TIMBER RIDGE
Major Maintenance Reserve Chart

Revised	10/11/2007			YEAR ENDING OCT 31	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023
				Beginning	134,634	134,883	148,708	115,479	136,773	200,730	130,192	136,685	177,613	152,663	222,054	291,336	306,371	363,195	409,213	217,198	271,016	323,195	242,850	330,508
				Interest	4,830	8,822	7,435	5,774	6,839	10,036	6,510	6,834	8,881	7,633	11,103	14,567	15,319	18,160	20,461	10,860	13,551	16,160	12,143	16,525
				Contribution	103,236	103,236	103,236	103,236	103,236	103,236	103,236	103,236	103,236	103,236	103,236	103,236	103,236	103,236	103,236	103,236	103,236	103,236	103,236	103,236
				Special Assessment																				
				Permanent Transfer			50,000																	
YEAR OF COST/BID	COST/BID		ESTIMATED LIFE	Total	242,700	246,941	309,379	224,489	246,848	314,002	239,938	246,755	289,730	263,532	336,393	409,139	424,926	484,591	532,910	331,294	387,803	442,590	358,229	450,269
				811-Siding Resurfacing & Repair																				
2004	62,939	A	6 YEARS	1,2,3						79,638						100,767						127,503		
2007	87,500	A	6 YEARS	**4,5			87,500						110,715						140,090					
2007	5,000	E	6 YEARS	Clubhouse			5,000						6,327						8,005					
1999	10,275	A		Decks																				
				812- Roofs																				
2002	83,768	A	20 YEARS	Building 1																				
2000	74,200	E	20 YEARS	Building 2		71,445	23,816																	
2000	136,915	A	20 YEARS	Building 3 & Clubhouse																				
2003	104,710	A	20 YEARS	Building 4																				
2005	59,318	A	20 YEARS	Building 5	59,318																			
				NE end/back	5,676																			
				813- Plumbing and Heating																				
2007	30,000	E	30 YEARS	**Bldg 1 - Domestic Water Boilers**	3,460	10,635	20,965																	
2001	6,171	A		Storage Tanks																				
2007	35,000	E	40 YEARS	**Heat System Boiler**													51,809							
	2,000	E		Expansion Tank																				
2007	30,000	E	30 YEARS	**Bldg 2 - Domestic Water Boilers**	2,780				32,448															
				Storage Tanks				6,000																
2007	35,000	E	40 YEARS	**Heat System Boiler**														53,881						
	2,000	E		Expansion Tank																				
2007	30,000	E	30 YEARS	**Bldg 3 - Domestic Water Boilers**	3,460						35,096													
2005	7,953	A		Storage Tanks	7,953																			
2007	35,000	E	40 YEARS	**Heat System Boiler**															56,036					
	2,000	E		Expansion Tank																				
2007	30,000	E	30 YEARS	**Bldg 4 - Domestic Water Boilers**								36,500												
2005	7,953	A		Storage Tanks	7,953																			
2007	35,000	E	40 YEARS	**Heat System Boiler**			2,000													58,278				
	2,000	E		Expansion Tank																				
2007	30,000	E	30 YEARS	**Bldg 5 - Domestic Water Boilers**										39,478										
				Storage Tanks				6,000																
2007	35,000	E	40 YEARS	**Heat System Boiler**																	60,608			
	2,000	E		Expansion Tank																				
2007	30,000	E	30 YEARS	**CH - Domestic Water Boilers**	3,462										41,057									
2001	4,292	A		Storage Tanks																				
2007	35,000	E	40 YEARS	**Heat System Boiler**		4,338	2,000															63,033		
	2,000	E		Expansion Tank																				
2004	3,315	A		Glycol																				
2005	1,201.00	A		CH Water Meter	1,201																			
2008	15,000			CH Air handler controls				15,000																
				814																				
				Landscaping & Drainage	2,000		12,678	20,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
				815-Parking Lots/Asphalt																				
2002	44,275	E	15 YEARS	Overlay 1,2,3						49,803									86,243					
1998	4,355	A	5 YEARS	Sealcoat 1,2,3			7,250						7,843					9,542					11,610	
2002	42,133	E	15 YEARS	Overlay 4,5,CH							45,571													
1998	4,543	A	5 YEARS	Sealcoat 4,5,CH			7,250						8,182					9,954					12,111	
2002	3,288	A	5 YEARS	Patchwork	3,560	9,598	8,940					4,867					5,922					7,204		
2002	10,954	E	15 YEARS	Walks						10,954									21,337					
				816-Carpet - Note																				
				1,2,3		0				31,165														
			10 YEARS	4,5				8,709				25,775												
	## 3356	A		CH				6,278			18,586													
				817																				
2007	4,002	A		Furniture / Equip. Repl.	399		4,002		2,000		2,000		2,000		2,000		2,000		2,000		2,000		2,000	
				818																				
2005	1,339	A		General Bldg Maint.	2,019		12,500																	
				824- Interior Enhancement																				
2002	6,681	A			4,579	2,217		17,729	9,670	10,250														
				825																				
2004	89,933	A		Gas Conversion																				
2004	2,867	A		CH insert																				
				826 - Clubhouse Maintenance																				
				Court maintenance																				
				Tennis			2,100																	
2004	2,200	A		Raquetball																				
				827-Pool & Hot Tubs																				
2002	5,045	A		Hot Tubs				8,000	8,000															
				Pool																				
1999	7,850	A		Gel-Coat																				
2000	25,000	E		Replacement												60,000								
2003	1,793	A		Sauna		0																		
				Expense Total	107,817	98,233	193,901	87,716	46,118	183,810	103,253	69,142	137,067	41,478	45,057	102,767	61,731	75,378	315,712	60,278	64,608	199,740	27,721	2,000
INFLATION RATE:			4.00%																					
BANK INTEREST:			5.00%	Balance	134,883	148,708	115,479	136,773	200,730	130,192	136,685	177,613	152,663	222,054	291,336	306,371	363,195	409,213	217,198	271,016	323,195	242,850	330,508	448,269

** $47,000 FOR PAINTING; $4,500 FOR BOARD REPLACEMENT

RESTRETCH/REPLACE STEPS

*NOTE: CARPET IS ALREADY PURCHASED - AMOUNT IS FOR LABOR/INSTALLATION ONLY