

BLUE RIVER RUN  
Reserve Major Maintenance Chart

10/26/06

YEAR ENDING SEPT 30

Year of Actual or Estimate	Cost	Normal Life Expectancy		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
			Beginning Interest	\$340	\$7,156	\$12	\$20,061	\$50,269	\$98,525	\$177,424	\$134,968	\$201,888	\$269,541	\$300,304	\$391,419	\$499,566	\$451,699	\$564,037	\$144,150	(\$139,475)	(\$194,115)	(\$87,181)	(\$284,101)
			Special Assessment	\$606	\$805	\$1	\$903	\$2,262	\$4,434	\$7,984	\$6,074	\$9,085	\$12,129	\$13,514	\$17,614	\$22,480	\$20,326	\$25,382	\$6,487	\$0	\$0	\$0	\$0
			Reserve Contribution	\$40,500																			
			SINGLE FAMILY	\$41,725	\$41,725	\$53,665	\$61,765	\$69,865	\$77,965	\$86,065	\$94,165	\$102,265	\$110,365	\$118,465	\$126,565	\$134,665	\$142,765	\$150,865	\$158,965	\$167,065	\$175,165	\$183,265	\$191,365
				\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
			<b>Total</b>	\$84,671	\$51,187	\$55,177	\$84,229	\$123,896	\$182,424	\$272,973	\$236,706	\$314,738	\$393,536	\$433,782	\$537,098	\$658,211	\$616,290	\$741,784	\$311,101	\$29,090	(\$17,450)	\$97,584	(\$91,236)
			<b>811-Siding Repl and Repair*</b>																				
2000	\$36,716	A	6 Years	\$58,420						\$77,282												\$174,053	\$186,237
2002	\$17,700	A	6 Years		\$42,480						\$34,819					\$115,979							
2004	\$13,200	A	6 Years			\$16,171						\$24,268				\$52,253							
2004	\$4,400	A	6 Years			\$5,390						\$8,089						\$36,419					
2005	\$9,500	E	6 Years							\$14,257						\$21,396		\$12,140				\$32,109	\$34,357
2005	\$2,437	A		\$7,020																			
2005	\$14,000	E	3 Years	\$2,437																			
2005	\$14,000	E	3 Years	\$2,437			\$17,151			\$21,010								\$38,626				\$47,319	\$50,631
2002	\$6,370	A	3 Years				\$9,560			\$11,711								\$17,575				\$26,375	
2002	\$6,100	A	2 Years			\$8,556		\$9,795		\$11,215		\$12,840		\$14,700		\$16,830		\$19,269		\$22,061		\$25,257	
			<b>Decks</b>																				
			Phase 1 CL																				
2005	\$2,400	A	2 Years																				
2004	\$9,600	A	2 Years																				
2004	\$3,200	A	2 Years																				
			Phase 2 MV																				
			Phase 3 RV																				
			Phase 4 RR																				
			Phase 5 SV																				
			Rock Sealcoat																				
			<b>Fence</b>																				
			<b>812- Roofs**</b>																				
2001	\$253,800	E	20 Years															\$514,152					
2001	\$183,600	E	20 Years															\$386,818					
2001	\$91,800	E	20 Years																\$201,145				
2001	\$30,600	E	20 Years																	\$69,730			
2001	\$30,600	E	20 Years																		\$72,520		
2003	\$30,000	E	10 Years																				
			Gutters / Repairs	\$9,638	\$4,852	\$5,000	\$5,000	\$5,000	\$5,000														
2006	\$1,483	A			\$1,483																		
			<b>813 - Plumbing and Heating</b>																				
			<b>815-Asphalt Sealcoat ALL</b>					\$10,575					\$12,866					\$15,654					\$19,045
2004	\$8,692	A	5 Years																				
			<b>Overlay</b>																				
			Phase 1-Overlay										\$37,434										
2001	\$22,482	E	15 Years																				
2001	\$15,975	E	15 Years											\$27,664									
2001	\$10,332	E	15 Years												\$18,607								
2001	\$5,254	E	15 Years												\$9,462								
2001	\$5,254	E	15 Years			\$2,360									\$9,462								
			<b>821-Landscaping</b>																				
			<b>819-Concrete Maintenance</b>																				
2005	\$2,000	E	3 Years				\$2,250			\$2,531			\$2,847		\$3,202			\$3,602				\$4,052	
			Locations as needed																				
			<b>Expense Total</b>	\$77,515	\$51,175	\$35,116	\$33,960	\$25,370	\$5,000	\$138,005	\$34,819	\$45,196	\$93,232	\$42,364	\$37,532	\$206,513	\$52,253	\$597,634	\$450,576	\$223,206	\$69,730	\$381,686	\$290,271
			<b>BALANCE</b>	\$7,156	\$12	\$20,061	\$50,269	\$98,525	\$177,424	\$134,968	\$201,888	\$269,541	\$300,304	\$391,419	\$499,566	\$451,699	\$564,037	\$144,150	(\$139,475)	(\$194,115)	(\$87,181)	(\$284,101)	(\$381,507)

PAINTING INFLATION 7.00%  
ANNUAL INFLATION 4.00%  
EST. INTEREST RATE: 4.50%