

**THE FOOTHILLS at MacDONALD RANCH MASTER ASSOCIATION  
2011 ADOPTED BUDGET - 440 HOMES**

	2010	2010 Actuals	2011	2011	
	BUDGET	through 9/30/10	BUDGET	Monthly	
<b>INCOME</b>					
Association Assessments	\$1,722,600.00	\$1,291,950.00	\$1,742,400.00	\$145,200.00	\$330.00 per Month
Design Review Fees	\$0.00	\$701.39	\$0.00	\$0.00	
Fines	\$0.00	\$21,390.00	\$0.00	\$0.00	
Gate Transponder Income	\$5,250.00	\$6,035.00	\$12,250.00	\$1,020.83	
DragonRidge Transponders	\$500.00	\$600.00	\$2,500.00	\$208.33	
Interest	\$2,000.00	\$1,522.33	\$2,000.00	\$166.67	
	<b>\$1,730,350.00</b>	<b>\$1,322,198.72</b>	<b>\$1,759,150.00</b>	<b>\$146,595.83</b>	
<b>EXPENSES</b>					
<b>GENERAL &amp; ADMIN</b>					
Audit & Tax Preparation	\$3,250.00	\$3,250.00	\$3,250.00	\$270.83	
Bank Charges	\$200.00	\$100.00	\$0.00	\$0.00	Billed back to Owners
Bad Debt Expense	\$86,130.00	\$64,597.50	\$86,130.00	\$7,177.50	
Insurance	\$10,000.00	\$7,779.95	\$10,494.00	\$874.50	
Legal Fees	\$5,000.00	\$2,954.62	\$5,000.00	\$416.67	
Management Fees	\$54,432.00	\$36,614.00	\$55,440.00	\$4,620.00	No Increase
Misc. Management Fees	\$0.00	\$2,550.00	\$3,000.00	\$250.00	Increased Per Actual Costs
Meeting Expense	\$1,000.00	\$0.00	\$500.00	\$41.67	Reduced Per Actual Costs
State/Ombudsman Fees	\$1,321.00	\$175.00	\$1,345.00	\$112.08	
Permits/Licenses	\$315.00	\$1,000.00	\$1,000.00	\$83.33	Fountain Permit Fee
Copies & Office Supplies	\$8,000.00	\$5,183.99	\$7,000.00	\$583.33	Reduced Per Actual Costs
Postage	\$5,200.00	\$2,291.09	\$4,000.00	\$333.33	Reduced Per Actual Costs
Newsletter Expense	\$5,000.00	\$654.16	\$3,000.00	\$250.00	Reduced Per Actual Costs
Community Events	\$0.00	\$0.00	\$20,000.00	\$1,666.67	Fourth of July (inc. fireworks)
Income Tax	\$0.00	\$7,812.00	\$8,000.00	\$666.67	
<b>TOTAL GEN &amp; ADMIN EXPENSE</b>	<b>\$179,848.00</b>	<b>\$134,962.31</b>	<b>\$208,159.00</b>	<b>\$17,346.58</b>	
<b>LANDSCAPE</b>					
Landscape Contract	\$380,000.00	\$283,500.00	\$380,000.00	\$31,666.67	
Landscape Misc.	\$30,000.00	\$8,800.00	\$30,000.00	\$2,500.00	
Plant/Tree Replacement	\$0.00	\$0.00	\$30,000.00	\$2,500.00	Replace previously removed plants
Tree Contract	\$22,000.00	\$21,280.00	\$30,400.00	\$2,533.33	Increased to 20 days per year
<b>TOTAL LANDSCAPE EXPENSE</b>	<b>\$432,000.00</b>	<b>\$313,580.00</b>	<b>\$470,400.00</b>	<b>\$39,200.00</b>	
<b>MAINTENANCE</b>					
