

Revised
RESERVE STUDY
BellaVita at Green Tee
Homeowners' Association, Inc.



Pearland, Texas
Inspected - February 1, 2022
Revised - March 30, 2022



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BellaVita at Green Tee Homeowners' Association, Inc.
Pearland, Texas

Dear Board of Directors of BellaVita at Green Tee Homeowners' Association, Inc.:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Reserve Study* of BellaVita at Green Tee Homeowners' Association, Inc. in Pearland, Texas and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, February 1, 2022.

This *Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level II Reserve Study Update."

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. We look forward to continuing to help BellaVita at Green Tee Homeowners' Association, Inc. plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on March 30, 2022 by

Reserve Advisors, LLC

Visual Inspection and Report by: Casey M. Lewis, RS¹

Review by: Nicole L. Lowery, RS, PRA², Associate Director of Quality Assurance



¹ RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

² PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.