2026

Reserve Study

Mirabella at Mirasol

Homeowner's Association, Inc.

104 Mirabella Drive, Palm Beach Gardens, Florida 33418

Report No: 9990 Version 2

January 1, 2026 - December 31, 2026

DREUX ISAAC & ASSOCIATES, INC.

10151 University Boulevard, Suite 323
Orlando, Florida 32817

800.866.9876
www.dia-corp.com

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Introduction

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August 5, 2025

Board of Directors
Mirabella at Mirasol Homeowner's Association,
Inc. 104 Mirabella Drive
Palm Beach Gardens, Florida 33418

Re: Reserve Study Re-Inspection Report

As authorized, this reserve study with site inspection has been prepared on the Mirabella at Mirasol Homeowner's Association, Inc. property, located at 104 Mirabella Drive in Palm Beach Gardens, Florida. A summary of recommendations and findings can be found on the next page.

Your report has been divided into sections for easier referencing. Section one titled "INTRODUCTION" includes disclosures, definitions, requirements, explanations, and conditions.

Section two of the report titled "GRAPHS" shows in graph form the reserve schedules we have calculated and should give you a better understanding of the numbers.

Section three titled "SCHEDULE" includes a component schedule of every reserve item including its quantity, current cost, useful life and remaining life.

Thank you for this opportunity. Should you have any questions, please contact us.

Inspected and Prepared by

Juan Parra
Reserve Analyst/Insurance Appraise

Reviewed by

Dreux Isaac, RS, PRA
President

Dreux Isaac
Professional Reserve Analyst
ASSOCIATION OF PROFESSIONAL RESERVE ANALYSTS
APRA

DREUX ISAAC
CAI-RS
00425
Designation
Reserve Specialist

Recommendations and Findings

1. General Information

Property Name:	**Mirabella at Mirasol Homeowner's Association, Inc.**		
Property Location:	**Palm Beach Gardens, Florida**		
Property Number:	**3745**	Report Run Date:	**08/05/2025**
Property Type:	**Homeowners**	Report No:	**9990 Version 2**
Total Units:	**492**	Budget Year Begins:	**01/01/2026**
Phase:	**Phase 1 (1 of 1)**	Budget Year Ends:	**12/31/2026**

2. Report Findings

Total number of categories set up in reserve schedule:	**5**
Total number of components scheduled for reserve funding:	**105**
Total current cost of all scheduled reserve components:	**$4,558,687**
Estimated Beginning Year Reserve Balance:	**$2,146,000**
Total number of components scheduled for replacement in the 2026 Budget Year:	**19**
Total cost of components scheduled for replacement in the 2026 Budget Year:	**$556,970**

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	**$280,000**
Recommended 2026 Reserve Funding Contribution Amount:	**$294,297**
Recommended 2026 Planned Special Assessment Amount:	**$0**
Total 2026 Reserve Funding and Planned Special Assessment Amount:	**$294,297**
Increase (decrease) between Current & Recommended Contribution Amounts:	**$14,297**
Increase (decrease) between Current & Recommended Contribution Amounts:	**5.11%**

Report Process

The purpose of this report is to provide Mirabella at Mirasol Homeowner's Association, Inc. with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2026 and ending December 31, 2026.

The process of preparing this report began with a re-inspection of the property. During this re-inspection we met with management and personnel and reviewed all reserve related work that had been done on the property since our last contact.

Replacement cost values have been adjusted to reflect current economic conditions. These economic conditions were determined through a combination of local contractor information, bid proposals, our own database of construction costs and published construction cost indexes.

Remaining lives were then adjusted according to schedule, except in cases where it was determined that a particular component’s life should be extended or reduced by a greater amount based on its condition.

Based on the latest available financial records, projections were made as to what the Association's end of year reserve balances would be. However, accumulating interest on the varying reserve balance amounts and/or unplanned expenditures may cause the actual end of year reserve balances to differ from what is presented in this report.

Florida Statutory Reserve Requirements

Note-Part of Chapter 720, Florida Statutes, addresses the reserve requirements for Homeowners' Associations. Below are excerpts from this Chapter which addresses this requirement.

720.303 Association powers and duties; meetings of board; official records; budgets; financial reporting; association funds; recalls—

(6) BUDGETS.—

(c)1. If the budget of the association does not provide for reserve accounts under paragraph (d), or the declaration of covenants, articles, or bylaws do not obligate the developer to create reserves, and the association is responsible for the repair and maintenance of capital improvements that may result in a special assessment if reserves are not provided or not fully funded, each financial report for the preceding fiscal year required by subsection (7) must contain the following statement in conspicuous type:

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

2. If the budget of the association does provide for funding accounts for deferred expenditures, including, but not limited to, funds for capital expenditures and deferred maintenance, but such accounts are not created or established under paragraph (d), each financial report for the preceding fiscal year required under subsection (7) must also contain the following statement in conspicuous type:

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

(d) An association is deemed to have provided for reserve accounts upon the affirmative approval of a majority of the total voting interests of the association. Such approval may be obtained by vote of the members at a duly called meeting of the membership or by the written consent of a majority of the total voting interests of the association. The approval action of the membership must state that reserve accounts shall be provided for in the budget and must designate the components for which the reserve accounts are to be established. Upon approval by the membership, the board of directors shall include the required reserve accounts in the budget in the next fiscal year following the approval and each year thereafter. Once established as provided in this subsection, the reserve accounts must be funded
or maintained or have their funding waived in the manner provided in paragraph (f).

(e) The amount to be reserved in any account established shall be computed by means of a formula that is based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of each reserve item. The association may adjust replacement reserve assessments annually to take into account any changes in estimates of cost or useful life of a reserve item.

(f) After one or more reserve accounts are established, the membership of the association, upon a majority vote at a meeting at which a quorum is present, may provide for no reserves or less reserves than required by this section. If a meeting of the unit owners has been called to determine whether to waive or reduce the funding of reserves and such result is not achieved or a quorum is not present, the reserves as included in the budget go into effect. After the turnover, the developer may vote its voting interest to waive or reduce the funding of reserves. Any vote taken pursuant to this subsection to waive or reduce reserves is applicable only to one budget year.

(g) Funding formulas for reserves authorized by this section must be based on a separate analysis of each of the required assets or a pooled analysis of two or more of the required assets.

1. If the association maintains separate reserve accounts for each of the required assets, the amount of the contribution to each reserve account is the sum of the following two calculations:

a. The total amount necessary, if any, to bring a negative component balance to zero.

b. The total estimated deferred maintenance expense or estimated replacement cost of the reserve component less the estimated balance of the reserve component as of the beginning of the period the budget will be in effect. The remainder, if greater than zero, shall be divided by the estimated remaining useful life of the component. The formula may be adjusted each year for changes in estimates and deferred maintenance performed during the year and may include factors such as inflation and earnings on invested funds.

2. If the association maintains a pooled account of two or more of the required reserve assets, the amount of the contribution to the pooled reserve account as disclosed on the proposed budget may not be less than that required to ensure that the balance on hand at the beginning of the period the budget will go into effect plus the projected annual cash inflows over the remaining estimated useful life of all of the assets that make up the reserve pool are equal to or greater than the projected annual cash outflows over the remaining estimated useful lives of all the assets that make up the reserve pool, based on the current reserve analysis. The projected annual cash inflows may include estimated earnings from investment of principal and accounts receivable minus the allowance for doubtful accounts. The reserve funding formula may not include any type of balloon payments.

(h) Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts and shall be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote at a meeting at which a quorum is present. Prior to turnover of control of an association by a developer to parcel owners, the developer-controlled association shall not vote to use reserves for purposes other than those for which they were intended without the approval of a majority of all nondeveloper voting interests voting in person or by limited proxy at a duly called meeting of the association.

(i)1. While a developer is in control of a homeowners' association, the developer may, but is not required to, include reserves in the budget. If the developer includes reserves in the budget, the developer may determine the amount of reserves included. The developer is not obligated to pay for:

a. Contributions to reserve accounts for capital expenditures and deferred maintenance, as well as any other reserves that the homeowners' association or the developer may be required to fund pursuant to any state, municipal, county, or other governmental statute or ordinance;

b. Operating expenses; or

c. Any other assessments related to the developer's parcels for any period of time for which the developer has provided in the declaration that in lieu of paying any assessments imposed on any parcel owned by the developer, the developer need only pay the deficit, if any, in any fiscal year of the association, between the total amount of the assessments receivable from other members plus any other association income and the lesser of the budgeted or actual expenses incurred by the association during such fiscal year.

2. This paragraph applies to all homeowners' associations existing on or created after July 1, 2021.

(8) ASSOCIATION FUNDS; COMMINGLING.—

(a) All association funds held by a developer shall be maintained separately in the association's name. Reserve and operating funds of the association shall not be commingled prior to turnover except the association may jointly invest reserve funds; however, such jointly invested funds must be accounted for separately.

Funding Plans

Pooled Cash Flow Funding Plan

This plan takes the total beginning year reserve balance along with the projected annual reserve expenditures over a 30-year period and arrives at a stable and equitable funding contribution amount over the plan years so as to provide a positive cash flow and sufficient funds when required.

The pooled cash flow method allows for different funding goals. **Baseline** funding is a goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. This is the riskiest goal that could lead to project delays, a special assessment, and/or financing. Baseline funding is not recommended. **Full Funding** is setting a reserve funding goal to attain and maintain reserves at or near 100% funded, which is when the actual or projected reserve balance is equal to the fully funded balance. **Threshold** funding is a goal of keeping the reserve balance above a specified minimum balance (could be $100,000 or $1 million). This “threshold” amount is the lowest the reserve fund balance will be at any given point.

Straight-Line (Component) Funding Plan

The straight-line funding method, also referred to as the component method, utilizes basic mathematic formulas and current costs to determine the individual funding requirement of each component. Only the current year’s reserve funding contribution is calculated, and neither interest nor inflation are factored into the calculations.

This funding method begins with allocating or assigning existing reserve funds to the individual reserve components. This allocation may be restricted depending on your governing regulations and/or the way these funds were accumulated. Ideally the existing reserve funds are not restricted and can be allocated in the most efficient and effective manner possible. Allocation of existing reserve funds can have a significant impact on the reserve contribution amount.

Once the reserve funds have been allocated, this funding plan takes each reserve component and computes its annual contribution amount by taking its unfunded balance (current cost minus allocated reserve funds) and divides it by the component's remaining life. This will give you the current budget year’s funding contribution amount for each component.

