

**BUILDING EVALUATION AND
RESERVE FUND STUDY**

*BELLA VITA AT GREEN TEE
1548 N. RIVIERA CIRCLE
PEARLAND, TX 77584*

Prepared for:
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1.0 INTRODUCTION

BellaVita at Green Tee Home Owner's Association, through Association Management, Inc., authorized Criterium – Hicks Engineers to conduct a Building Evaluation and Reserve Fund Study for BellaVita at Green Tee, located at 1548 N. Riviera Circle Pearland, Texas 77584. Studies of this nature are important to ensure a community has sufficient funds for long-term, periodic capital expenditure requirements. Anticipating large expenditures over an extended period of time through a structured analysis and scheduling process assists the Association in meeting financial requirements without increasing the service fees above permitted maximums, borrowing the funds, or levying special financial assessments to the home owners.

Typically, a Home Owner's Association has two broad cash requirements: the general operating reserves and the capital repair and replacement reserves. In this report, we will focus on those items falling under the capital repair and replacement reserve criteria. We have projected a capital repair and replacement reserve for twenty years. The first ten years are the most reliable. Such a study should be updated every five years.

This report is structured to analyze components of the community for which the Association is responsible and to assess a useful expected life and useful remaining life to those components. The anticipated scheduled repair or replacement of the component and the anticipated expense for the activity are then analyzed in conjunction with the current capital reserves funding program for the community. Funding program recommendations are made with the objective of limiting substantial cash excesses while minimizing financial burdens that can result from significant cash inadequacies.

This report is intended to be used as a tool to determine reserve fund allocation requirements for the community, to manage future Association obligations, and to inform the community of future financial needs in general.

The report that follows has been prepared from the perspective of what an owner of this property would benefit from knowing. Some items, beyond those of immediate concern, may be discussed. Therefore, the report should be read in its entirety in order to fully understand all of the information that has been obtained.

2.0 EXECUTIVE SUMMARY

The community clubhouse, sales office, common amenities, and grounds are, generally, in good condition. In this section of the report, we will address those issues that, in our opinion, will require immediate repair or replacement. For a more detailed discussion of all of our findings and any other material deficiencies that will require repair or replacement over the term of this study, refer to the appropriate sections of this report.

As we understand, the current annual contribution to the Capital Replacement Reserve is \$28.29 per unit per month and the current balance in the Reserve Fund is \$440,452. Our projections using this monthly contribution over the 20-year life of the Study shows that it is insufficient to cover the expected capital costs and greater contributions to the Reserve Fund will be needed. We have provided several Scenarios for achieving a positive balance during the term of this Study. A more detailed analysis of the reserve fund has been provided in Appendix A.

Based on our observations, we did not note any immediate material deficiencies.

There are, of course, capital expenditures to be expected over the next ten to twenty years. Those items that will require attention are discussed in detail in this report and can be found in their appropriate sections.

For your convenience, we have prepared the following summary of the condition of the major systems of the property. Please refer to the appropriate sections of this report for a more detailed discussion of these systems.

PROPERTY SUMMARY			
SYSTEM	CONDITION	ACTIVITY REQUIRED	ANTICIPATED YEAR OF ACTIVITY
SITE			
Pedestrian Walkways	G	Repair	2011
Drives and Parking	G	Repair	2011
Electric Gates Operators	G	Repair	2011
Concrete Fencing	G	Repair	2022
Wrought Iron Fences	G	Replace	2021
Wood Fences	G-F	Replace	2012
Fountains	G	Repair	2009
STRUCTURE			
Foundation/Framing	G	N/A	N/A
EXTERIOR			
Clubhouse Roofing	G	Replace	2026
Gutters and downspouts	G	Replace	2016
Residential Door Painting	G-F	Repaint	Every 2 Years
Residential Home Painting	G-F	Repaint	Every 8 Years
MISC. AMENITIES			
Pool/Spa	G	Re-plaster	2016
Pool Equipment	G	Replace	2011
Retention Pond Study	G	Study	2021

Table 2.1: Summary

3.0 PURPOSE & SCOPE

3.1 Purpose

The purpose of this study is to perform a reserve fund analysis and to determine a capital needs plan. It is intended to be used as a tool for the BellaVita at Green Tee Home Owner's Association in determining the allocation requirements into the reserve fund in order to meet future anticipated capital expenditures for the community.

This report forecasts obligations for the community twenty years into the future. It should be noted that events might occur that could have an effect on the underlying component or system useful life assumptions used in this study. Likewise, inevitable market fluctuations can have an impact on component or system replacement and repair costs. Therefore, a study such as this should be updated from time to time, usually on a three to five-year cycle, in order to reflect the most accurate needs and obligations of the community.

3.2 Scope

This study has been performed according to the scope as generally defined by Association Management, Inc. and Criterium – Hicks Engineers. The findings and recommendations are based on interviews with the community's management personnel and residents; a review of available documents; and an investigation of the buildings and site. The investigation involved, in particular, the foundation and/or slab-on-grade (to the extent visible), the roof, the exterior walls, the steel and wood framing (when visible), paved areas, utilities (to the extent visible), and common amenities.

We understand that the sales office is currently owned and operated by the onsite home builders and that upon ultimate build-out, it will be gifted to the community. For the purpose of the report, we have included the building in the description but have not allocated any funds to maintain the structure.

We have also inspected the exterior of various homes. It is our understanding that the association is responsible for the maintenance of the painting of exterior residences, exterior residential doors, and residential roof repairs. By reviewing a sampling of exteriors, we are able to gather information that might be relevant to our evaluation.

The report contains the following:

- A description of the overall condition of building components and systems that are the responsibility of the Association, and conditions that may limit the expected useful life of the buildings and their components.
- Information about significant deficiencies, deferred maintenance items, and material code violations based on a visual survey of the building and grounds, research of documents, and conversations with people who have knowledge about the community.
- A reserve fund analysis including a component inventory, anticipated

remaining component useful life, anticipated component repair or replacement costs, and forecasted fund levels as a result of those anticipated costs.

The statements in this report are opinions about the present condition of the subject community. They are based on visual evidence available during a diligent investigation of all reasonably accessible areas falling under the responsibility of the Association. We did not remove any surface materials, perform any destructive testing, or move any furnishings. This study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope than this effort. For additional limitations, see Section 11.0.

3.3 Sources of Information

Onsite inspection of the property occurred on the following day:

- Wednesday April 2, 2008

The following people were interviewed during our study:

- Ms. Nancy Triggs, BellaVita at Green Tee, Clubhouse Manager
- Ms. Kristin Banner, Association Management, Inc.

The following documents were made available to us and reviewed:

- BellaVita Clubhouse Construction Plans prepared by SDT Architects, Inc.

3.4 Standards of Reference

For your reference, the following definitions may be helpful:

Excellent: Component or system is in "as new" condition, requiring no rehabilitation and should perform in accordance with expected performance.

Good: Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.

Fair: Component or system falls into one or more of the following categories: a) Evidence of previous repairs not in compliance with commonly accepted practice, b) Workmanship not in compliance with commonly accepted standards, c) Component or system is obsolete, d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.

Poor: Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

Adequate: A component or system is of a capacity that is defined as

enough for what is required, sufficient, suitable, and/or conforms to standard construction practices.

All ratings are determined by comparison to other buildings of similar age and construction type. Further, some details of workmanship and materials will be examined more closely in higher quality buildings where such details typically become more relevant.

All directions (left, right, rear, etc.), when used, are taken from the viewpoint of an observer standing in front of a building and facing it.

Repair/Replacement Reserves - Non-annual maintenance items that will require significant expenditure over the life of the buildings. Included are items that will reach the end of their estimated useful life during the course of this forecast, or, in the opinion of the investigator, will require attention during that time.

4.0 DESCRIPTION

BellaVita at Green Tee was constructed in or around 2001. The community consists of 450 existing single-family homes, a clubhouse, and sales center arranged around a retention pond. At ultimate build-out, we have been informed the community will contain 626 single-family residences. The homes, buildings, and retention ponds occupy approximately 118-acres of relatively flat to gently sloping ground.

Each house is standard wood framing and ranges in size from 1,500 to 2,100 square feet. The homes mainly consist of brick veneer on the exterior with approximately 30% of the homes containing 25% of hardiplank siding. There are a total of 450 existing units on the property at the time of this report. A main entrance drive from Scarsdale Boulevard provide access into the community. The private interior streets are paved with concrete and have roll-over curbing. Individual resident driveways, pedestrian walkways, and garage aprons are poured-in-place concrete.

A wood frame Clubhouse (approximately 13,431 square feet) on a pier and slab foundation with stucco siding and concrete tile roof is located southeast of the intersection of Bella Vita Drive and Riviera Drive. At this location, there is also a sales office (approximately 2,575 square feet) with stucco siding and an asphalt composition shingle roof, a swimming pool, and spa.

A series of catch basins and subgrade collection systems collect storm water and discharge into the retention pond on the property located at the middle of the development. The water from the retention basin is released into Clear Creek and ultimately reaches the Gulf of Mexico.

Electrical service is underground and metered individually at the clubhouse and each residence. Gas is provided on the property, and individually metered at the clubhouse and each residence. Water is also metered individually at each residence.

The property is served by the following utilities and providers:

BELLAVITA AT GREEN TEE UTILITY PROVIDERS	
Potable Water	City of Pearland
Sewer	City of Pearland
Storm Sewer	Retention pond (Privately Maintained)
Electricity	StarTex through CenterPoint Energy
Gas	CenterPoint Energy
Oil	N/A
Phone	AT&T
Trash	Municipal collection

Table 4.1: Utility Providers

5.0 SITE IMPROVEMENTS

**5.1 Topography
Description**

**Evaluation &
Recommendations**

**5.2 Storm Drainage
Description**

**Evaluation &
Recommendations**

The BellaVita at Green Tee community is situated on approximately 118 acres of gently sloping to relatively flat land near the northeast portion of Brazoria County. Clear Creek bounds the community to the south, Scarsdale Boulevard to the north and west, and existing single-family development to the east. There were no retaining walls found on the subject property. The retention pond had moderately sloped edges that were vegetated with native grasses.

The retention ponds, at the time of the investigation, did not appear to have an algae growth problem, as exacerbated by stagnant conditions, indicating that water circulation through the system is adequate.

The retention system uses a system of 4 fountains (mechanical aeration systems) in the corners of the retention pond. These fountains inject air into the water helping keep the retention pond from developing algae and becoming clouded. The model number, motor size and type for the mechanical aerators were not readily available. We anticipate repair for the fountains every 8 years.

We have allocated a sum in the 14th year to fund a more in-depth study of the effectiveness of the pond and address issues such as vegetation control, possible erosion caused by sheet drainage, aesthetic issues, etc.

Storm water either sheet drains or is collected by a system of inlets (catch basins) located at the curbs which convey water to a subsurface system of pipes. The water is then conveyed to the retention pond on the south and north sides where it is retained for a period of time and then released into a receiving stream at a slower rate.

There did not appear to be any issues of concern regarding capital expenditures in reference to storm drainage on the property except for the aforementioned retention pond recommendations.

5.3 Paving & Curbing

COMMUNITY PAVING & CURBING	
Type of Paving	Concrete service drives and concrete driveways
Type of Curbing	Roll-over concrete curbing
Number of Parking Spaces	Community parking spaces provided at the Clubhouse, with a sufficient quantity available.

Table 5.1: Parking Area

Description

There is one main entrance and one emergency entrance that serve the property. The main entrance is located off Scarsdale Boulevard and the emergency access is located off of Modena Drive. The streets leading to the individual community homes are private roads and are constructed of cast-in-place concrete with roll-over curbing. The total distance of private roads is approximately 4.7 miles with most streets averaging a width of 26 feet. There is one automatic gated exit at Bella Vita Drive that leads to Scarsdale Boulevard. There is also a manual gated emergency exit located off of Modena Drive, which is generally meant for emergency vehicles. At this location there are lock boxes at the entrances for emergency access. Traffic control throughout the community is provided by signage. There are no traffic signals within the community.

There are approximately 4,300 square feet of brick paving at the Clubhouse fountain area and approximately 48,900 square feet of concrete pavement in the clubhouse parking lot.

