

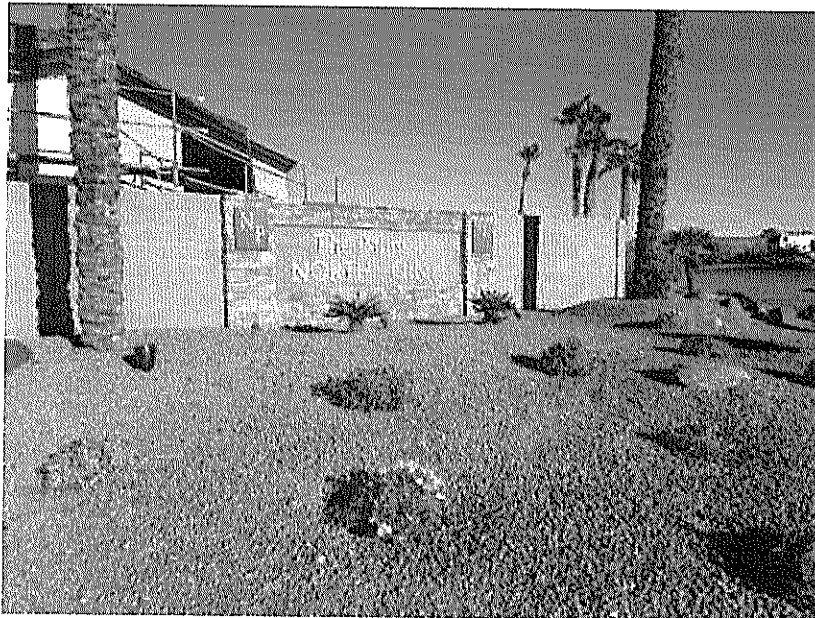
North Pointe

Reserve Management Plan

Type 1

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2019

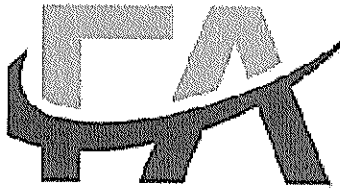


North Pointe
January 1, 2019

**North Pointe
Reserve Management Plan**

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Preparer's Report on Reserve Study Reserve Management Plan

Type I Reserve Study With On-Site Analysis For 30-Year Projection Period Beginning January 1, 2019

Board of Directors

North Pointe
Lake Havasu City, Arizona

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of North Pointe by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of North Pointe upon which this reserve management plan is based was performed by Greg Libke of Facilities Advisors Arizona LLC on October 31, 2018.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of North Pointe. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2019, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2019, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of North Pointe is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of North Pointe, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the North Pointe, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the North Pointe's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the North Pointe's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Arizona LLC
Greg Libke
November 14, 2018

North Pointe
January 1, 2019

Statement of Position

Projection period: January 1, 2019 to 2048
Type of Project: Planned Development
Number of Units: 450
On-Site analysis performed by: Greg Libke
Component analysis performed by: Greg Libke
Report prepared by: Greg Libke

No special assessments are considered necessary during the 30-year projection period.

Current Replacement Cost of All Components	\$ 877,773
Future Replacement Cost of All Components	\$ 1,245,323
Projected Balance of Reserve Funds at January 1, 2019	\$ 200,000
100% Funded Amount at January 1, 2019	\$ 413,644
Percent Funded at January 1, 2019	48.35 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2019	\$ 475
Projected Reserve Contribution	\$ 96,000
Average Annual Reserve Contribution Per Unit	\$ 213
Monthly Reserve Contribution First Year of Projection	\$ 8,000
Average Monthly Reserve Contribution Per Unit	\$ 18
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	0.05 %

Components Excluded from This Report

Major Component	Reason Excluded
Gate Repair and Maintenance	Included in Operating Budget
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component – Never previously included in study, and Excluded per Board decision
Landscape / Plant Replacement	Included in Operating Budget