Why do these two funding plans sometimes provide such different funding contribution recommendations?

The straight-line (component) funding plan formulas are based on a single goal which is to rapidly achieve a fully funded plan balance. Fully funded is when the actual reserve balance equals the calculated fully funded balance. Straight-line plans often have segregated balance restrictions which typically creates inefficient fund allocations that can also increase funding.

Pooled cash flow funding allows choices. Funding goals can be baseline, full funding, or threshold. These goals play a large factor in the funding contribution amount. There are also no segregated balance restrictions and therefore no inefficient allocations. It is a much more flexible funding plan.

Definitions

Capital Improvements: Additions to the association's common area that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction or installation cannot be taken from the reserve fund.

Cash Flow Method (also known as pooling): A method of developing a reserve funding plan where funding of reserves is designed to offset the annual expenditures from the reserve fund.

Common Area: The areas identified in the community association's master deed or declarations of covenant easements and restrictions that the association is obligated to maintain and replace or based on a well-established association precedent.

Community Association: A nonprofit entity that exists to preserve the nature of the community and protect the value of the property owned by members. Membership in the community association is mandatory and automatic for all owners. All owners pay mandatory lien-based assessments that fund the operation of the association and maintain the common area or elements, as defined in the governing documents. The community association is served and lead by an elected board of trustees or directors.

Component Inventory: The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.

Cost Per Unit: The cost to replace a reserve component per unit of measurement.

Straight Line Method (also known as Component): A method of developing a reserve funding plan where the total funding is based on the sum of funding for the individual components.

Condition Assessment: The task of evaluating the current condition of the component based on observed or reported characteristics. The assessment is limited to a visual, non-invasive evaluation.

Current Cost: The estimated current year cost to repair or replace a reserve component.

Effective Age: The difference between useful life and estimated remaining useful life. Not always equivalent to chronological age since some components age irregularly. Used primarily in computations.

Financial Analysis: The portion of a reserve study in which the current status of the reserves (measured as cash or percent funded) and a recommended reserve funding plan are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study. A minimum of 30 years of income and expense are to be considered.

Funding Contribution: This is the annual funding contribution amount for the budget year.

Fully Funded: 100% funded. When the actual (or projected) reserve balance is equal to the fully funded balance.

Fully Funded Balance (FFB): An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or replacement cost. This number is calculated for each component, and then summed for an association total.

FFB = Current Cost X Effective Age/Useful Life

Fund Status: The status of the reserve fund reported in terms of cash or percent funded.

Funding Plan: An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of 30 years of projected income and expenses.

Definitions

Funding Principles: A funding plan addressing these principles. These funding principles are the basis for the recommendations included within the reserve study:

Sufficient funds when required.
Stable funding rate over the years.
Equitable funding rate over the years.
Fiscally responsible.

Initial Year: The first fiscal year in the financial analysis or funding plan.

Life Estimates: The task of estimating useful life and remaining useful life of the reserve components.

Life Cycle Cost: The ongoing cost of deterioration which must be offset in order to maintain and replace common area components at the end of their useful life. Note that the cost of preventive maintenance and corrective maintenance determined through periodic structural inspections (if required) are included in the calculation of life cycle costs and often result in overall net lower life cycle costs.

Maintenance: Maintenance is the process of maintaining or preserving something, or the state of being maintained. Maintenance is often defined in three ways: preventive maintenance, corrective maintenance, and deferred maintenance. Maintenance projects commonly fall short of "replacement" but may pass the defining test of a reserve component and be appropriate for reserve funding.

Percent Funded: The ratio, at a particular point in time clearly identified as either the beginning or end of the association's fiscal year, of the actual (or projected) reserve balance to the fully funded balance.

Physical Evaluation: The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed.

Quantity: The quantity or amount of each reserve component element.

Remaining Life (RL): Also referred to as "remaining useful life" (RUL). The estimated time, in years, that a component can be expected to serve its intended function, presuming timely preventive maintenance. Projects expected to occur in the initial year have zero remaining useful life.

Replacement Cost: The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering, design, permits, installation, disposal, etc.).

Reserve Balance: Actual or projected funds, clearly identified as existing either at the beginning or end of the association's fiscal year, which will be used to fund reserve component expenditures. The source of this information should be disclosed within the reserve study.

Reserve Study: A reserve study is a budget planning tool which identifies the components that a community association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures. This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, preventive maintenance plans, and structural or safety evaluations.

Site Visit: A visual assessment of the accessible areas of the components included within the reserve study.

Special Assessment: A temporary assessment levied on the members of an association in addition to regular assessments. Special assessments are often regulated by governing documents or local statutes.

Units: The unit of measurement for each quantity.

Unit Abbreviations

Allow - Allowance

Court - Court

Cu Ft - Cubic Feet

Cu Yds - Cubic Yards

Dbl Ct - Double Tennis Court

Each - Each

Hp - Horsepower

Kw - Kilowatts

Ln Ft - Linear Feet

Lp Sm - Lump Sum

Pair - Pair

Sq Ft - Square Feet

Sq Yds - Square Yards

Squares - Squares (roofing)

Total - Total

Units - Units

Company Information

Dreux Isaac & Associates is a Florida-based consulting firm that specializes in performing reserve studies, insurance value appraisals, and structural integrity reserve studies (SIRS) for condominiums, homeowners associations, golf and country clubs, timeshares, resorts, churches, schools, and civic organizations.

Through our process of property inspections, cost estimating, condition assessment, life cycle forecasting, and financial analysis we are able to provide our clients with critical cost data and long-range capital budget plans.

Since 1989 we have had the opportunity to serve and build long-term relationships with thousands of clients in Florida and the United States. Each day, as we continue to grow and strive for improvement, we remain committed to serving each client with the same professional dedication and commitment. Combined with experience and knowledge, we remain committed to helping each client. Our unrelenting focus will always be to provide our services with the most accurate information.

30+ Years in Business

2,000+ Properties Inspected

15,000+ Reports Completed

500,000+ Condominium Owners and Homeowners Serviced

Terms and Conditions

Dreux Isaac & Associates, Inc. (“DIA”) has no present or contemplated future interest in the property that is the subject of this report and no personal interest or bias with respect to the subject matter of this report or the parties involved. Neither the employment to prepare this study, nor the compensation, is contingent upon the findings and conclusions contained herein.

Information provided to DIA by the Client or their representative(s), such as but not limited to, historical records, financial documents, proposals, contracts, correspondence, and construction plans will be deemed reliable and will not be independently verified or audited.

DIA has not investigated, nor assumes any responsibility for the existence of hazardous materials, latent or hidden defects or hidden conditions. Unless expressly stated in our report disclosures, there are no material issues that that would cause a distortion of the Client’s situation.

No testing, invasive or non-invasive, has been performed by DIA. No warranty is made and no liability is assumed for the soundness of the structure or its components. DIA has made no investigation of, offers no opinion of, and assumes no responsibility for the structural integrity of the property, code compliance requirements, or any physical defects, regardless of cause.

DIA uses various sources to arrive at its opinion of estimated cost. The information obtained from these sources is considered to be accurate and reasonable but is not guaranteed. Factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices. No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances, or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included. For update studies (Level II or III) prior quantities assumed to be accurate.

If complete construction plans/blueprints were not available for use in the completion of this report, assumptions were made regarding unseen construction components, based on our experience with properties similar to the subject. If these assumptions are in error, we reserve the right to modify this report, including value conclusions.

Estimates of useful life and remaining useful life used in this report assume proper installation and construction, adherence to recommended preventive maintenance guidelines and best practices. Natural disasters, catastrophic or severe condition changes could significantly affect the lives of any component. DIA does not warranty or guarantee the useful lives of any components.

Where feasible DIA may inspect and use a representative sampling of the Client’s property to accurately replicate an entire group of similar components at the same property. This report data is not applicable to any other property regardless of similarity.

Client agrees to indemnify and hold harmless DIA, its officers, employees, affiliates, agents and independent contractors from any and all liabilities or claims made in connection with the preparation of this report. The liability of DIA its officers, employees, affiliates, agents and independent for errors and omissions, is limited in total to the amount collected for preparation of this report.

According to the best of our knowledge and belief, the statements of fact contained in this report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct. Acceptance of, and/or use of, this report constitutes acceptance of the above conditions. Use of this report is limited to only the purpose stated herein.

Report Notes

1. To comply with Chapter 720.303(6)(g)(2) Florida Statutes, for pooled cash flow plan funding calculations, any component whose remaining live is greater than 30 years has been shortened to 30 years and their cost proportionally reduced. This provides for full funding of this component over its' remaining life.

2. Based on information from the State of Florida's Compliance Office for the Division of Florida Condominiums, Timeshares, and Mobile Homes, the maximum annual funding increase in the pooled cash flow plan, except for year one, has been set to not exceed the plan's inflation rate. Otherwise it may be considered a balloon payment, which is prohibited under Chapter 720.303(6)(g)(2) Florida Statutes.

3. Allowances established in the current reserve schedule are based on what is typically observed at other similar properties. These allowance lives and costs are subjective in nature and can be adjusted in a future update report to better reflect this particular property once a documented history and frequency of spending is better known for each of the asset allowances as currently shown in this reserve schedule.

4. No reserve funding has been established for replacement of the stormwater system. It is believed to be a lifetime system that will require periodic cleaning. It is possible that a failure or breakdown in a section of the system may occur, but the location, timing and scope of such an occurrence is unknown and generally unpredictable. A periodic inspection of the system is recommended.

5. This reserve schedule does not include funding for the complete replacement of any concrete street curbs. Aside from storm damage, or an unknown construction deficiency, concrete street curbs should last the life of the property. It is expected that over the life of the property these curbs will require periodic cleaning and the replacement of some cracked sections.