The gated entrance and exit to the community off of Bella Vita Drive have automatic operators. These openers were electric units by Elite Access Systems Inc. At the Guard House, there is a call box to help control access to the community

Evaluation & Recommendations

The concrete paving is from original construction and appears in good condition. Concrete streets have a typical life span around 50 years and we believe that it is prudent to reserve funds to repair paving damage every five years. As identified in the CC&R's (Article IV, Section 3), a separate reserve account will be established to account for street maintenance. This Study does not address the funds needed in the street repair reserve account.

The concrete curbing is in relatively good condition at present. There are some areas of cracking and deterioration, which is typical. We have anticipated various concrete repairs to the curbing and other concrete flatwork to occur on a four-year cycle beginning in three years.

The brick paving at the fountain area was in good condition and should be expected to have localized damage that can be repaired on a regular basis. We believe you should expect to replace 20% of the bricks every five years.

Fire lane and parking area re-striping is usually required every five years. The existing striping is in average condition and will need to be maintained within the next three years.

The vehicle entry swing gates and operators appear to be in good condition. Generally, repainting of these will need to be accomplished every five years and replacement of the gates is typical after 20 years service. Gate operators and associated call boxes usually need to be replaced every 10 years.

**5.4 Flatwork
Description**

Flatwork on the site generally consists of cast-in-place concrete sidewalks (typically four to eight feet in width) located along one side of S. Riviera Circle, N. Riviera Circle, S. Capri Drive, around the retention pond and at the Clubhouse. There are approximately 8,100 linear feet of eight foot wide sidewalks and 695 linear feet of six foot sidewalks inside the fenced areas of the community.

**Evaluation &
Recommendations**

The concrete flatwork appeared in good condition. Since these are usually only four inches thick with limited reinforcement, they are susceptible to damage from expansive soil conditions and tree roots. It is our opinion that reserve funds should be set aside for repairing 10 percent of the sidewalks every 10 years.

**5.5 Landscaping & Appurtenances
Description**

Landscaping on the site is well established. Most of the landscaping consists primarily of ornamental trees and shrubs at the Clubhouse and the greenbelts throughout the property. Irrigation for this landscaping is provided at the Clubhouse, and along the greenbelts. Water for these locations is provided from the potable water system.

Common area lighting is provided at the Clubhouse with pole mounted and wall mounted floodlights. There are 10 pole mounted light fixtures in the Clubhouse parking area. Lighting in the residential areas is provided with regular streetlights provided by the CenterPoint Energy.

Fencing provided for the property consists of a combination of concrete (approximately 2,850 linear feet), wrought iron (six feet and four feet in height, approximately 6,250 linear feet), and wood slat fencing on side lots facing private streets and at less noticeable locations (approximately 6,000 linear feet).

There is one monument sign at the property entrance designating the community name. The monument has ornamental landscaping and night accent lighting.

**Evaluation &
Recommendations**

Landscaping on the site is typically maintained through a service contract with an outside servicing company. Seasonal lawn treatment and maintenance, annual plantings, and pruning should be addressed in a general operating budget. Irrigation systems consist of plumbing, controllers, electrical wiring, control valves, and sprinkler valves. Of these items, the plumbing, controllers, and the control valves are typical reserve replacement items as the other items are typically repaired or replaced with annual maintenance budgets. We have anticipated replacement of the plumbing, controllers, and control valves once within this study period

(year 13).

Outdoor lighting fixtures such as the ones at the Clubhouse typically have a useful life of around 15 years before replacement is needed. The lights noted were in good condition and bulb replacement should be included in the annual operating budget.

The concrete fencing along Scarsdale Boulevard and Bella Vita Drive was in good condition. Expansive soils, trees, and tree roots are primary factors in premature degradation of these walls and diligent maintenance in these areas will help provide longer life. It is our opinion that funds for repair of these walls should occur every 20 years for 10% of the sections.

The wrought iron fencing was in good condition. Generally, repainting of this type of fence will need to be accomplished every five years to help delay corrosion and replacement is typical after 20 years of service.

It is our understanding that maintenance of the wood slat fencing in the common areas is the responsibility of the association while wood slat party fencing is the responsibility of the homeowner. The wood slat fencing was in good to fair condition at the time of inspection and can be expected to be replaced every 10 years. Being that the community is seven years in age, we have budgeted for replacement of the fencing to occur in year 2012.

The property signage was in good condition. These components on the property should provide years of relatively trouble-free service. We have included an item in the budget to repair the signage every 20 years.

6.0 STRUCTURE
6.1 Structure
Description

A review of the construction documents for the clubhouse indicates that the foundation is a slab on pier construction with conventional wood framing. The plans indicate trusses are used to support the loads from the concrete tile roof. Stucco plaster is a veneer on the exterior of the building and does not bear any load. The size of the Clubhouse is approximately 13,431 square feet and has an exercise room, computer room, bathrooms, along with two rooms that house the mechanical equipment and the electrical panels.

As no building construction documents were available for review of the Guardhouse and the Sales Office, any comment on the structural systems is based on how the buildings appear to be constructed. The Guard House and Sales Office are of stick-frame construction with hip roofs. The foundations are concrete slab-on-grade. The roof framing appears to be a combination of site built rafters and manufactured trusses. The size of the Guard House is approximately 400 square feet and the Sales Office is approximately 2,575 square feet.

As we understand, the sales office is currently owned and operated by the onsite builders. Upon complete build-out, the office will be turned over to the community.

**Evaluation &
Recommendations**

**6.2 Ventilation
Description**

There did not appear to be any issues of concern regarding capital expenditures for the structural systems for the Clubhouse or Guard House at the time of the investigation.

Attic ventilation is provided by roof vents, and gable end vents on the clubhouse. The sales office attic is ventilated using roof cap vents and soffit vents.

**Evaluation &
Recommendations**

Although attic areas were not directly investigated, there was no reported history of problems regarding ventilation in these spaces. The quantity and location of vents appears to be adequate.

The Environmental Protection Agency (EPA) has determined that some buildings may be affected by unhealthy indoor air contamination. We do not test for this and cannot provide you with an opinion about the indoor air quality of the buildings on this property as this is beyond the scope of this analysis. However, there are experts who test for indoor air contamination, and we recommend you enlist the services of such a professional should a concern over indoor air quality arise. In order to aid in healthy interior building environments, it is important that attic ventilation be adequate, bathroom, kitchen, and laundry exhausts discharge air directly to the outside, and moisture problems be immediately rectified.

7.0 EXTERIOR SYSTEMS

**7.1 Roofing Systems
Description**

The pitched roof surface of the clubhouse is covered with concrete tiles.

The sales office roof is covered with asphalt/fiberglass shingles with closed-cut valleys.

An aluminum gutter and downspout system is used on the clubhouse to convey water off of the roof and to storm water drainage facilities.

**Evaluation &
Recommendations**

Typically, the clubhouse concrete tile roofing surfaces will last about 50 years. While replacement of the clubhouse roof is not anticipated within this reserve study period, we have budgeted to accumulate about half of the funds during the life of this Study for the replacement of this roof at the end of its service life.

Typically, asphalt/fiberglass shingle roofing surfaces will last 15 years. We have not budgeted for replacement of sales office roof in this report. The reserve allocations should be adjusted after the sales office is turned over to the association.

We strongly recommend that any re-roofing repair project that might be necessary closely follow procedures outlined by the National Roofing Contractors Association's *Roofing and Waterproofing Manual*, Fourth Edition.

7.2 Exterior Finishes
Description

The downspouts are generally in good condition and should not require replacement until the year 2017, as this component typically provides about 15 years of relatively trouble free service. While most of the downspouts around the clubhouse discharged to an underground drain system, we noted some of the downspouts discharged storm water directly at the building foundations. Directing this discharge to the building foundation can undermine the stability of the structure over time. Often, the stability is compromised due to the addition of extra moisture to the soil in this area, thereby increasing the expansion and contraction properties of the soil, and by soil erosion at the base of the building. We recommend that all downspouts discharge water either to the underground drain system or at least ten feet from the building perimeters.

The exteriors of the clubhouse and sales office are stucco plaster and the windows are aluminum frame, single-hung, thermal pane units. Front entrance doors are wood with glass inserts and metal insulated units.

The exterior of the residences are brick clad with Hardi siding (fiber cement) materials used in the eave locations and less visible locations around the house.

The majority of the exterior doors on the residential homes are comprised of 30%-50% wood with stained glass.

Evaluation &
Recommendations

Painting of the clubhouse has been accomplished on a five-year cycle, in order to help delay issues pertaining to rot or moisture intrusion. These items appeared to be in good condition. We further suggest aggressively addressing exterior sealant issues at this same time.

The CC&R's indicate that the association will repaint the exterior of the homes on an eight-year cycle. For the purposes of this report, the painting of the homes will include doors, columns, Hardi-plank siding, and trim of the buildings. As homes are of varying ages, we recommend that a systematic program of painting be established such that about 12½% of the homes are painted each year. This would conclude with 100% of the homes being painted every eight years. The benefit of this type of program is that the expenses are moderate and regularly occurring.

Budgeting for painting of the residential doors has been accomplished in the budget every two years as set forth by the CC&R's. Similar to the siding re-painting program, we recommend that half of the doors be scheduled for re-painting each year so that all doors are re-painted every two years.

8.0 MECHANICAL SYSTEMS

8.1 Electrical Systems

COMMUNITY ELECTRICAL SYSTEMS	
Amperage	Unknown capacity at units
Voltage/Phase	120/240 volt, single phase
Service Entrance	Underground
Branch Wiring	Not investigated

Table 8.1: Electrical System Summary

Description

Underground electrical wires feed an exterior, 167 KVA pad-mounted transformer and subsequent meter at the Clubhouse. Five service panels (each with varying amperage on the main breaker) are located in the Electrical Room on the left side of the Clubhouse for control of the Clubhouse branch circuits. The main power users are the HVAC systems and the pool equipment.

Evaluation & Recommendations

The electrical systems were in good condition and there did not appear to be any issues of significance regarding the electrical system at the community at the time of the investigation. The pad mount transformer is property of the electric utility and is not included in this study. Typically there are no significant electrical replacements necessary during the life of this study with regard to the service panels or wiring.

8.2 Plumbing Systems Description

From our observations, the internal domestic water distribution system appeared to be copper where visible, of varying sizes. The underground drains appear to be PVC.

There was an electric water heater (approximately 50 gallons in capacity) in the Clubhouse mechanical room.

Inside the Clubhouse, there were two restrooms with toilets, urinals, sinks and shower heads. There was a Kitchen with a sink, stove/oven combination, and a refrigerator.

The air conditioning for the Clubhouse is accomplished with thirteen HVAC units (one rated 2 tons, one rated 3 ½ tons, three rated four tons, and eight rated 5 tons each). Each system is a split system with condenser and compressor located outside and evaporator located in the attic. The Guard House contained a window unit. The guard house was not accessible at the time and we were not able to determine the size of the unit. The heating for the Clubhouse is maintained by electric resistance heating furnaces located in the mechanical room, electrical room, and attic. Conditioned air is distributed through circular flexible ducts – the most common method of distribution.

There were several portable fire extinguishers located in the Clubhouse.

Evaluation & Recommendations

There did not appear to be any issues of significance regarding the plumbing systems at the community at the time of the investigation as all

equipment was in good condition. Generally water heaters will need to be replaced every 12 years. This can be prolonged if regular maintenance is provided, such as flushing them out annually and if the water supply does not contain excessive amounts of minerals such as magnesium or calcium.

The HVAC equipment was in average condition and appeared to be the original equipment. Generally the HVAC units have a useful life around ten years before replacement is necessary.

The portable fire extinguishers should be checked every year by a qualified entity. These inspections typically will result in extinguishers being recharged or replaced as a part of this service. It is our opinion that this equipment is administered through the annual operating budget.

For the purposes of this report, we have assumed that the replacement of clubhouse appliances will be achieved with the annual maintenance budget.

9.0 MISCELLANEOUS AMENITIES

Description

The amenities for the community included an exercise room in the Clubhouse with several pieces of strength and aerobic conditioning equipment, an Olympic size swimming pool, a spa, a nine hole putting green, a babbling brook, and benches strategically located around the retention pond and through out the community. In addition there is a water fountain at the center of the parking lot at the Clubhouse.

