

Corporate Office  
P.O. Box 8637  
Calabasas, CA 91372  
  
TEL 800/733-1365  
FAX 800/733-1581  
www.reservestudy.com



Regional Offices  
Phoenix, AZ  
Orange County, CA  
San Francisco, CA  
Denver, CO  
Kailua-Kona, HI  
Las Vegas, NV  
Seattle, WA

## Update “No-Site-Visit” Reserve Study



### Sorrento at Porter Ranch Porter Ranch, CA 91326

**Revised**

Report #: 12193-6  
For Period Beginning: January 1, 2011  
Expires: December 31, 2011  
  
Date Prepared: September 15, 2010



---

## **Hello, and welcome to your Reserve Study!**

**T**his Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

**W**ith respect to Reserves, this Report will tell you “where you are” and “where to go from here”.

### **In this Report, you will find...**

- 1) A List of What you’re Reserving For**
- 2) An Evaluation of your Reserve Fund Size and Strength**
- 3) A Recommended Multi-Year Reserve Funding Plan**

### **More Questions?**

Visit our website at [www.ReserveStudy.com](http://www.ReserveStudy.com) or call us at:

800/733-1365



# Table of Contents

<b>3-Minute Executive Summary</b> .....	<b>i</b>
Reserve Study Summary .....	i
Reserve Component List – Table 1.....	ii
<b>Introduction, Objectives, and Methodology</b> .....	<b>1</b>
Which Physical Assets are Covered by Reserves?.....	2
How are Useful Life and Remaining Useful Life established?.....	2
How are Cost Estimates Established? .....	2
How much Reserves are enough? .....	3
How much should we contribute? .....	4
What is our Funding Goal? .....	4
<b>Projected Expenses</b> .....	<b>5</b>
Expense Graph – Figure 1 .....	5
<b>Reserve Fund Status &amp; Recommended Funding Plan</b> .....	<b>6</b>
Funding Plan Graph – Figure 2.....	6
Cash Flow Graph – Figure 3 .....	7
% Funded Graph – Figure 4.....	7
<b>Table Descriptions</b> .....	<b>8</b>
Reserve Component List Detail – Table 2.....	9
Contribution & Fund Breakdown – Table 3 .....	11
30 Year Reserve Plan Summary – Table 4.....	13
30 Year Reserve Plan Year by Year Detail – Table 5 .....	14
<b>Accuracy, Limitations, and Disclosures</b> .....	<b>32</b>
<b>Terms and Definitions</b> .....	<b>33</b>

## 3-Minute Executive Summary

**Association:** Sorrento at Porter Ranch **Assoc. #: 12193-6**  
**Location:** Porter Ranch, CA 91326  
**# of Units:** 613  
**Report Period:** January 1, 2011 through December 31, 2011

**Results as-of 1/1/2011:**

<b>Projected Starting Reserve Balance:</b> .....	<b>\$940,416</b>
<b>Fully Funded Reserve Balance:</b> .....	<b>\$1,183,680</b>
<b>Average Reserve Deficit Per Unit:</b> .....	<b>\$397</b>
<b>Percent Funded:</b> .....	<b>79.4%</b>
<b>Recommended 2011 Monthly Reserve Contribution:</b> .....	<b>\$21,835</b>
<b>Recommended 2011 Special Assessment for Reserves:</b> .....	<b>\$0</b>

**Most Recent Reserve Contribution Rate:**.....**\$21,835**

**Economic Assumptions:**

**Net Annual "After Tax" Interest Earnings Accruing to Reserves**.....**2.75%**  
**Annual Inflation Rate** .....**3.00%**

- This is an "Update No-Site-Visit" Reserve Study, based on a prior Report prepared by Association Reserves, Inc. for your 2010 Fiscal Year. No site inspection was performed as part of this Reserve Study.
- This Reserve Study was prepared by a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is above 70% Funded, at 79.4% Funded, this represents a strong Reserve position.
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to maintain your current Reserve contributions for this fiscal year.
- It has been determined the individual owners are responsible for the maintenance of all backyard fencing, not the association. The HOA is responsible for all ironwork located at entry/exit gate areas, pool/playground perimeters, non-backyard perimeter fencing, and fire road gate areas.

Table 1: Executive Summary

12193-6

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
<b>Sorrento Pointe</b>				
201 Asphalt - Remove & Replace	25	18	\$1,921,500	\$3,271,225
202 Asphalt - Seal/Repair	4	0	\$72,125	\$81,177
206 Decorative Concrete - Replace	30	21	\$56,250	\$104,642
303 HVAC Unit - Replace	15	12	\$3,900	\$5,560
305 DVR System - Replace	5	2	\$4,250	\$4,509
305 Security System - Upgrade	12	5	\$25,000	\$28,982
306 Security Cameras - Replace	7	0	\$9,450	\$11,622
320 Pole Lights - Replace	25	15	\$6,600	\$10,283
322 Bollard Lights - Replace	20	10	\$6,000	\$8,063
403 Mailbox Posts - Replace (Sorrento/Meadows)	20	10	\$80,500	\$108,185
404 Pool Furniture - Replace	10	6	\$9,700	\$11,582
405 Play Structure - Replace	20	10	\$21,500	\$28,894
407 BBQ Stands - Replace	10	0	\$1,100	\$1,478
409 Picnic Tables - Replace	20	10	\$2,800	\$3,763
410 Trash Receptacles - Replace	30	20	\$2,750	\$4,967
411 Drinking Fountains - Replace	20	10	\$1,650	\$2,217
416 Play Surface - Replace	7	3	\$4,400	\$4,808
503 Iron Fence - Partial Replace (entire HOA)	10	0	\$18,225	\$24,493
603 Showers - Retime	20	10	\$5,250	\$7,056
700 Pedestrian Gates - Replace	20	10	\$4,900	\$6,585
700 Vehicle Gates - Replace	30	20	\$28,000	\$50,571
700 Fire Gates - Replace	30	20	\$11,000	\$19,867
704 Intercoms - Replace (Pools)	12	9	\$5,000	\$6,524
704 Swing-Arm Barriers - Replace (Mason)	12	6	\$10,875	\$12,985
704 Swing-Arm Barriers - Replace (Rinaldi)	12	8	\$14,500	\$18,368
705 Gate Operators - Replace (2000)	10	7	\$5,200	\$6,395
705 Gate Operators - Replace (2004)	10	3	\$10,400	\$11,364
705 Gate Operators - Replace (2006)	10	5	\$5,200	\$6,028
803 Water Heater/Tank - Replace	15	5	\$2,738	\$3,174
910 Guard House Interior - Remodel	15	0	\$4,938	\$7,692
910 Restrooms - Remodel	20	10	\$9,250	\$12,431
1001 Backflow Devices - Replace	20	14	\$47,250	\$71,470
1003 Irrigation Controllers - Replace	15	8	\$39,200	\$49,657
1005 Landscape/Irrigation - Upgrades	15	5	\$36,000	\$41,734
1107 Iron Fence/Gates - Repaint (entire HOA)	5	0	\$47,475	\$55,037
1115 Common Area Bldgs - Repaint	10	0	\$5,900	\$7,929
1116 Wood Trellis - Repaint	5	2	\$4,250	\$4,509
1200 Pool Deck - Restain	5	4	\$12,125	\$13,647
1202 Pool - Replaster	10	6	\$16,850	\$20,120
1203 Spa - Replaster	6	2	\$4,500	\$4,774
1207 Pool Filter - Replace	12	8	\$1,225	\$1,552
1207 Pool Filter - Replace	12	2	\$1,225	\$1,300
1207 Spa Filter - Replace	12	2	\$1,225	\$1,300
1208 Pool Heaters - Replace	10	0	\$6,500	\$8,735
1208 Spa Heater - Replace	10	0	\$3,200	\$4,301
1210 Pool/Spa Pumps - Replace (partial)	2	0	\$900	\$955
1304 Tile Roof - Replace Underlayment	25	15	\$14,300	\$22,279

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
1402 Property Signage - Replace	20	10	\$6,175	\$8,299

<b><i>The Meadows</i></b>
---------------------------

201 Asphalt - Remove & Replace	25	19	\$389,500	\$682,991
202 Asphalt - Seal/Repair	4	0	\$16,875	\$18,993
206 Concrete Pavers - Replace	30	24	\$102,000	\$207,345
303 HVAC Unit - Replace	15	9	\$2,750	\$3,588
305 DVR System - Replace	5	2	\$4,250	\$4,509
306 Security Cameras - Replace	7	1	\$9,450	\$9,734
320 Pole Lights - Replace	25	19	\$8,250	\$14,466
322 Bollard Lights - Replace	20	14	\$6,000	\$9,076
404 Pool Furniture - Replace	10	4	\$13,500	\$15,194
404 Pool Umbrellas - Replace	4	1	\$1,325	\$1,365
405 Play Structure - Replace	20	14	\$21,500	\$32,521
407 BBQ Stand - Replace	10	4	\$550	\$619
407 Gas BBQ - Replace	8	2	\$750	\$796
409 Picnic Tables - Replace	20	14	\$2,100	\$3,176
410 Trash Receptacles - Replace	30	24	\$2,200	\$4,472
411 Drinking Fountains - Replace	20	14	\$1,100	\$1,664
416 Play Surface - Replace	7	1	\$4,675	\$4,815
603 Shower Tiles - Replace	20	14	\$10,488	\$15,863
700 Pedestrian Gate - Replace	20	14	\$4,200	\$6,353
700 Vehicle Gates - Replace	30	24	\$14,000	\$28,459
704 Swing-Arm Barriers - Replace	12	6	\$10,875	\$12,985
705 Gate Operators - Replace	10	4	\$10,400	\$11,705
803 Water Heater/Tank - Replace	15	9	\$2,738	\$3,572
910 Guard House Interiors - Remodel	15	0	\$4,938	\$7,692
910 Restrooms - Remodel	20	14	\$10,300	\$15,580
1005 Landscape/Irrigation - Upgrades	15	9	\$23,300	\$30,401
1115 Common Area Bldgs - Repaint	10	4	\$6,450	\$7,260
1116 Wood Trellis - Repaint	5	0	\$4,250	\$4,927
1200 Pool Deck - Restain	5	0	\$8,150	\$9,448
1202 Pool - Replaster	10	4	\$8,450	\$9,511
1203 Spa - Replaster	6	4	\$2,900	\$3,264
1204 Wading Pool - Replaster	6	4	\$2,500	\$2,814
1207 Pool/Spa Filters - Replace	12	6	\$3,675	\$4,388
1208 Pool/Spa Heaters - Replace	10	4	\$9,750	\$10,974
1210 Pool/Spa Pumps - Partial Replace	2	0	\$900	\$955
1304 Tile Roof - Replace Underlayment	25	19	\$17,550	\$30,774
1402 Property Signage - Replace	20	14	\$11,875	\$17,962

85 Total Funded Components

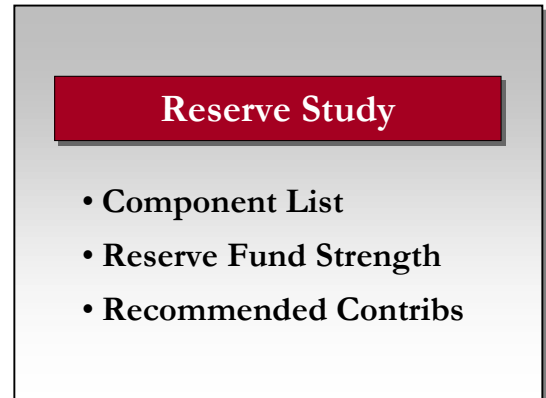
Note 1: a Useful Life of "N/A" means a one-time expense, not expected to repeat.