Gate Repairs & Maintenance	\$10,000.00	\$10,670.54	\$14,500.00	\$1,208.33	Increased Per Actual Costs
Gate Software Monthly Maint	\$45,000.00	\$33,390.74	\$48,500.00	\$4,041.67	8% Increase
Gate System Hardware	\$5,000.00	\$579.34	\$2,500.00	\$208.33	Reduced Per Actual Costs
Gate Transponder Expense	\$7,000.00	\$14,663.77	\$15,000.00	\$1,250.00	Increased Per Actual Costs
General Maintenance	\$20,000.00	\$10,614.10	\$20,000.00	\$1,666.67	
Holiday Decorations	\$15,000.00	\$0.00	\$13,000.00	\$1,083.33	Reduced Per Actual Costs
Janitorial/Maintenance	\$50,000.00	\$5,056.00	\$25,000.00	\$2,083.33	Reduced Per Actual Costs
Lighting Miscellaneous	\$40,000.00	\$16,422.31	\$40,000.00	\$3,333.33	
Lighting Contract	\$0.00	\$0.00	\$30,000.00	\$2,500.00	Approx. - price TBD at meeting
Pest Control	\$1,500.00	\$725.00	\$1,500.00	\$125.00	
Playground Equip Maint Contract	\$4,200.00	\$3,150.00	\$4,200.00	\$350.00	
Gate Officer Contract	\$620,000.00	\$447,053.78	\$620,000.00	\$51,666.67	3% Increase Requested
Fire System Monitoring/Inspection	\$2,000.00	\$139.93	\$1,000.00	\$83.33	Reduced Per Actual Costs
Street Sweeping	\$0.00	\$0.00	\$6,000.00	\$500.00	
Park Improvements	\$0.00	\$0.00	\$15,000.00	\$1,250.00	
Contingencies	\$10,000.00	\$300.00	\$10,000.00	\$833.33	
<b>TOTAL MAINT &amp; REPAIRS</b>	<b>\$829,700.00</b>	<b>\$542,765.51</b>	<b>\$866,200.00</b>	<b>\$72,183.33</b>	
<b>POOL/FOUNTAIN</b>					
Pool/Fountain Contract	\$6,000.00	\$4,500.00	\$6,000.00	\$500.00	
Pool/Fountain Misc. Repairs	\$10,000.00	\$23,204.00	\$2,500.00	\$208.33	Reduced as repairs should be
<b>TOTAL POOL/FOUNTAIN</b>	<b>\$16,000.00</b>	<b>\$27,704.00</b>	<b>\$8,500.00</b>	<b>\$708.33</b>	
<b>UTILITIES</b>					
Electric	\$67,000.00	\$37,769.08	\$52,000.00	\$4,333.33	Actuals plus 15% (minus subs)
Telephones	\$8,500.00	\$5,723.41	\$6,700.00	\$558.33	Reduced per actuals (minus subs)
Sewer/Water	\$100,000.00	\$65,296.86	\$93,300.00	\$7,775.00	Actuals plus 15% (minus subs)
<b>Total Utilities</b>	<b>175,500.00</b>	<b>108,789.35</b>	<b>152,000.00</b>	<b>\$12,666.67</b>	
<b>RESERVES</b>					
Reserve Transfer	\$162,975.00	\$162,975.00	\$60,000.00	\$162,975.00	
<b>TOTAL EXPENDITURES</b>	<b>\$1,796,023.00</b>	<b>\$1,290,776.17</b>	<b>\$1,765,259.00</b>	<b>\$305,079.92</b>	
<b>NET INCOME/LOSS</b>	<b>(\$65,673.00)</b>	<b>\$31,422.55</b>	<b>(\$6,109.00)</b>	<b>(\$509.08)</b>	