The swimming pool (75 feet wide and 80 feet long) has water circulation provided by 12 pumps with six sand filters (four Triton II TR-140 filters and 2 Triton II TR-100 filters) accomplishing the cleaning duties for the water. The spa (12 feet wide and 20 feet long) circulates water with 2 pumps with four Triton II TR-100 sand filters accomplishing the cleaning duties for the water.

The nine-hole putting course is comprised of synthetic turf in good condition.

The community benches are iron framing with wood members comprising the seating area.

Evaluation & Recommendations

The exercise equipment was in good condition. The equipment consists of three treadmills, one elliptical trainer, one stationary bike, and 6 cable/pulley multi-station exercise machines. We have anticipated the need to replace this equipment every 12 years.

The swimming pool was in good condition and we did not note any spalling of the plaster. Pool plastering usually needs to occur every 15 years (if appropriate maintenance has been completed) and this has been included in the study.

The plumbing for the water circulation should last for the life of the pools; however, some leaks will develop from time to time that will need to be repaired. Generally these minor repairs can be a part of the annual

operating budget. Pumps will typically need to be replaced every ten years and the sand filters will usually need internals and valves repaired and sand re-supplied every eight years. This period is usually the time when pool electronics (timers) will need repair or replacement. The water heaters were in good condition and will typically need to be replaced every 10 years.

The nine-hole putting green was in good condition. You should expect periodic maintenance to keep the aesthetic appeal of this amenity in tact. This can be accomplished with the annual operating budget.

The benches located throughout the community were in average condition and you should expect to replace these items approximately every 10 years.

In Summary, we consider these buildings and common areas to be in generally good condition when compared to others of similar age and construction type. While some components are in need of a repair and replacement program, the program can be prioritized and planned in conjunction with reserve strategies.

We feel that the reserve financials included with this report outline several possible strategies for the community to adopt given the current condition of the project as a whole. As time passes, it may become necessary to re-establish financial priorities and capital expenditure schedules given any unforeseen circumstances. We recommend and encourage this activity.

The observations described in this study are valid on the date of the investigation and have been made under the conditions noted in the report. We prepared this study for the exclusive use of Association Management Inc., in conjunction with BellaVita at Green Tee Home Owner's Association. Criterium-Hicks Engineers does not intend any other individual or party to rely upon this study without our express written consent. If another individual or party relies on this study, they shall indemnify and hold Criterium-Hicks Engineers harmless for any damages, losses, or expenses they may incur as a result of its use.

This study is limited to the visual observations made during our inspection. We did not remove surface materials, conduct any destructive or invasive testing, move furnishings or equipment, or undertake any digging or excavation. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of the investigation. We did not undertake to completely assess the stability of the buildings or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment.

We did not investigate the following areas:

- Buried utilities or infrastructure
- Concealed structural members or systems

10.0 CONCLUSION

11.0 LIMITATIONS

- Attic areas
- All interior spaces

We do not render an opinion on uninvestigated portions of the community.

We did not perform any computations or other engineering analysis as part of this evaluation, nor did we conduct a comprehensive code compliance investigation. This study is not to be considered a warranty of condition, and no warranty is implied. The appendices are an integral part of this report and must be included in any review.

In our Reserve Fund Analysis, we have provided estimated costs. These costs are based on our general knowledge of building systems and the contracting and construction industry. When appropriate, we have relied on standard sources, such as Means Building Construction Cost Data, to develop estimates. However, for items that we have developed costs (e.g.: structural repairs), no standard guide for developing such costs exists. Actual costs can vary significantly, based on the availability of qualified contractors to do the work, as well as many other variables. We cannot be responsible for the specific cost estimates provided.

We have performed no design work as part of this study, nor have we obtained competitive quotations or estimates from contractors as this also is beyond the scope of the project. The actual cost to remedy deficiencies and deferred maintenance items that we have identified may vary significantly from estimates and competitive quotations from contractors.

If you have any questions about this study or the reserve fund analysis, please feel free to contact us. Thank-you for the opportunity to be of assistance to you.

Respectfully submitted,

David L. Yancy II, P.E. and
Bill Hicks, P.E.
Criterium-Hicks Engineers

Appendix A: RESERVE FUND PROJECTIONS

INTRODUCTION

The following is a projected reserve fund analysis for non-annual items as discussed in the report. This projection takes into consideration a reasonable return on invested moneys and inflation. Please review this thoroughly and let us know of any changes that may be desired.

The intent of this reserve fund projection is to help the Association develop a reserve fund to provide for anticipated repair or replacements of various system components during the next thirty years.

The capital items listed are those that are typically the responsibility of the condominium association and are derived from a list provided by the property manager. A copy of this list is provided in Appendix C. However, Association by-laws vary and, therefore, which components are the responsibilities of the owner and which are the responsibilities of the Association can vary. The Association should confirm that the items listed should be financed by the Association reserve fund.

This projection provides the following:

- An input sheet that defines all the criteria used for the financial alternatives, including the assumed inflation rate and rate of return on deposited reserve funds.
- A table that lists anticipated replacement and/or repair items complete with estimated remaining life expectancies, projected costs of replacement and/or repair, a frequency in years of when these items require replacement and/or repair, and a projection based on this frequency.
- A table and graph that represent end of year balances versus capital expenditures based on your current funding program and reserve balances, and alternatives to your current program. The provided graphs illustrate what effects the funding methods will have over the presented thirty-year period versus the anticipated capital expenditures. Care should be taken in analyzing the graphs due to varying graphic scales that occur within each graph and between graphs.
- Note that based on our developed list of capital items and taking inflation into account, the current funding of \$28.29 is not adequate.
- The Association should bear in mind that unanticipated expenditures can always arise and maintenance of a significant reserve fund balance can be viewed as a way to avoid special assessments.

We have included three Funding Scenarios for the Capital Reserve (in addition to your current funding program) and recommend that the board adopt an alternative that best reflects the objectives of the community:

- **Scenario 1:** Keep the fixed annual contribution of \$28.29 per unit per

month. This alternative will maintain a positive balance until year 2021 when the fund will produce a negative balance until the end of the Study period.

- **Scenario 2:** Adjust the monthly per-unit contribution to \$44 fixed over the life of the Study. This alternative will maintain a positive balance throughout the term of the Study.
- **Scenario 3:** Adjust the monthly per-unit contribution to \$34.50 and increase it annually thereafter with a 3% escalating factor. This results in a positive balance throughout the term of the Study.
- **Scenario 4:** Adjust the monthly per-unit contribution to \$42 fixed over the life of the Study and add a special assessment of \$500 per unit in 2020. This results in a positive balance throughout the term of the Study.

Please note that the reserve fund study does not include typical annual maintenance items. Our assumption is that you already have an annual operating budget that provides for these typical, repetitive items. This includes miscellaneous repairs, lawn and grounds maintenance, routine minor painting, etc. The Study also does not include the special reserve for the repair of the private streets We have focused on those significant, non-annual items where careful financial planning is important.

Finally, please note that the estimates we have developed are based on 2008 dollars. Our reserve fund study does adjust for an estimated annual inflation and a given return on investment assuming that the indicated fund balances are maintained.

Reserve Study Worksheet



General Information:

1 Organization: **BellaVita at Green Tee**
 2 Address: **1548 N. Riviera Circle**
Pearland, Texas 77584

3	Number of Units	450
4	Age of Facilities	7 Years Old
5a	Study Period	20 Years
5b	Base Period	April 1, 2008
6	Site Inspection Date	April 2, 2008
7	Reserve Funds at start	\$440,452
8	Rate of Return on invested Reserve Funds (%)	1.5%
9	Inflation Rate (%)	3.0%

10 Current Funding Levels

Scenario 1 - Current Funding Level		FIRST YEAR			IN YEAR 20		
Annual Current Reserve Fund Contribution	Total/Month	Total Annual	Per Unit/Month	Total/Month	Total Annual	Per Unit/Month	
	\$12,731	\$152,766	\$28.29	\$12,731	\$ 152,766	\$28.29	
Escalation %	0.00%	Year	Total Annual	Per Unit			
Planned Special Assessment	NONE		\$0				
Ending Balance						(\$1,562,568)	

11 Alternative Reserve Fund Contribution

Scenario 2		FIRST YEAR			IN YEAR 20		
Fixed Funding		Total/Month	Total Annual	Per Unit/Month	Total/Month	Total Annual	Per Unit/Month
Monthly Amount		\$19,800	\$ 237,600	\$44.00	\$19,800	\$ 237,600	\$44.00
Escalation %		0.00%					
Average Annual Capital Expenditures						\$256,248	
Special Assessments: NONE		Year	Total/Year	Per Unit			
First Assessment							
Second Assessment							
Ending Balance						\$300,659	

Scenario 3		FIRST YEAR			IN YEAR 20		
Escalated Funding at 3%		Total/Month	Total Annual	Per Unit/Month	Total/Month	Total Annual	Per Unit/Month
Monthly Amount		\$15,525	\$ 186,300	\$34.50	\$27,223	\$ 326,678	\$60.50
Escalation %		3.00%					
Average Annual Capital Expenditures						\$256,248	
Special Assessments:		Year	Total/Year	Per Unit			
First Assessment		0	\$ -	\$0.00			
Second Assessment							
Ending Balance						\$513,585	

Scenario 4		FIRST YEAR			IN YEAR 20		
Fixed Funding with Special Assessment		Total/Month	Total Annual	Per Unit/Month	Total/Month	Total Annual	Per Unit/Month
Monthly Amount		\$18,900	\$ 226,800	\$42.00	\$18,900	\$ 226,800	\$42.00
Escalation %		0.00%					
Average Annual Capital Expenditures						\$256,248	
Special Assessments:		Year	Total/Year	Per Unit			
First Assessment		13	\$ 225,000	\$500.00			
Second Assessment							
Ending Balance						\$300,638	

BellaVita at Green Tee
1548 N. Riviera Circle
Pearland, Texas 77584



Capital Item To Be Replaced	Remaining Life	Qty	Unit	%	Unit Cost	Estimated Cost (*)	Frequency (Years)
SITE							
Retention pond	13	1	lot	100%	4,000.00	\$4,000	20
Sidewalks repair	3	68,970	sf	10%	3.00	\$20,691	10
Concrete Curb Repairs	2	50,000	lf	10%	3.00	\$15,000	4
Entry Gates paint	2	2	ea	100%	100.00	\$200	5
Entry Gates replace	13	2	ea	100%	1,000.00	\$2,000	20
Entry Gate Motor Replacement	3	4	ea	100%	1,500.00	\$6,000	10
Wrought iron fencing painting	3	6,250	lf	100%	5.00	\$31,250	5
Wrought iron fencing replace	13	6,250	lf	100%	60.00	\$375,000	20
Wood Fence replace	4	6,000	lf	100%	7.50	\$45,000	10
Parking and Fire Lane striping	2	300	lf	100%	0.34	\$102	5
Fountain repair	1	4	ea	100%	1,000.00	\$4,000	8
Irrigation system repair	12	7	acre	100%	8,000.00	\$56,000	20
Monument repair	13	1	ea	100%	1,800.00	\$1,800	20
Concrete Entry Wall repair	14	2,850	ft	10%	150.00	\$42,750	21
Clubhouse Parking lights replace	8	8	ea	100%	120.00	\$960	15
Clubhouse Pavement repair	3	48,900	sf	10%	4.00	\$19,560	11
Brick paver repairs	2	4,300	sf	20%	10.00	\$8,600	5
STRUCTURE							
EXTERIOR SYSTEMS							
Clubhouse painting	3	1	lot	100%	2,500.00	\$2,500	5
Clubhouse roof replace	43	114	sq	50%	400.00	\$22,842	50
Clubhouse gutters replace	8	256	lf	100%	5.00	\$1,280	15
Residential Door Painting	1	450	ea	50%	125.00	\$28,125	1
Residential House Painting	1	450	ea	13%	2,000.00	\$112,500	1
MECHANICAL SYSTEMS							
Air conditioning systems - replace	3	13	ea	100%	4,500.00	\$58,500	10
Electric water heater - replace	5	1	ea	100%	800.00	\$800	12
MISCELLANEOUS AMENITIES							
Exercise Equipment- Treadmills and Elliptical Trainer	5	4	ea	100%	1,400.00	\$5,600	12
Exercise Equipment- Stationary Bike	5	1	ea	100%	800.00	\$800	12
Exercise Equipment- Cable/Pulley Multi-Station Machine	5	6	ea	100%	7,700.00	\$46,200	12
Pool equipment - replace pumps	3	3	ea	100%	2,000.00	\$6,000	10
Pool equipment - maintain filters	1	3	ea	100%	150.00	\$450	8
Pool equipment - replace water heaters	3	6	ea	100%	3,500.00	\$21,000	10
Pool electronics replace	3	3	ea	100%	150.00	\$450	10
Swimming pool re-plaster	8	5,000	sf	100%	2.00	\$10,000	15
Spa re-plaster	8	300	sf	100%	2.00	\$600	15
Community bench replacement	3	9	sf	100%	100.00	\$900	10
* Costs are typically 10%±; Costs are based on 2008 dollars							
** Reserve study is based on a 20 year projection of non-annual maintenance							