Section 2

Graphs

Chart A

2026 Current Reserve Component Costs

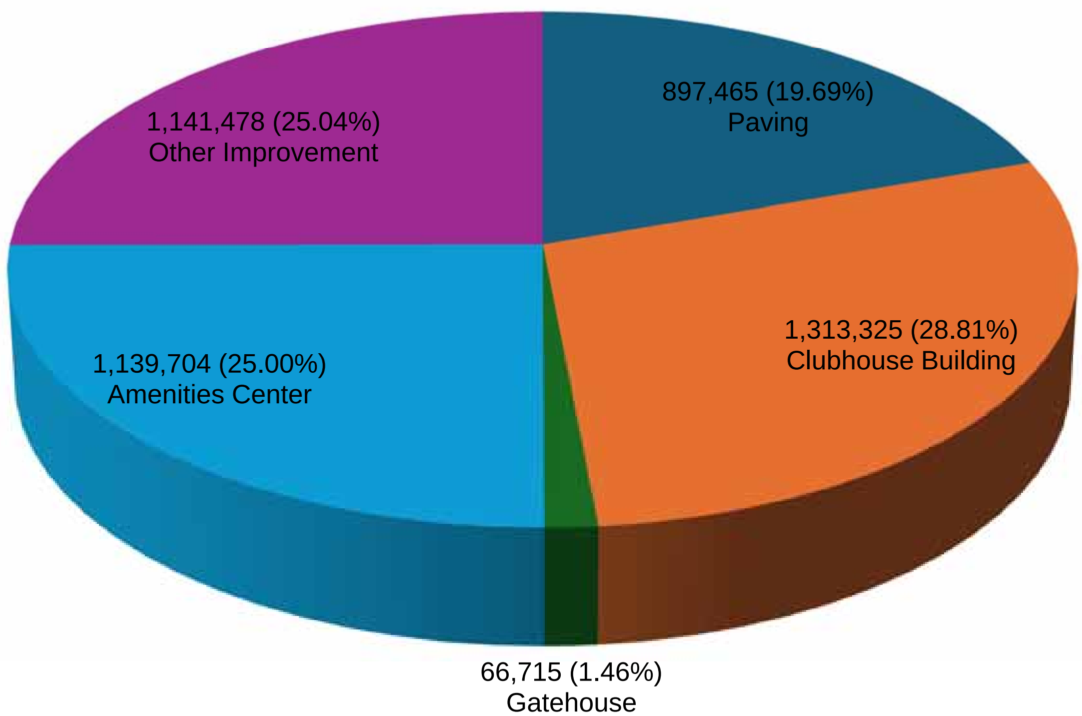


Chart B

2026 Actual vs. 100% Funded Reserve Balances

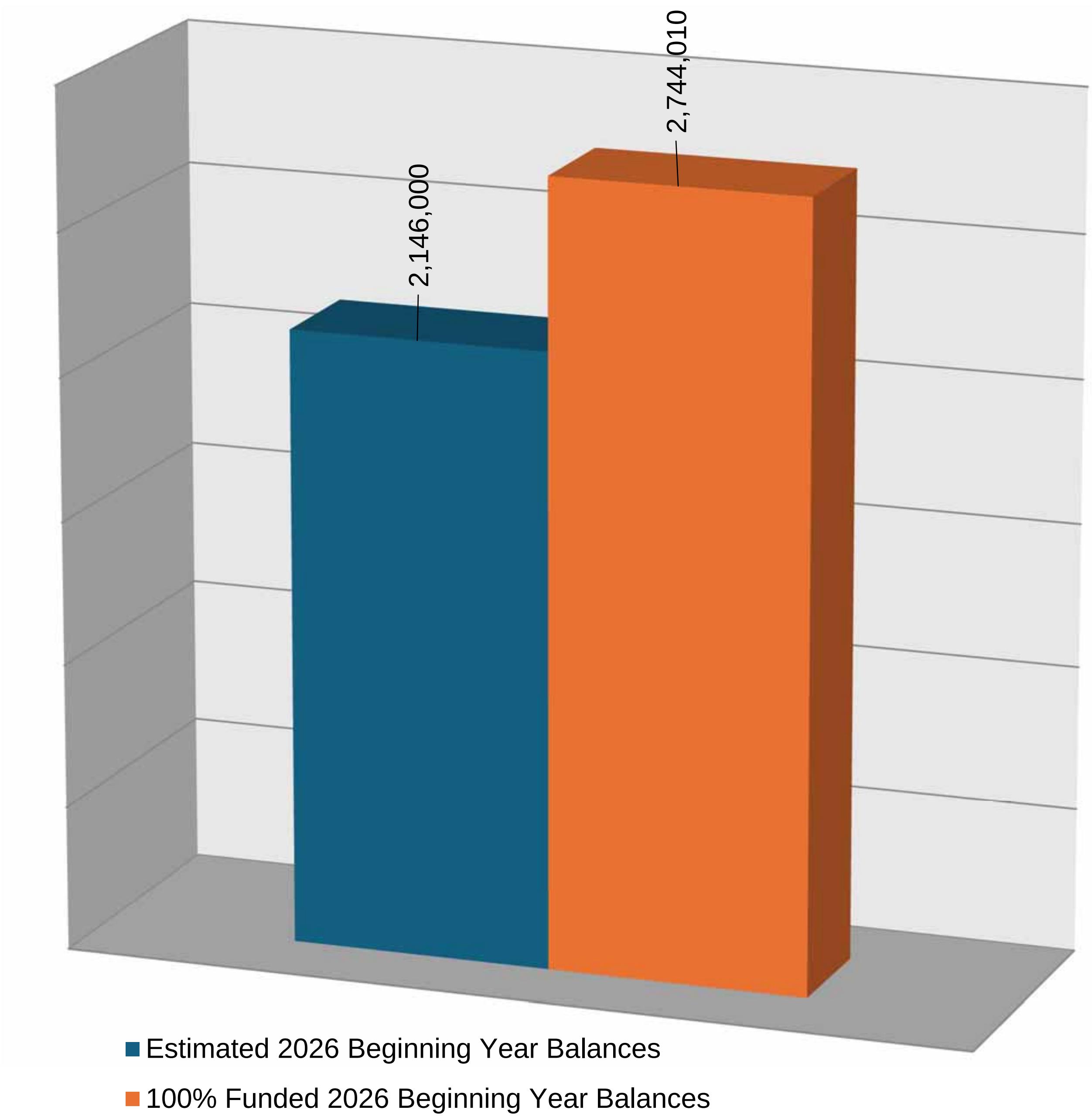


Chart C

2026 Funding Contribution Comparisons

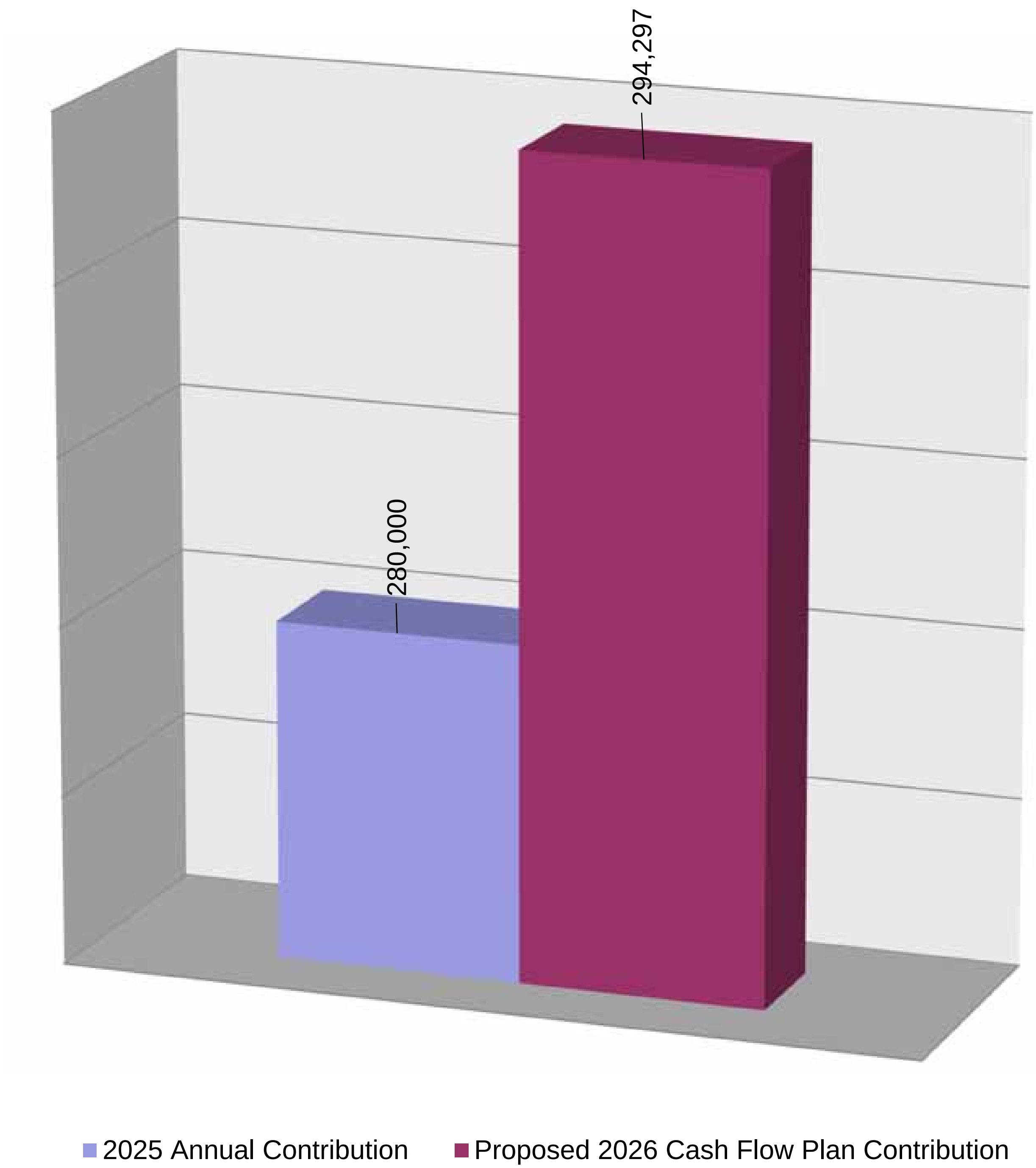
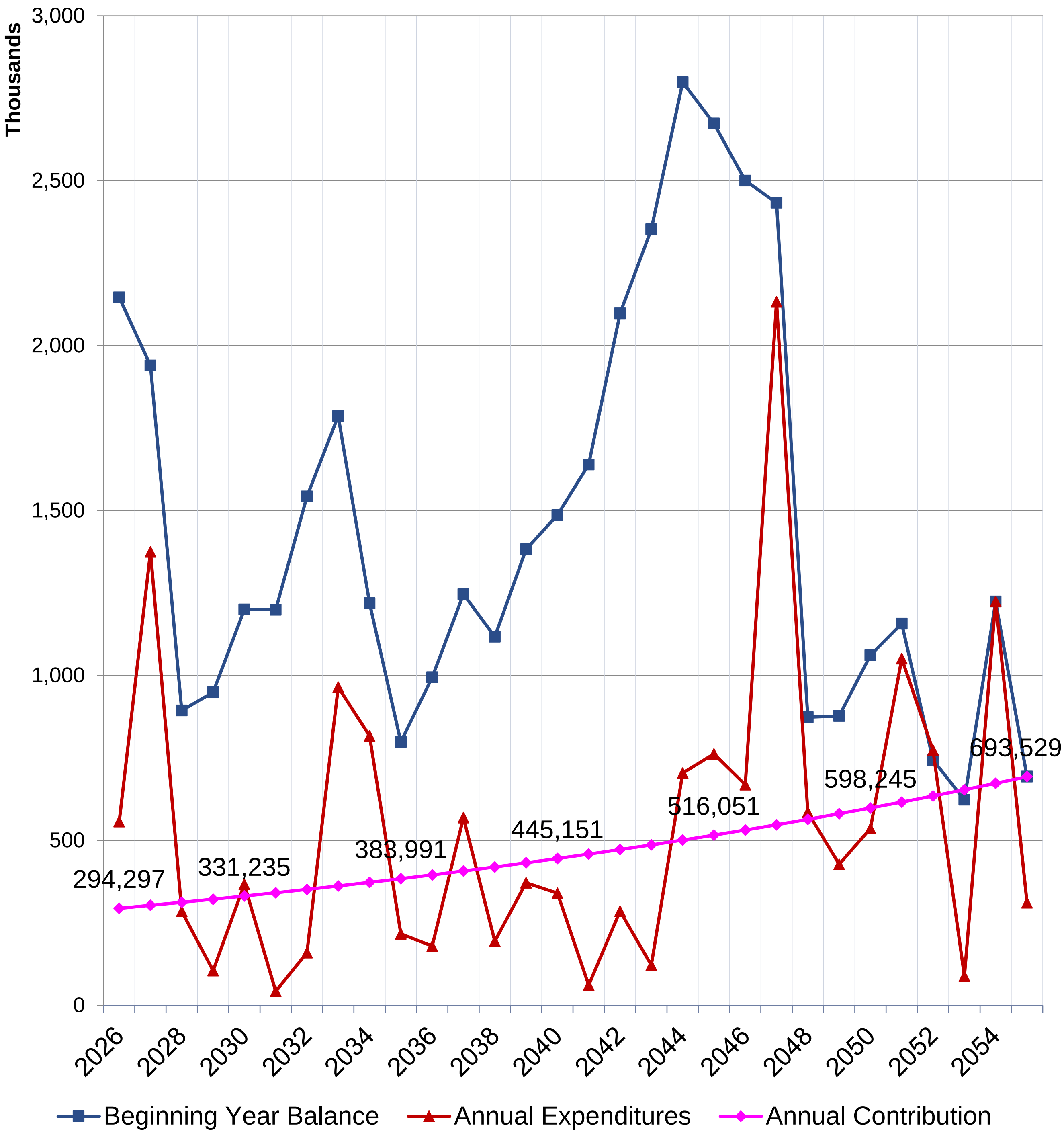