**THE FOOTHILLS at MacDONALD RANCH MASTER ASSOCIATION  
2011 ADOPTED BUDGET - 440 HOMES**

		2010	2010 Actuals	2011	2011
<b>INCOME</b>		<b>BUDGET</b>	<b>through 9/30/10</b>	<b>BUDGET</b>	<b>Monthly</b>
<b>Reserve Budget</b>					
Anticipated Reserve Money 12-31-10	\$ 968,984.23	A reserve study was performed in November 2008.			
Transfer from Operating 2011	\$ 60,000.00	The reserve study shows that \$562,504.00 is the current estimate of the amount			
Interest-Reserve Account 2011	\$ 14,000.00	of cash reserves that are necessary at the end of 2011. The Executive Board does not anticipate			
Total Expenses 2011	\$ (26,151.00)	that a special assessment will be required to repair, replace, or restore any major component			
<b>TOTAL INCOME</b>	<b>\$ 1,016,833.23</b>	of the common elements or to provide adequate reserves for that purpose.			
		The current estimated replacement cost, estimated remaining life and estimated useful life			
<b>Anticipated Reserve Money 12-31-11</b>	<b>\$ 1,016,833.23</b>	of each major component of the common elements is attached.			
		Component procedures were used in the reserve study for the estimation and accumulation of			
<b>Reserve Cash Required by 12-31-11</b>	<b>\$ 562,504.00</b>	cash reserves. A statement of qualifications of the person responsible for the preparation of			
		the reserve study is also enclosed.			
<b>LAIRMONT 16 Homes @ \$45.00</b>					
	<b>2010</b>	<b>2010</b>	<b>2011</b>	<b>2011</b>	
<b>REVENUES</b>	<b>BUDGET</b>	<b>through 9/30/10</b>	<b>Budget</b>	<b>Monthly</b>	
Assessments- Lairmont	\$0.00	\$0.00	\$8,640.00	\$720.00	
	\$0.00	\$0.00	\$8,640.00	\$720.00	
<b>TOTAL REVENUES</b>					
<b>EXPENSES</b>					
Entry Gate Phone	\$0.00	\$322.65	\$450.00	\$37.50	
Entry Gate Power	\$0.00	\$201.17	\$360.00	\$30.00	
Entry Gate Maintenance	\$0.00	\$0.00	\$240.00	\$20.00	
Common Water - Irrigation	\$0.00	\$0.00	\$300.00	\$25.00	8% of meter total use
Landscape Maintenance	\$0.00	\$0.00	\$2,400.00	\$200.00	Approx. 3,000 sq. ft.
Reserve Transfer-Lairmont	\$0.00	\$2,050.00	\$4,890.00	\$407.50	plus annual flowers
<b>TOTAL EXPENSES</b>	<b>\$1,000.00</b>	<b>\$0.00</b>	<b>\$8,640.00</b>	<b>\$720.00</b>	
<b>REVENUES OVER EXPENSES</b>	<b>\$315.00</b>	<b>\$1,000.00</b>	<b>\$0.00</b>	<b>\$83.33</b>	
<b>Reserve Budget</b>					
Anticipated Reserve Money 12-31-10	\$ 34,274.00	A reserve study was performed in November 2008.			
Transfer from Operating 2011	\$ 4,890.00	The reserve study shows that \$30,959.00 is the current estimate of the amount			
Interest-Reserve Account 2011	\$ 916.00	of cash reserves that are necessary at the end of 2011. The Executive Board does not anticipate			
Total Expenses 2011	\$ (1,545.00)	that a special assessment will be required to repair, replace, or restore any major component			
<b>TOTAL INCOME</b>	<b>\$ 38,535.00</b>	of the common elements or to provide adequate reserves for that purpose.			
		The current estimated replacement cost, estimated remaining life and estimated useful life			
<b>Anticipated Reserve Money 12-31-11</b>	<b>\$ 38,535.00</b>	of each major component of the common elements is attached.			
		Component procedures were used in the reserve study for the estimation and accumulation of			
<b>Reserve Cash Required by 12-31-11</b>	<b>\$ 30,959.00</b>	cash reserves. A statement of qualifications of the person responsible for the preparation of			
		the reserve study is also enclosed.			
<b>LEIGE 14 Homes @ \$188</b>					
	<b>2010</b>	<b>2010</b>	<b>2011</b>	<b>2011</b>	
<b>REVENUES</b>	<b>BUDGET</b>	<b>through 9/30/10</b>	<b>Monthly</b>	<b>Monthly</b>	
Assessments- Leige	\$0.00	\$0.00	\$31,584.00	\$166.67	
	\$0.00	\$0.00	\$31,584.00	\$166.67	
<b>TOTAL REVENUES</b>					
<b>EXPENSES</b>					
Entry Gate Phone	\$0.00	\$388.00	\$500.00	\$41.67	
Entry Gate Power	\$0.00	\$0.00	\$360.00	\$30.00	
Entry Gate Maintenance	\$0.00	\$0.00	\$220.00	\$18.33	
Common Water - Irrigation	\$0.00	\$0.00	\$4,000.00	\$333.33	
Landscape Maintenance	\$0.00	\$0.00	\$22,200.00	\$1,850.00	Approx. 7,400 sq. ft.
Reserve Transfer-Leige	\$0.00	\$0.00	\$4,304.00	\$358.67	
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$31,584.00</b>	<b>\$2,632.00</b>	
<b>REVENUES OVER EXPENSES</b>	<b>\$0.00</b>	<b>\$1,000.00</b>	<b>\$0.00</b>	<b>\$83.33</b>	
<b>Reserve Budget</b>					
Anticipated Reserve Money 12-31-10	\$ 41,014.00	A reserve study was performed in November 2008.			
Transfer from Operating 2011	\$ 4,304.00	The reserve study shows that \$40,051.00 is the current estimate of the amount			
Interest-Reserve Account 2011	\$ 1,361.00	of cash reserves that are necessary at the end of 2011. The Executive Board does not anticipate			
Total Expenses 2011	\$ -	that a special assessment will be required to repair, replace, or restore any major component			
<b>TOTAL INCOME</b>	<b>\$ 46,679.00</b>	of the common elements or to provide adequate reserves for that purpose.			
		The current estimated replacement cost, estimated remaining life and estimated useful life			
<b>Anticipated Reserve Money 12-31-11</b>	<b>\$ 46,679.00</b>	of each major component of the common elements is attached.			
		Component procedures were used in the reserve study for the estimation and accumulation of			
<b>Reserve Cash Required by 12-31-11</b>	<b>\$ 40,051.00</b>	cash reserves. A statement of qualifications of the person responsible for the preparation of			
		the reserve study is also enclosed.			