BellaVita at Green Tee
 1548 N. Riviera Circle
 Pearland, Texas 77584

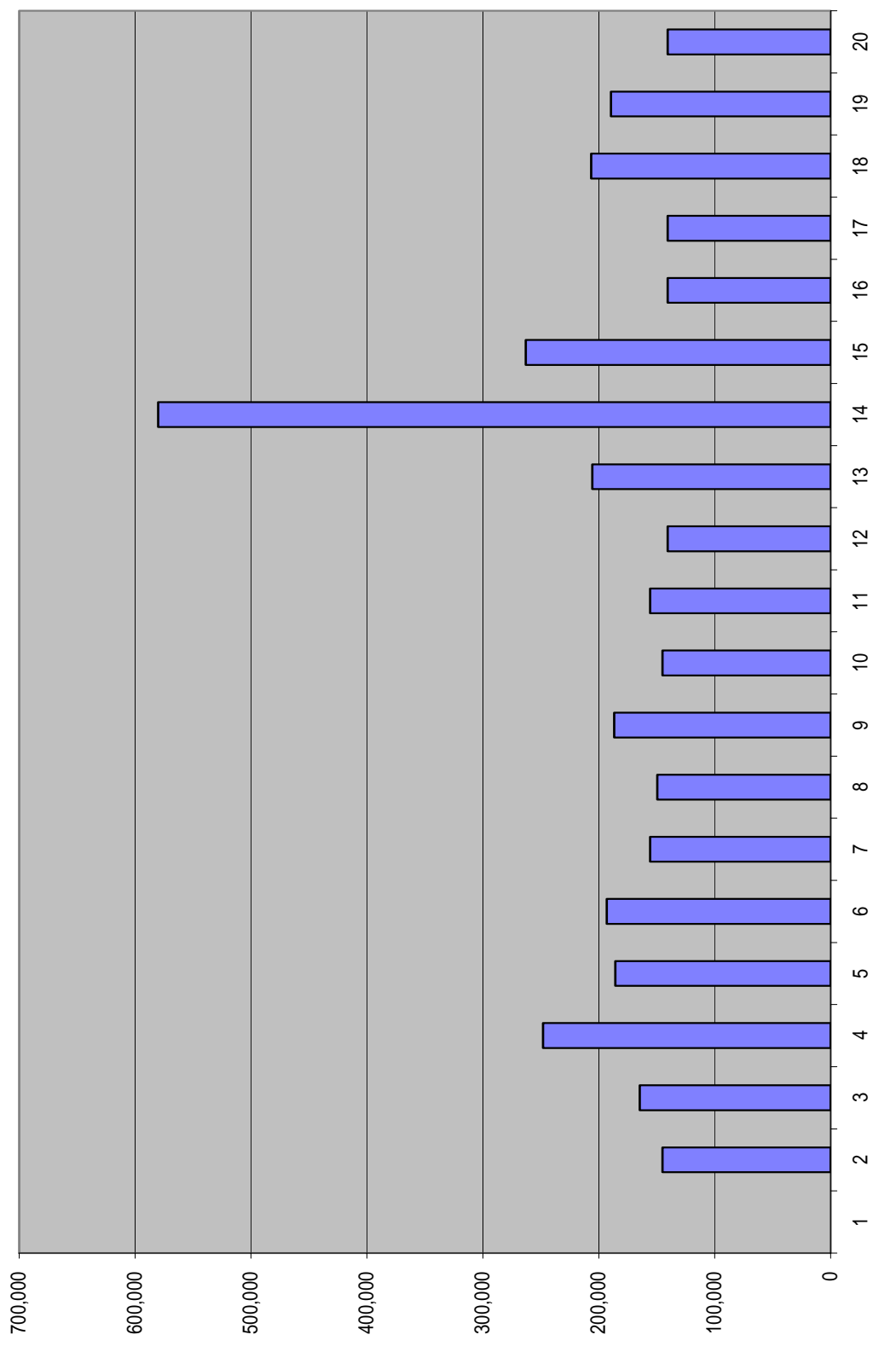
Annual Expense By Year, Current Dollars
 Year
 Year Number

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
	1	2	3	4	5	6	7	8	9	10
SITE										
Retention pond	0	0	0	0	0	0	0	0	0	0
Sidewalks repair	0	0	0	20,691	0	0	0	0	0	0
Concrete Curb Repairs	0	0	15,000	0	0	15,000	0	0	0	0
Entry Gates paint	0	0	200	0	0	0	0	200	0	0
Entry Gates replace	0	0	0	0	0	0	0	0	0	0
Entry Gate Motor Replacement	0	0	0	6,000	0	0	0	0	0	0
Wrought iron fencing painting	0	0	0	31,250	0	0	0	0	31,250	0
Wrought iron fencing replace	0	0	0	0	0	0	0	0	0	0
Wood Fence replace	0	0	0	0	45,000	0	0	0	0	0
Parking and Fire Lane striping	0	0	102	0	0	0	0	102	0	0
Fountain repair	0	4,000	0	0	0	0	0	0	0	4,000
Irrigation system repair	0	0	0	0	0	0	0	0	0	0
Monument repair	0	0	0	0	0	0	0	0	0	0
Concrete Entry Wall repair	0	0	0	0	0	0	0	0	0	0
Clubhouse Parking Lights replace	0	0	0	0	0	0	0	0	0	0
Clubhouse Pavement repair	0	0	0	19,560	0	0	0	0	0	960
Brick paver repairs	0	0	8,600	0	0	0	0	8,600	0	0
STRUCTURE										
EXTERIOR SYSTEMS										
Clubhouse painting	0	0	0	2,500	0	0	0	0	2,500	0
Clubhouse roof replace	0	0	0	0	0	0	0	0	0	0
Clubhouse gutters replace	0	0	0	0	0	0	0	0	1,280	0
Residential Door Painting	0	28,125	28,125	28,125	28,125	28,125	28,125	28,125	28,125	28,125
Residential House Painting	0	112,500	112,500	112,500	112,500	112,500	112,500	112,500	112,500	112,500
MECHANICAL SYSTEMS										
Air conditioning systems - replace										
Electric water heater - replace										
MISCELLANEOUS AMENITIES										
Exercise Equipment- Treadmills and Elliptical Trainer	0	0	0	0	0	5,600	0	0	0	0
Exercise Equipment- Stationary Bike	0	0	0	0	0	800	0	0	0	0
Exercise Equipment- Cable/Pulley Multi-Station Machine	0	0	0	0	0	46,200	0	0	0	0
Pool equipment - replace pumps	0	0	0	6,000	0	0	0	0	0	0
Pool equipment - maintain filters	0	450	0	0	0	0	0	0	0	450
Pool equipment - replace water heaters	0	0	0	21,000	0	0	0	0	0	0
Pool electronics replace	0	0	0	450	0	0	0	0	0	0
Swimming pool re-plaster	0	0	0	0	0	0	0	0	10,000	0
Spa re-plaster	0	0	0	0	0	0	0	0	600	0
Community bench replacement	0	0	0	900	0	0	0	0	0	0
Total Costs	0	145,075	164,527	248,076	185,625	193,225	155,625	149,527	186,615	145,075
Total Costs Adjusted For 3% Inflation	0	149,427	174,547	271,079	208,923	224,001	185,824	183,899	236,398	189,290

Annual Expense By Year, Current Dollars

Year Number	2018 11	2019 12	2020 13	2021 14	2022 15	2023 16	2024 17	2025 18	2026 19	2027 20
SITE										
Retention pond	0	0	0	4,000	0	0	0	0	0	0
Sidewalks repair	0	0	0	20,691	0	0	0	0	0	0
Concrete Curb Repairs	15,000	0	0	0	15,000	0	0	0	15,000	0
Entry Gates paint	0	0	200	0	0	0	0	200	0	0
Entry Gates replace	0	0	0	2,000	0	0	0	0	0	0
Entry Gate Motor Replacement	0	0	0	6,000	0	0	0	0	0	0
Wrought iron fencing painting	0	0	0	0	0	0	0	0	31,250	0
Wrought iron fencing replace	0	0	0	375,000	0	0	0	0	0	0
Wood Fence replace	0	0	0	0	45,000	0	0	0	0	0
Parking and Fire Lane striping	0	0	102	0	0	0	0	102	0	0
Fountain repair	0	0	0	0	0	0	0	4,000	0	0
Irrigation system repair	0	0	56,000	0	0	0	0	0	0	0
Monument repair	0	0	0	1,800	0	0	0	0	0	0
Concrete Entry Wall repair	0	0	0	0	42,750	0	0	0	0	0
Clubhouse Parking lights replace	0	0	0	0	0	0	0	0	0	0
Clubhouse Pavement repair	0	0	0	0	19,560	0	0	0	0	0
Brick paver repairs	0	0	8,600	0	0	0	0	8,600	0	0
STRUCTURE										
EXTERIOR SYSTEMS										
Clubhouse painting	0	0	0	2,500	0	0	0	0	2,500	0
Clubhouse roof replace	0	0	0	0	0	0	0	0	0	0
Clubhouse gutters replace	0	0	0	0	0	0	0	0	0	0
Residential Door Painting	28,125	28,125	28,125	28,125	28,125	28,125	28,125	28,125	28,125	28,125
Residential House Painting	112,500	112,500	112,500	112,500	112,500	112,500	112,500	112,500	112,500	112,500
MECHANICAL SYSTEMS										
Air conditioning systems - replace										
Electric water heater - replace										
MISCELLANEOUS AMENITIES										
Exercise Equipment- Treadmills and Elliptical Trainer	0	0	0	0	0	0	0	5,600	0	0
Exercise Equipment- Stationary Bike	0	0	0	0	0	0	0	800	0	0
Exercise Equipment- Cable/Pulley Multi-Station Machine	0	0	0	0	0	0	0	46,200	0	0
Pool equipment - replace pumps	0	0	0	6,000	0	0	0	0	0	0
Pool equipment - maintain filters	0	0	0	0	0	0	0	450	0	0
Pool equipment - replace water heaters	0	0	0	21,000	0	0	0	0	0	0
Pool electronics replace	0	0	0	450	0	0	0	0	0	0
Swimming pool re-plaster	0	0	0	0	0	0	0	0	0	0
Spa re-plaster	0	0	0	0	0	0	0	0	0	0
Community bench replacement	0	0	0	900	0	0	0	0	0	0
Total Costs	155,625	140,625	205,527	580,066	262,935	140,625	140,625	206,577	189,375	140,625
Total Costs Adjusted For 3% Inflation	209,147	194,658	293,032	851,846	397,713	219,089	225,662	341,440	322,398	246,587

Annual Expenses



Bella Vita at Green Tee

1548 N. Riviera Circle
Pearland, Texas 77584

Scenario 1 - Current Funding Level

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Beginning Reserve Fund Balance:	\$440,452	\$602,117	\$614,537	\$601,648	\$490,585	\$440,944	\$375,255	\$347,330	\$320,940	\$240,867
Revenue:	\$152,766	\$152,766	\$152,766	\$152,766	\$152,766	\$152,766	\$152,766	\$152,766	\$152,766	\$152,766
Special Assessments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$8,898	\$9,082	\$8,891	\$7,250	\$6,516	\$5,546	\$5,133	\$4,743	\$3,065	\$3,065
Capital Expenditures:	-	\$149,427	\$174,547	\$271,079	\$208,923	\$224,001	\$185,824	\$183,899	\$236,398	\$189,290
Ending Reserve Balance:	\$602,117	\$614,537	\$601,648	\$490,585	\$440,944	\$375,255	\$347,330	\$320,940	\$240,867	\$207,408

