SNOWSCAPE HOMEOWNERS ASSOCIATION

Major Maintenance Reserve Chart **YEAR END OCTOBER 31**

Approved 09-19-2009 2008-2009 MMC

Year of Actual or Estimate	Cost		Normal Life Expectancy		2006	2007	**2008**	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
				Beginning	104,714	173,332	**222,842**	169,426	214,915	286,313	255,178	219,972	219,750	266,017	292,961	365,920	321,405	261,185	318,841	184,902	156,142	97,073
				Interest	4,897	10,574	**6,967**	3,389	4,298	5,726	5,104	4,399	4,395	5,320	5,859	7,318	6,428	5,224	6,377	3,698	3,123	1,941
				Contribution	46,800	**53,100**	**67,100**	67,100	67,100	67,100	67,100	67,100	67,100	67,100	67,100	67,100	67,100	67,100	67,100	67,100	67,100	67,100
				Special Assessment***	47,500	18,750	**37,500**															
				Perm. Trans. To Operating	(17,406)																	
				Resale Contribution	9,024	12,069	**3,096**															
				Total	195,529	267,825	**337,505**	239,915	286,313	359,139	327,382	291,472	291,245	338,437	365,920	440,339	394,933	333,509	392,318	255,700	226,365	166,114
				811 - Siding Resurfacing																		
2005	66,950	A	7 Years	Bldgs. 1, 2, CH							82,340						98,318					
2005	66,950	A	6 Years	Bldgs. 3, 4, 5						79,942						95,455						113,978
2005	60,250	A		Siding & Deck Repairs		9,675		10,000														
				815 - Parking Lot																		
1999	19,354	E	15 Years	Upper Overlay			**80,247**															
1999	3,900	E	5 Years	Upper Sealcoat								5,899					6,839					7,928
1999	20,400	E	15 Years	Lower Overlay																		
1999	4,300	E	5 Years	Lower Sealcoat			**6,507**						6,699					7,766				
1999	3,200	A		Retaining Wall		7,200																
2007	4,116	A		Patching		4,116																
				816 - Carpet																		
2004	29,620	E	8 Years	All wlkway/steps			**47,063**							41,001								51,939
2004	4,430	A	8 Years	Landings						5,448								6,902				
2005	7,835	E	8 Years	All Back decks									10,223								12,950	
2004	2,933	E	8 Years	Clubhouse Gameroom										4,060								5,143
2004	300	E	8 Years	Clubhouse Steps										415								526
				818 - Clubhouse																		
2001	8,200	E		Hot Tub								10,085										
2000	44,000	E		Pool				9,000				55,738										
2004	5,600	A		Interior Pool Area - Painting				6,000														
1999	12,917	A		Floor/ Pipes																		
1995	8,341	A		Wall Restructure																		
1999	1,123	A		Furniture																		
2004	2,491	A		Deck Rebuild																		
2003	5,000	E		Window Replacement		2,390	**13,087**															
				813 - Plumbing/Heating																		
2003	40,000	E	25 Years	Bldg 1, Boiler																		
2000	7,554	A	6 Years	Storage Tanks 2						10,456						12,485						14,908
2003	4,000	E	30 Years	Heat Exchanger 1																		
2003	40,000	E	25 Years	Bldg 2, Boiler																		
2003	6,000	E	6 Years	Storage Tanks 2	**2,124**						7,829						9,348					
2003	4,000	E	30 Years	Heat Exchanger 1																		
2003	40,000	E	25 Years	Bldg 3, Boiler																		
2003	6,000	E	25 Years	Storage Tanks 2		9,314							8,305									
2003	4,000	E	6 Years	Heat Exchanger 1							5,219						6,232					
2003	40,000	E	25 Years	Bldg 4, Boiler																		
2006	7,000	A	6 Years	Storage Tanks 2	**7,000**					8,115						9,690						11,570
2003	4,000	E	30 Years	Heat Exchanger 1																		
2003	40,000	E	25 Years	Bldg 5, Boiler																		
2005	8,860	A	6 Years	Storage Tanks 2							10,897						13,011					
2003	4,000	E	30 Years	Heat Exchanger 1																		
2004	14,602	A	25 Years	Exterior Water Main	**13,073**																	
				MISC			**19,125**															
				814 - Building Maintenance																		
2005	12,974	A		Insuration project																		
2005	2,258	a		Install Smoke Detectors																		
				812 - Roofs																		
2000	114,841	A*	20 Years	Bldg 3 & lower 1,2,4,5															207,416			
2001	55,123	A**	20 Years	Building 1 +																99,558		
2002	26,902	A	20 Years	Building 2																	48,588	
2002	36,979	E	20 Years	Building 4																		68,792
2002	38,996	E	20 Years	Building 5																		72,544
2002	25,384	A	20 Years	Clubhouse																	45,846	
2002	11,293	A		CH - decking																	20,396	
				820 - In-Unit Amenities		12,287																
2003	862	A	5 Years	828 - Security			**2,050**				1,125					1,304					1,512	
				Expense Total	22,197	44,982	**168,079**	25,000	0	103,961	107,409	71,722	25,228	45,476	0	118,934	133,748	14,668	207,416	99,558	129,292	347,328
				BALANCE	173,332	222,842	**169,426**	214,915	286,313	255,178	219,972	219,750	266,017	292,961	365,920	321,405	261,185	318,841	184,902	156,142	97,073	(181,214)
				^ Boiler Contingency				100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
				^^ Adusted Balance				114,915	186,313	155,178	119,972	119,750	166,017	192,961	265,920	221,405	161,185	218,841	84,902	56,142	(2,927)	(281,214)

INTEREST RATE 2%

INFLATION RATE 3%

* Building 3- entire roof, front lower of 1,2,4&5 plus $201 mo·***Special Assessment of $500/unit due September 1st 2008.

** Remainder of building 1, all small back roofs #2, one small back roof #4