# THE FOOTHILLS at MACDONALD RANCH MASTER ASSOCIATION

Professionally Managed by: Real Properties Management Group, Inc.

## ASSESSMENT COLLECTION POLICY

WHEREAS the Board of Directors of the Association is charged with the responsibility of collecting assessments for common expenses from HOMEOWNERS; and

WHEREAS from time to time HOMEOWNERS become delinquent in the payment of these assessments and fail to respond to the demands from the Board to bring their accounts current; and

WHEREAS, the Board deems it to be in the best interest of the Association to adopt a uniform and systematic procedure for dealing with delinquent accounts in a timely manner, and further believes it to be in the best interest of the Association to promptly refer delinquent accounts for collection so as to minimize the Association's loss of assessment revenue; and

WHEREAS the Board may retain an agent or several agents for their experience in representing homeowners' associations in collections; and

WHEREAS the Board may direct such agent or agents to represent the Association on the terms outlined in this resolution;

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the Foothills at MacDonald Ranch Master Association (The Association) adopts the following policy and practice effective thirty (30) days after distribution to OWNERS. Upon the effectiveness of this policy, all other previous collection policies shall be null and void.

This document sets forth the Association's policy regarding the collection of assessment pursuant to the Association's Declaration of Covenants, Conditions and Restrictions and Nevada Revised Statute Chapter 116.

The Board establishes the Association's fiscal year, January 1 to December 31, as the Regular assessment period. Payments are due on the first day of the month and are delinquent on the sixteenth (16<sup>th</sup>) day of the month, unless a Special Assessment or Capital Improvement Assessment is levied and the Board establishes a different due date for such Assessment.

- 1.0 Assessments in General: The Association has a duty to levy regular and special assessments sufficient to perform its obligation under the governing documents and Nevada law. Regular assessments are levied annually and are payable during the year in monthly installments.
- 2.0 Obligation to Pay Assessments: Each assessment or charge is an obligation of the OWNER at the time an assessment or other sums are levied. Each assessment or charge is also a lien on the OWNERS' lot from and after the time the Association causes a Notice of Delinquent Assessment to be recorded with the County Recorder's Office.
- 3.0 Notice of Assessments: The Association will give the OWNERS notice before any increase in the annual assessment or any special assessment. Notice will be sent by first-class mail to addresses on the membership register as of the date of the notice. It is the responsibility of each OWNER to advise the association of any mailing address changes. The Board of Directors may elect from time to time to provide additional periodic statements of assessments and charges; lack of such statement does not relieve the OWNERS of the obligation to pay assessments.
- 4.0 Designation of Agent: The Board of Directors may designate an agent or agents to collect assessment payments and administer this Assessments Collection Policy. Such designated agent may be an officer of the Association, manager, bookkeeper, banking institution, Trustee Company, law firm or other appropriate agent. Delinquent assessment accounts will be turned over to such Agent for collections when assessments are not paid by the Delinquent Date.
- 5.0 Due Date/Delinquency Amounts: Unless otherwise specified by the Board, an assessment is due on the first day of the month for which it is due beginning on January 1. An assessment or any portion thereof, is delinquent if it is not received as directed by the Board or its designated agent by the fifteenth (15<sup>th</sup>) day of the month in which it is due.