Note 2: highlighted line items are expected to require attention in the initial year

## Introduction

A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a process of research and analysis along well defined methodologies.

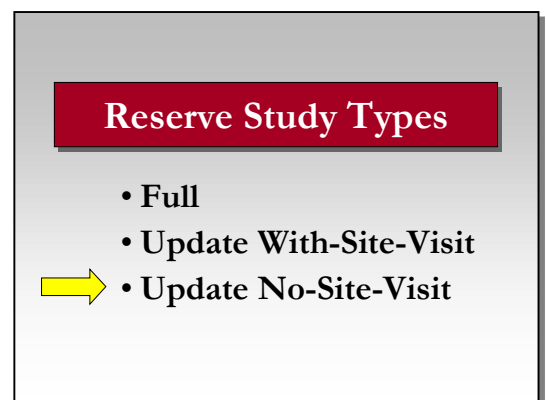
In this Report you will find the Reserve Component List (what you are reserving for). It contains our estimates for Useful Life, Remaining Useful Life, and the current repair or replacement cost for each major component the association is obligated to maintain. Based on that List and your starting balance we computed the association's Reserve Fund Strength (measured as "Percent Funded"), and created a recommended multi-year Reserve Funding Plan to offset future Reserve expenses.



As the physical assets age and deteriorate, it is important to accumulate financial assets to keep the two "in balance". A stable Reserve Funding Plan that offsets the irregular Reserve expenses will ensure that each owner pays their own "fair share" of ongoing common area deterioration.

## Methodology

First we establish what the projected expenses are, then we determine the association's financial status and create a Funding Plan. For this "Update No-Site-Visit" Reserve Study, we started with a review of your prior Reserve Study, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We adjusted life and cost factors based on time since the last Reserve Study and interviews with association representatives.



### *Which Physical Assets are Covered by Reserves?*

There is a national-standard four-part test to determine which expenses should be funded through Reserves. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the limited life must be predictable (or it by definition is a “surprise” which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost. This limits Reserve Components to major, predictable expenses. Within this framework, it is inappropriate to include “lifetime” components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

#### **Reserve Components**

- Common Area
- Limited Useful Life
- Predictable Life Limit
- Cost must be Significant

### *How are Useful Life and Remaining Useful Life established?*

- 1) Reported Condition (wear and age since last report)
- 2) Association Reserves database of experience
- 3) Client Component History
- 4) Vendor Evaluation and Recommendation

### *How are Cost Estimates Established?*

Financial projections are based on the average of our Best Case and Worst Case estimates, which are established in this order...

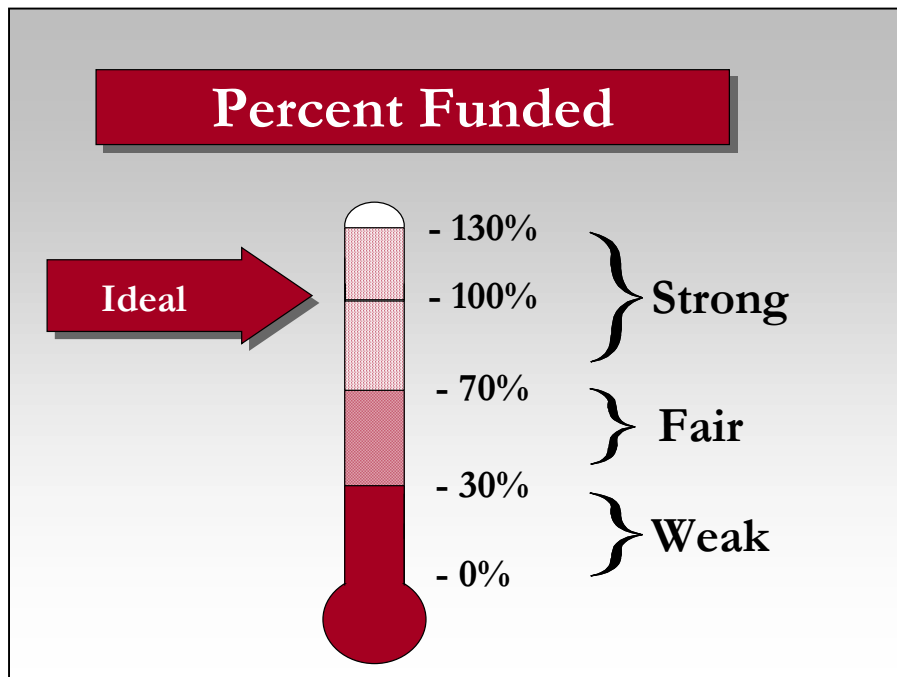
- 1) Client Cost History
- 2) Comparison to Association Reserves database or work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

### *How much Reserves are enough?*

Your Reserve cash Balance can measure reserves, but the true measure is whether the funds are adequate. Adequacy is measured in a two-step process:

- 1) Calculate the association's Fully Funded Balance (FFB)
- 2) Compare to the Reserve Fund Balance, and express as a percentage.

The FFB grows as assets age and the Reserve needs of the association increase, but shrinks when projects are accomplished and the Reserve needs of the association decrease. The Fully Funded Balance changes each year, and is a moving but predictable target.



Special assessments and deferred maintenance are common when the Percent Funded is below 30%. While the 100% point is Ideal, a Reserve Fund in the 70% - 130% range is considered "strong" because in this range cash flow problems are rare.

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

### *How much should we contribute?*

There are four Funding Principles that we balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. A stable contribution rate is desirable because it is a hallmark of a proactive plan.

Reserve contributions that are evenly distributed over the owners, over the years, enable each owner to pay their “fair share” of the association’s Reserve expenses (this means we recommend special assessments only when all other options have been exhausted). And finally, we develop a plan that is fiscally responsible and “safe” for Boardmembers to recommend to their association.

**Funding Principles**

- Sufficient Cash
- Stable Contribution Rate
- Evenly Distributed
- Fiscally Responsible

### *What is our Funding Goal?*

Maintaining the Reserve Fund at a level equal to the physical deterioration that has occurred is called “Full Funding” the Reserves (100% Funded). As each asset ages and becomes “used up”, the Reserve Fund grows proportionally. This is simple, responsible, and our recommendation. As stated previously, associations in the 100% range rarely experience special assessments or deferred maintenance.

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. In these associations, deterioration occurs without matching Reserve contributions. With a low Percent Funded, special assessments and deferred maintenance are common.

Threshold Funding is the title of all other objectives randomly selected between Baseline Funding and Full Funding.

**Funding Goals**

- Full Funding
- Threshold Funding
- Baseline Funding

### Projected Expenses

The figure below shows the array of the projected future expenses at your association. This figure clearly shows the near term and future expenses that your association will face. Note the asphalt remove and replacement project in 2029.

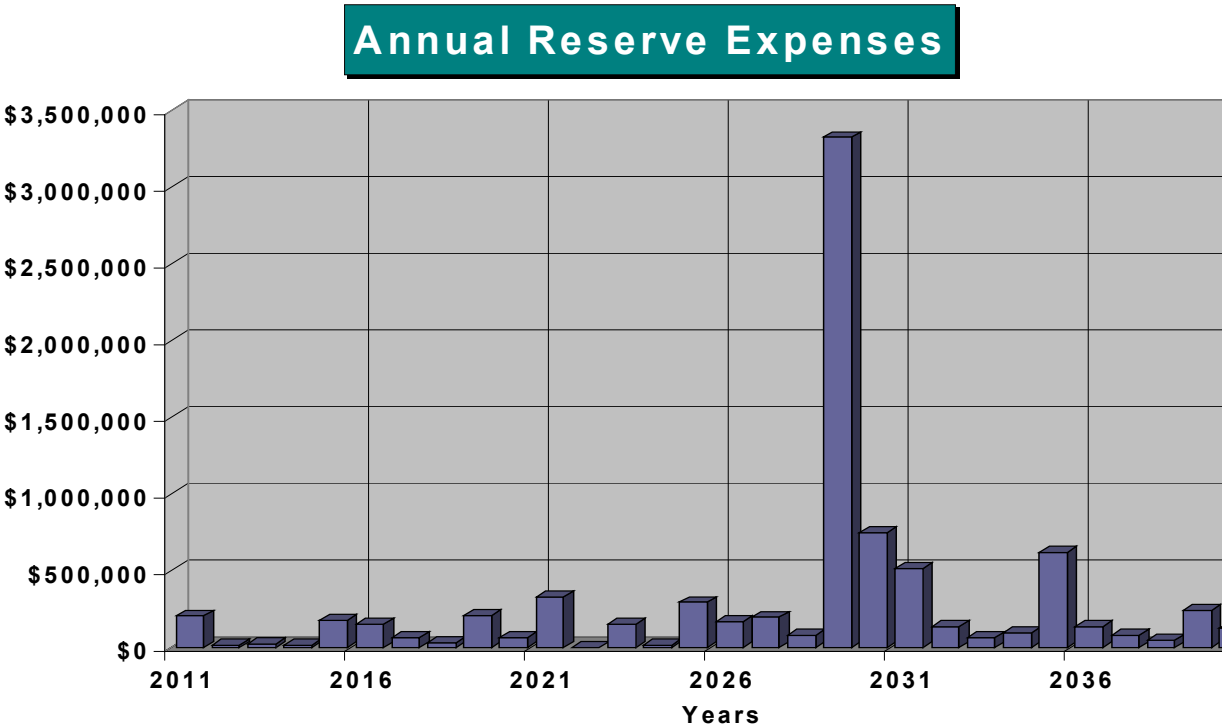


Figure 1

A summary of this information is shown in Table 4, while details of the projects that make up this information are shown in Table 5. Since this is a projection about future events that may or may not take place as anticipated, we feel more certain about “near-term” projects than those many years away. While this Reserve Study is a one-year document, it is based on 30 years worth of looking forward into the future.

### Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$940,416 as-of the start of your Fiscal Year on January 1, 2011. This is based on your actual balance on 7/29/2010 of \$831,242 and anticipated Reserve contributions of \$109,174 projected through the end of your Fiscal Year. As of January 1, 2011, your Fully Funded Balance is computed to be \$1,183,680 (see Table 3). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 79% Funded. As indicated earlier in the Executive Summary, this represents a strong Reserve status.

### Recommended Funding Plan

Based on your current Percent Funded and your projected cash flow requirements, we are recommending Reserve contributions of \$21,835/month this Fiscal Year. This represents the first year of a 30-year Funding Plan. This same information is shown numerically in both Table 4 and Table 5.

