

**MOUNTAIN BROOK OF MADISON  
HOME OWNERS ASSOCIATION  
94 CLEARBROOK COURT  
MADISON, AL 35758**

**3 December 2012**

**CAPITAL RESERVE FUND ALLOCATIONS**

<b>SWIMMING POOL RESURFACE AND REPAIR</b>	<b>\$10000</b>
<b>POOL AND CLUBHOUSE FURNITURE</b>	<b>3000</b>
<b>TENNIS COURT RESURFACE</b>	<b>6000</b>
<b>NEW REFRIDGERATOR, CABINETS, PAINT CLUBHOUSE</b>	<b>3000</b>
<b>FENCE REPAIRS @ 100FEET/YEAR</b>	<b>2000</b>
<b>EMERGENCY REPAIRS</b>	<b>2000</b>
<b>CONTINGENCY FUND TO COVER UNREIMBURSED COSTS OF ZIERDT ROAD WIDENING. (WILL BE CARRIED ONLY FOR THE DURATION OF THE WIDENING PROJECT)</b>	<b>10000</b>
<b>TOTAL</b>	<b>36000</b>

**ON OR ABOUT 1 OCTOBER OF EACH YEAR, THE BOARD WILL  
ESTIMATE THE AMOUNT OF EXCESS IN OUR OPERATING BUDGET  
(PREDICT HOW MUCH THE CAPITAL RESERVE FUND WILL EXCEED  
\$36000) AND REFUND 90% OF THE EXCESS TO THE PROPERTY  
OWNERS.**

**THIS METHOD WILL PRECLUDE CONSTANT CHANGING OF THE  
YEARLY**

**DUES, ENSURE THAT THE CAPITAL RESERVE FUND REMAINS  
ADEQUATE, AND FOR THE DURATION OF THE ZIERDT ROAD PROJECT,  
ENSURE A SMOOTH TRANSITION WITHOUT REQUIRING A SPECIAL  
ASSESSMENT.**