Average Cap. Expenditure
\$256,248

Scenario 2, Fixed Funding

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Beginning Reserve Fund Balance:	\$440,452	\$688,223	\$788,042	\$863,862	\$842,838	\$884,588	\$911,660	\$977,887	\$1,047,062	\$1,063,988
Revenue:	\$237,600	\$237,600	\$237,600	\$237,600	\$237,600	\$237,600	\$237,600	\$237,600	\$237,600	\$237,600
Special Assessments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$10,171	\$11,646	\$12,766	\$12,456	\$13,073	\$13,473	\$14,452	\$15,474	\$15,724	\$16,684
Capital Expenditures:	\$0	\$149,427	\$174,547	\$271,079	\$208,923	\$224,001	\$185,824	\$183,899	\$236,398	\$189,290
Ending Reserve Balance:	\$688,223	\$788,042	\$863,862	\$842,838	\$884,588	\$911,660	\$977,887	\$1,047,062	\$1,063,988	\$1,128,982

Scenario 3, Escalated Funding at 3%

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Beginning Reserve Fund Balance:	\$440,452	\$636,154	\$688,795	\$722,572	\$664,894	\$675,638	\$677,625	\$724,966	\$781,745	\$793,066
Revenue:	\$186,500	\$191,889	\$197,646	\$203,575	\$209,682	\$215,973	\$222,452	\$229,126	\$235,999	\$243,079
Special Assessment #1:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Assessment #2:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$9,401	\$10,179	\$10,678	\$9,826	\$9,985	\$10,014	\$10,714	\$11,553	\$11,720	\$12,703
Capital Expenditures:	\$0	\$149,427	\$174,547	\$271,079	\$208,923	\$224,001	\$185,824	\$183,899	\$236,398	\$189,290
Ending Reserve Balance:	\$636,154	\$688,795	\$722,572	\$664,894	\$675,638	\$677,625	\$724,966	\$781,745	\$793,066	\$859,558

Scenario 4, Fixed Funding with Special Assessment

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Beginning Reserve Fund Balance:	\$440,452	\$677,261	\$765,954	\$830,480	\$979,994	\$828,109	\$843,372	\$897,613	\$954,621	\$959,198
Revenue:	\$226,800	\$226,800	\$226,800	\$226,800	\$226,800	\$226,800	\$226,800	\$226,800	\$226,800	\$226,800
Special Assessment #1:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Assessment #2:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$10,009	\$11,320	\$12,273	\$11,793	\$12,238	\$12,464	\$13,265	\$14,108	\$14,175	\$14,951
Capital Expenditures:	\$0	\$149,427	\$174,547	\$271,079	\$208,923	\$224,001	\$185,824	\$183,899	\$236,398	\$189,290
Ending Reserve Balance:	\$677,261	\$765,954	\$830,480	\$797,994	\$828,109	\$843,372	\$897,613	\$954,621	\$959,198	\$1,011,659

Scenario 1 - Current Funding Level

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Beginning Reserve Fund Balance:	\$207,408	\$153,292	\$113,072	(\$27,199)	(\$726,275)	(\$971,222)	(\$1,037,545)	(\$1,110,441)	(\$1,299,115)	(\$1,468,748)
Revenue:	\$152,766	\$152,766	\$152,766	\$152,766	\$152,766	\$152,766	\$152,766	\$152,766	\$152,766	\$152,766
Special Assessments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$2,265	\$1,671	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Expenditures:	209,147	194,658	293,032	851,846	397,713	219,089	225,662	341,440	322,398	246,587
Ending Reserve Balance:	\$153,292	\$113,072	(\$27,195)	(\$726,275)	(\$971,222)	(\$1,037,545)	(\$1,110,441)	(\$1,299,115)	(\$1,468,748)	(\$1,562,568)

Average Cap. Expenditure

Scenario 2, Fixed Funding

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Beginning Reserve Fund Balance:	\$1,128,982	\$1,174,797	\$1,236,005	\$1,198,281	\$592,795	\$439,173	\$464,549	\$483,634	\$385,491	\$305,203
Revenue:	\$237,600	\$237,600	\$237,600	\$237,600	\$237,600	\$237,600	\$237,600	\$237,600	\$237,600	\$237,600
Special Assessments:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$17,362	\$18,266	\$17,709	\$8,761	\$6,490	\$6,865	\$7,147	\$5,697	\$4,510	\$4,443
Capital Expenditures:	\$209,147	\$194,658	\$293,032	\$851,846	\$397,713	\$219,089	\$225,662	\$341,440	\$322,398	\$246,587
Ending Reserve Balance:	\$1,174,797	\$1,236,005	\$1,198,281	\$592,795	\$439,173	\$464,549	\$483,634	\$385,491	\$305,203	\$300,659

Scenario 3, Escalated Funding at

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Beginning Reserve Fund Balance:	\$859,558	\$914,295	\$992,182	\$979,241	\$406,997	\$295,446	\$372,105	\$452,081	\$424,845	\$425,904
Revenue:	\$250,372	\$257,883	\$265,619	\$273,588	\$281,795	\$290,249	\$298,957	\$307,926	\$317,163	\$326,678
Special Assessment #1:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Assessment #2:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$13,512	\$14,663	\$14,472	\$6,015	\$4,366	\$5,499	\$6,681	\$6,278	\$6,294	\$7,590
Capital Expenditures:	\$209,147	\$194,658	\$293,032	\$851,846	\$397,713	\$219,089	\$225,662	\$341,440	\$322,398	\$246,587
Ending Reserve Balance:	\$914,295	\$992,182	\$979,241	\$406,997	\$295,446	\$372,105	\$452,081	\$424,845	\$425,904	\$513,585

Scenario 4, Fixed Funding with S

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Beginning Reserve Fund Balance:	\$1,011,659	\$1,044,752	\$1,093,047	\$1,270,592	\$655,229	\$491,581	\$506,781	\$515,538	\$406,911	\$315,982
Revenue:	\$226,800	\$226,800	\$226,800	\$226,800	\$226,800	\$226,800	\$226,800	\$226,800	\$226,800	\$226,800
Special Assessment #1:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Assessment #2:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings:	\$15,440	\$16,153	\$18,777	\$9,683	\$7,265	\$7,489	\$7,619	\$6,013	\$4,670	\$4,443
Capital Expenditures:	\$209,147	\$194,658	\$293,032	\$851,846	\$397,713	\$219,089	\$225,662	\$341,440	\$322,398	\$246,587
Ending Reserve Balance:	\$1,044,752	\$1,093,047	\$1,270,592	\$655,229	\$491,581	\$506,781	\$515,538	\$406,911	\$315,982	\$300,638

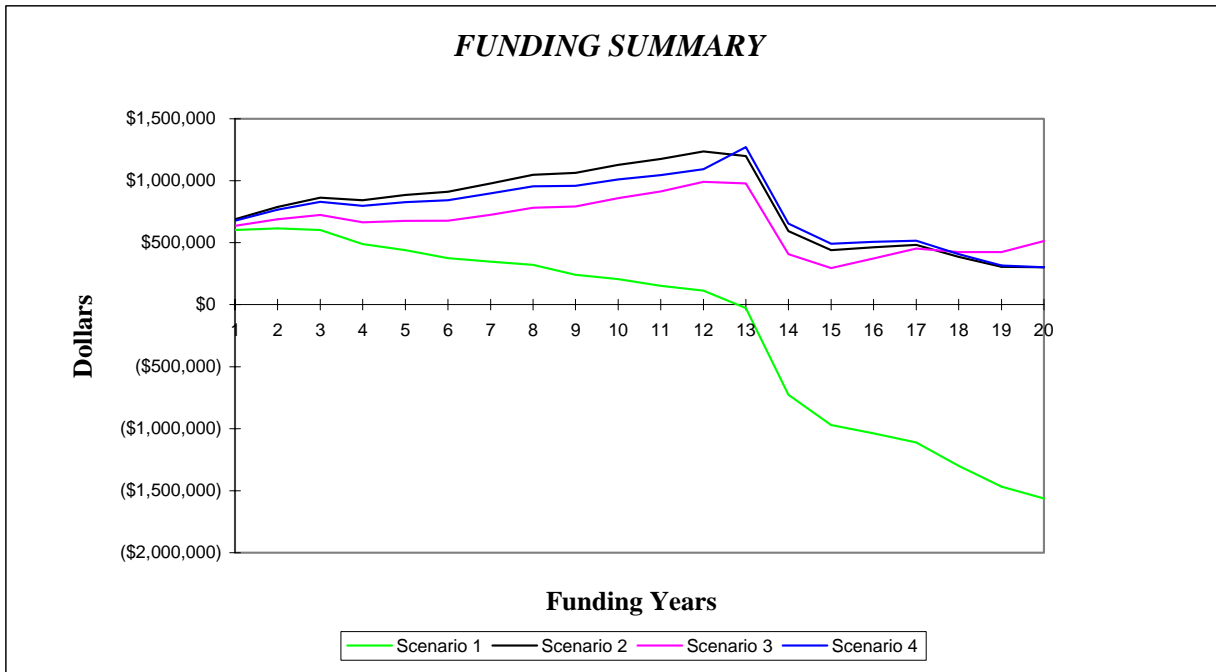


Summary of Reserve Balances

BellaVita at Green Tee
 1548 N. Riviera Circle
 Pearland, Texas 77584

Yearly

Year	Expenditures	Scenario 1	Scenario 2	Scenario 3	Scenario 4
2008	\$0	\$602,117	\$688,223	\$636,154	\$677,261
2009	\$149,427	\$614,537	\$788,042	\$688,795	\$765,954
2010	\$174,547	\$601,648	\$863,862	\$722,572	\$830,480
2011	\$271,079	\$490,585	\$842,838	\$664,894	\$797,994
2012	\$208,923	\$440,944	\$884,588	\$675,638	\$828,109
2013	\$224,001	\$375,255	\$911,660	\$677,625	\$843,372
2014	\$185,824	\$347,330	\$977,887	\$724,966	\$897,613
2015	\$183,899	\$320,940	\$1,047,062	\$781,745	\$954,621
2016	\$236,398	\$240,867	\$1,063,988	\$793,066	\$959,198
2017	\$189,290	\$207,408	\$1,128,982	\$859,558	\$1,011,659
2018	\$209,147	\$153,292	\$1,174,797	\$914,295	\$1,044,752
2019	\$194,658	\$113,072	\$1,236,005	\$992,182	\$1,093,047
2020	\$293,032	(\$27,195)	\$1,198,281	\$979,241	\$1,270,592
2021	\$851,846	(\$726,275)	\$592,795	\$406,997	\$655,229
2022	\$397,713	(\$971,222)	\$439,173	\$295,446	\$491,581
2023	\$219,089	(\$1,037,545)	\$464,549	\$372,105	\$506,781
2024	\$225,662	(\$1,110,441)	\$483,634	\$452,081	\$515,538
2025	\$341,440	(\$1,299,115)	\$385,491	\$424,845	\$406,911
2026	\$322,398	(\$1,468,748)	\$305,203	\$425,904	\$315,982
2027	\$246,587	(\$1,562,568)	\$300,659	\$513,585	\$300,638