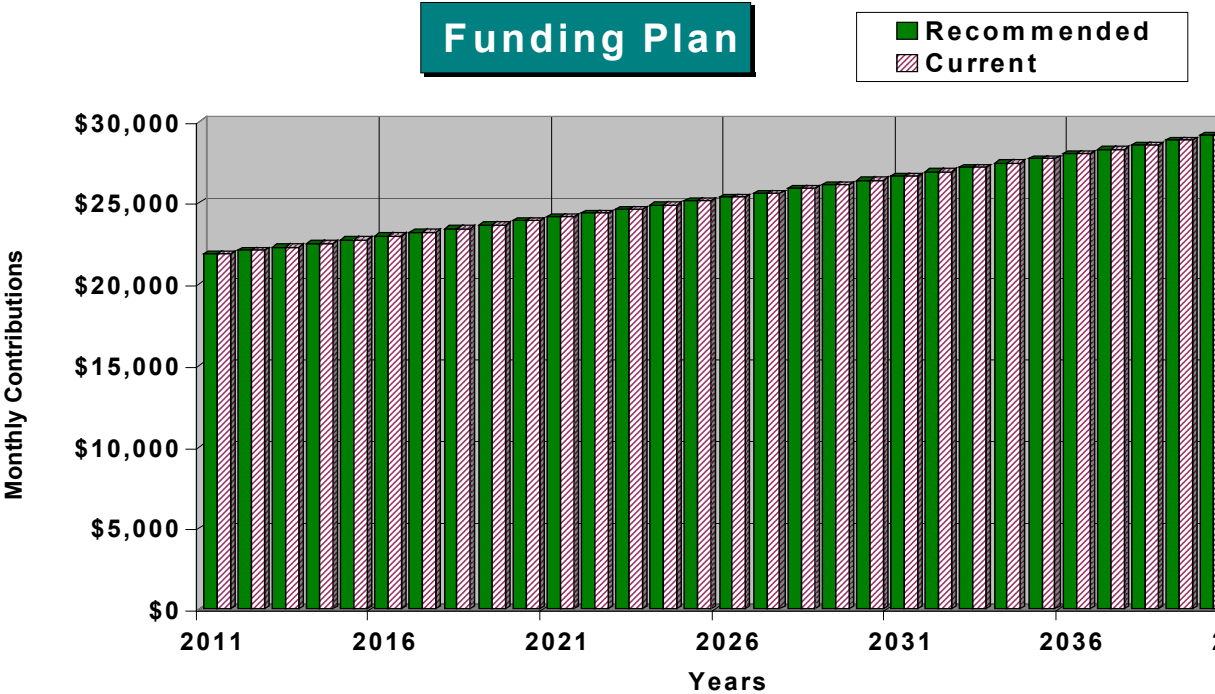


Figure 2

The following chart shows your Reserve Balance under our recommended Funding Plan and your current Funding Plan, and your always-changing Fully Funded Balance target.

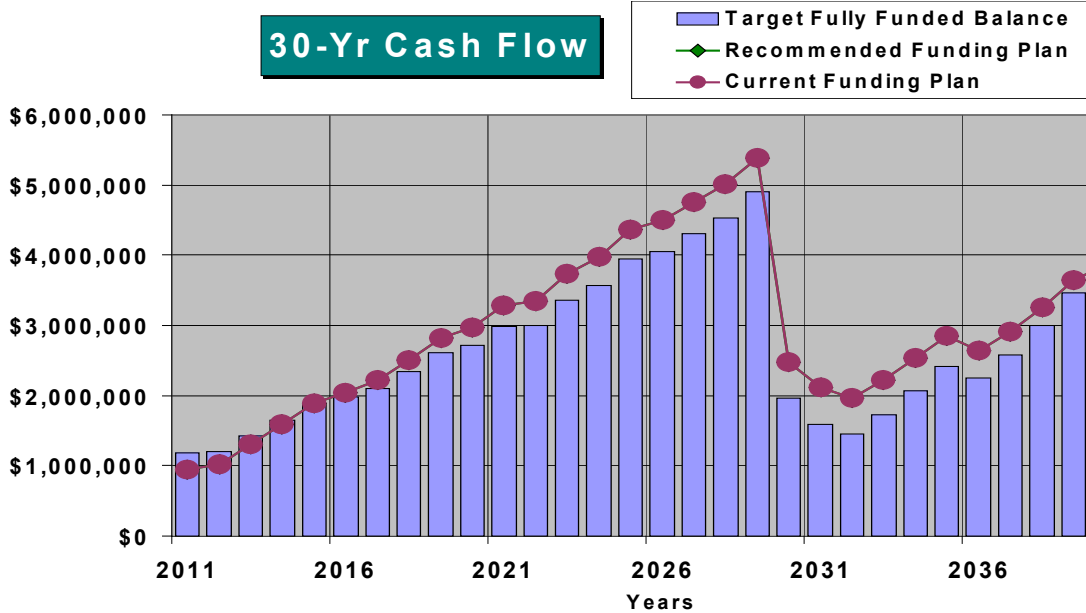


Figure 3

In this figure it is easy to see how your Reserve Fund gradually draws closer to the Fully Funded (100%) level.

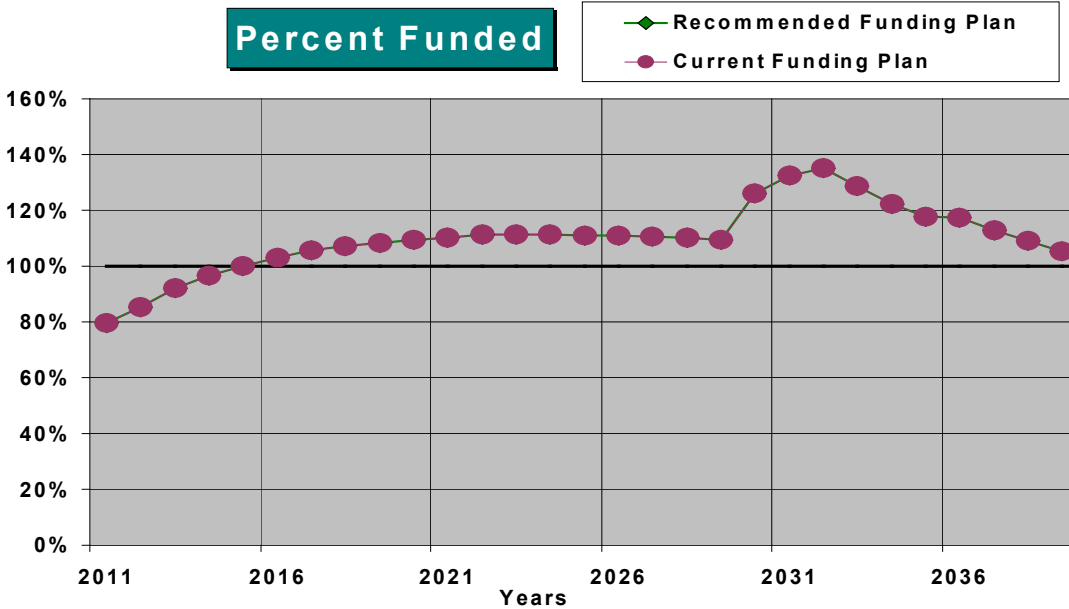


Figure 4

## Table Descriptions

The tabular information in this Report is broken down into five tables.

Table 1 summarizes your funded Reserve Components, and is part of the Executive Report summary that appeared earlier in this Report.

Table 2 provides the main component description, life, and cost factors for all components determined to be appropriate for Reserve designation. This table represents the core information from which all other tables are derived.

Table 3 is presented primarily as an accounting summary page. The results of the individual line item Fully Funded Balance computations are shown. These individual quantities are summed to arrive at the Fully Funded Balance for the association as of the start date of the Report. The figures in the Current Fund Balance column and the Monthly Reserve Contribution column show our distribution throughout the line items. If the association is underfunded, Reserve Funds are distributed first to components with a short Remaining Useful Life. If the association's Reserve Balance is above 100% Funded, funds are distributed evenly for all components. Contribution rates for each component are a proportionate distribution of the total contribution on the basis of the component's significance to the association (current cost divided by useful life). This presentation is not meant to cause clients to redistribute association funds, it simply presents one way to evenly distribute the total among all the different line items.

Table 4: This table provides a one-page 30-year summary of the cash flowing into and out of the association, compared to the Fully Funded Balance for each year.

Table 5: This table shows the cash flow detail for the next 30 years. This table makes it possible to see what components are projected to require repair or replacement each year, and the size of those individual expenses.