Chart D

30 Year Pooled Cash Flow Plan



Section 3

Schedule

Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Paving	897,465	5-20	1-5
Clubhouse Building	1,313,325	5-30	1-27
Gatehouse	66,715	4-30	1-20
Amenities Center	1,139,704	3-30	1-24
Other Improvement	1,141,478	5-50	1-29
Grand Total	**4,558,687**		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Paving						
Asphalt Mill & Overlay, 1" - Clubhouse Parking Lot	1,980	Sq Yds	12.98	25,701	20	1
Asphalt Mill & Overlay, 1" - Roads	59,078	Sq Yds	12.98	766,833	20	2
Asphalt Restriping - Community	1	Total	41,155.00	41,155	5	2
Asphalt Sealcoat & Restripe - Clubhouse Parking Lot	1,980	Sq Yds	4.02	7,960	5	5
Concrete Sidewalk Repair Allowance	1	Total	50,000.00	50,000	5	2
Pavers - Clubhouse Porte Cochere	500	Sq Ft	11.63	5,816	20	2
Paving Total	6	Components		897,465	5-20	1-5
Clubhouse Building						
Electronics						
Computer Workstation - Office	2	Each	3,000.00	6,000	5	4
Electronics, Audio Equipment - Clubhouse	1	Total	7,422.00	7,422	10	2
Exterior						
Exterior Doors - Clubhouse Front Entrance	1	Each	30,000.00	30,000	15	9
Impact Exterior Doors, Dbl - Clubhouse	7	Pair	6,319.00	44,233	16	10
Paint Exterior - Clubhouse	1	Total	23,715.67	23,716	7	4
Roof, Concrete Barrel Tile - Clubhouse/Kids Club	168	Squares	1,075.00	180,600	25	1
Windows, Impact - Clubhouse	1	Total	98,606.00	98,606	30	27
Fitness Equipment						
Fitness, Cardio Equipment	1	Total	114,890.00	114,890	6	2
Fitness, Strength Equipment	1	Total	61,980.00	61,980	12	2
Mechanical & Electrical						
A/C Air Handler Unit, 5 Ton - Clubhouse	1	Each	4,877.00	4,877	8	1
A/C Air Handler Unit, 15 Ton - Clubhouse	2	Each	15,822.00	31,644	8	5
A/C Condensing Unit, 5 Ton - Clubhouse	1	Each	7,823.00	7,823	8	1
A/C Condensing Unit, 15 Ton - Clubhouse	2	Each	15,816.00	31,632	8	5
Drinking Fountain, Indoor - Clubhouse	2	Each	2,061.00	4,122	20	3
Drinking Fountain, Outdoor - Clubhouse/Tennis Courts	4	Each	2,061.00	8,244	10	3
Drinking Fountain, Outdoor - Kid's Club	1	Each	2,061.00	2,061	10	3
Generator - Clubhouse	1	Each	50,660.00	50,660	10	5
Water Heater, Electric, 40 Gallon - Clubhouse	1	Each	1,872.00	1,872	14	1
Water Heater, Electric, 80 Gallon - Clubhouse Locker Rms	1	Each	4,492.00	4,492	14	1
Renovation/Redecorating Allowances						
Finish, Hardwood Floor - Clubhouse Aerobics	832	Sq Ft	22.36	18,604	20	3
Finish, Hardwood Floor - Kid's Club	110	Sq Ft	22.36	2,460	20	3
Finish, Mirror Wall Panels - Clubhouse Fitness	888	Sq Ft	19.08	16,944	18	2
Finish, Rubber Floor - Clubhouse Fitness	224	Sq Ft	13.22	2,962	16	2
Finish, Rubber Floor - Kid's Club	144	Sq Ft	13.22	1,904	10	3
Finish, Tile Floor - Kid's Club	1	Total	5,800.00	5,800	17	3

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Paint Interior - Kid's Club	1	Total	6,046.80	6,047	12	3
Redecorating Allowance - Clbhse Card Rm, Great Rm	1	Total	224,300.00	224,300	10	2
Redecorating Allowance - Kid's Club	1	Total	12,229.20	12,230	12	3
Renovation Allowance - Kid's Club Kitchen	1	Total	13,200.00	13,200	24	3
Restroom Renovation Allowance - Clubhouse	2	Each	60,000.00	120,000	20	20
Restroom Renovation Allowance - Kid's Club	2	Each	12,000.00	24,000	24	4
Restroom Renovation Allowance - Pool	2	Each	75,000.00	150,000	20	1
Clubhouse Building Total	32	Components		1,313,325	5-30	1-27

Gatehouse

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Mechanical & Electrical						
A/C Air Handler Unit, 2 Ton - Gatehouse	1	Each	3,500.00	3,500	6	1
A/C Condensing Unit, 2 Ton - Gatehouse	1	Each	3,500.00	3,500	6	1
A/C Duct Work Allowance - Gatehouse	1	Total	8,200.00	8,200	30	9
Computer Workstation - Gatehouse	1	Each	2,447.00	2,447	4	4
Generator, Propane, 14 kW w/ATS - Gatehouse	1	Each	10,000.00	10,000	20	20
Painting						
Paint Exterior - Gatehouse	1	Total	8,187.90	8,188	7	4
Renovation Allowances						
Finish, Tile Floor - Gatehouse	1	Total	10,000.00	10,000	20	3
Roof						
Roof, Concrete Barrel Tile - Gatehouse	15	Squares	1,392.00	20,880	25	1
Gatehouse Total	8	Components		66,715	4-30	1-20

Amenities Center

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Pool Area Fencing						
Fence, Alum Picket, 5' w/ Gates - Pool Area	1	Total	80,900.00	80,900	26	5
Paint Fence, Metal Picket - Pool Area & Tot Lot	1	Total	18,897.00	18,897	10	6
Pool Deck						
Pool Deck Pavers	6,450	Sq Ft	17.06	110,037	20	19
Pool Furniture						
Furniture, Outdoor	1	Total	44,999.76	45,000	10	10
Furniture, Outdoor - Portico/Pool	1	Total	35,082.00	35,082	10	1
Furniture, Outdoor Fabric Replacement	1	Total	20,000.00	20,000	5	5
Pool Trellis						
Pool Trellis Maintenance Allowance	1	Total	5,606.00	5,606	5	3
Shade Structures						
Shade Structure Fabric Cover - Tennis (x4)	1	Total	8,007.00	8,007	10	7
Shade Structure Fabric Cover - Tot Lot	2	Each	12,500.00	25,000	10	10
Shade Structure Metal Frame - Tennis (x4)	1	Total	11,524.00	11,524	20	17
Shade Structure Metal Frame - Tot Lot	2	Each	15,835.00	31,670	20	3