BellaVita at Green Tee
Scenario 1 - Current Funding Level



	Beginning Reserve Fund Balance	Fee Revenue	Special Assessments	Investment Earnings	Capital Expenditures	Ending Balance
2008	\$ 440,452	\$ 152,766	\$ -	\$ 8,898	\$ -	\$ 602,117
2009	\$ 602,117	\$ 152,766	\$ -	\$ 9,082	\$ 149,427	\$ 614,537
2010	\$ 614,537	\$ 152,766	\$ -	\$ 8,891	\$ 174,547	\$ 601,648
2011	\$ 601,648	\$ 152,766	\$ -	\$ 7,250	\$ 271,079	\$ 490,585
2012	\$ 490,585	\$ 152,766	\$ -	\$ 6,516	\$ 208,923	\$ 440,944
2013	\$ 440,944	\$ 152,766	\$ -	\$ 5,546	\$ 224,001	\$ 375,255
2014	\$ 375,255	\$ 152,766	\$ -	\$ 5,133	\$ 185,824	\$ 347,330
2015	\$ 347,330	\$ 152,766	\$ -	\$ 4,743	\$ 183,899	\$ 320,940
2016	\$ 320,940	\$ 152,766	\$ -	\$ 3,560	\$ 236,398	\$ 240,867
2017	\$ 240,867	\$ 152,766	\$ -	\$ 3,065	\$ 189,290	\$ 207,408
2018	\$ 207,408	\$ 152,766	\$ -	\$ 2,265	\$ 209,147	\$ 153,292
2019	\$ 153,292	\$ 152,766	\$ -	\$ 1,671	\$ 194,658	\$ 113,072
2020	\$ 113,072	\$ 152,766	\$ -	\$ -	\$ 293,032	\$ (27,195)
2021	\$ (27,195)	\$ 152,766	\$ -	\$ -	\$ 851,846	\$ (726,275)
2022	\$ (726,275)	\$ 152,766	\$ -	\$ -	\$ 397,713	\$ (971,222)
2023	\$ (971,222)	\$ 152,766	\$ -	\$ -	\$ 219,089	\$ (1,037,545)
2024	\$ (1,037,545)	\$ 152,766	\$ -	\$ -	\$ 225,662	\$ (1,110,441)
2025	\$ (1,110,441)	\$ 152,766	\$ -	\$ -	\$ 341,440	\$ (1,299,115)
2026	\$ (1,299,115)	\$ 152,766	\$ -	\$ -	\$ 322,398	\$ (1,468,748)
2027	\$ (1,468,748)	\$ 152,766	\$ -	\$ -	\$ 246,587	\$ (1,562,568)

BellaVita at Green Tee

FIXED FUNDING LEVELS

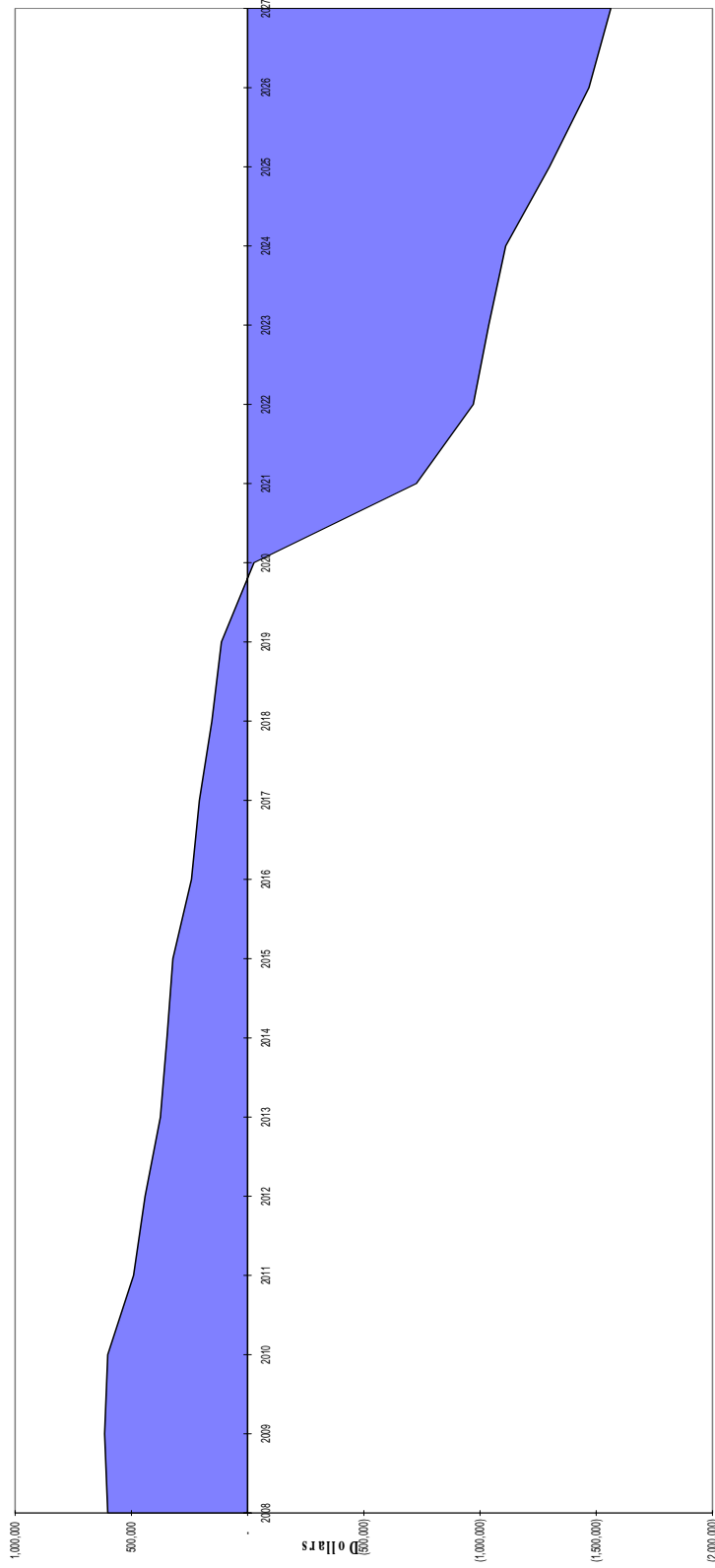
Current Reserve Balance:	\$440,452
Annual Contribution:	\$152,766
Per Month Amount:	\$12,731
Per Unit Monthly Amount:	\$28.29
Special Assessment Amount:	\$0



Projected Annual Funding and Expenditures:

Year:	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
End of Year Reserve Fund Balance	602,117	614,537	601,648	490,585	440,944	375,255	347,330	320,940	240,867	207,408	153,292	113,072	(27,195)	(726,275)	(971,222)	(1,037,545)	(1,110,441)	(1,299,115)	(1,468,748)	(1,562,568)
Capital Expenditures:		149,427	174,547	271,079	208,923	224,001	183,824	183,899	236,398	189,290	209,147	194,658	293,032	851,846	397,713	219,089	225,662	341,440	322,398	246,587
Total Revenue (all sources)	161,664	161,848	161,657	160,016	159,282	158,312	157,899	157,509	156,326	155,831	155,031	154,437	152,766	152,766	152,766	152,766	152,766	152,766	152,766	152,766

SCENARIO I



Funding Years

BellaVita at Green Tee

Scenario 2

Fixed Funding



	Beginning Reserve Fund Balance	Fee Revenue	Special Assessment 1	Special Assessment 2	Investment Earnings	Capital Expenditures	Ending Balance
2008	\$ 440,452	\$ 237,600	\$ -	\$ -	\$ 10,171	\$ -	\$ 688,223
2009	\$ 688,223	\$ 237,600	\$ -	\$ -	\$ 11,646	\$ 149,427	\$ 788,042
2010	\$ 788,042	\$ 237,600	\$ -	\$ -	\$ 12,766	\$ 174,547	\$ 863,862
2011	\$ 863,862	\$ 237,600	\$ -	\$ -	\$ 12,456	\$ 271,079	\$ 842,838
2012	\$ 842,838	\$ 237,600	\$ -	\$ -	\$ 13,073	\$ 208,923	\$ 884,588
2013	\$ 884,588	\$ 237,600	\$ -	\$ -	\$ 13,473	\$ 224,001	\$ 911,660
2014	\$ 911,660	\$ 237,600	\$ -	\$ -	\$ 14,452	\$ 185,824	\$ 977,887
2015	\$ 977,887	\$ 237,600	\$ -	\$ -	\$ 15,474	\$ 183,899	\$ 1,047,062
2016	\$ 1,047,062	\$ 237,600	\$ -	\$ -	\$ 15,724	\$ 236,398	\$ 1,063,988
2017	\$ 1,063,988	\$ 237,600	\$ -	\$ -	\$ 16,684	\$ 189,290	\$ 1,128,982
2018	\$ 1,128,982	\$ 237,600	\$ -	\$ -	\$ 17,362	\$ 209,147	\$ 1,174,797
2019	\$ 1,174,797	\$ 237,600	\$ -	\$ -	\$ 18,266	\$ 194,658	\$ 1,236,005
2020	\$ 1,236,005	\$ 237,600	\$ -	\$ -	\$ 17,709	\$ 293,032	\$ 1,198,281
2021	\$ 1,198,281	\$ 237,600	\$ -	\$ -	\$ 8,761	\$ 851,846	\$ 592,795
2022	\$ 592,795	\$ 237,600	\$ -	\$ -	\$ 6,490	\$ 397,713	\$ 439,173
2023	\$ 439,173	\$ 237,600	\$ -	\$ -	\$ 6,865	\$ 219,089	\$ 464,549
2024	\$ 464,549	\$ 237,600	\$ -	\$ -	\$ 7,147	\$ 225,662	\$ 483,634
2025	\$ 483,634	\$ 237,600	\$ -	\$ -	\$ 5,697	\$ 341,440	\$ 385,491
2026	\$ 385,491	\$ 237,600	\$ -	\$ -	\$ 4,510	\$ 322,398	\$ 305,203
2027	\$ 305,203	\$ 237,600	\$ -	\$ -	\$ 4,443	\$ 246,587	\$ 300,659



Scenario 2 Fixed Funding

Beginning Balance \$ 440,452

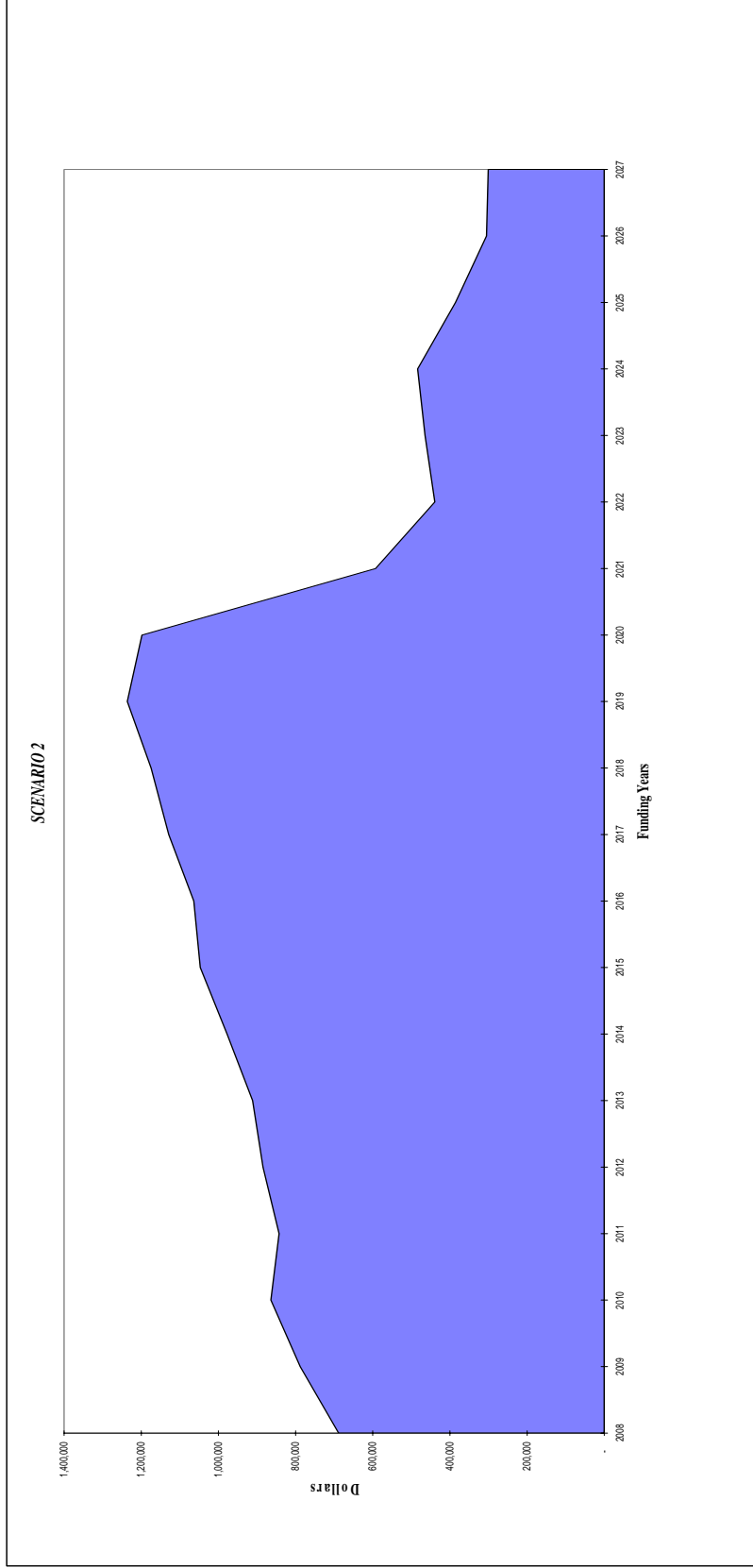
FIRST YEAR CONTRIBUTION	
\$ 237,600	Per Year
\$ 19,800	Per Month
\$ 44.00	Per Unit per Month