Summary of major components is presented on next page

See Preparer's Report
See Summary of Significant Assumptions

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North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Summary of Major Components

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Landscaping	2- 9	\$ 41,260
Painting	1- 9	34,115
Pavement	1-25	962,011
Re-creation	5-25	125,769
Security	6- 9	13,543
Walls/Fencing	7-21	68,628
		<u>\$ 1,245,326</u>

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

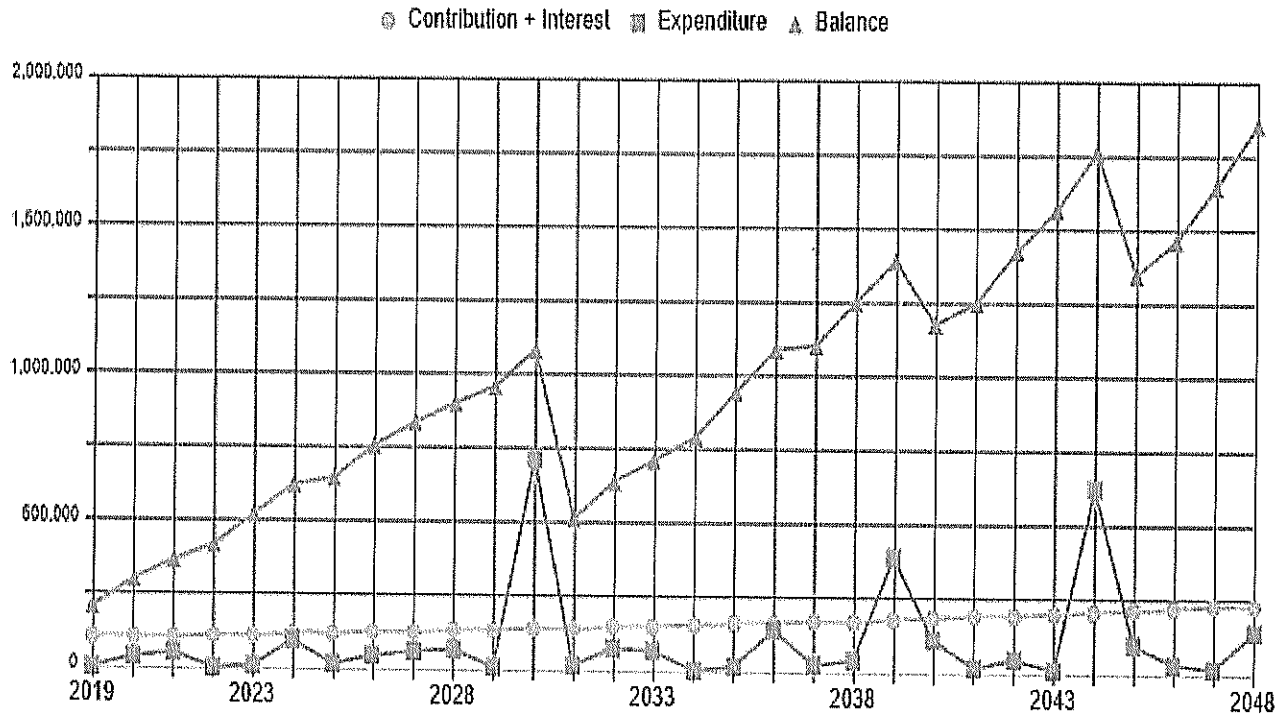
Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/19 - 12/19	\$ 200,000.00	\$ 96,000.00	\$ 124.02	\$ 0.00	\$ 296,124.02
01/20 - 12/20	296,124.02	98,880.00	156.64	33,784.00	361,376.66
01/21 - 12/21	361,376.66	101,846.40	183.16	48,066.72	415,339.50
01/22 - 12/22	415,339.50	104,901.84	233.94	0.00	520,475.28
01/23 - 12/23	520,475.28	108,048.84	284.30	6,274.71	622,533.71
01/24 - 12/24	622,533.71	111,290.28	296.23	89,600.29	644,519.93
01/25 - 12/25	644,519.93	114,629.04	346.07	10,268.86	749,226.18
01/26 - 12/26	749,226.18	118,067.88	386.22	37,560.35	830,119.93
01/27 - 12/27	830,119.93	121,609.92	420.04	53,236.01	898,913.88
01/28 - 12/28	898,913.88	125,258.28	449.37	65,737.73	958,883.80
	\$ 200,000.00	\$ 1,100,532.48	\$ 2,879.99	\$ 344,528.67	\$ 958,883.80