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Swimming Pool						
Pool Equipment Allowance	1	Total	8,200.00	8,200	3	2
Pool Equipment, Filtration System	1	Total	24,000.00	24,000	22	21
Pool Equipment, Heat Pump Chiller	3	Each	8,000.00	24,000	10	10
Pool Finish, Exposed Aggregate	3,952	Sq Ft	14.98	59,201	10	9
Pool Finish, Tile Trim	1	Total	29,627.00	29,627	10	9
Pool Interior LED Lights	6	Each	1,271.00	7,626	10	9
Tennis Court						
Tennis Court Benches & Furniture	1	Total	8,663.00	8,663	10	5
Tennis Court Fence Painting	1	Total	20,514.00	20,514	12	3
Tennis Court Fencing, VC Chain Link	1	Total	39,900.00	39,900	24	3
Tennis Court Light Pole Fixtures	8	Each	2,159.25	17,274	15	8
Tennis Court Light Poles	8	Each	3,074.00	24,592	30	23
Tennis Court Resurfacing, Clay	4	Each	9,449.00	37,796	7	1
Tennis Court Windscreen Allowance	1	Total	9,784.00	9,784	4	1
Tot Lot						
Playground, Modular Play System, Large	1	Each	75,000.00	75,000	24	24
Playground, Rubberized Ground Cover	1,920	Sq Ft	26.46	50,804	12	12
Wading Pool						
Wading Pool -> Splash Pad Upgrade	1	Total	250,000.00	250,000	30	9
Wading Pool Finish, Exposed Aggregate & Tile Trim	1	Total	6,000.00	6,000	10	1
Water Feature - Pool Area						
Water Feature Finish/Tile/Equipment/Lighting - Clubhouse	1	Total	25,000.00	25,000	12	12
Water Feature Finish/Tile/Equipment/Lighting - Pool Area	1	Total	30,000.00	30,000	12	11
Amenities Center Total	30	Components		1,139,704	3-30	1-24

Other Improvement

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Access Control						
Access Control FOB Door/Gate System - Clubhouse	1	Each	75,000.00	75,000	10	9
Camera Surveillance System	1	Total	101,617.00	101,617	10	9
Optic Scanner - Snapshell	1	Each	6,722.00	6,722	5	1
Vehicular Gate Bar Code Reader	1	Each	8,961.60	8,962	8	1
Vehicular Gate Operator, Barrier	5	Each	5,000.00	25,000	12	1
Entry Features						
Entry Feature Metal Dome Def Maint Allow	2	Each	4,247.00	8,494	15	8
Entry Feature Signage Ltrs & Logo	40	Each	252.00	10,080	9	3
Entry Water Feature Basin Coating	1,080	Sq Ft	11.76	12,701	12	3
Entry Water Feature Equip Allowance	2	Each	8,200.00	16,400	6	3
Entry Water Feature Light Bulbs	24	Each	321.00	7,704	5	3
Entry Water Feature Light Fixtures	24	Each	880.00	21,120	15	3
Paint Walls & Metal Scrolls - Entry Features	2	Each	2,281.00	4,562	7	4

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Misc Items						
Irrigation System Allowance	1	Total	11,211.00	11,211	5	1
Paint Exterior - Mailboxes	492	Each	70.00	34,440	6	2
Paint Exterior - Street Signs & Lampost	1	Total	12,231.00	12,231	6	3
Sign Post, Decorative Alum - Street & Traffic	38	Each	2,012.00	76,456	20	5
Stormwater System Capital Repair Allowance	1	Total	100,000.00	100,000	50	29
Street Drain Cleaning	1	Total	13,168.00	13,168	7	1
Utility Vehicle, Golf Cart (Refurbished), Gas - Tennis	1	Each	5,975.00	5,975	10	3
Utility Vehicle, Golf Cart, Electric	1	Each	10,000.00	10,000	10	4
Site Lighting						
Light Fixtures, LED - Landscape	77	Each	360.00	27,720	10	7
Light Pole Bulbs, LED	159	Each	110.00	17,490	5	4
Light Pole Fixtures, Acorn	123	Each	878.00	107,994	15	8
Light Pole Fixtures, LED - Clubhouse Parking Lot	7	Each	426.00	2,982	15	8
Light Pole Fixtures, LED - Mirabella Wy	36	Each	216.00	7,776	15	8
Light Poles - Clubhouse Parking Lot	7	Each	2,879.00	20,153	30	8
Light Poles, Acorn	123	Each	2,092.00	257,316	30	8
Light Poles, Dbl Fixture - Mirabella Wy	8	Each	6,478.00	51,824	30	8
Light Poles, Sgl Fixture - Mirabella Wy	20	Each	4,319.00	86,380	30	8
Other Improvement Total	29	Components		1,141,478	5-50	1-29
Grand Total	105	Components		4,558,687		

Section 4

Pooled Cash Flow

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2026	2,146,000	294,297	5.11%	0	556,970	3.00%	56,500	3.00%	1,939,827
2	2027	1,939,827	303,126	3.00%	0	1,374,989	3.00%	26,039	3.00%	894,003
3	2028	894,003	312,220	3.00%	0	284,929	3.00%	27,639	3.00%	948,933
4	2029	948,933	321,587	3.00%	0	105,341	3.00%	34,955	3.00%	1,200,134
5	2030	1,200,134	331,235	3.00%	0	366,802	3.00%	34,937	3.00%	1,199,504
6	2031	1,199,504	341,172	3.00%	0	42,697	3.00%	44,939	3.00%	1,542,918
7	2032	1,542,918	351,407	3.00%	0	159,862	3.00%	52,034	3.00%	1,786,497
8	2033	1,786,497	361,949	3.00%	0	964,767	3.00%	35,510	3.00%	1,219,189
9	2034	1,219,189	372,807	3.00%	0	816,862	3.00%	23,254	3.00%	798,388
10	2035	798,388	383,991	3.00%	0	216,844	3.00%	28,966	3.00%	994,501
11	2036	994,501	395,511	3.00%	0	179,655	3.00%	36,311	3.00%	1,246,668
12	2037	1,246,668	407,376	3.00%	0	569,209	3.00%	32,545	3.00%	1,117,380
13	2038	1,117,380	419,597	3.00%	0	194,694	3.00%	40,268	3.00%	1,382,551
14	2039	1,382,551	432,185	3.00%	0	371,539	3.00%	43,296	3.00%	1,486,493
15	2040	1,486,493	445,151	3.00%	0	339,931	3.00%	47,751	3.00%	1,639,464
16	2041	1,639,464	458,505	3.00%	0	61,192	3.00%	61,103	3.00%	2,097,880
17	2042	2,097,880	472,260	3.00%	0	285,721	3.00%	68,533	3.00%	2,352,952
18	2043	2,352,952	486,428	3.00%	0	122,077	3.00%	81,519	3.00%	2,798,822
19	2044	2,798,822	501,020	3.00%	0	704,125	3.00%	77,872	3.00%	2,673,589
20	2045	2,673,589	516,051	3.00%	0	762,216	3.00%	72,823	3.00%	2,500,247
21	2046	2,500,247	531,533	3.00%	0	669,143	3.00%	70,879	3.00%	2,433,516
22	2047	2,433,516	547,479	3.00%	0	2,132,806	3.00%	25,446	3.00%	873,635
23	2048	873,635	563,903	3.00%	0	585,681	3.00%	25,556	3.00%	877,413
24	2049	877,413	580,820	3.00%	0	427,758	3.00%	30,914	3.00%	1,061,389
25	2050	1,061,389	598,245	3.00%	0	535,950	3.00%	33,711	3.00%	1,157,395
26	2051	1,157,395	616,192	3.00%	0	1,051,186	3.00%	21,672	3.00%	744,073
27	2052	744,073	634,678	3.00%	0	773,592	3.00%	18,155	3.00%	623,314
28	2053	623,314	653,717	3.00%	0	88,312	3.00%	35,662	3.00%	1,224,381
29	2054	1,224,381	673,329	3.00%	0	1,224,381	3.00%	20,200	3.00%	693,529
30	2055	693,529	693,529	3.00%	0	311,160	3.00%	32,277	3.00%	1,108,175
Grand Total			**14,001,300**		**0**	**16,280,391**		**1,241,266**		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2026		
Paving	Asphalt Mill & Overlay, 1" - Clubhouse Parking Lot	25,701
Clubhouse Building	Roof, Concrete Barrel Tile - Clubhouse/Kids Club	180,600
Clubhouse Building	A/C Air Handler Unit, 5 Ton - Clubhouse	4,877
Clubhouse Building	A/C Condensing Unit, 5 Ton - Clubhouse	7,823
Clubhouse Building	Water Heater, Electric, 40 Gallon - Clubhouse	1,872
Clubhouse Building	Water Heater, Electric, 80 Gallon - Clubhouse Locker Rms	4,492
Clubhouse Building	Restroom Renovation Allowance - Pool	150,000
Gatehouse	A/C Air Handler Unit, 2 Ton - Gatehouse	3,500
Gatehouse	A/C Condensing Unit, 2 Ton - Gatehouse	3,500
Gatehouse	Roof, Concrete Barrel Tile - Gatehouse	20,880
Amenities Center	Furniture, Outdoor - Portico/Pool	35,082
Amenities Center	Tennis Court Resurfacing, Clay	37,796
Amenities Center	Tennis Court Windscreen Allowance	9,784
Amenities Center	Wading Pool Finish, Exposed Aggregate & Tile Trim	6,000
Other Improvement	Optic Scanner - Snapshell	6,722
Other Improvement	Vehicular Gate Bar Code Reader	8,962
Other Improvement	Vehicular Gate Operator, Barrier	25,000
Other Improvement	Irrigation System Allowance	11,211
Other Improvement	Street Drain Cleaning	13,168
Year 1 Total		**556,970**
Year 2: 2027		
Paving	Asphalt Mill & Overlay, 1" - Roads	789,838
Paving	Asphalt Restriping - Community	42,390
Paving	Concrete Sidewalk Repair Allowance	51,500
Paving	Pavers - Clubhouse Porte Cochere	5,989
Clubhouse Building	Electronics, Audio Equipment - Clubhouse	7,645
Clubhouse Building	Fitness, Cardio Equipment	118,337
Clubhouse Building	Fitness, Strength Equipment	63,839
Clubhouse Building	Finish, Mirror Wall Panels - Clubhouse Fitness	17,452
Clubhouse Building	Finish, Rubber Floor - Clubhouse Fitness	3,051
Clubhouse Building	Redecorating Allowance - Clbhse Card Rm, Great Rm	231,029
Amenities Center	Pool Equipment Allowance	8,446
Other Improvement	Paint Exterior - Mailboxes	35,473
Year 2 Total		**1,374,989**
Year 3: 2028		
Clubhouse Building	Drinking Fountain, Indoor - Clubhouse	4,373
Clubhouse Building	Drinking Fountain, Outdoor - Clubhouse/Tennis Courts	8,746
Clubhouse Building	Drinking Fountain, Outdoor - Kid's Club	2,187
Clubhouse Building	Finish, Hardwood Floor - Clubhouse Aerobics	19,737

