

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	ESTIMATED	ESTIMATED	YEAR	YEAR	YEAR	YEAR	YEAR										
	USEABLE	YEARS		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	YEARS	REMAINING	COST	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Cat walks improvements	25	22	\$500,000															-
Exterior building painting	10	2 to 30	\$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													15,000					
A.C. replacement Res Bldg	20	18	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
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 REMAINING YEARS	ESTIMATED COST	YEAR 2037	YEAR 2038	YEAR 2039	YEAR 2040	YEAR 2041	YEAR 2042	YEAR 2043	YEAR 2044	YEAR 2045	YEAR 2046	YEAR 2047	YEAR 2048	YEAR 2049	YEAR 2050	YEAR 2051	
Years 16 - 30																			
Cat walks improvements	25	22	\$950,000																
Exterior building painting	10	2 to 30	1,000,000																
Mansard Replacements			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																
G Building			225,000																
H Building			225,000																
J Building			225,000																
K Building			225,000																
L Building			225,000																
M Building			425,000															225,000	
P Building			425,000																
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																
Roadway pre-lim			75,000																
Roadway resurface&painting	40	6	375,000																
Roadway resealing & painting	4	10	360,000																
Major pool upgrades/	30	1 to 30	330,000																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 Big flooring upgrade	10	1 to 10	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Required Inspections	10	5	85,000	-															
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		
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	