

# BRISTOL VIEW HOMEOWNERS ASSOCIATION, INC.

## CAPITAL/MAJOR MAINTENANCE (RESERVE) FUND: HISTORY AND PROJECTION No. 23

Projection at 3.0% inflation (expenses and contributions)  
3.0% Interest Revenue Assumption

NorthCoast CORPORATION

02 December 2008

Please Note: Starting Balance, 01 Jan 02: **-\$3,714**. Calculations are done in inflated dollars (not shown). Printed rows are converted back into current dollars.

83 Terrace Homes

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	14 -Year Total
Years From Now	Audited -4	Audited -3	Audited -2	Audited -1	Audited 0	Audited 1	Projected 2	3	4	5	6	7	8	9	
Average Age	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
<b>YEAR-END BALANCE</b>	<b>6,352</b>	<b>9,785</b>	<b>733</b>	<b>10,715</b>	<b>25,878</b>	<b>13,326</b>	<b>4,836</b>	<b>15,456</b>	<b>17,551</b>	<b>37,709</b>	<b>62,325</b>	<b>88,967</b>	<b>19,999</b>	<b>48,326</b>	
REVENUE	47,884	10,478	4,731	39,950	30,778	21,660	28,117	64,914	35,826	40,143	44,790	49,532	52,870	52,290	523,964
Regular Assessments	16,314	15,936	11,723	12,958	20,059	21,932	26,574	31,354	35,338	39,322	43,306	47,290	51,274	51,274	424,655
Special Assessments	29,050	0	-	24,900	0	-	0	33,200	0	0	0	0	0	0	87,150
Interest	223	96	154	221	630	1,123	467	360	488	821	1,484	2,242	1,596	1,016	10,922
From/To Operations	2,297	-5,554	-7,147	1,871	10,088	(1,396)	1,076	0	0	0	0	0	0	0	1,236
<b>REGULAR ASSESSMENTS/HOUSE/MO</b>	<b>16.38</b>	<b>16.00</b>	<b>11.77</b>	<b>13.01</b>	<b>20.14</b>	<b>22</b>	<b>26.68</b>	<b>31.48</b>	<b>35.48</b>	<b>39.48</b>	<b>43.48</b>	<b>47.48</b>	<b>51.48</b>	<b>51.48</b>	
<b>SPECIAL ASSESSMENTS/HOUSE</b>	<b>350</b>	<b>0</b>	<b>-</b>	<b>300</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	1,050
<b>Increase monthly per house contributions EACH year by inflation PLUS \$4.00 until 2014</b>															
<b>EXPENSE</b>	<b>37,818</b>	<b>7,044</b>	<b>13,782</b>	<b>29,969</b>	<b>15,615</b>	<b>34,211</b>	<b>36,607</b>	<b>54,294</b>	<b>33,281</b>	<b>19,475</b>	<b>19,075</b>	<b>21,075</b>	<b>119,247</b>	<b>23,381</b>	<b>464,875</b>
Landscape	1,238	3,722	5,229	10,914	9,424	11,960	18,431	10,000	7,000	7,000	7,000	7,000	7,000	7,000	112,919
Other Grounds	36,580	3,323	8,553	17,570	5,495	21,571	17,259	41,969	23,956	10,150	9,250	11,250	109,422	13,556	329,904
Asphalt	33,278	2,030	4,077	8,585	3,660	20,240	8,969	36,019	11,900	2,900	2,000	4,000	101,672	1,000	240,331
Sealing: every 3 years except start	4,142	-	3,427	4,145	0	10,687	0	0	9,900	900	0	3,000	0	0	36,202
Resurfacing - Assume 15 years: II & II	29,050	2,030	-	0.00	-	-	8,969	30,019	0	0	0	0	100,672	0	170,739
Repair	86	0	650	4,440	3,660	9,553	0	6,000	2,000	2,000	2,000	1,000	1,000	1,000	33,390
Drainage/Utilities	0	0	-	1,451	1,021	-	1,072	300	600	600	600	600	600	600	7,444
Lightposts	1,932	1,293	1,527	1,608	814	1,330	1,408	2,000	2,000	2,000	2,000	2,000	2,500	2,500	24,912
Fences: Phase I	0	0	-	4,806	0	-	0	0	4,806	0	0	0	0	4,806	14,418
Equipment including sprinklers	0	0	-	-	-	-	5,648	-	-	-	-	-	-	-	-
Mailboxes and Standards	0	0	299	119	0	-	125	500	500	500	500	500	500	500	4,043
Entrance walkways	1,371	0	2,650	1,000	0	-	0	3,000	4,000	4,000	4,000	4,000	4,000	4,000	32,021
Signs	0	0	-	0	0	-	38	150	150	150	150	150	150	150	1,088
Professional Fees	0	0	-	1,485	695	673	535	800	800	800	800	800	800	800	8,988
Federal Income Tax	0	0	-	0	0	-	7	25	25	25	25	25	25	25	182
Miscellaneous/Contingency	0	0	-	0	0	7	375	1,500	1,500	1,500	2,000	2,000	2,000	2,000	12,882

Resurface BR48 & BR46

Seal all BR

Seal driveways and private roads: SP & WO

Seal Phase I

Re-surface all asphalt not re-surfaced in 2002 or 2009: current pricing: \$1.40/square foot (\$0.86 used in 2004)

Lower Spruce Ridge

Seal lower Spruce Ridge

Monroe Asphalt: repave BR38,58,&60 with concrete at 58; other smallrepairs at BR18 &

Monroe Asphalt: seal all asphalt except BR52