

ASPEN SHADOWS
Major Maintenance Chart
02/08/07

As of 8/06

YEAR ENDING NOVEMBER 30

| Year of Cost (Bid) | | Cost | Normal Life Expectancy | | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|--------------------|--|----------|------------------------|-------------------------|-----------|------------|----------|-----------|-----------|----------|-----------|-----------|------------|------------|------------|-----------|------------|------------|-----------|------------|------------|------------|------------|
| | | | | Beginning | \$41,274 | \$28,282 | \$5,898 | \$4,930 | (\$6,067) | ##### | ##### | (\$3,040) | \$15,815 | (\$36,893) | (\$18,038) | (\$4,802) | \$14,053 | (\$21,185) | (\$2,330) | ##### | (\$97,183) | (\$78,328) | (\$59,473) |
| | | | | Interest | \$1,275 | \$1,900 | \$177 | \$148 | \$0 | \$0 | \$0 | \$0 | \$474 | \$0 | \$0 | \$0 | \$422 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | | | Contribution | \$4,140 | \$17,100 | \$17,100 | \$17,100 | \$17,100 | \$17,100 | \$17,100 | \$17,100 | \$17,100 | \$17,100 | \$17,100 | \$17,100 | \$17,100 | \$17,100 | \$17,100 | \$17,100 | \$17,100 | \$17,100 | \$17,100 |
| | | | | Resale Cont.* | \$1,920 | \$1,755 | \$1,755 | \$1,755 | \$1,755 | \$1,755 | \$1,755 | \$1,755 | \$1,755 | \$1,755 | \$1,755 | \$1,755 | \$1,755 | \$1,755 | \$1,755 | \$1,755 | \$1,755 | \$1,755 | \$1,755 |
| | | | | Total | \$48,609 | \$49,037 | \$24,930 | \$23,933 | \$12,788 | \$1,643 | (\$3,040) | \$15,815 | \$35,145 | (\$18,038) | \$817 | \$14,053 | \$33,330 | (\$2,330) | \$16,525 | (\$90,347) | (\$78,328) | (\$59,473) | (\$40,618) |
| 2007 | | \$40,000 | E 6 Years | 811 - Siding Resurf/Re | | \$39,796 | \$20,000 | | | | | | \$72,038 | | | | | | \$91,151 | | | | |
| 1995 | | \$13,070 | E 15 Years | 815 - Parking Lots | | | | | | \$23,538 | | | | | | | | | | | | | |
| 1999 | | \$3,000 | E 5 Years | Asphalt | | | | | | | | | | | \$5,619 | | | | | \$6,836 | | | |
| 2004 | | \$1,300 | A | Sealcoat | (\$1,300) | | | | | | | | | | | | | | | | | | |
| | | | | Landscaping | | | | | | | | | | | | | | | | | | | |
| 1997 | | \$12,440 | A 20 Years | 812 - Roof | | | | | | | | | | | | | \$27,258 | | | | | | |
| 1997 | | \$12,440 | A 20 Years | Bldg 1 | | | | | | | | | | | | | \$27,258 | | | | | | |
| 1999 | | \$15,780 | A 20 Years | Bldg 2 | | | | | | | | | | | | | | | | | | | |
| 2000 | | \$15,780 | A 20 Years | Bldg 3 | | | | | | | | | | | | | | | | | | | |
| | | | | Bldg 4 | | | | | | | | | | | | | | | | \$34,576 | | | |
| 2005 | | \$7,500 | E | 814 - Walkways & Stairs | | | | | | | | | | | | | | | | | | | |
| 2005 | | \$60,000 | E | ** Stabilization | \$7,500 | | | \$30,000 | \$30,000 | | | | | | | | | | | | | | |
| | | | | Replacement | | | | | | | | | | | | | | | | | | | |
| 2005 | | \$1,300 | A | 816 - Landscaping | \$1,300 | | | | | | | | | | | | | | | | | | |
| 2005 | | \$12,827 | A | 813 - Plumbing/Heating | \$12,827 | | | | | | | | | | | | | | | | | | |
| | | | | 817-General Building | | \$3,343.39 | | | | | | | | | | | | | | | | | |
| | | | | Maintenance | | | | | | | | | | | | | | | | | | | |
| Expense Total | | | | | \$20,327 | \$43,139 | \$20,000 | \$30,000 | \$30,000 | \$23,538 | \$0 | \$0 | \$72,038 | \$0 | \$5,619 | \$0 | \$54,515 | \$0 | \$125,727 | \$6,836 | \$0 | \$0 | \$0 |
| BALANCE | | | | | \$28,282 | \$5,898 | \$4,930 | (\$6,067) | ##### | ##### | (\$3,040) | \$15,815 | (\$36,893) | (\$18,038) | (\$4,802) | \$14,053 | (\$21,185) | (\$2,330) | ##### | (\$97,183) | (\$78,328) | (\$59,473) | (\$40,618) |

* Purchasers of new units are required to contribute 3 months of current dues to the reserve. This chart assumes two units will sell per year.
** Stabilization includes - pier, rails, spindles, and wood replacement

ANNUAL INFLATION RATE: 4.00%
EST. INTEREST RATE: 3.00%