Category	Description	Cost
Clubhouse Building	Finish, Hardwood Floor - Kid's Club	2,610
Clubhouse Building	Finish, Rubber Floor - Kid's Club	2,020
Clubhouse Building	Finish, Tile Floor - Kid's Club	6,153
Clubhouse Building	Paint Interior - Kid's Club	6,415
Clubhouse Building	Redecorating Allowance - Kid's Club	12,975
Clubhouse Building	Renovation Allowance - Kid's Club Kitchen	14,004
Gatehouse	Finish, Tile Floor - Gatehouse	10,609
Amenities Center	Pool Trellis Maintenance Allowance	5,947
Amenities Center	Shade Structure Metal Frame - Tot Lot	33,599
Amenities Center	Tennis Court Fence Painting	21,763
Amenities Center	Tennis Court Fencing, VC Chain Link	42,330
Other Improvement	Entry Feature Signage Ltrs & Logo	10,694
Other Improvement	Entry Water Feature Basin Coating	13,474
Other Improvement	Entry Water Feature Equip Allowance	17,399
Other Improvement	Entry Water Feature Light Bulbs	8,173
Other Improvement	Entry Water Feature Light Fixtures	22,406
Other Improvement	Paint Exterior - Street Signs & Lampost	12,976
Other Improvement	Utility Vehicle, Golf Cart (Refurbished), Gas - Tennis	6,339
Year 3 Total		**284,929**

Year 4: 2029

Category	Description	Cost
Clubhouse Building	Computer Workstation - Office	6,556
Clubhouse Building	Paint Exterior - Clubhouse	25,915
Clubhouse Building	Restroom Renovation Allowance - Kid's Club	26,225
Gatehouse	Computer Workstation - Gatehouse	2,674
Gatehouse	Paint Exterior - Gatehouse	8,947
Other Improvement	Paint Walls & Metal Scrolls - Entry Features	4,985
Other Improvement	Utility Vehicle, Golf Cart, Electric	10,927
Other Improvement	Light Pole Bulbs, LED	19,112
Year 4 Total		**105,341**

Year 5: 2030

Category	Description	Cost
Paving	Asphalt Sealcoat & Restripe - Clubhouse Parking Lot	8,959
Clubhouse Building	A/C Air Handler Unit, 15 Ton - Clubhouse	35,616
Clubhouse Building	A/C Condensing Unit, 15 Ton - Clubhouse	35,602
Clubhouse Building	Generator - Clubhouse	57,018
Amenities Center	Fence, Alum Picket, 5' w/ Gates - Pool Area	91,054
Amenities Center	Furniture, Outdoor Fabric Replacement	22,510
Amenities Center	Pool Equipment Allowance	9,229
Amenities Center	Tennis Court Benches & Furniture	9,750
Amenities Center	Tennis Court Windscreen Allowance	11,012
Other Improvement	Sign Post, Decorative Alum - Street & Traffic	86,052
Year 5 Total		**366,802**

Category	Description	Cost
Year 6: 2031		
Amenities Center	Paint Fence, Metal Picket - Pool Area & Tot Lot	21,907
Other Improvement	Optic Scanner - Snapshell	7,793
Other Improvement	Irrigation System Allowance	12,997
Year 6 Total		**42,697**
Year 7: 2032		
Paving	Asphalt Restriping - Community	49,141
Paving	Concrete Sidewalk Repair Allowance	59,703
Gatehouse	A/C Air Handler Unit, 2 Ton - Gatehouse	4,179
Gatehouse	A/C Condensing Unit, 2 Ton - Gatehouse	4,179
Amenities Center	Shade Structure Fabric Cover - Tennis (x4)	9,561
Other Improvement	Light Fixtures, LED - Landscape	33,099
Year 7 Total		**159,862**
Year 8: 2033		
Clubhouse Building	Fitness, Cardio Equipment	141,300
Gatehouse	Computer Workstation - Gatehouse	3,010
Amenities Center	Pool Trellis Maintenance Allowance	6,895
Amenities Center	Pool Equipment Allowance	10,085
Amenities Center	Tennis Court Light Pole Fixtures	21,245
Amenities Center	Tennis Court Resurfacing, Clay	46,484
Other Improvement	Entry Feature Metal Dome Def Maint Allow	10,447
Other Improvement	Entry Water Feature Light Bulbs	9,475
Other Improvement	Paint Exterior - Mailboxes	42,357
Other Improvement	Street Drain Cleaning	16,195
Other Improvement	Light Pole Fixtures, Acorn	132,819
Other Improvement	Light Pole Fixtures, LED - Clubhouse Parking Lot	3,667
Other Improvement	Light Pole Fixtures, LED - Mirabella Wy	9,563
Other Improvement	Light Poles - Clubhouse Parking Lot	24,786
Other Improvement	Light Poles, Acorn	316,466
Other Improvement	Light Poles, Dbl Fixture - Mirabella Wy	63,737
Other Improvement	Light Poles, Sgl Fixture - Mirabella Wy	106,236
Year 8 Total		**964,767**
Year 9: 2034		
Clubhouse Building	Computer Workstation - Office	7,601
Clubhouse Building	Exterior Doors - Clubhouse Front Entrance	38,003
Clubhouse Building	A/C Air Handler Unit, 5 Ton - Clubhouse	6,178
Clubhouse Building	A/C Condensing Unit, 5 Ton - Clubhouse	9,910
Gatehouse	A/C Duct Work Allowance - Gatehouse	10,388
Amenities Center	Pool Finish, Exposed Aggregate	74,994

Category	Description	Cost
Amenities Center	Pool Finish, Tile Trim	37,531
Amenities Center	Pool Interior LED Lights	9,660
Amenities Center	Tennis Court Windscreen Allowance	12,394
Amenities Center	Wading Pool -> Splash Pad Upgrade	316,692
Other Improvement	Access Control FOB Door/Gate System - Clubhouse	95,008
Other Improvement	Camera Surveillance System	128,725
Other Improvement	Vehicular Gate Bar Code Reader	11,353
Other Improvement	Entry Water Feature Equip Allowance	20,775
Other Improvement	Paint Exterior - Street Signs & Lampost	15,494
Other Improvement	Light Pole Bulbs, LED	22,156
Year 9 Total		**816,862**
Year 10: 2035		
Paving	Asphalt Sealcoat & Restripe - Clubhouse Parking Lot	10,386
Clubhouse Building	Impact Exterior Doors, Dbl - Clubhouse	57,714
Amenities Center	Furniture, Outdoor	58,715
Amenities Center	Furniture, Outdoor Fabric Replacement	26,095
Amenities Center	Shade Structure Fabric Cover - Tot Lot	32,619
Amenities Center	Pool Equipment, Heat Pump Chiller	31,315
Year 10 Total		**216,844**
Year 11: 2036		
Clubhouse Building	Paint Exterior - Clubhouse	31,872
Gatehouse	Paint Exterior - Gatehouse	11,004
Amenities Center	Furniture, Outdoor - Portico/Pool	47,147
Amenities Center	Pool Equipment Allowance	11,020
Amenities Center	Wading Pool Finish, Exposed Aggregate & Tile Trim	8,063
Amenities Center	Water Feature Finish/Tile/Equipment/Lighting - Pool Area	40,317
Other Improvement	Optic Scanner - Snapshell	9,034
Other Improvement	Paint Walls & Metal Scrolls - Entry Features	6,131
Other Improvement	Irrigation System Allowance	15,067
Year 11 Total		**179,655**
Year 12: 2037		
Paving	Asphalt Restriping - Community	56,968
Paving	Concrete Sidewalk Repair Allowance	69,212
Clubhouse Building	Electronics, Audio Equipment - Clubhouse	10,274
Clubhouse Building	Redecorating Allowance - Clbhse Card Rm, Great Rm	310,484
Gatehouse	Computer Workstation - Gatehouse	3,387
Amenities Center	Playground, Rubberized Ground Cover	70,325
Amenities Center	Water Feature Finish/Tile/Equipment/Lighting - Clubhouse	34,606
Other Improvement	Entry Feature Signage Ltrs & Logo	13,953
Year 12 Total		**569,209**

Category	Description	Cost
Year 13: 2038		
Clubhouse Building	A/C Air Handler Unit, 15 Ton - Clubhouse	45,117
Clubhouse Building	A/C Condensing Unit, 15 Ton - Clubhouse	45,100
Clubhouse Building	Drinking Fountain, Outdoor - Clubhouse/Tennis Courts	11,754
Clubhouse Building	Drinking Fountain, Outdoor - Kid's Club	2,938
Clubhouse Building	Finish, Rubber Floor - Kid's Club	2,715
Gatehouse	A/C Air Handler Unit, 2 Ton - Gatehouse	4,990
Gatehouse	A/C Condensing Unit, 2 Ton - Gatehouse	4,990
Amenities Center	Pool Trellis Maintenance Allowance	7,993
Amenities Center	Tennis Court Windscreen Allowance	13,950
Other Improvement	Vehicular Gate Operator, Barrier	35,644
Other Improvement	Entry Water Feature Light Bulbs	10,984
Other Improvement	Utility Vehicle, Golf Cart (Refurbished), Gas - Tennis	8,519
Year 13 Total		**194,694**
Year 14: 2039		
Clubhouse Building	Computer Workstation - Office	8,811
Clubhouse Building	Fitness, Cardio Equipment	168,720
Clubhouse Building	Fitness, Strength Equipment	91,020
Amenities Center	Pool Equipment Allowance	12,042
Other Improvement	Paint Exterior - Mailboxes	50,576
Other Improvement	Utility Vehicle, Golf Cart, Electric	14,685
Other Improvement	Light Pole Bulbs, LED	25,685
Year 14 Total		**371,539**
Year 15: 2040		
Paving	Asphalt Sealcoat & Restripe - Clubhouse Parking Lot	12,040
Clubhouse Building	Generator - Clubhouse	76,628
Clubhouse Building	Water Heater, Electric, 40 Gallon - Clubhouse	2,832
Clubhouse Building	Water Heater, Electric, 80 Gallon - Clubhouse Locker Rms	6,795
Clubhouse Building	Paint Interior - Kid's Club	9,147
Clubhouse Building	Redecorating Allowance - Kid's Club	18,499
Amenities Center	Furniture, Outdoor Fabric Replacement	30,252
Amenities Center	Tennis Court Benches & Furniture	13,104
Amenities Center	Tennis Court Fence Painting	31,029
Amenities Center	Tennis Court Resurfacing, Clay	57,170
Other Improvement	Entry Water Feature Basin Coating	19,211
Other Improvement	Entry Water Feature Equip Allowance	24,806
Other Improvement	Paint Exterior - Street Signs & Lampost	18,500
Other Improvement	Street Drain Cleaning	19,918
Year 15 Total		**339,931**