- 6.0 Charges on Delinquent Accounts: On the sixteenth (16<sup>th</sup>) day of the month, an assessment, or any portion thereof that is delinquent shall incur a late charge of ten dollars (\$10), retroactive to the initial delinquent date. Any collection charges, if any, will also be added at that time.
- 7.0 Collection Charges: Any costs and fees incurred in processing and collecting delinquent accounts, including, without limitation, late and interest charges, charges for preparation of the delinquency notices or referral for collection, postage and copies, and attorney's fees and costs, shall be an additional charge against the OWNER and the OWNER'S lot and shall be subject to collection action pursuant to this Policy.
- 8.0 Application of Payments: Payments shall be applied first to assessments unless instructed otherwise.
- 9.0 Delinquency Notices: Once an assessment, or any portion thereof, has become delinquent, the OWNER shall receive an initial delinquency notice stating all amounts past due and any known collection charges imposed as of the date of the notice, which may be in the form of a letter, statement, past due notice, or any other form of writing or notice from the Association or its designated agent. If an assessment account remains unpaid sixty (60) days after it is due, the Association's designated agent may, but is not required to, send the OWNERS a further notice, by first class mail, that the account will be referred to the Association's collection agent if the account is not paid in full within an additional thirty (30) days.
- 10.0 Notice of Intent to Record a Lien: If an assessment account remains unpaid for ninety (90) days after is due, the Association or its designated agent will issue an intent to lien letter to the OWNER at his address, if know, and at the address of the unit in accordance with NRS 116.3116(2). The Association's agent for collection shall notify the OWNER by certified mail that a lien will be recorded against the OWNER'S lot unless the entire balance of the account is paid in full within an additional thirty (30) days and shall provide an itemized statement of the charges owed as of the date of the notice, including the costs of the notice of intent. The agent for collection may require that the payment be made in certified funds.
- 11.0 Recording a Lien: A lien shall be recorded if, within the time period allowed the OWNER fails to pay the entire balance of the account or to petition the Board of Directors in writing a payment agreement pursuant to Paragraph 14.0 of this Policy.
- 12.0 Notice of Default: A Notice of Default and Election to Sell shall be executed and recorded with the County Recorder which will contain the same information as the Notice of Delinquent Assessment, but will also describe the Deficiency of Payment and the name and address of the person authorized by the association to enforce the Lien by Sale.
- 13.0 Foreclosures: The Association may proceed with foreclosure proceedings on any delinquent account, which has been properly notified in accordance with the foreclosure proceedings described in detail in the Nevada Revised Statute 116. All costs, fee and charges associated with the process will be assessed as additional assessments and must be paid in full prior to the lien being released.
- 14.0 Payment Agreement: An OWNER may petition the Board of Directors in writing for a payment agreement to allow the OWNER to make periodic partial payments on the entire balance of the assessment account, in addition to the ongoing assessment payments, in amounts and on a payment schedule agreed to by the Board of Directors. The Association has no obligation to enter into such a payment agreement. Any agreement entered into with the OWNER shall be reasonable, as determined by the Board in its sole discretion, and for the sole purpose of assuring that the best interests of the Association are served. The payment agreement shall be in writing and a provision shall be included that failure to meet any term of the agreement shall give the Board the right to immediately continue the collection process without further notice to the OWNER.
- 15.0 Interest Charges: The unpaid balance of the OWNER'S assessment account may bear interest at the maximum rate of the prime plus two (2%) percentage points per annum above the prime rate charged by the largest bank chartered in the state of Nevada. The prime rate must be adjusted accordingly on January 1 and July 1 of each year.