LAST YEAR CONTRIBUTION	
\$ 237,600	Per Year
\$ 19,800	Per Month
\$ 44.00	Per Unit per Month

SPECIAL ASSESSMENTS	
Year	Per Unit Amount \$ -

Projected Annual Funding and Expenditures:

Year:	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
End of Year Reserve Fund Balance	688,223	788,042	863,862	842,838	884,588	911,660	977,887	1,047,062	1,063,988	1,128,982	1,174,797	1,236,005	1,198,281	592,795	439,173	464,549	483,634	385,491	305,203	300,639
Capital Expenditures:	-	149,427	174,547	271,079	208,923	224,001	185,824	183,899	236,398	189,290	209,147	194,638	293,032	851,846	397,713	219,089	225,662	341,440	322,398	246,587
Total Revenue (all sources)	247,771	249,246	250,366	250,056	250,673	251,073	252,052	253,074	253,324	254,284	254,962	255,866	255,309	246,361	244,090	244,465	244,747	243,297	242,110	242,043



BellaVita at Green Tee

Scenario 3

Escalated Funding at 3%

	Beginning Reserve Fund Balance	Fee Revenue	Special Assessment 1	Special Assessment 2	Investment Earnings	Capital Expenditures	Ending Balance
2008	\$ 440,452	\$ 186,300	\$ -	\$ -	\$ 9,401	\$ -	\$ 636,154
2009	\$ 636,154	\$ 191,889	\$ -	\$ -	\$ 10,179	\$ 149,427	\$ 688,795
2010	\$ 688,795	\$ 197,646	\$ -	\$ -	\$ 10,678	\$ 174,547	\$ 722,572
2011	\$ 722,572	\$ 203,575	\$ -	\$ -	\$ 9,826	\$ 271,079	\$ 664,894
2012	\$ 664,894	\$ 209,682	\$ -	\$ -	\$ 9,985	\$ 208,923	\$ 675,638
2013	\$ 675,638	\$ 215,973	\$ -	\$ -	\$ 10,014	\$ 224,001	\$ 677,625
2014	\$ 677,625	\$ 222,452	\$ -	\$ -	\$ 10,714	\$ 185,824	\$ 724,966
2015	\$ 724,966	\$ 229,126	\$ -	\$ -	\$ 11,553	\$ 183,899	\$ 781,745
2016	\$ 781,745	\$ 235,999	\$ -	\$ -	\$ 11,720	\$ 236,398	\$ 793,066
2017	\$ 793,066	\$ 243,079	\$ -	\$ -	\$ 12,703	\$ 189,290	\$ 859,558
2018	\$ 859,558	\$ 250,372	\$ -	\$ -	\$ 13,512	\$ 209,147	\$ 914,295
2019	\$ 914,295	\$ 257,883	\$ -	\$ -	\$ 14,663	\$ 194,658	\$ 992,182
2020	\$ 992,182	\$ 265,619	\$ -	\$ -	\$ 14,472	\$ 293,032	\$ 979,241
2021	\$ 979,241	\$ 273,588	\$ -	\$ -	\$ 6,015	\$ 851,846	\$ 406,997
2022	\$ 406,997	\$ 281,795	\$ -	\$ -	\$ 4,366	\$ 397,713	\$ 295,446
2023	\$ 295,446	\$ 290,249	\$ -	\$ -	\$ 5,499	\$ 219,089	\$ 372,105
2024	\$ 372,105	\$ 298,957	\$ -	\$ -	\$ 6,681	\$ 225,662	\$ 452,081
2025	\$ 452,081	\$ 307,926	\$ -	\$ -	\$ 6,278	\$ 341,440	\$ 424,845
2026	\$ 424,845	\$ 317,163	\$ -	\$ -	\$ 6,294	\$ 322,398	\$ 425,904
2027	\$ 425,904	\$ 326,678	\$ -	\$ -	\$ 7,590	\$ 246,587	\$ 513,585



Scenario 3 Escalated Funding at 3%

Beginning Balance \$ 440,452

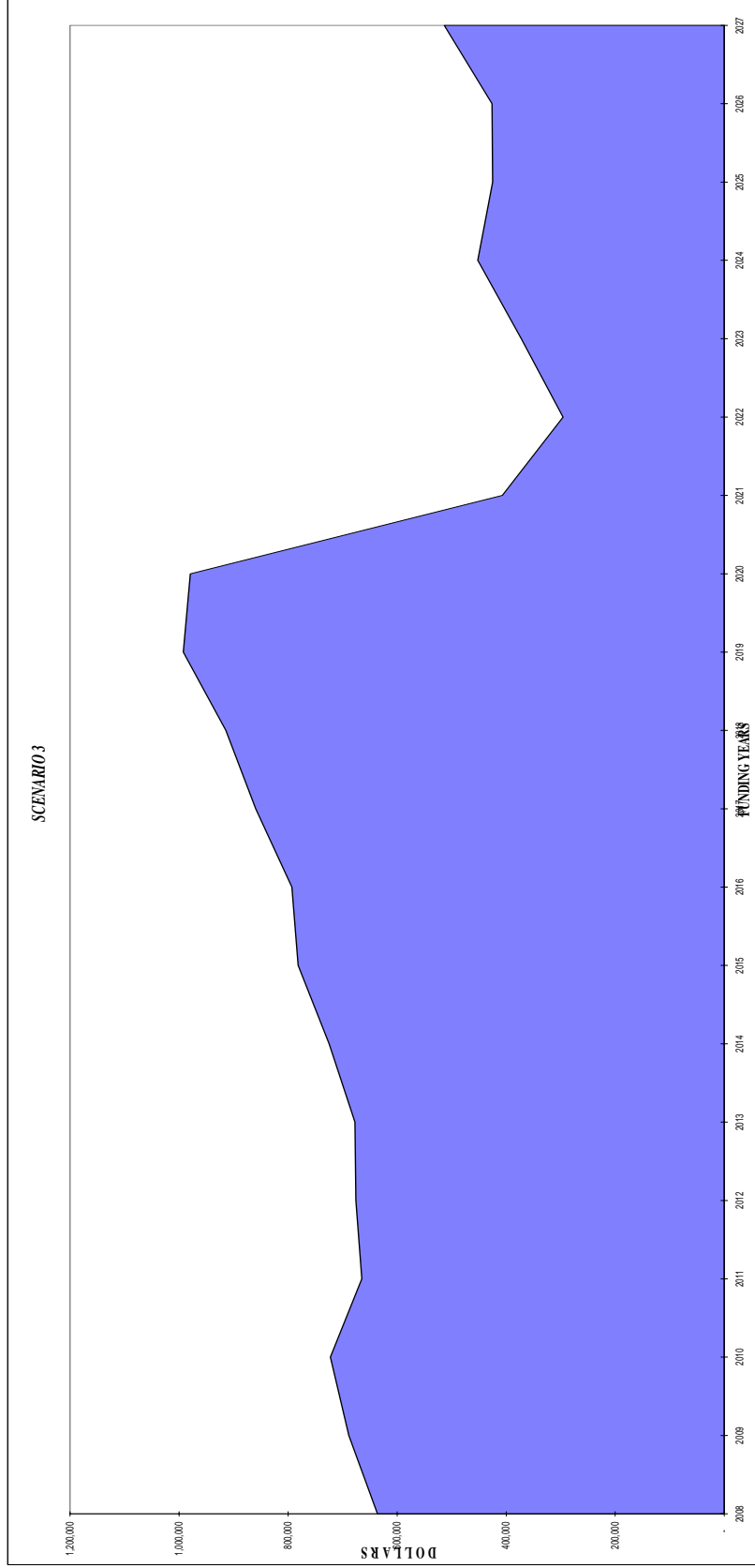
FIRST YEAR CONTRIBUTION	
\$ 186,300	Per Year
\$ 15,525	Per Month
\$ 34.50	Per Unit per Month

LAST YEAR CONTRIBUTION	
\$ 326,678	Per Year
\$ 27,223	Per Month
\$ 60.50	Per Unit per Month

SPECIAL ASSESSMENTS			
Year	0	Per Unit Amount	\$0
Year	0	Per Unit Amount	\$0

Projected Annual Funding and Expenditures:

Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
End of Year Reserve Fund Balance	66,154	68,795	72,572	77,623	84,094	92,146	101,366	111,455	122,966	135,706	149,795	165,382	172,921	181,997	192,446	204,105	217,089	231,345	246,587	263,585
Capital Expenditures:	-	149,427	174,547	211,079	208,923	224,001	185,824	183,899	236,398	189,290	209,147	194,658	293,032	851,846	397,713	219,089	225,662	341,440	322,398	246,587
Total Revenue (all sources)	195,701	202,068	208,324	213,401	219,667	225,987	233,166	240,678	247,719	255,782	263,883	272,546	280,091	279,603	286,162	295,748	305,638	314,204	323,457	334,268



BellaVita at Green Tee

Scenario 4

Fixed Funding with Special Assessment



	Beginning Reserve Fund Balance	Fee Revenue	Special Assessment 1	Special Assessment 2	Investment Earnings	Capital Expenditures	Ending Balance
2008	\$ 440,452	\$ 226,800	\$ -	\$ -	\$ 10,009	\$ -	\$ 677,261
2009	\$ 677,261	\$ 226,800	\$ -	\$ -	\$ 11,320	\$ 149,427	\$ 765,954
2010	\$ 765,954	\$ 226,800	\$ -	\$ -	\$ 12,273	\$ 174,547	\$ 830,480
2011	\$ 830,480	\$ 226,800	\$ -	\$ -	\$ 11,793	\$ 271,079	\$ 797,994
2012	\$ 797,994	\$ 226,800	\$ -	\$ -	\$ 12,238	\$ 208,923	\$ 828,109
2013	\$ 828,109	\$ 226,800	\$ -	\$ -	\$ 12,464	\$ 224,001	\$ 843,372
2014	\$ 843,372	\$ 226,800	\$ -	\$ -	\$ 13,265	\$ 185,824	\$ 897,613
2015	\$ 897,613	\$ 226,800	\$ -	\$ -	\$ 14,108	\$ 183,899	\$ 954,621
2016	\$ 954,621	\$ 226,800	\$ -	\$ -	\$ 14,175	\$ 236,398	\$ 959,198
2017	\$ 959,198	\$ 226,800	\$ -	\$ -	\$ 14,951	\$ 189,290	\$ 1,011,659
2018	\$ 1,011,659	\$ 226,800	\$ -	\$ -	\$ 15,440	\$ 209,147	\$ 1,044,752
2019	\$ 1,044,752	\$ 226,800	\$ -	\$ -	\$ 16,153	\$ 194,658	\$ 1,093,047
2020	\$ 1,093,047	\$ 226,800	\$ 225,000	\$ -	\$ 18,777	\$ 293,032	\$ 1,270,592
2021	\$ 1,270,592	\$ 226,800	\$ -	\$ -	\$ 9,683	\$ 851,846	\$ 655,229
2022	\$ 655,229	\$ 226,800	\$ -	\$ -	\$ 7,265	\$ 397,713	\$ 491,581
2023	\$ 491,581	\$ 226,800	\$ -	\$ -	\$ 7,489	\$ 219,089	\$ 506,781
2024	\$ 506,781	\$ 226,800	\$ -	\$ -	\$ 7,619	\$ 225,662	\$ 515,538
2025	\$ 515,538	\$ 226,800	\$ -	\$ -	\$ 6,013	\$ 341,440	\$ 406,911
2026	\$ 406,911	\$ 226,800	\$ -	\$ -	\$ 4,670	\$ 322,398	\$ 315,982
2027	\$ 315,982	\$ 226,800	\$ -	\$ -	\$ 4,443	\$ 246,587	\$ 300,638