Category	Description	Cost
Year 16: 2041		
Gatehouse	Computer Workstation - Gatehouse	3,812
Amenities Center	Paint Fence, Metal Picket - Pool Area & Tot Lot	29,441
Other Improvement	Optic Scanner - Snapshell	10,473
Other Improvement	Irrigation System Allowance	17,466
Year 16 Total		**61,192**
Year 17: 2042		
Paving	Asphalt Restriping - Community	66,042
Paving	Concrete Sidewalk Repair Allowance	80,235
Clubhouse Building	A/C Air Handler Unit, 5 Ton - Clubhouse	7,826
Clubhouse Building	A/C Condensing Unit, 5 Ton - Clubhouse	12,554
Amenities Center	Shade Structure Fabric Cover - Tennis (x4)	12,849
Amenities Center	Shade Structure Metal Frame - Tennis (x4)	18,493
Amenities Center	Pool Equipment Allowance	13,159
Amenities Center	Tennis Court Windscreen Allowance	15,700
Other Improvement	Vehicular Gate Bar Code Reader	14,381
Other Improvement	Light Fixtures, LED - Landscape	44,482
Year 17 Total		**285,721**
Year 18: 2043		
Clubhouse Building	Paint Exterior - Clubhouse	39,199
Clubhouse Building	Finish, Rubber Floor - Clubhouse Fitness	4,896
Gatehouse	Paint Exterior - Gatehouse	13,534
Amenities Center	Pool Trellis Maintenance Allowance	9,266
Other Improvement	Entry Water Feature Light Bulbs	12,734
Other Improvement	Entry Water Feature Light Fixtures	34,908
Other Improvement	Paint Walls & Metal Scrolls - Entry Features	7,540
Year 18 Total		**122,077**
Year 19: 2044		
Clubhouse Building	Computer Workstation - Office	10,215
Gatehouse	A/C Air Handler Unit, 2 Ton - Gatehouse	5,959
Gatehouse	A/C Condensing Unit, 2 Ton - Gatehouse	5,959
Amenities Center	Pool Deck Pavers	187,331
Amenities Center	Pool Finish, Exposed Aggregate	100,786
Amenities Center	Pool Finish, Tile Trim	50,438
Amenities Center	Pool Interior LED Lights	12,983
Other Improvement	Access Control FOB Door/Gate System - Clubhouse	127,682
Other Improvement	Camera Surveillance System	172,996
Other Improvement	Light Pole Bulbs, LED	29,776
Year 19 Total		**704,125**

Category	Description	Cost
Year 20: 2045		
Paving	Asphalt Sealcoat & Restripe - Clubhouse Parking Lot	13,958
Clubhouse Building	Fitness, Cardio Equipment	201,460
Clubhouse Building	Finish, Mirror Wall Panels - Clubhouse Fitness	29,711
Clubhouse Building	Finish, Tile Floor - Kid's Club	10,170
Clubhouse Building	Restroom Renovation Allowance - Clubhouse	210,421
Gatehouse	Computer Workstation - Gatehouse	4,291
Gatehouse	Generator, Propane, 14 kW w/ATS - Gatehouse	17,535
Amenities Center	Furniture, Outdoor	78,908
Amenities Center	Furniture, Outdoor Fabric Replacement	35,070
Amenities Center	Shade Structure Fabric Cover - Tot Lot	43,838
Amenities Center	Pool Equipment Allowance	14,379
Amenities Center	Pool Equipment, Heat Pump Chiller	42,084
Other Improvement	Paint Exterior - Mailboxes	60,391
Year 20 Total		**762,216**
Year 21: 2046		
Paving	Asphalt Mill & Overlay, 1" - Clubhouse Parking Lot	46,419
Clubhouse Building	A/C Air Handler Unit, 15 Ton - Clubhouse	57,153
Clubhouse Building	A/C Condensing Unit, 15 Ton - Clubhouse	57,131
Clubhouse Building	Restroom Renovation Allowance - Pool	270,917
Amenities Center	Furniture, Outdoor - Portico/Pool	63,362
Amenities Center	Pool Equipment, Filtration System	43,347
Amenities Center	Tennis Court Windscreen Allowance	17,671
Amenities Center	Wading Pool Finish, Exposed Aggregate & Tile Trim	10,837
Other Improvement	Optic Scanner - Snapshell	12,141
Other Improvement	Entry Feature Signage Ltrs & Logo	18,206
Other Improvement	Entry Water Feature Equip Allowance	29,620
Other Improvement	Irrigation System Allowance	20,248
Other Improvement	Paint Exterior - Street Signs & Lampost	22,091
Year 21 Total		**669,143**
Year 22: 2047		
Paving	Asphalt Mill & Overlay, 1" - Roads	1,426,534
Paving	Asphalt Restriping - Community	76,560
Paving	Concrete Sidewalk Repair Allowance	93,015
Paving	Pavers - Clubhouse Porte Cochere	10,818
Clubhouse Building	Electronics, Audio Equipment - Clubhouse	13,807
Clubhouse Building	Redecorating Allowance - Clbhse Card Rm, Great Rm	417,264
Amenities Center	Tennis Court Resurfacing, Clay	70,312
Other Improvement	Street Drain Cleaning	24,496
Year 22 Total		**2,132,806**

Category	Description	Cost
Year 23: 2048		
Clubhouse Building	Drinking Fountain, Indoor - Clubhouse	7,898
Clubhouse Building	Drinking Fountain, Outdoor - Clubhouse/Tennis Courts	15,796
Clubhouse Building	Drinking Fountain, Outdoor - Kid's Club	3,949
Clubhouse Building	Finish, Hardwood Floor - Clubhouse Aerobics	35,647
Clubhouse Building	Finish, Hardwood Floor - Kid's Club	4,714
Clubhouse Building	Finish, Rubber Floor - Kid's Club	3,648
Gatehouse	Finish, Tile Floor - Gatehouse	19,161
Amenities Center	Pool Trellis Maintenance Allowance	10,742
Amenities Center	Shade Structure Metal Frame - Tot Lot	60,683
Amenities Center	Pool Equipment Allowance	15,712
Amenities Center	Tennis Court Light Pole Fixtures	33,099
Amenities Center	Tennis Court Light Poles	47,121
Amenities Center	Water Feature Finish/Tile/Equipment/Lighting - Pool Area	57,483
Other Improvement	Entry Feature Metal Dome Def Maint Allow	16,275
Other Improvement	Entry Water Feature Light Bulbs	14,762
Other Improvement	Utility Vehicle, Golf Cart (Refurbished), Gas - Tennis	11,449
Other Improvement	Light Pole Fixtures, Acorn	206,928
Other Improvement	Light Pole Fixtures, LED - Clubhouse Parking Lot	5,714
Other Improvement	Light Pole Fixtures, LED - Mirabella Wy	14,900
Year 23 Total		**585,681**
Year 24: 2049		
Clubhouse Building	Computer Workstation - Office	11,842
Clubhouse Building	Exterior Doors - Clubhouse Front Entrance	59,208
Gatehouse	Computer Workstation - Gatehouse	4,829
Amenities Center	Playground, Modular Play System, Large	148,019
Amenities Center	Playground, Rubberized Ground Cover	100,266
Amenities Center	Water Feature Finish/Tile/Equipment/Lighting - Clubhouse	49,340
Other Improvement	Utility Vehicle, Golf Cart, Electric	19,736
Other Improvement	Light Pole Bulbs, LED	34,518
Year 24 Total		**427,758**
Year 25: 2050		
Paving	Asphalt Sealcoat & Restripe - Clubhouse Parking Lot	16,181
Clubhouse Building	Paint Exterior - Clubhouse	48,210
Clubhouse Building	A/C Air Handler Unit, 5 Ton - Clubhouse	9,914
Clubhouse Building	A/C Condensing Unit, 5 Ton - Clubhouse	15,903
Clubhouse Building	Generator - Clubhouse	102,981
Gatehouse	A/C Air Handler Unit, 2 Ton - Gatehouse	7,115
Gatehouse	A/C Condensing Unit, 2 Ton - Gatehouse	7,115
Gatehouse	Paint Exterior - Gatehouse	16,645

Category	Description	Cost
Amenities Center	Furniture, Outdoor Fabric Replacement	40,656
Amenities Center	Tennis Court Benches & Furniture	17,610
Amenities Center	Tennis Court Windscreen Allowance	19,889
Other Improvement	Vehicular Gate Bar Code Reader	18,218
Other Improvement	Vehicular Gate Operator, Barrier	50,820
Other Improvement	Paint Walls & Metal Scrolls - Entry Features	9,274
Other Improvement	Sign Post, Decorative Alum - Street & Traffic	155,419
Year 25 Total		**535,950**
Year 26: 2051		
Clubhouse Building	Impact Exterior Doors, Dbl - Clubhouse	92,614
Clubhouse Building	Roof, Concrete Barrel Tile - Clubhouse/Kids Club	378,136
Clubhouse Building	Fitness, Cardio Equipment	240,554
Clubhouse Building	Fitness, Strength Equipment	129,772
Gatehouse	Roof, Concrete Barrel Tile - Gatehouse	43,718
Amenities Center	Paint Fence, Metal Picket - Pool Area & Tot Lot	39,566
Amenities Center	Pool Equipment Allowance	17,169
Other Improvement	Optic Scanner - Snapshell	14,074
Other Improvement	Irrigation System Allowance	23,473
Other Improvement	Paint Exterior - Mailboxes	72,110
Year 26 Total		**1,051,186**
Year 27: 2052		
Paving	Asphalt Restriping - Community	88,754
Paving	Concrete Sidewalk Repair Allowance	107,829
Clubhouse Building	Windows, Impact - Clubhouse	212,653
Clubhouse Building	Paint Interior - Kid's Club	13,041
Clubhouse Building	Redecorating Allowance - Kid's Club	26,375
Clubhouse Building	Renovation Allowance - Kid's Club Kitchen	28,467
Amenities Center	Shade Structure Fabric Cover - Tennis (x4)	17,268
Amenities Center	Tennis Court Fence Painting	44,240
Amenities Center	Tennis Court Fencing, VC Chain Link	86,048
Other Improvement	Entry Water Feature Basin Coating	27,391
Other Improvement	Entry Water Feature Equip Allowance	35,368
Other Improvement	Paint Exterior - Street Signs & Lampost	26,377
Other Improvement	Light Fixtures, LED - Landscape	59,781
Year 27 Total		**773,592**
Year 28: 2053		
Clubhouse Building	Restroom Renovation Allowance - Kid's Club	53,311
Gatehouse	Computer Workstation - Gatehouse	5,435
Amenities Center	Pool Trellis Maintenance Allowance	12,453
Other Improvement	Entry Water Feature Light Bulbs	17,113
Year 28 Total		**88,312**

