

Las Vistas In Inverrary Condo Assoc. Inc.
Approved Reserve Schedule for Period
January 1, 2022 to December 31, 2051

Years 1 - 15																		
RESERVE ITEM	ESTIMATED USEABLE	ESTIMATED YEARS	ESTIMATED COST	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
	YEARS	REMAINING		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Cat walks improvements	25	22	\$500,000									500,000					-	
Exterior building painting	10	2 to 30	\$400,000			-	-	400,000				-	-	-				
Mansard Replacements			\$-					-										
Roof replacements	25	1 to 25		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A Building			\$200,000	200,000		-												
B Building			200,000	-	200,000													
C Building			200,000	-	200,000													
D Building			200,000		-	200,000				-								
F Building			-															
G Building			-															
H Building			-															
J Building			-															
K Building			-															
L Building			-															
M Building			200,000		-	200,000					-							
P Building			200,000	200,000			-											
R Building			200,000		-	-	200,000											
Club House			160,000			-	160,000	-										
Major Building upgrades/repair			35,000						10,000			25,000						
Plumbing upgrades			1,800,000								500,000				1,300,000			
Roadway pre-lim			75,000			-		75,000										
Roadway resurface&painting	40	6	375,000				-		375,000	-	-							
Roadway resealing & painting	4	10	110,000											50,000				60,000
Major pool upgrades/	30	1 to 30	170,000	50,000	-	-					10,000			60,000		-	50,000	
Equipment/replacements																		
A.C. replacement Rec Bldg	20	18	15,000									15,000						
Elevator Upgrades/major	40	30	220,000		170,000								50,000					
Fence replacement			300,000													300,000		
Electrical Upgrades	10	1 to 10	40,000	-	-	-	10,000	-		10,000	-	-	-	10,000	-	-	-	10,000
Rec Bldg flooring upgrade	10	1 to 10	20,000	-	-	20,000	-	-	-	-	-	-	-	-	-	-	-	-
Required Inspections	10	5	55,000					25,000										30,000
Project Cash outflow			\$5,675,000	\$450,000	\$570,000	\$420,000	\$370,000	\$500,000	\$385,000	\$10,000	\$510,000	\$540,000	\$50,000	\$120,000	\$1,300,000	\$300,000	\$50,000	\$100,000
Beginning cash balance				\$70,000	\$95,000	\$-	\$55,000	\$160,000	\$135,000	\$225,000	\$690,000	\$655,000	\$590,000	\$1,015,000	\$1,370,000	\$545,000	\$720,000	\$1,145,000
Annual funding requirement				\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000
Available funds at year-end				\$95,000	\$-	\$55,000	\$160,000	\$135,000	\$225,000	\$690,000	\$655,000	\$590,000	\$1,015,000	\$1,370,000	\$545,000	\$720,000	\$1,145,000	\$1,520,000

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Years 16 - 30

RESERVE ITEM	ESTIMATED USEABLE YEARS	ESTIMATED YEARS REMAINING	ESTIMATED COST	YEAR 16 2037	YEAR 17 2038	YEAR 18 2039	YEAR 19 2040	YEAR 20 2041	YEAR 21 2042	YEAR 22 2043	YEAR 23 2044	YEAR 24 2045	YEAR 25 2046	YEAR 26 2047	YEAR 27 2048	YEAR 28 2049	YEAR 29 2050	YEAR 30 2051
Cat walks improvements	25	22	\$950,000						\$450,000									
Exterior building painting	10	2 to 30	1,000,000			-		-	600,000	-								
Mansard Replacements			1,500,000						1,500,000									
Roof replacements	25	1 to 25	-	-	-	-	-	-	-	-	-							
A Building			425,000											225,000				
B Building			425,000												225,000			
C Building			425,000												225,000			
D Building			425,000													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			425,000													225,000		
P Building			425,000										225,000					
R Building			425,000							-							225,000	
Club House			360,000														200,000	
Major Building upgrades/repair			85,000	50,000														
Plumbing upgrades			2,800,000							1,000,000								
Roadway pre-lim			75,000															
Roadway resurface&painting	40	6	375,000															
Roadway resealing & painting	4	10	360,000				75,000					75,000				100,000		
Major pool upgrades/	30	1 to 30	330,000			10,000			70,000									80,000
Equipment/replacements																		
A C. replacement Rec Bldg	20	18	45,000		30,000													
Elevator Upgrades/major	40	30	220,000															
Fence replacement			300,000															
Electrical Upgrades	10	1 to 10	40,000	-	-	-	-	-	-	-	-	-						
Rec Bldg flooring upgrade	10	1 to 10	20,000	-	-	-	-	-	-	-	-	-						
Required Inspections	10	5	85,000		-								30,000					
Project Cash outflow			\$12,870,000	\$50,000	\$30,000	\$10,000	\$300,000	\$225,000	\$2,845,000	\$1,000,000	\$-	\$525,000	\$255,000	\$450,000	\$450,000	\$450,000	\$525,000	\$80,000
Beginning cash balance				\$1,520,000	\$1,945,000	\$2,390,000	\$2,855,000	\$3,030,000	\$3,280,000	\$910,000	\$385,000	\$860,000	\$810,000	\$1,030,000	\$1,055,000	\$1,080,000	\$1,105,000	\$1,055,000
Annual funding requirement				\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000
Available funds at year-end				\$1,945,000	\$2,390,000	\$2,855,000	\$3,030,000	\$3,280,000	\$910,000	\$385,000	\$860,000	\$810,000	\$1,030,000	\$1,055,000	\$1,080,000	\$1,105,000	\$1,055,000	\$1,450,000