**Table 2: Reserve Component List Detail**

**12193-6**

# Component	Quantity	Useful Life	Rem. Useful Life	Best Cost	Current Worst Cost
<b>Sorrento Pointe</b>					
201 Asphalt - Remove & Replace	Approx 665,550 GSF	25	18	\$1,747,000	\$2,096,000
202 Asphalt - Seal/Repair	Approx 665,550 GSF	4	0	\$62,000	\$82,250
206 Decorative Concrete - Replace	Approx 4,200 GSF	30	21	\$51,900	\$60,600
303 HVAC Unit - Replace	(1) Payne 2 Ton	15	12	\$3,600	\$4,200
305 DVR System - Replace	(1) 16-Channel DVR	5	2	\$4,000	\$4,500
305 Security System - Upgrade	(1) Digital Security Syst	12	5	\$20,000	\$30,000
306 Security Cameras - Replace	(9) Cameras	7	0	\$8,100	\$10,800
320 Pole Lights - Replace	(4) Metal Poles	25	15	\$5,400	\$7,800
322 Bollard Lights - Replace	(6) Light Fixtures	20	10	\$5,400	\$6,600
403 Mailbox Posts - Repl (Sorrento/Meadows)	(644) Wooden Posts	20	10	\$75,500	\$85,500
404 Pool Furniture - Replace	(40) Various Pieces	10	6	\$8,700	\$10,700
405 Play Structure - Replace	(1) Small Structure	20	10	\$19,000	\$24,000
407 BBQ Stands - Replace	(2) Stands	10	0	\$800	\$1,400
409 Picnic Tables - Replace	(4) Tables	20	10	\$2,600	\$3,000
410 Trash Receptacles - Replace	(5) Trash Receptacles	30	20	\$2,500	\$3,000
411 Drinking Fountains - Replace	(3) Separate Fountains	20	10	\$1,500	\$1,800
416 Play Surface - Replace	Approx 800 GSF	7	3	\$4,000	\$4,800
503 Iron Fence - Partial Replace (entire HOA)	10% of approx 4,050 LF	10	0	\$16,200	\$20,250
603 Showers - Retile	Approx 310 GSF	20	10	\$4,600	\$5,900
700 Pedestrian Gates - Replace	(7) Metal Gates	20	10	\$4,200	\$5,600
700 Vehicle Gates - Replace	(8) Metal Gates	30	20	\$24,000	\$32,000
700 Fire Gates - Replace	(4) Metal Gates	30	20	\$10,000	\$12,000
704 Intercoms - Replace (Pools)	(2) Small Intercoms	12	9	\$4,500	\$5,500
704 Swing-Arm Barriers - Replace (Mason)	(3) EPS Swing-Arms	12	6	\$9,900	\$11,850
704 Swing-Arm Barriers - Repl (Rinaldi)	(4) EPS Swing-Arms	12	8	\$13,200	\$15,800
705 Gate Operators - Replace (2000)	(2) Dorene Swing-Arms	10	7	\$4,800	\$5,600
705 Gate Operators - Replace (2004)	(4) Elite Swing-Arms	10	3	\$9,600	\$11,200
705 Gate Operators - Replace (2006)	(2) Elite Swing-Arms	10	5	\$4,800	\$5,600
803 Water Heater/Tank - Replace	(1) Tank	15	5	\$2,175	\$3,300
910 Guard House Interior - Remodel	Tile, Paint, Fixtures	15	0	\$3,300	\$6,575
910 Restrooms - Remodel	(2) Restrooms	20	10	\$7,600	\$10,900
1001 Backflow Devices - Replace	(27) Backflow Devices	20	14	\$40,500	\$54,000
1003 Irrigation Controllers - Replace	(28) Controllers	15	8	\$32,200	\$46,200
1005 Landscape/Irrigation - Upgrades	Slopes, Sprinklers, etc.	15	5	\$31,000	\$41,000
1107 Iron Fence/Gates - Repaint (entire HOA)	Approx 4,315 LF	5	0	\$43,150	\$51,800
1115 Common Area Bldgs - Repaint	Approx 5,700 GSF	10	0	\$4,850	\$6,950
1116 Wood Trellis - Repaint	(2) Trellis Structures	5	2	\$3,500	\$5,000
1200 Pool Deck - Restain	Approx 8,100 GSF	5	4	\$11,125	\$13,125
1202 Pool - Replaster	(1) Pool, 66 x 35	10	6	\$14,600	\$19,100
1203 Spa - Replaster	(1) Spa, 14 x 9	6	2	\$4,000	\$5,000
1207 Pool Filter - Replace	(1) Pentair Filter	12	8	\$1,100	\$1,350
1207 Pool Filter - Replace	(1) Sta Rite, 53 sq ft	12	2	\$1,100	\$1,350
1207 Spa Filter - Replace	(1) Sta Rite, 53 sq ft	12	2	\$1,100	\$1,350
1208 Pool Heaters - Replace	(2) Laars, 399000 BTU	10	0	\$6,000	\$7,000
1208 Spa Heater - Replace	(1) Laars, 399000 BTU	10	0	\$3,000	\$3,400
1210 Pool/Spa Pumps - Replace (partial)	(5) Pumps: 1 every 2 yrs	2	0	\$800	\$1,000

**Table 2: Reserve Component List Detail**
**12193-6**

# Component	Quantity	Rem.		Best Cost	Current Worst Cost
		Useful Life	Useful Life		
1304 Tile Roof - Replace Underlayment	Approx 2,200 GSF	25	15	\$12,100	\$16,500
1402 Property Signage - Replace	(3) Monuments	20	10	\$5,100	\$7,250
<b>The Meadows</b>					
201 Asphalt - Remove & Replace	Approx 135,000 GSF	25	19	\$354,000	\$425,000
202 Asphalt - Seal/Repair	Approx 135,000 GSF	4	0	\$13,500	\$20,250
206 Concrete Pavers - Replace	Approx 6,800 GSF	30	24	\$88,000	\$116,000
303 HVAC Unit - Replace	(1) Mitsubishi Unit	15	9	\$2,500	\$3,000
305 DVR System - Replace	(1) 16-Channel DVR	5	2	\$4,000	\$4,500
306 Security Cameras - Replace	(9) Cameras	7	1	\$8,100	\$10,800
320 Pole Lights - Replace	(5) Metal Poles	25	19	\$6,750	\$9,750
322 Bollard Lights - Replace	(6) Light Fixtures	20	14	\$5,400	\$6,600
404 Pool Furniture - Replace	(56) Assorted Pieces	10	4	\$12,500	\$14,500
404 Pool Umbrellas - Replace	Several Umbrellas	4	1	\$1,225	\$1,425
405 Play Structure - Replace	(1) Structure	20	14	\$19,000	\$24,000
407 BBQ Stand - Replace	(1) Stand	10	4	\$400	\$700
407 Gas BBQ - Replace	(1) Turbo BBQ	8	2	\$600	\$900
409 Picnic Tables - Replace	(3) Tables	20	14	\$1,950	\$2,250
410 Trash Receptacles - Replace	(4) Receptacles	30	24	\$2,000	\$2,400
411 Drinking Fountains - Replace	(2) Separate Fountains	20	14	\$1,000	\$1,200
416 Play Surface - Replace	Approx 850 GSF	7	1	\$4,250	\$5,100
603 Shower Tiles - Replace	Approx 600 GSF	20	14	\$9,175	\$11,800
700 Pedestrian Gate - Replace	(6) Metal Gates	20	14	\$3,600	\$4,800
700 Vehicle Gates - Replace	(4) Metal Gates	30	24	\$12,000	\$16,000
704 Swing-Arm Barriers - Replace	(3) EPS Barriers	12	6	\$9,900	\$11,850
705 Gate Operators - Replace	(4) Elite Operators	10	4	\$9,600	\$11,200
803 Water Heater/Tank - Replace	(1) Tank	15	9	\$2,175	\$3,300
910 Guard House Interiors - Remodel	Tile, Paint, Fixtures	15	0	\$3,300	\$6,575
910 Restrooms - Remodel	(2) Restrooms	20	14	\$8,250	\$12,350
1005 Landscape/Irrigation - Upgrades	Slopes, Sprinklers, etc.	15	9	\$20,600	\$26,000
1115 Common Area Bldgs - Repaint	Approx 6,050 GSF	10	4	\$5,300	\$7,600
1116 Wood Trellis - Repaint	(2) Trellis Structures	5	0	\$3,500	\$5,000
1200 Pool Deck - Restain	Approx 5,450 GSF	5	0	\$7,150	\$9,150
1202 Pool - Replaster	(1) Pool; 150 LF	10	4	\$7,900	\$9,000
1203 Spa - Replaster	(1) Spa; 8ft. Diameter	6	4	\$2,500	\$3,300
1204 Wading Pool - Replaster	(1) Wading Pool	6	4	\$2,000	\$3,000
1207 Pool/Spa Filters - Replace	(3) Pentair Filters	12	6	\$3,300	\$4,050
1208 Pool/Spa Heaters - Replace	(3) Minimax Heaters	10	4	\$9,000	\$10,500
1210 Pool/Spa Pumps - Partial Replace	(4) Pumps; 1 every 2 yrs	2	0	\$800	\$1,000
1304 Tile Roof - Replace Underlayment	Approx 2,700 GSF	25	19	\$14,850	\$20,250
1402 Property Signage - Replace	(3) Monuments	20	14	\$9,750	\$14,000
85 Total Funded Components					

**Table 3: Contribution and Fund Breakdown****12193-6**

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
<b>Sorrento Pointe</b>						
201 Asphalt - Remove & Replace	25	18	\$1,921,500	\$538,020	\$448,859.57	\$8,944.30
202 Asphalt - Seal/Repair	4	0	\$72,125	\$72,125	\$72,125.00	\$2,098.32
206 Decorative Concrete - Replace	30	21	\$56,250	\$16,875	\$0.00	\$218.20
303 HVAC Unit - Replace	15	12	\$3,900	\$780	\$780.00	\$30.26
305 DVR System - Replace	5	2	\$4,250	\$2,550	\$2,550.00	\$98.92
305 Security System - Upgrade	12	5	\$25,000	\$14,583	\$14,583.33	\$242.44
306 Security Cameras - Replace	7	0	\$9,450	\$9,450	\$9,450.00	\$157.10
320 Pole Lights - Replace	25	15	\$6,600	\$2,640	\$2,640.00	\$30.72
322 Bollard Lights - Replace	20	10	\$6,000	\$3,000	\$3,000.00	\$34.91
403 Mailbox Posts - Repl (Sorrento/Meadows)	20	10	\$80,500	\$40,250	\$40,250.00	\$468.39
404 Pool Furniture - Replace	10	6	\$9,700	\$3,880	\$3,880.00	\$112.88
405 Play Structure - Replace	20	10	\$21,500	\$10,750	\$10,750.00	\$125.10
407 BBQ Stands - Replace	10	0	\$1,100	\$1,100	\$1,100.00	\$12.80
409 Picnic Tables - Replace	20	10	\$2,800	\$1,400	\$1,400.00	\$16.29
410 Trash Receptacles - Replace	30	20	\$2,750	\$917	\$0.00	\$10.67
411 Drinking Fountains - Replace	20	10	\$1,650	\$825	\$825.00	\$9.60
416 Play Surface - Replace	7	3	\$4,400	\$2,514	\$2,514.29	\$73.15
503 Iron Fence - Partial Replace (entire HOA)	10	0	\$18,225	\$18,225	\$18,225.00	\$212.09
603 Showers - Retile	20	10	\$5,250	\$2,625	\$2,625.00	\$30.55
700 Pedestrian Gates - Replace	20	10	\$4,900	\$2,450	\$2,450.00	\$28.51
700 Vehicle Gates - Replace	30	20	\$28,000	\$9,333	\$0.00	\$108.61
700 Fire Gates - Replace	30	20	\$11,000	\$3,667	\$0.00	\$42.67
704 Intercoms - Replace (Pools)	12	9	\$5,000	\$1,250	\$1,250.00	\$48.49
704 Swing-Arm Barriers - Replace (Mason)	12	6	\$10,875	\$5,438	\$5,437.50	\$105.46
704 Swing-Arm Barriers - Repl (Rinaldi)	12	8	\$14,500	\$4,833	\$4,833.33	\$140.62
705 Gate Operators - Replace (2000)	10	7	\$5,200	\$1,560	\$1,560.00	\$60.51
705 Gate Operators - Replace (2004)	10	3	\$10,400	\$7,280	\$7,280.00	\$121.03
705 Gate Operators - Replace (2006)	10	5	\$5,200	\$2,600	\$2,600.00	\$60.51
803 Water Heater/Tank - Replace	15	5	\$2,738	\$1,825	\$1,825.00	\$21.24
910 Guard House Interior - Remodel	15	0	\$4,938	\$4,938	\$4,937.50	\$38.31
910 Restrooms - Remodel	20	10	\$9,250	\$4,625	\$4,625.00	\$53.82
1001 Backflow Devices - Replace	20	14	\$47,250	\$14,175	\$14,175.00	\$274.93
1003 Irrigation Controllers - Replace	15	8	\$39,200	\$18,293	\$18,293.33	\$304.12
1005 Landscape/Irrigation - Upgrades	15	5	\$36,000	\$24,000	\$24,000.00	\$279.29
1107 Iron Fence/Gates - Repaint (entire HOA)	5	0	\$47,475	\$47,475	\$47,475.00	\$1,104.95
1115 Common Area Bldgs - Repaint	10	0	\$5,900	\$5,900	\$5,900.00	\$68.66
1116 Wood Trellis - Repaint	5	2	\$4,250	\$2,550	\$2,550.00	\$98.92
1200 Pool Deck - Restain	5	4	\$12,125	\$2,425	\$2,425.00	\$282.20
1202 Pool - Replaster	10	6	\$16,850	\$6,740	\$6,740.00	\$196.09
1203 Spa - Replaster	6	2	\$4,500	\$3,000	\$3,000.00	\$87.28
1207 Pool Filter - Replace	12	8	\$1,225	\$408	\$408.33	\$11.88
1207 Pool Filter - Replace	12	2	\$1,225	\$1,021	\$1,020.83	\$11.88
1207 Spa Filter - Replace	12	2	\$1,225	\$1,021	\$1,020.83	\$11.88
1208 Pool Heaters - Replace	10	0	\$6,500	\$6,500	\$6,500.00	\$75.64
1208 Spa Heater - Replace	10	0	\$3,200	\$3,200	\$3,200.00	\$37.24
1210 Pool/Spa Pumps - Replace (partial)	2	0	\$900	\$900	\$900.00	\$52.37