Category	Description	Cost
Year 29: 2054		
Clubhouse Building	Computer Workstation - Office	13,728
Clubhouse Building	A/C Air Handler Unit, 15 Ton - Clubhouse	72,399
Clubhouse Building	A/C Condensing Unit, 15 Ton - Clubhouse	72,372
Clubhouse Building	Water Heater, Electric, 40 Gallon - Clubhouse	4,283
Clubhouse Building	Water Heater, Electric, 80 Gallon - Clubhouse Locker Rms	10,277
Amenities Center	Pool Equipment Allowance	18,761
Amenities Center	Pool Finish, Exposed Aggregate	135,448
Amenities Center	Pool Finish, Tile Trim	67,784
Amenities Center	Pool Interior LED Lights	17,448
Amenities Center	Tennis Court Resurfacing, Clay	86,474
Amenities Center	Tennis Court Windscreen Allowance	22,385
Other Improvement	Access Control FOB Door/Gate System - Clubhouse	171,594
Other Improvement	Camera Surveillance System	232,492
Other Improvement	Stormwater System Capital Repair Allowance	228,793
Other Improvement	Street Drain Cleaning	30,127
Other Improvement	Light Pole Bulbs, LED	40,016
Year 29 Total		**1,224,381**
Year 30: 2055		
Paving	Asphalt Sealcoat & Restripe - Clubhouse Parking Lot	18,758
Amenities Center	Furniture, Outdoor	106,045
Amenities Center	Furniture, Outdoor Fabric Replacement	47,131
Amenities Center	Shade Structure Fabric Cover - Tot Lot	58,914
Amenities Center	Pool Equipment, Heat Pump Chiller	56,558
Other Improvement	Entry Feature Signage Ltrs & Logo	23,754
Year 30 Total		**311,160**

Section 5

Photographs

Clubhouse

Clubhouse

Clubhouse

Clubhouse

Clubhouse

Clubhouse - A/C Unit

Clubhouse - A/C Unit

Clubhouse - A/C Units

Clubhouse - Aerobics Room

Clubhouse - Aerobics Room

Clubhouse - Boiler

Clubhouse - Card Room

Clubhouse - Drinking Fountain Indoor

Clubhouse - Drinking Fountains Outdoor

Clubhouse - Exercise Room

Clubhouse - Exercise Room


Clubhouse - Gallery

Clubhouse - Generator


Clubhouse - Great Room


Clubhouse - Great Room

Clubhouse - Great Room

Clubhouse - Great Room


Clubhouse - Ice/Water Machine


Clubhouse - Kid's Club

Clubhouse - Kid's Club

Clubhouse - Kid's Club

Clubhouse - Kid's Club

Clubhouse - Kid's Club A/C Unit

Clubhouse - Kid's Club A/C Unit

Clubhouse - Kid's Club Boy's Restroom

Clubhouse - Kid's Club Boy's Restroom

Clubhouse - Kid's Club Girl's Restroom

Clubhouse - Kid's Club Kitchen

Clubhouse - Kitchen

Clubhouse - Kitchen

Clubhouse - Lobby

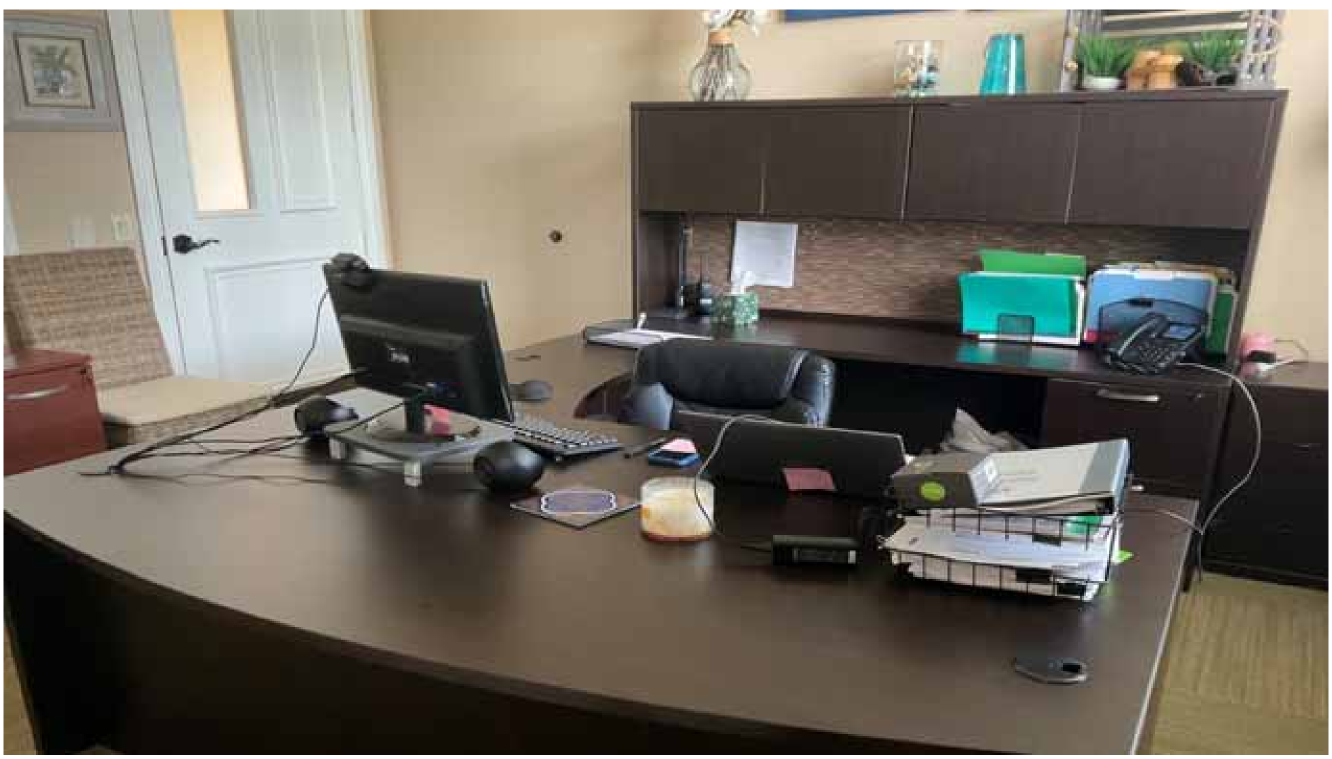
Clubhouse - Maintenance Area

Clubhouse - Men's Locker Room

Clubhouse - Men's Locker Room

Clubhouse - Men's Restroom

Clubhouse - Office



Clubhouse - Office

Clubhouse - Portico

Clubhouse - Portico Furniture


Clubhouse - Sound System & WIFI Equipment


Clubhouse - Women's Locker Room

Clubhouse - Women's Locker Room

Clubhouse - Women's Restroom

Access Control System Equipment

Entry Feature - Neighborhood

Entry Fence - Neighborhood

Entry Monument

Entry Monument

Entry Monument

Entry Monument & Atrium


Entry Water Feature Equipment

Gatehouse

Gatehouse

Gatehouse

Gatehouse A/C Unit

Gatehouse Generator

Gatehouse Security Cameras

Gatehouse Security Cameras

Golf Cart Electric


Golf Cart Gas


Light Fixture - Landscape

Light Post - Typical

Light Post & Fixture - Parking Lot

Light Post Fixture, Acorn

Mailbox

Pavement, Asphalt Parking Lot - Clubhouse

Pavement, Asphalt Road - Alegria Way

Pavement, Asphalt Road - Casa Grande Court

Pavement, Asphalt Road - La Vida Court

Pavement, Asphalt Road - Mirabella Way

Pavement, Asphalt Road - San Vicente Place

Pavement, Asphalt Road - Sedona Way

Pavement, Asphalt Road - Via Condado Way

Pavement, Asphalt Road - Via Escobar Place

Pavement, Asphalt Road - Villa Nueva Place

Pavement, Concrete Sidewalk

Pavement, Paver Parking Lot - Clubhouse

Pavement, Pavers Sidewalk - Gatehouse

Pavement, Pavers Sidewalk - Seating Area

Pavement, Pavers Sidewalk - Tennis Court

Pavement, Striping - Clubhouse Parking Lot

Pool

Pool Area Shower

Pool Deck

Pool Equipment

Pool Equipment

Pool Equipment

Pool Fence

Pool Fence

Pool Finish & Tile

Pool Furniture

Pool Heaters

Pool Trellis

Shade Structure - Tennis Area

Shade Structure - Tennis Area

Shade Structure - Tot Lot

Shade Structure - Tot Lot

Sign Post - Street & Traffic

Sign Post - Street & Traffic

Storm Drain

Tennis Court

Tennis Court Fencing

Tennis Court Furniture

Tennis Court Lighting

Tot Lot Fence

Tot Lot Playground Modular Play System

Vehicular Gate Operator - Gatehouse

Wading Pool

Wading Pool Deck

Wading Pool Finish & Tile

Water Feature - Clubhouse

Water Feature - Pool Area

Water Feature Equipment - Clubhouse