Scenario 4 Fixed Funding with Special Assessment

Beginning Balance **\$440,452**

FIRST YEAR CONTRIBUTION	
\$ 226,800	Per Year
\$ 18,900	Per Month
\$42.00	Per Unit per Month

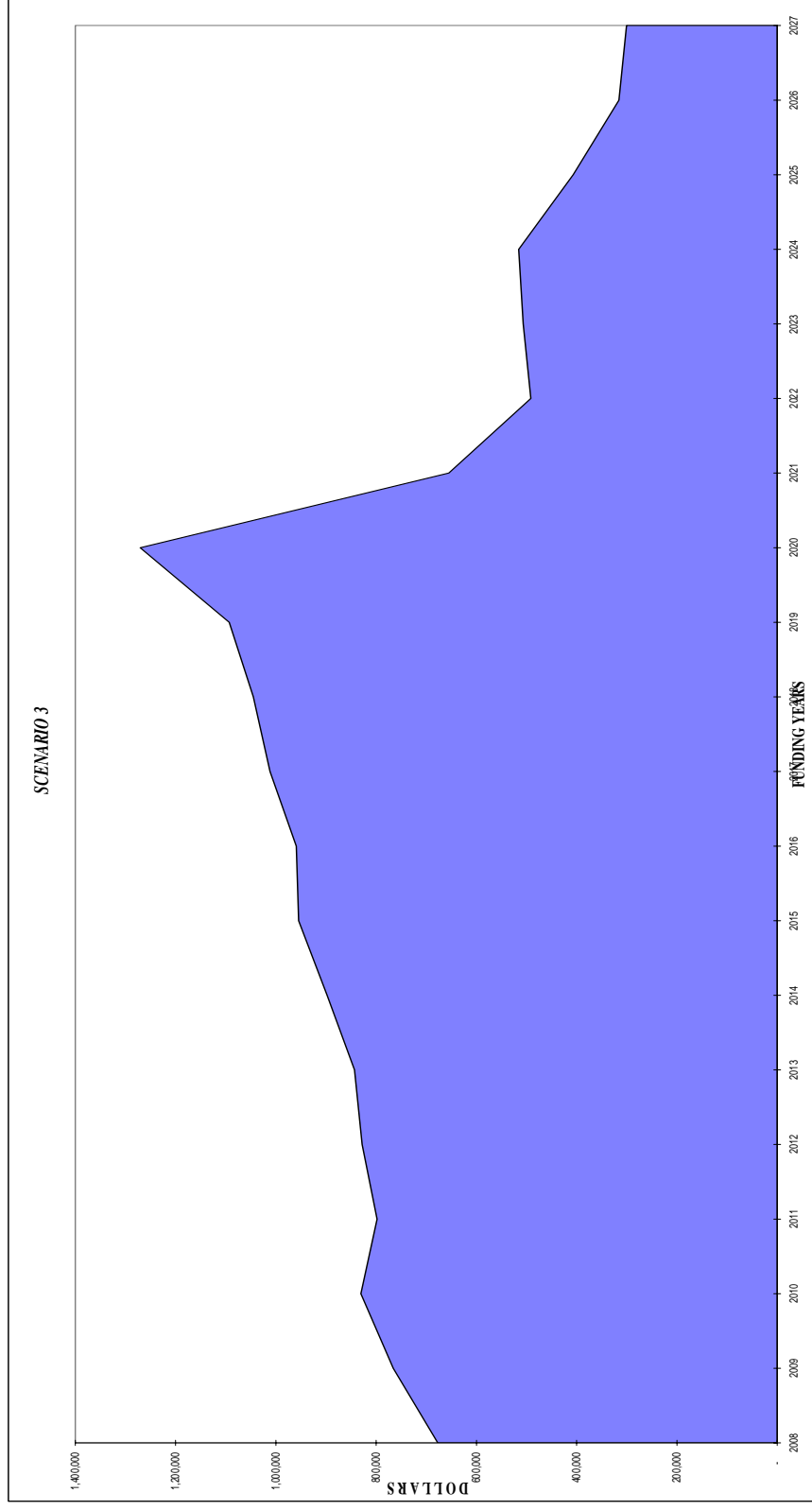
LAST YEAR CONTRIBUTION	
\$226,800	Per Year
\$ 18,900	Per Month
\$42.00	Per Unit per Month

SPECIAL ASSESSMENTS			
Year	13	Per Unit Amount	\$500
Year	0	Per Unit Amount	\$0



Projected Annual Funding and Expenditures:

Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
End of Year Reserve Fund Balance	677,261	765,954	830,380	797,994	828,109	843,372	897,613	954,621	959,198	1,011,659	1,044,752	1,093,047	1,270,592	655,229	491,581	506,781	515,538	406,911	315,982	300,638
Capital Expenditures:	-	149,427	174,547	271,079	208,923	224,001	183,824	183,899	236,398	189,290	209,147	194,638	293,032	851,846	397,713	219,089	225,662	341,440	322,398	246,587
Total Revenue (all sources)	236,809	288,120	239,073	238,593	259,038	239,264	240,065	240,908	240,975	241,751	242,240	242,533	470,577	236,483	234,065	234,289	234,419	232,813	231,470	231,243



Appendix B: PROJECT PHOTOGRAPHS

Location:
BellaVita at Green Tee
Pearland, TX 77584

Photo Taken by:
David L. Yancy II, P.E.

Date:
April 2, 2008



Description:
Community
Entrance and
Monument Sign

Photo Number
1



Description:
Clubhouse and
Circular Brick
Paver Driveway

Photo Number
2

Location:
BellaVita at Green Tee
Pearland, TX 77584

Photo Taken by:
David L. Yancy II, P.E.

Date:
April 2, 2008



Description:
Sales Office

Photo Number
3



Description:
Guard Building

Photo Number
4

Location:
BellaVita at Green Tee
Pearland, TX 77584

Photo Taken by:
David L. Yancy II, P.E.

Date:
April 2, 2008



Description:
Community Pool

Photo Number
5



Description:
Community Spa

Photo Number
6

Location:
BellaVita at Green Tee
Pearland, TX 77584

Photo Taken by:
David L. Yancy II, P.E.

Date:
April 2, 2008



Description:
Fountain at the
Front of the
Clubhouse

Photo Number
7



Description:
Pedestrian Bridge
behind the
Clubhouse

Photo Number
8

Location:
BellaVita at Green Tee
Pearland, TX 77584

Photo Taken by:
David L. Yancy II, P.E.

Date:
April 2, 2008



Description:
Monument Tower
at Community
Entrance

Photo Number
9



Description:
Babbling Brook
and 9 Hole Putting
Green

Photo Number
10

Location:
BellaVita at Green Tee
Pearland, TX 77584

Photo Taken by:
David L. Yancy II, P.E.

Date:
April 2, 2008



Description:
Exercise Room

Photo Number
11



Description:
Computer Center

Photo Number
12

Location:
BellaVita at Green Tee
Pearland, TX 77584

Photo Taken by:
David L. Yancy II, P.E.

Date:
April 2, 2008



Description:
Retention Pond
and Aeration
Fountain

Photo Number
13



Description:
Typical Wrought
Iron Fencing

Photo Number
14

Location:
BellaVita at Green Tee
Pearland, TX 77584

Photo Taken by:
David L. Yancy II, P.E.

Date:
April 2, 2008



Description:
Emergency Exit on
Modena Drive

Photo Number
15



Description:
Concrete Fencing
along Bella Vita
Drive and
Scarsdale
Boulevard

Photo Number
16

Appendix C: ASSOCIATION RESPONSIBILITIES

ASSOCIATION RESPONSIBILITIES

The Association is responsible for the following (as identified in the CC&R's of the community, Article V, Section 1):

- Common Property including:
 - Clubhouse
 - Gatehouse
 - Lakes, fountains
 - Private streets and permanent access easements
 - Perimeter fencing
- Maintenance and repair of original fences installed by Declarant on the Lots
- Repainting of exterior of Residences (as needed in the Association's judgment which is anticipated to be approximately every eight years) and repainting of front doors of Residences (as needed in the Associations judgment which is anticipated to be every two years)

Appendix D: REFERENCE DOCUMENTS

Reserve Study Information Sheet

Criterion-Hicks Engineers

281 491-1262

(Please complete and fax to 281 893-8756)

Date: 3/10/08

Requester Name: KRISTIN BANNER Association Name: BellaVita @ Green Fee

Management Company (if any) Association Management, Inc.

Physical Location of property 1548 N. Riviera Circle Pearland, TX 77584

Mailing Address for report: 5295 Hollister St. Houston, TX ~~77058~~ 77040

Phone: 713-984-7217 Fax: 713-932-10059

Type of Development: (Single-family, condo, town home, hi-rise) Single Family

Number of Units: 626 (once all developed) Number of Buildings: 1

Approximate year of construction: 2001

We must have access to all common areas including: pool houses, pool areas, equipment rooms, etc.

On site contact person: Nancy Triggs Telephone: 281-484-3150

Is a previous Reserve Study or current list of assets available? NO

Balance in the Capital Replacement Reserve Account (not operating account budget): \$ 440,462.46

Annual Contribution to the Current Capital Replacement Reserve: \$ _____

Do your bylaws allow for special assessments? Yes If so, how many? no more than

Is there a ceiling on the special assessments? _____ If so, how much? _____ \$500/year

Date when proposal is needed: ASAP

Will one bound copy and one unbound copy of the report do? Yes No If not please specify: _____

Amenities and Facilities that the Association is responsible for:

(Please specify the quantity of each component on the line provided)

Pool 1 Spa 1 Pool house _____ Clubhouse 1 Tennis Courts _____ Enclosed Garages _____ Carports _____

Electric Gates 1 Large Fountain(s) 1 Lake(s) or Pond(s) 1 Elevators _____ Streets or Parking Areas 1

Perimeter Fencing _____

For other than common area buildings (e.g. condo buildings):

Building Siding _____ Roofs 1 Ext Doors 1 Windows _____ Central Heat/AC _____ Hot Water (Boilers) _____

Other (Please Explain)

HOA maintains homeowners painting of doors, roofing, painting of homes,

Appendix E: PROFESSIONAL QUALIFICATIONS

BILL HICKS, P.E.
CRITERIUM-HICKS ENGINEERS

EDUCATION:

University of Texas, Austin, TX
BSEE
Graduated 1976

REGISTRATIONS:

Texas – No. 50811
California - No. E 12397

EXPERIENCE:

- Provide building performance, forensic, and cost evaluations for residential and commercial properties. Completed Property Condition Assessments and Construction Monitoring for a variety of buildings including hotels, strip centers, apartment complexes, and storage centers. Reserve studies completed for single-family developments as well as multi-family complexes. Phase I Environmental Site Assessments performed to facilitate innocent landowner defense.
- Provided Operations and Maintenance oversight of power plant facilities across the United States for ten years. This included conducting facility audits focusing on condition assessment and compliance to regulations and programs as well as personnel development and budget accountability.
- Managed civil, structural, mechanical, and electrical design and installation for the development and installation of power plants in the United States for six years. This included project development, site preparation, detailed engineering, equipment procurement, site construction presence and follow-up to ensure compliance with project documents, and punch-list completion.
- Managed facility additions and modifications at the Johnson Space Center.
- Designed and installed electrical systems for petrochemical facilities worldwide using a variety of Codes and Standards. Provided site engineering guidance to construction contractors.

PROFESSIONAL:

Foundation Performance Association
Community Associations Institute
Houston Association of Realtors
Institute of Electrical and Electronics Engineers