**Table 3: Contribution and Fund Breakdown**

**12193-6**

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
1304 Tile Roof - Replace Underlayment	25	15	\$14,300	\$5,720	\$5,720.00	\$66.56
1402 Property Signage - Replace	20	10	\$6,175	\$3,088	\$3,087.50	\$35.93
<b>The Meadows</b>						
201 Asphalt - Remove & Replace	25	19	\$389,500	\$93,480	\$0.00	\$1,813.07
202 Asphalt - Seal/Repair	4	0	\$16,875	\$16,875	\$16,875.00	\$490.94
206 Concrete Pavers - Replace	30	24	\$102,000	\$20,400	\$0.00	\$395.66
303 HVAC Unit - Replace	15	9	\$2,750	\$1,100	\$1,100.00	\$21.33
305 DVR System - Replace	5	2	\$4,250	\$2,550	\$2,550.00	\$98.92
306 Security Cameras - Replace	7	1	\$9,450	\$8,100	\$8,100.00	\$157.10
320 Pole Lights - Replace	25	19	\$8,250	\$1,980	\$0.00	\$38.40
322 Bollard Lights - Replace	20	14	\$6,000	\$1,800	\$1,800.00	\$34.91
404 Pool Furniture - Replace	10	4	\$13,500	\$8,100	\$8,100.00	\$157.10
404 Pool Umbrellas - Replace	4	1	\$1,325	\$994	\$993.75	\$38.55
405 Play Structure - Replace	20	14	\$21,500	\$6,450	\$6,450.00	\$125.10
407 BBQ Stand - Replace	10	4	\$550	\$330	\$330.00	\$6.40
407 Gas BBQ - Replace	8	2	\$750	\$563	\$562.50	\$10.91
409 Picnic Tables - Replace	20	14	\$2,100	\$630	\$630.00	\$12.22
410 Trash Receptacles - Replace	30	24	\$2,200	\$440	\$0.00	\$8.53
411 Drinking Fountains - Replace	20	14	\$1,100	\$330	\$330.00	\$6.40
416 Play Surface - Replace	7	1	\$4,675	\$4,007	\$4,007.14	\$77.72
603 Shower Tiles - Replace	20	14	\$10,488	\$3,146	\$3,146.25	\$61.02
700 Pedestrian Gate - Replace	20	14	\$4,200	\$1,260	\$1,260.00	\$24.44
700 Vehicle Gates - Replace	30	24	\$14,000	\$2,800	\$0.00	\$54.31
704 Swing-Arm Barriers - Replace	12	6	\$10,875	\$5,438	\$5,437.50	\$105.46
705 Gate Operators - Replace	10	4	\$10,400	\$6,240	\$6,240.00	\$121.03
803 Water Heater/Tank - Replace	15	9	\$2,738	\$1,095	\$1,095.00	\$21.24
910 Guard House Interiors - Remodel	15	0	\$4,938	\$4,938	\$4,937.50	\$38.31
910 Restrooms - Remodel	20	14	\$10,300	\$3,090	\$3,090.00	\$59.93
1005 Landscape/Irrigation - Upgrades	15	9	\$23,300	\$9,320	\$9,320.00	\$180.76
1115 Common Area Bldgs - Repaint	10	4	\$6,450	\$3,870	\$3,870.00	\$75.06
1116 Wood Trellis - Repaint	5	0	\$4,250	\$4,250	\$4,250.00	\$98.92
1200 Pool Deck - Restain	5	0	\$8,150	\$8,150	\$8,150.00	\$189.69
1202 Pool - Replaster	10	4	\$8,450	\$5,070	\$5,070.00	\$98.33
1203 Spa - Replaster	6	4	\$2,900	\$967	\$966.67	\$56.25
1204 Wading Pool - Replaster	6	4	\$2,500	\$833	\$833.33	\$48.49
1207 Pool/Spa Filters - Replace	12	6	\$3,675	\$1,838	\$1,837.50	\$35.64
1208 Pool/Spa Heaters - Replace	10	4	\$9,750	\$5,850	\$5,850.00	\$113.46
1210 Pool/Spa Pumps - Partial Replace	2	0	\$900	\$900	\$900.00	\$52.37
1304 Tile Roof - Replace Underlayment	25	19	\$17,550	\$4,212	\$0.00	\$81.69
1402 Property Signage - Replace	20	14	\$11,875	\$3,563	\$3,562.50	\$69.10
85 Total Funded Components				\$1,183,680	\$940,416	\$21,835

**Table 4: 30-Year Reserve Plan Summary****12193-6****Fiscal Year Beginning: 01/01/11****Interest:****2.8%****Inflation:****3.0%**

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Rating	Annual Reserve Contribs.	Loans or Special Assmts	Interest Income	Projected Reserve Expenses
2011	\$940,416	\$1,183,680	79.4%	Strong	\$262,020	\$0	\$26,985	\$204,925
2012	\$1,024,496	\$1,201,379	85.3%	Strong	\$264,640	\$0	\$31,995	\$15,914
2013	\$1,305,218	\$1,420,088	91.9%	Strong	\$267,287	\$0	\$39,743	\$23,605
2014	\$1,588,642	\$1,643,408	96.7%	Strong	\$269,959	\$0	\$47,776	\$16,172
2015	\$1,890,205	\$1,887,235	100.2%	Strong	\$272,659	\$0	\$53,970	\$177,183
2016	\$2,039,651	\$1,978,870	103.1%	Strong	\$275,386	\$0	\$58,537	\$150,865
2017	\$2,222,709	\$2,106,888	105.5%	Strong	\$278,140	\$0	\$64,880	\$64,210
2018	\$2,501,518	\$2,334,722	107.1%	Strong	\$280,921	\$0	\$73,108	\$33,699
2019	\$2,821,848	\$2,607,741	108.2%	Strong	\$283,730	\$0	\$79,638	\$208,194
2020	\$2,977,023	\$2,716,351	109.6%	Strong	\$286,567	\$0	\$86,040	\$61,634
2021	\$3,287,996	\$2,986,520	110.1%	Strong	\$289,433	\$0	\$91,010	\$329,495
2022	\$3,338,945	\$2,996,463	111.4%	Strong	\$292,327	\$0	\$97,058	\$0
2023	\$3,728,330	\$3,353,875	111.2%	Strong	\$295,251	\$0	\$105,809	\$153,198
2024	\$3,976,192	\$3,572,242	111.3%	Strong	\$298,203	\$0	\$114,647	\$17,219
2025	\$4,371,823	\$3,945,484	110.8%	Strong	\$301,185	\$0	\$121,855	\$293,802
2026	\$4,501,062	\$4,053,558	111.0%	Strong	\$304,197	\$0	\$127,201	\$171,337
2027	\$4,761,123	\$4,299,782	110.7%	Strong	\$307,239	\$0	\$134,129	\$196,978
2028	\$5,005,513	\$4,536,015	110.4%	Strong	\$310,311	\$0	\$142,601	\$80,452
2029	\$5,377,973	\$4,908,661	109.6%	Strong	\$313,415	\$0	\$107,923	\$3,318,851
2030	\$2,480,460	\$1,966,519	126.1%	Strong	\$316,549	\$0	\$63,050	\$749,492
2031	\$2,110,567	\$1,592,422	132.5%	Surplus	\$319,714	\$0	\$56,029	\$517,112
2032	\$1,969,198	\$1,456,620	135.2%	Surplus	\$322,911	\$0	\$57,471	\$133,988
2033	\$2,215,593	\$1,721,834	128.7%	Strong	\$326,140	\$0	\$65,335	\$65,291
2034	\$2,541,777	\$2,076,547	122.4%	Strong	\$329,402	\$0	\$74,010	\$97,890
2035	\$2,847,299	\$2,419,434	117.7%	Strong	\$332,696	\$0	\$75,340	\$616,775
2036	\$2,638,560	\$2,249,599	117.3%	Strong	\$336,023	\$0	\$76,225	\$139,027
2037	\$2,911,781	\$2,578,535	112.9%	Strong	\$339,383	\$0	\$84,734	\$77,745
2038	\$3,258,153	\$2,992,599	108.9%	Strong	\$342,777	\$0	\$94,834	\$48,535
2039	\$3,647,229	\$3,461,674	105.4%	Strong	\$346,205	\$0	\$103,028	\$241,720
2040	\$3,854,742	\$3,758,721	102.6%	Strong	\$349,667	\$0	\$110,496	\$123,896

**Table 5: 30-Year Income/Expense Detail (yrs 0 through 4)**

**12193-6**

Fiscal Year	2011	2012	2013	2014	2015
Starting Reserve Balance	\$940,416	\$1,024,496	\$1,305,218	\$1,588,642	\$1,890,205
Annual Reserve Contribution	\$262,020	\$264,640	\$267,287	\$269,959	\$272,659
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$26,985	\$31,995	\$39,743	\$47,776	\$53,970
<b>Total Income</b>	<b>\$1,229,421</b>	<b>\$1,321,131</b>	<b>\$1,612,247</b>	<b>\$1,906,378</b>	<b>\$2,216,835</b>
# Component					
<b>Sorrento Pointe</b>					
201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$72,125	\$0	\$0	\$0	\$81,177
206 Decorative Concrete - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
305 DVR System - Replace	\$0	\$0	\$4,509	\$0	\$0
305 Security System - Upgrade	\$0	\$0	\$0	\$0	\$0
306 Security Cameras - Replace	\$9,450	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailbox Posts - Repl (Sorrento/Meadows)	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Structure - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Stands - Replace	\$1,100	\$0	\$0	\$0	\$0
409 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
410 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
416 Play Surface - Replace	\$0	\$0	\$0	\$4,808	\$0
503 Iron Fence - Partial Replace (entire HOA)	\$18,225	\$0	\$0	\$0	\$0
603 Showers - Retile	\$0	\$0	\$0	\$0	\$0
700 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
700 Fire Gates - Replace	\$0	\$0	\$0	\$0	\$0
704 Intercoms - Replace (Pools)	\$0	\$0	\$0	\$0	\$0
704 Swing-Arm Barriers - Replace (Mason)	\$0	\$0	\$0	\$0	\$0
704 Swing-Arm Barriers - Repl (Rinaldi)	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace (2000)	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace (2004)	\$0	\$0	\$0	\$11,364	\$0
705 Gate Operators - Replace (2006)	\$0	\$0	\$0	\$0	\$0
803 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
910 Guard House Interior - Remodel	\$4,938	\$0	\$0	\$0	\$0
910 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1005 Landscape/Irrigation - Upgrades	\$0	\$0	\$0	\$0	\$0
1107 Iron Fence/Gates - Repaint (entire HOA)	\$47,475	\$0	\$0	\$0	\$0
1115 Common Area Bldgs - Repaint	\$5,900	\$0	\$0	\$0	\$0
1116 Wood Trellis - Repaint	\$0	\$0	\$4,509	\$0	\$0
1200 Pool Deck - Restain	\$0	\$0	\$0	\$0	\$13,647
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1203 Spa - Replaster	\$0	\$0	\$4,774	\$0	\$0