- 16.0 Recording of Release of Lien: A release of lien will not be recorded until the entire balance of the OWNER'S account is paid. All charged incurred in recording a Release of Lien, including reasonable attorney's fees, will be charged to the account.
- 17.0 Dishonored Checks: At any time that the Association or its designated agent received a check dishonored by the bank for any reason, a charge of fifty-five dollars (\$55) shall be imposed. The Board of Directors may immediately proceed with the collection process if the assessments are not paid within ten (10) days after notice of the dishonored check is sent to the OWNER. The Association may also seek damages in accordance with Nevada Revised Statutes.
- 18.0 Dispute of Charges: If the OWNER questions the accuracy of the calculation of an account or the amount charged to the assessment account, a written objection to the specific charges must be made (received) by the Board of Directors within thirty (30) days of the date notice is sent to the OWNER of the charge or balance. A telephone call will not reserve any rights. The disputed amount may remain unpaid during the investigation, but undisputed portions of the account must be paid before the delinquency date in order to avoid collection charges. No action will be taken to collect the disputed amounts until completion of the investigation and a decision is made by the Board of Directors. The OWNER must provide the following information in writing regarding any dispute:
- The OWNER'S name, mailing address, and account number.
  - The exact dollar amount in dispute or in error.
  - For each charge or payment in dispute, an explanation of the reasons the OWNER believes there is an error, with sufficient detail such as dates, names and check numbers, so that the dispute may be investigated efficiently and effectively. If the OWNER does not know how the error was made, that statement may be made, but the dates and check numbers, etc., must be given.
  - Copies of checks (both front & back), letters or other documents referred to or claimed must accompany the written objection.
- 19.0 Other Remedies: The Association reserves the right to avail itself of any other remedy permitted by law and the Association's governing documents to collect assessments and related costs and charges, including but not limited to bringing an action in Small Claims, Municipal or District Court. Such remedies may be taken in addition or in lieu of any action already taken, and commencement of one remedy shall not prevent the Association from electing at a later date to pursue another remedy.
- 20.0 Address of the Association and the Board of Directors: OWNERS should respond in writing or make payments to the address as directed by the designated agent. If no address is given, responses and petitions should be mailed to the Association at the following address:

THE FOOTHILLS at MacDONALD RANCH MASTER ASSOC.  
c/o RPMG, Inc.  
P.O. Box 95606  
Las Vegas, NV 89193

- 21.0 Sufficiency of Notice: Except for notice that under Nevada law which must be sent by certified mail, notice is sufficient if either hand delivered or mailed first class, postage prepaid, to the OWNER at the address on the membership register at the time of notice.
- 22.0 Void Provisions: If any provision of this Policy is determined to be null and void, all other provisions of the Policy shall remain in full force and effect.

This Resolution adopted by the Board of Directors of The Foothills at MacDonald Ranch Master Association at the Organizational Board of Directors meeting held on October 28, 2009 as evidenced by the signatures below:

THE FOOTHILLS AT MACDONALD RANCH MASTER ASSOCIATION:

By:

  
Paul Bykowski, President

By:

  
Martin Wilner, Secretary

  
Date

  
Date

# Master

## Component Inventory

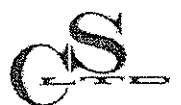
Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Roofing	102	Flat Roof - Replace	15	5	\$4,900	\$5,650
	108	Pitched Roof - Metal - Replace	N/A		\$0	\$0
Painted Surfaces	207	Wrought Iron Fencing - Repaint	4	1	\$6,000	\$8,000
	210	Tennis Court Pole Lights - Repaint	5	2	\$2,000	\$2,500
	211	Street Lights - Repaint	5	0	\$6,200	\$7,300
	212	Bollard Lights - Repaint	5	0	\$1,935	\$2,795
Drive Materials	401	Asphalt - Overlay (I)	24	27	\$640,000	\$752,900
	401	Asphalt - Overlay (II)	24	23	\$748,700	\$880,900
	402	Asphalt - Slurry Seal	6	3	\$132,000	\$161,300
Property Access	505	Vehicle Gate Hinges - Replace	8	6	\$4,000	\$4,800
Mechanical Equip.	705	HVAC Condensers - Replace	15	7	\$3,250	\$3,750
	706	HVAC Furnace - Replace	20	10	\$2,000	\$2,500
Prop. Identification	803	Mailboxes - Replace	15	5	\$13,800	\$18,400
Security	903	Security Camera Systems - Replace	10	8	\$16,000	\$20,000
	904	Barrier Arm Operators - Replace	7	3	\$11,000	\$13,000
	906	Gate Operators - Replace (Stephanie	8	4	\$12,000	\$14,000
	906	Gate Operators - Replace (Valle Verd	8	4	\$6,000	\$7,000
Fencing	1002	Wrought Iron Fencing - Repair/Repla	20	10	\$18,300	\$21,900
	1003	Chain Link Fencing - Replace	25	13	\$13,000	\$15,600
Courts	1201	Tennis Courts - Resurface	8	2	\$8,650	\$11,500
	1202	Tennis Court Windscreen - Replace	4	2	\$5,200	\$6,250
Recreation Equip.	1301	Play Structure - Replace	16	8	\$30,000	\$35,000
	1301	Spring Toys - Replace	4	2	\$6,000	\$7,200
	1302	Safety Padding - Replace	6	1	\$15,800	\$20,300
	1303	Swing Set - Replace	N/A		\$0	\$0
	1304	Drinking Fountain - Replace	12	6	\$2,000	\$2,500
	1306	Park Furniture - Replace	7	3	\$18,000	\$22,000
	1309	Gazebo - Refurbish	15	8	\$3,000	\$5,000
	1312	Awnings - Replace	5	3	\$1,300	\$1,500
Interiors	1414	Guard Building Interiors - Remodel	12	6	\$13,000	\$17,000
Light Fixtures	1605	Bollard Lights - Replace	16	6	\$32,250	\$40,850
	1606	Tennis Court Light Fixtures - Replace	20	15	\$14,400	\$18,000
	1609	Street Light Fixtures - Replace	20	10	\$54,800	\$73,000
Landscaping	1809	Water Feature - Refurbish	18	8	\$15,000	\$20,000
	1810	Fountain Equipment - Partial Replace	2	1	\$2,000	\$2,500
	1812	Landscaping - Renovate	10	5	\$75,000	\$100,000



# Lairmont Place

## Component Inventory

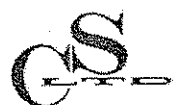
Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Painted Surfaces	207	Vehicle Gates - Repaint	4	1	\$1,250	\$1,750
Drive Materials	401	Asphalt - Overlay	24	20	\$38,500	\$46,200
	402	Asphalt - Slurry Seal	6	3	\$6,150	\$7,700
Property Access	505	Vehicle Gates Hinges - Replace	10	8	\$2,000	\$2,400
Security	905	Phone Entry System - Replace	12	7	\$4,000	\$5,000
	906	Vehicle Gate Operators - Replace	10	5	\$6,000	\$7,000
Fencing	1002	Vehicle Gates - Repair/Replace	20	15	\$3,000	\$5,000
Light Fixtures	1609	Street Light Fixture - Replace	20	15	\$1,000	\$1,250
Landscaping	1812	Landscaping - Renovate	10	8	\$5,000	\$8,000



# Liege Drive

## Component Inventory

Category	ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Best Cost	Worst Cost
Painted Surfaces	207	Vehicle Gates - Repaint	4	1	\$1,000	\$1,250
Drive Materials	401	Asphalt - Overlay	24	21	\$63,000	\$75,600
	402	Asphalt - Slurry Seal	6	3	\$10,100	\$12,600
Property Access	505	Vehicle Gates Hinges - Replace	10	7	\$2,000	\$2,400
Security	905	Phone Entry System - Replace	12	9	\$4,000	\$5,000
	906	Vehicle Gate Operators - Replace	10	8	\$6,000	\$7,000
Fencing	1002	Vehicle Gates - Repair/Replace	20	17	\$3,000	\$5,000
Landscaping	1812	Landscaping - Renovate	10	8	\$15,000	\$20,000





### **Preparer's Credentials**

After working for a notable national reserve study provider Mr. Fomey started Complex Solutions Ltd. in 2001. Complex Solutions provides reserve study consulting services to clients primarily in California, Nevada and Utah. Mr. Fomey holds a Bachelor of Science degree in Business Administration from Pepperdine University.

- Conducted over 1,000 reserve studies
- Created the proprietary software and databases used to prepare Complex Solutions' reserve studies. This proprietary software gives Complex Solutions the freedom and ability to create reports tailored to the individual clients needs.
- Projects have ranged in size from small apartment-style condominium communities to 1000+ Planned Unit Communities (PUD).
- Clients have ranged from developers interested in setting initial reserve accounts for communities under construction to high-rise communities, even an aero park (small airport).
- Active member of three local chapters of CAI (Nevada, Utah, and Channel Islands, CA).
- (3) Articles published in Community Interests.