

## Las Vistas In Inverrary Condo Assoc. Inc.

## Reserve Schedule for Period

January 1, 2021 to December 31, 2045

RESERVE ITEM	ESTIMATED	ESTIMATED	ESTIMATED	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR		
	USEABLE	YEARS	COST	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
	YEARS	REMAINING		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
Cat walks improvements	25	22	\$550,000																										\$450,000
Exterior building painting	10	2 to 30	\$1,275,000	-		100,000	100,000	100,000			150,000	150,000	150,000									-	175,000	175,000	175,000				
Roof replacements	25	1 to 25	\$-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
A Building			\$360,000							160,000	-																		200000
B Building			\$160,000							160,000																			
C Building			\$181,000							181,000																			
D Building			\$160,000																										
F Building			\$250,000																										250,000
G Building			\$370,000							170,000	-																		200,000
H Building			\$200,000																										
J Building			\$200,000																										200,000
K Building			\$200,000																										
L Building			\$200,000																										200,000
M Building			\$169,000																										
P Building			\$160,000																										200000
R Building			\$360,000							160,000																			
Club House			\$130,000																										
Roadway resurface&painting	40	6	\$375,000																										
Roadway resealing & painting	4	10	\$200,000																										50,000
Major pool upgrades/ equipment/replacements	30	1 to 30	\$75,000		15,000	15,000	-																						50,000
A.C. replacement Rec Bldg	20	18	\$45,000																										
Elevator Upgrades/major	40	30	\$0																										
Fence replacement			\$220,000																										
Electrical Upgrades	10	1 to 10	\$0		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Rec Bldg flooring upgrade	10	1 to 10	\$15,000		15,000	-																							
Required Inspections	10	8	\$55,000																										
Project Cash outflow			\$5,910,000		\$200,000	\$356,000	\$160,000	\$260,000	\$260,000	\$230,000	\$125,000	\$310,000	\$304,000	\$165,000	\$150,000	\$200,000	\$0	\$245,000	\$100,000	\$50,000	\$30,000	\$30,000	\$210,000	\$400,000	\$425,000	\$875,000	\$375,000	\$200,000	\$250,000
Beginning cash balance			\$90,000		\$125,000	\$4,000	\$79,000	\$54,000	\$29,000	\$34,000	\$144,000	\$69,000	\$0	\$70,000	\$155,000	\$190,000	\$425,000	\$415,000	\$550,000	\$735,000	\$940,000	\$1,145,000	\$1,170,000	\$1,005,000	\$815,000	\$175,000	\$35,000	\$70,000	
<b>Annual funding requirement</b>			\$235,000		\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000		
Available funds at year-end			\$125,000		\$4,000	\$79,000	\$54,000	\$29,000	\$34,000	\$144,000	\$69,000	\$0	\$70,000	\$155,000	\$190,000	\$425,000	\$415,000	\$550,000	\$735,000	\$940,000	\$1,145,000	\$1,170,000	\$1,005,000	\$815,000	\$175,000	\$35,000	\$70,000	\$55,000	