**Table 5: 30-Year Income/Expense Detail (yrs 0 through 4)****12193-6**

Fiscal Year	2011	2012	2013	2014	2015
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$1,300	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$1,300	\$0	\$0
1208 Pool Heaters - Replace	\$6,500	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$3,200	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace (partial)	\$900	\$0	\$955	\$0	\$1,013
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1402 Property Signage - Replace	\$0	\$0	\$0	\$0	\$0
<b>The Meadows</b>					
201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$16,875	\$0	\$0	\$0	\$18,993
206 Concrete Pavers - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
305 DVR System - Replace	\$0	\$0	\$4,509	\$0	\$0
306 Security Cameras - Replace	\$0	\$9,734	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$15,194
404 Pool Umbrellas - Replace	\$0	\$1,365	\$0	\$0	\$0
405 Play Structure - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Stand - Replace	\$0	\$0	\$0	\$0	\$619
407 Gas BBQ - Replace	\$0	\$0	\$796	\$0	\$0
409 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
410 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
416 Play Surface - Replace	\$0	\$4,815	\$0	\$0	\$0
603 Shower Tiles - Replace	\$0	\$0	\$0	\$0	\$0
700 Pedestrian Gate - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
704 Swing-Arm Barriers - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$11,705
803 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
910 Guard House Interiors - Remodel	\$4,938	\$0	\$0	\$0	\$0
910 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1005 Landscape/Irrigation - Upgrades	\$0	\$0	\$0	\$0	\$0
1115 Common Area Bldgs - Repaint	\$0	\$0	\$0	\$0	\$7,260
1116 Wood Trellis - Repaint	\$4,250	\$0	\$0	\$0	\$0
1200 Pool Deck - Restain	\$8,150	\$0	\$0	\$0	\$0
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$9,511
1203 Spa - Replaster	\$0	\$0	\$0	\$0	\$3,264
1204 Wading Pool - Replaster	\$0	\$0	\$0	\$0	\$2,814
1207 Pool/Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$10,974
1210 Pool/Spa Pumps - Partial Replace	\$900	\$0	\$955	\$0	\$1,013
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1402 Property Signage - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$204,925</b>	<b>\$15,914</b>	<b>\$23,605</b>	<b>\$16,172</b>	<b>\$177,183</b>

**Table 5: 30-Year Income/Expense Detail (yrs 0 through 4)****12193-6**

Fiscal Year	2011	2012	2013	2014	2015
Ending Reserve Balance:	\$1,024,496	\$1,305,218	\$1,588,642	\$1,890,205	\$2,039,651

**Table 5: 30-Year Income/Expense Detail (yrs 5 through 9)**

**12193-6**

Fiscal Year	2016	2017	2018	2019	2020
Starting Reserve Balance	\$2,039,651	\$2,222,709	\$2,501,518	\$2,821,848	\$2,977,023
Annual Reserve Contribution	\$275,386	\$278,140	\$280,921	\$283,730	\$286,567
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$58,537	\$64,880	\$73,108	\$79,638	\$86,040
<b>Total Income</b>	<b>\$2,373,574</b>	<b>\$2,565,728</b>	<b>\$2,855,547</b>	<b>\$3,185,216</b>	<b>\$3,349,630</b>

# Component

<b>Sorrento Pointe</b>					
201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$91,366	\$0
206 Decorative Concrete - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
305 DVR System - Replace	\$0	\$0	\$5,227	\$0	\$0
305 Security System - Upgrade	\$28,982	\$0	\$0	\$0	\$0
306 Security Cameras - Replace	\$0	\$0	\$11,622	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailbox Posts - Repl (Sorrento/Meadows)	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$11,582	\$0	\$0	\$0
405 Play Structure - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Stands - Replace	\$0	\$0	\$0	\$0	\$0
409 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
410 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
416 Play Surface - Replace	\$0	\$0	\$0	\$0	\$0
503 Iron Fence - Partial Replace (entire HOA)	\$0	\$0	\$0	\$0	\$0
603 Showers - Retile	\$0	\$0	\$0	\$0	\$0
700 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
700 Fire Gates - Replace	\$0	\$0	\$0	\$0	\$0
704 Intercoms - Replace (Pools)	\$0	\$0	\$0	\$0	\$6,524
704 Swing-Arm Barriers - Replace (Mason)	\$0	\$12,985	\$0	\$0	\$0
704 Swing-Arm Barriers - Repl (Rinaldi)	\$0	\$0	\$0	\$18,368	\$0
705 Gate Operators - Replace (2000)	\$0	\$0	\$6,395	\$0	\$0
705 Gate Operators - Replace (2004)	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace (2006)	\$6,028	\$0	\$0	\$0	\$0
803 Water Heater/Tank - Replace	\$3,174	\$0	\$0	\$0	\$0
910 Guard House Interior - Remodel	\$0	\$0	\$0	\$0	\$0
910 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$49,657	\$0
1005 Landscape/Irrigation - Upgrades	\$41,734	\$0	\$0	\$0	\$0
1107 Iron Fence/Gates - Repaint (entire HOA)	\$55,037	\$0	\$0	\$0	\$0
1115 Common Area Bldgs - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Trellis - Repaint	\$0	\$0	\$5,227	\$0	\$0
1200 Pool Deck - Restain	\$0	\$0	\$0	\$0	\$15,820
1202 Pool - Replaster	\$0	\$20,120	\$0	\$0	\$0
1203 Spa - Replaster	\$0	\$0	\$0	\$5,700	\$0

**Table 5: 30-Year Income/Expense Detail (yrs 5 through 9)****12193-6**

Fiscal Year	2016	2017	2018	2019	2020
1207 Pool Filter - Replace	\$0	\$0	\$0	\$1,552	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace (partial)	\$0	\$1,075	\$0	\$1,140	\$0
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1402 Property Signage - Replace	\$0	\$0	\$0	\$0	\$0
<b>The Meadows</b>					
201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$21,377	\$0
206 Concrete Pavers - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$3,588
305 DVR System - Replace	\$0	\$0	\$5,227	\$0	\$0
306 Security Cameras - Replace	\$0	\$0	\$0	\$11,971	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Umbrellas - Replace	\$1,536	\$0	\$0	\$0	\$1,729
405 Play Structure - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Stand - Replace	\$0	\$0	\$0	\$0	\$0
407 Gas BBQ - Replace	\$0	\$0	\$0	\$0	\$0
409 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
410 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
416 Play Surface - Replace	\$0	\$0	\$0	\$5,922	\$0
603 Shower Tiles - Replace	\$0	\$0	\$0	\$0	\$0
700 Pedestrian Gate - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
704 Swing-Arm Barriers - Replace	\$0	\$12,985	\$0	\$0	\$0
705 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$3,572
910 Guard House Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
910 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1005 Landscape/Irrigation - Upgrades	\$0	\$0	\$0	\$0	\$30,401
1115 Common Area Bldgs - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Trellis - Repaint	\$4,927	\$0	\$0	\$0	\$0
1200 Pool Deck - Restain	\$9,448	\$0	\$0	\$0	\$0
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1203 Spa - Replaster	\$0	\$0	\$0	\$0	\$0
1204 Wading Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1207 Pool/Spa Filters - Replace	\$0	\$4,388	\$0	\$0	\$0
1208 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Partial Replace	\$0	\$1,075	\$0	\$1,140	\$0
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1402 Property Signage - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$150,865</b>	<b>\$64,210</b>	<b>\$33,699</b>	<b>\$208,194</b>	<b>\$61,634</b>

**Table 5: 30-Year Income/Expense Detail (yrs 5 through 9)****12193-6**

Fiscal Year	2016	2017	2018	2019	2020
Ending Reserve Balance:	\$2,222,709	\$2,501,518	\$2,821,848	\$2,977,023	\$3,287,996

**Table 5: 30-Year Income/Expense Detail (yrs 10 through 14)****12193-6**

Fiscal Year	2021	2022	2023	2024	2025
Starting Reserve Balance	\$3,287,996	\$3,338,945	\$3,728,330	\$3,976,192	\$4,371,823
Annual Reserve Contribution	\$289,433	\$292,327	\$295,251	\$298,203	\$301,185
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$91,010	\$97,058	\$105,809	\$114,647	\$121,855
<b>Total Income</b>	<b>\$3,668,440</b>	<b>\$3,728,330</b>	<b>\$4,129,390</b>	<b>\$4,389,042</b>	<b>\$4,794,863</b>
# Component					
<b>Sorrento Pointe</b>					
201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$102,833	\$0	\$0
206 Decorative Concrete - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit - Replace	\$0	\$0	\$5,560	\$0	\$0
305 DVR System - Replace	\$0	\$0	\$6,059	\$0	\$0
305 Security System - Upgrade	\$0	\$0	\$0	\$0	\$0
306 Security Cameras - Replace	\$0	\$0	\$0	\$0	\$14,294
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$8,063	\$0	\$0	\$0	\$0
403 Mailbox Posts - Repl (Sorrento/Meadows)	\$108,185	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Structure - Replace	\$28,894	\$0	\$0	\$0	\$0
407 BBQ Stands - Replace	\$1,478	\$0	\$0	\$0	\$0
409 Picnic Tables - Replace	\$3,763	\$0	\$0	\$0	\$0
410 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$2,217	\$0	\$0	\$0	\$0
416 Play Surface - Replace	\$5,913	\$0	\$0	\$0	\$0
503 Iron Fence - Partial Replace (entire HOA)	\$24,493	\$0	\$0	\$0	\$0
603 Showers - Retile	\$7,056	\$0	\$0	\$0	\$0
700 Pedestrian Gates - Replace	\$6,585	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
700 Fire Gates - Replace	\$0	\$0	\$0	\$0	\$0
704 Intercoms - Replace (Pools)	\$0	\$0	\$0	\$0	\$0
704 Swing-Arm Barriers - Replace (Mason)	\$0	\$0	\$0	\$0	\$0
704 Swing-Arm Barriers - Repl (Rinaldi)	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace (2000)	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace (2004)	\$0	\$0	\$0	\$15,273	\$0
705 Gate Operators - Replace (2006)	\$0	\$0	\$0	\$0	\$0
803 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
910 Guard House Interior - Remodel	\$0	\$0	\$0	\$0	\$0
910 Restrooms - Remodel	\$12,431	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$71,470
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1005 Landscape/Irrigation - Upgrades	\$0	\$0	\$0	\$0	\$0
1107 Iron Fence/Gates - Repaint (entire HOA)	\$63,802	\$0	\$0	\$0	\$0
1115 Common Area Bldgs - Repaint	\$7,929	\$0	\$0	\$0	\$0
1116 Wood Trellis - Repaint	\$0	\$0	\$6,059	\$0	\$0
1200 Pool Deck - Restain	\$0	\$0	\$0	\$0	\$18,340
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1203 Spa - Replaster	\$0	\$0	\$0	\$0	\$6,807

