 2049	YEAR 28 2050	YEAR 29 2051	YEAR 30 2052
Cat walks improvements	10	1 to 8	$800,000			$50,000	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-
Cat walks Major Maint	12	12		20,000	12,500	12,500	12,500	25,000	25,000									
Exterior building painting	10	4	$1,500,000									600,000						
Mansard Replacements			$1,500,000															
Roof replacements	25	1 to 25																
A Building			$225,000										225,000					
B Building			525,000											226,000				
C Building			225,000											225,000				
D Building			525,000											225,000				
F Building			225,000					225,000										
G Building			225,000									225,000						
H Building			225,000								225,000							
J Building			225,000								225,000							
K Building			225,000			225,000												
L Building			225,000				225,000											
M Building			525,000											225,000				
P Building			525,000											225,000				
R Building			525,000											225,000				
Club House			475,000											225,000				
Major Building upgrades/repair/Timbers			600,000															
Plumbing upgrades			3,000,000						100,000									
Roadway pre-lim			150,000															
Roadway resurface&painting	40	6	400,000															
Roadway resealing & painting	10	10	485,000	60,000			70,000			70,000			75,000			100,000		
Major pool upgrades/	30	10 to 30	58,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Equipment/replacements																		
A.C. replacement Rec Bldg	20	8	45,000	30,000														
Elevator Upgrades/major	40	1	200,000															
Fence replacement			400,000															
Electrical Upgrades	10	3 to 10	38,000															
Rec Blg flooring upgrade	10	6	20,000															
Required inspections			115,000									30,000						
Project Cash outflow			$14,211,000	$112,000	$14,500	$289,500	$309,500	$252,000	$127,000	$72,000	$452,000	$857,000	$302,000	$1,577,000	$2,000	$102,000	$2,000	$2,000
Beginning cash balance				$5,084,000	$5,972,000	$6,957,500	$7,668,000	$8,358,500	$9,106,500	$9,979,500	$10,907,500	$11,455,500	$11,598,500	$12,296,500	$11,719,500	$12,717,500	$13,615,500	$14,613,500
Annual funding requirement				$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000
Available funds at year-end				$5,972,000	$6,957,500	$7,668,000	$8,358,500	$9,106,500	$9,979,500	$10,907,500	$11,455,500	$11,598,500	$12,296,500	$11,719,500	$12,717,500	$13,615,500	$14,613,500	$15,611,500