**Table 5: 30-Year Income/Expense Detail (yrs 10 through 14)****12193-6**

Fiscal Year	2021	2022	2023	2024	2025
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$1,853
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$1,853
1208 Pool Heaters - Replace	\$8,735	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$4,301	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace (partial)	\$1,210	\$0	\$1,283	\$0	\$1,361
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1402 Property Signage - Replace	\$8,299	\$0	\$0	\$0	\$0
<b>The Meadows</b>					
201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$24,060	\$0	\$0
206 Concrete Pavers - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
305 DVR System - Replace	\$0	\$0	\$6,059	\$0	\$0
306 Security Cameras - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$9,076
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$20,420
404 Pool Umbrellas - Replace	\$0	\$0	\$0	\$1,946	\$0
405 Play Structure - Replace	\$0	\$0	\$0	\$0	\$32,521
407 BBQ Stand - Replace	\$0	\$0	\$0	\$0	\$832
407 Gas BBQ - Replace	\$1,008	\$0	\$0	\$0	\$0
409 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$3,176
410 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$1,664
416 Play Surface - Replace	\$0	\$0	\$0	\$0	\$0
603 Shower Tiles - Replace	\$0	\$0	\$0	\$0	\$15,863
700 Pedestrian Gate - Replace	\$0	\$0	\$0	\$0	\$6,353
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
704 Swing-Arm Barriers - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$15,731
803 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
910 Guard House Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
910 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$15,580
1005 Landscape/Irrigation - Upgrades	\$0	\$0	\$0	\$0	\$0
1115 Common Area Bldgs - Repaint	\$0	\$0	\$0	\$0	\$9,756
1116 Wood Trellis - Repaint	\$5,712	\$0	\$0	\$0	\$0
1200 Pool Deck - Restain	\$10,953	\$0	\$0	\$0	\$0
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$12,781
1203 Spa - Replaster	\$3,897	\$0	\$0	\$0	\$0
1204 Wading Pool - Replaster	\$3,360	\$0	\$0	\$0	\$0
1207 Pool/Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$14,748
1210 Pool/Spa Pumps - Partial Replace	\$1,210	\$0	\$1,283	\$0	\$1,361
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1402 Property Signage - Replace	\$0	\$0	\$0	\$0	\$17,962
<b>Total Expenses</b>	<b>\$329,495</b>	<b>\$0</b>	<b>\$153,198</b>	<b>\$17,219</b>	<b>\$293,802</b>

**Table 5: 30-Year Income/Expense Detail (yrs 10 through 14) 12193-6**

Fiscal Year	2021	2022	2023	2024	2025
Ending Reserve Balance:	\$3,338,945	\$3,728,330	\$3,976,192	\$4,371,823	\$4,501,062

**Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)**

**12193-6**

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$4,501,062	\$4,761,123	\$5,005,513	\$5,377,973	\$2,480,460
Annual Reserve Contribution	\$304,197	\$307,239	\$310,311	\$313,415	\$316,549
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$127,201	\$134,129	\$142,601	\$107,923	\$63,050
<b>Total Income</b>	<b>\$4,932,460</b>	<b>\$5,202,491</b>	<b>\$5,458,425</b>	<b>\$5,799,311</b>	<b>\$2,860,059</b>

# Component

<b>Sorrento Pointe</b>					
201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$3,271,225	\$0
202 Asphalt - Seal/Repair	\$0	\$115,739	\$0	\$0	\$0
206 Decorative Concrete - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
305 DVR System - Replace	\$0	\$0	\$7,025	\$0	\$0
305 Security System - Upgrade	\$0	\$0	\$41,321	\$0	\$0
306 Security Cameras - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$10,283	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailbox Posts - Repl (Sorrento/Meadows)	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$15,566	\$0	\$0	\$0
405 Play Structure - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Stands - Replace	\$0	\$0	\$0	\$0	\$0
409 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
410 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
416 Play Surface - Replace	\$0	\$0	\$7,273	\$0	\$0
503 Iron Fence - Partial Replace (entire HOA)	\$0	\$0	\$0	\$0	\$0
603 Showers - Retile	\$0	\$0	\$0	\$0	\$0
700 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
700 Fire Gates - Replace	\$0	\$0	\$0	\$0	\$0
704 Intercoms - Replace (Pools)	\$0	\$0	\$0	\$0	\$0
704 Swing-Arm Barriers - Replace (Mason)	\$0	\$0	\$0	\$18,514	\$0
704 Swing-Arm Barriers - Repl (Rinaldi)	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace (2000)	\$0	\$0	\$8,595	\$0	\$0
705 Gate Operators - Replace (2004)	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace (2006)	\$8,101	\$0	\$0	\$0	\$0
803 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
910 Guard House Interior - Remodel	\$7,692	\$0	\$0	\$0	\$0
910 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1005 Landscape/Irrigation - Upgrades	\$0	\$0	\$0	\$0	\$0
1107 Iron Fence/Gates - Repaint (entire HOA)	\$73,965	\$0	\$0	\$0	\$0
1115 Common Area Bldgs - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Trellis - Repaint	\$0	\$0	\$7,025	\$0	\$0
1200 Pool Deck - Restain	\$0	\$0	\$0	\$0	\$21,261
1202 Pool - Replaster	\$0	\$27,039	\$0	\$0	\$0
1203 Spa - Replaster	\$0	\$0	\$0	\$0	\$0

**Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)****12193-6**

Fiscal Year	2026	2027	2028	2029	2030
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace (partial)	\$0	\$1,444	\$0	\$1,532	\$0
1304 Tile Roof - Replace Underlayment	\$22,279	\$0	\$0	\$0	\$0
1402 Property Signage - Replace	\$0	\$0	\$0	\$0	\$0
<b>The Meadows</b>					
201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$682,991
202 Asphalt - Seal/Repair	\$0	\$27,079	\$0	\$0	\$0
206 Concrete Pavers - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
305 DVR System - Replace	\$0	\$0	\$7,025	\$0	\$0
306 Security Cameras - Replace	\$14,723	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$14,466
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Umbrellas - Replace	\$0	\$0	\$2,190	\$0	\$0
405 Play Structure - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Stand - Replace	\$0	\$0	\$0	\$0	\$0
407 Gas BBQ - Replace	\$0	\$0	\$0	\$1,277	\$0
409 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
410 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
416 Play Surface - Replace	\$7,283	\$0	\$0	\$0	\$0
603 Shower Tiles - Replace	\$0	\$0	\$0	\$0	\$0
700 Pedestrian Gate - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
704 Swing-Arm Barriers - Replace	\$0	\$0	\$0	\$18,514	\$0
705 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
910 Guard House Interiors - Remodel	\$7,692	\$0	\$0	\$0	\$0
910 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1005 Landscape/Irrigation - Upgrades	\$0	\$0	\$0	\$0	\$0
1115 Common Area Bldgs - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Trellis - Repaint	\$6,621	\$0	\$0	\$0	\$0
1200 Pool Deck - Restain	\$12,697	\$0	\$0	\$0	\$0
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1203 Spa - Replaster	\$0	\$4,654	\$0	\$0	\$0
1204 Wading Pool - Replaster	\$0	\$4,012	\$0	\$0	\$0
1207 Pool/Spa Filters - Replace	\$0	\$0	\$0	\$6,256	\$0
1208 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Partial Replace	\$0	\$1,444	\$0	\$1,532	\$0
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$30,774
1402 Property Signage - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$171,337</b>	<b>\$196,978</b>	<b>\$80,452</b>	<b>\$3,318,851</b>	<b>\$749,492</b>

**Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)** **12193-6**

Fiscal Year	2026	2027	2028	2029	2030
Ending Reserve Balance:	\$4,761,123	\$5,005,513	\$5,377,973	\$2,480,460	\$2,110,567

**Table 5: 30-Year Income/Expense Detail (yrs 20 through 24)****12193-6**

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$2,110,567	\$1,969,198	\$2,215,593	\$2,541,777	\$2,847,299
Annual Reserve Contribution	\$319,714	\$322,911	\$326,140	\$329,402	\$332,696
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$56,029	\$57,471	\$65,335	\$74,010	\$75,340
<b>Total Income</b>	<b>\$2,486,310</b>	<b>\$2,349,581</b>	<b>\$2,607,068</b>	<b>\$2,945,189</b>	<b>\$3,255,335</b>
# Component					
<b>Sorrento Pointe</b>					
201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$130,266	\$0	\$0	\$0	\$146,615
206 Decorative Concrete - Replace	\$0	\$104,642	\$0	\$0	\$0
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
305 DVR System - Replace	\$0	\$0	\$8,143	\$0	\$0
305 Security System - Upgrade	\$0	\$0	\$0	\$0	\$0
306 Security Cameras - Replace	\$0	\$17,580	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailbox Posts - Repl (Sorrento/Meadows)	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Structure - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Stands - Replace	\$1,987	\$0	\$0	\$0	\$0
409 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
410 Trash Receptacles - Replace	\$4,967	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
416 Play Surface - Replace	\$0	\$0	\$0	\$0	\$8,944
503 Iron Fence - Partial Replace (entire HOA)	\$32,916	\$0	\$0	\$0	\$0
603 Showers - Retile	\$0	\$0	\$0	\$0	\$0
700 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$50,571	\$0	\$0	\$0	\$0
700 Fire Gates - Replace	\$19,867	\$0	\$0	\$0	\$0
704 Intercoms - Replace (Pools)	\$0	\$9,301	\$0	\$0	\$0
704 Swing-Arm Barriers - Replace (Mason)	\$0	\$0	\$0	\$0	\$0
704 Swing-Arm Barriers - Repl (Rinaldi)	\$26,189	\$0	\$0	\$0	\$0
705 Gate Operators - Replace (2000)	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace (2004)	\$0	\$0	\$0	\$20,525	\$0
705 Gate Operators - Replace (2006)	\$0	\$0	\$0	\$0	\$0
803 Water Heater/Tank - Replace	\$4,944	\$0	\$0	\$0	\$0
910 Guard House Interior - Remodel	\$0	\$0	\$0	\$0	\$0
910 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$77,365	\$0
1005 Landscape/Irrigation - Upgrades	\$65,020	\$0	\$0	\$0	\$0
1107 Iron Fence/Gates - Repaint (entire HOA)	\$85,745	\$0	\$0	\$0	\$0
1115 Common Area Bldgs - Repaint	\$10,656	\$0	\$0	\$0	\$0
1116 Wood Trellis - Repaint	\$0	\$0	\$8,143	\$0	\$0
1200 Pool Deck - Restain	\$0	\$0	\$0	\$0	\$24,648
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1203 Spa - Replaster	\$8,128	\$0	\$0	\$0	\$0

**Table 5: 30-Year Income/Expense Detail (yrs 20 through 24)****12193-6**

Fiscal Year	2031	2032	2033	2034	2035
1207 Pool Filter - Replace	\$2,212	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Heaters - Replace	\$11,740	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$5,780	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace (partial)	\$1,626	\$0	\$1,724	\$0	\$1,830
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1402 Property Signage - Replace	\$0	\$0	\$0	\$0	\$0
<b>The Meadows</b>					
201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$30,478	\$0	\$0	\$0	\$34,303
206 Concrete Pavers - Replace	\$0	\$0	\$0	\$0	\$207,345
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$5,590
305 DVR System - Replace	\$0	\$0	\$8,143	\$0	\$0
306 Security Cameras - Replace	\$0	\$0	\$18,107	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$27,443
404 Pool Umbrellas - Replace	\$0	\$2,465	\$0	\$0	\$0
405 Play Structure - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Stand - Replace	\$0	\$0	\$0	\$0	\$1,118
407 Gas BBQ - Replace	\$0	\$0	\$0	\$0	\$0
409 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
410 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$4,472
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
416 Play Surface - Replace	\$0	\$0	\$8,958	\$0	\$0
603 Shower Tiles - Replace	\$0	\$0	\$0	\$0	\$0
700 Pedestrian Gate - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$28,459
704 Swing-Arm Barriers - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$21,141
803 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$5,565
910 Guard House Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
910 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1005 Landscape/Irrigation - Upgrades	\$0	\$0	\$0	\$0	\$47,364
1115 Common Area Bldgs - Repaint	\$0	\$0	\$0	\$0	\$13,112
1116 Wood Trellis - Repaint	\$7,676	\$0	\$0	\$0	\$0
1200 Pool Deck - Restain	\$14,720	\$0	\$0	\$0	\$0
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$17,177
1203 Spa - Replaster	\$0	\$0	\$5,557	\$0	\$0
1204 Wading Pool - Replaster	\$0	\$0	\$4,790	\$0	\$0
1207 Pool/Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$19,820
1210 Pool/Spa Pumps - Partial Replace	\$1,626	\$0	\$1,724	\$0	\$1,830
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1402 Property Signage - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$517,112	\$133,988	\$65,291	\$97,890	\$616,775

**Table 5: 30-Year Income/Expense Detail (yrs 20 through 24)****12193-6**

Fiscal Year	2031	2032	2033	2034	2035
Ending Reserve Balance:	\$1,969,198	\$2,215,593	\$2,541,777	\$2,847,299	\$2,638,560

**Table 5: 30-Year Income/Expense Detail (yrs 25 through 29)**

**12193-6**

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$2,638,560	\$2,911,781	\$3,258,153	\$3,647,229	\$3,854,742
Annual Reserve Contribution	\$336,023	\$339,383	\$342,777	\$346,205	\$349,667
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$76,225	\$84,734	\$94,834	\$103,028	\$110,496
<b>Total Income</b>	<b>\$3,050,807</b>	<b>\$3,335,898</b>	<b>\$3,695,764</b>	<b>\$4,096,461</b>	<b>\$4,314,904</b>

# Component

<b>Sorrento Pointe</b>					
201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$165,017	\$0
206 Decorative Concrete - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit - Replace	\$0	\$0	\$8,663	\$0	\$0
305 DVR System - Replace	\$0	\$0	\$9,440	\$0	\$0
305 Security System - Upgrade	\$0	\$0	\$0	\$0	\$58,914
306 Security Cameras - Replace	\$0	\$0	\$0	\$21,621	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailbox Posts - Repl (Sorrento/Meadows)	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$20,919	\$0	\$0	\$0
405 Play Structure - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Stands - Replace	\$0	\$0	\$0	\$0	\$0
409 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
410 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
416 Play Surface - Replace	\$0	\$0	\$0	\$0	\$0
503 Iron Fence - Partial Replace (entire HOA)	\$0	\$0	\$0	\$0	\$0
603 Showers - Retile	\$0	\$0	\$0	\$0	\$0
700 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
700 Fire Gates - Replace	\$0	\$0	\$0	\$0	\$0
704 Intercoms - Replace (Pools)	\$0	\$0	\$0	\$0	\$0
704 Swing-Arm Barriers - Replace (Mason)	\$0	\$0	\$0	\$0	\$0
704 Swing-Arm Barriers - Repl (Rinaldi)	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace (2000)	\$0	\$0	\$11,551	\$0	\$0
705 Gate Operators - Replace (2004)	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace (2006)	\$10,888	\$0	\$0	\$0	\$0
803 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
910 Guard House Interior - Remodel	\$0	\$0	\$0	\$0	\$0
910 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1001 Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1005 Landscape/Irrigation - Upgrades	\$0	\$0	\$0	\$0	\$0
1107 Iron Fence/Gates - Repaint (entire HOA)	\$99,402	\$0	\$0	\$0	\$0
1115 Common Area Bldgs - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Trellis - Repaint	\$0	\$0	\$9,440	\$0	\$0
1200 Pool Deck - Restain	\$0	\$0	\$0	\$0	\$28,573
1202 Pool - Replaster	\$0	\$36,339	\$0	\$0	\$0
1203 Spa - Replaster	\$0	\$9,705	\$0	\$0	\$0

**Table 5: 30-Year Income/Expense Detail (yrs 25 through 29)****12193-6**

Fiscal Year	2036	2037	2038	2039	2040
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$2,642	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$2,642	\$0	\$0	\$0
1208 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1208 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace (partial)	\$0	\$1,941	\$0	\$2,059	\$0
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1402 Property Signage - Replace	\$0	\$0	\$0	\$0	\$0
<b>The Meadows</b>					
201 Asphalt - Remove & Replace	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair	\$0	\$0	\$0	\$38,609	\$0
206 Concrete Pavers - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Unit - Replace	\$0	\$0	\$0	\$0	\$0
305 DVR System - Replace	\$0	\$0	\$9,440	\$0	\$0
306 Security Cameras - Replace	\$0	\$0	\$0	\$0	\$22,270
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool Umbrellas - Replace	\$2,774	\$0	\$0	\$0	\$3,122
405 Play Structure - Replace	\$0	\$0	\$0	\$0	\$0
407 BBQ Stand - Replace	\$0	\$0	\$0	\$0	\$0
407 Gas BBQ - Replace	\$0	\$1,617	\$0	\$0	\$0
409 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
410 Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
416 Play Surface - Replace	\$0	\$0	\$0	\$0	\$11,017
603 Shower Tiles - Replace	\$0	\$0	\$0	\$0	\$0
700 Pedestrian Gate - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
704 Swing-Arm Barriers - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater/Tank - Replace	\$0	\$0	\$0	\$0	\$0
910 Guard House Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
910 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1005 Landscape/Irrigation - Upgrades	\$0	\$0	\$0	\$0	\$0
1115 Common Area Bldgs - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Trellis - Repaint	\$8,899	\$0	\$0	\$0	\$0
1200 Pool Deck - Restain	\$17,064	\$0	\$0	\$0	\$0
1202 Pool - Replaster	\$0	\$0	\$0	\$0	\$0
1203 Spa - Replaster	\$0	\$0	\$0	\$6,635	\$0
1204 Wading Pool - Replaster	\$0	\$0	\$0	\$5,720	\$0
1207 Pool/Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Partial Replace	\$0	\$1,941	\$0	\$2,059	\$0
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1402 Property Signage - Replace	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$139,027</b>	<b>\$77,745</b>	<b>\$48,535</b>	<b>\$241,720</b>	<b>\$123,896</b>

**Table 5: 30-Year Income/Expense Detail (yrs 25 through 29)** **12193-6**

Fiscal Year	2036	2037	2038	2039	2040
Ending Reserve Balance:	\$2,911,781	\$3,258,153	\$3,647,229	\$3,854,742	\$4,191,007

## Accuracy, Limitations, and Disclosures

Because we have no control over future events, we cannot claim that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect that financial institutions will provide interest earnings on funds on-deposit. We believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The things we can control are measurements, which we attempt to establish within 5% accuracy. Your starting Reserve Balance and current Reserve interest earnings are also numbers that can be identified with a high degree of certainty. These figures have been provided to us, and were not confirmed by our independent research. Our projections assume a stable economic environment and lack of natural disasters.

Because both the physical status and financial status of the association change each year, this Reserve Study is by nature a “one-year” document. This information can and should be adjusted annually as part of the Reserve Study Update process so that more accurate estimates can be reflected in the Reserve plan. Reality often differs from even the best assumptions due to changing economic factors, physical factors, or ownership expectations. Because many years of financial preparation help the preparation for large expenses, this Report shows expenses for the next 30 years. We fully expect a number of adjustments will be necessary through the interim years to both the cost and timing of distant expense projections. It is our recommendation and that of the American Institute of Certified Public Accountants (AICPA) that your Reserve Study be updated annually.

Association Reserves, Inc., and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Robert M. Nordlund, P.E., R.S., company president, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves is performed under his Responsible Charge. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the association’s situation.

We have relied upon the client to provide the current (or projected) Reserve Balance, the estimated net-after-tax current rate of interest earnings, and to indicate if those earnings accrue to the Reserve Fund. In addition, we have considered the association’s representation of current and historical Reserve projects reliable, and we have considered the representations made by its vendors and suppliers to also be accurate and reliable.

Component quantities indicated in this Report were derived from the prior Reserve Study, unless otherwise noted in our “Site Inspection Notes” comments. No destructive or intrusive testing was performed, nor should the site inspection be assumed to be anything other than for budget purposes.

## Terms and Definitions

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area)
<b>GSY</b>	Gross Square Yards (area)
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)

**Effective Age:** The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.

**Fully Funded Balance (FFB):** The Reserve Balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This benchmark balance represents the value of the deterioration of the Reserve Components. This number is calculated for each component, then summed together for an association total.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

**Inflation:** Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on Table 5.

**Interest:** Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary, page ii.

**Percent Funded:** The ratio, at a particular point in time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

**Remaining Useful Life:** The estimated time, in years, that a common area component can be expected to continue to serve its intended function.

**Useful Life:** The estimated time, in years, that a common area component can be expected to serve its intended function.