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/29 - 12/29	\$ 958,883.80	\$ 129,015.96	\$ 508.18	\$ 7,492.33	\$ 1,080,915.61
01/30 - 12/30	1,080,915.61	132,886.44	234.59	707,744.93	506,291.71
01/31 - 12/31	506,291.71	136,873.08	283.33	8,554.56	634,893.56
01/32 - 12/32	634,893.56	140,979.24	320.52	67,317.58	708,875.74
01/33 - 12/33	708,875.74	145,208.64	360.36	63,566.59	790,878.15
01/34 - 12/34	790,878.15	149,564.88	432.93	0.00	940,875.96
01/35 - 12/35	940,875.96	154,051.80	503.79	11,004.27	1,084,427.28
01/36 - 12/36	1,084,427.28	158,673.36	515.16	139,483.81	1,104,131.99
01/37 - 12/37	1,104,131.99	163,433.52	585.09	16,598.73	1,251,551.87
01/38 - 12/38	1,251,551.87	168,336.60	653.01	31,282.55	1,389,258.93
	\$ 958,883.80	\$ 1,479,023.52	\$ 4,396.96	\$ 1,053,045.35	\$ 1,389,258.93

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/39 - 12/39	\$ 1,389,258.93	\$ 173,386.68	\$ 552.44	\$ 387,456.01	\$ 1,175,742.04
01/40 - 12/40	1,175,742.04	178,588.32	581.13	107,525.02	1,247,386.47
01/41 - 12/41	1,247,386.47	183,945.96	664.71	10,682.28	1,421,314.86
01/42 - 12/42	1,421,314.86	189,464.28	736.86	44,548.77	1,566,967.23
01/43 - 12/43	1,566,967.23	195,148.20	830.02	5,081.98	1,757,863.47
01/44 - 12/44	1,757,863.47	201,002.64	633.62	617,120.11	1,342,379.62
01/45 - 12/45	1,342,379.62	207,032.76	679.67	90,630.75	1,459,461.30
01/46 - 12/46	1,459,461.30	213,243.72	769.69	28,210.37	1,645,264.34
01/47 - 12/47	1,645,264.34	219,641.04	871.62	12,755.20	1,853,021.80
01/48 - 12/48	1,853,021.80	226,230.24	918.58	135,007.62	1,945,163.00
	\$ 1,389,258.93	\$ 1,987,683.84	\$ 7,238.34	\$ 1,439,018.11	\$ 1,945,163.00

Cash Flow - Chart



North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc: Future

Expenditures - Matrix

Category	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Landscaping			\$ 2,121			\$ 32,459	\$ 5,373			\$ 5,871
Painting		32,754	1,360							49,428
Pavement		1,030	44,584		6,274	24,680		25,015	53,236	
Re-creation						32,459	1,791	2,767		
Security							3,104			10,438
Walls/Fencing								9,777		
	\$ 0	\$ 33,784	\$ 48,066	\$ 0	\$ 6,274	\$ 89,600	\$ 10,268	\$ 37,560	\$ 53,236	\$ 65,737

North Pointe

Analysis Date - January 1, 2019

Inflation: 3.00% Investment: 0.05% Contribution Factor: 0.00% Calc: Future

Expenditures - Matrix

Category	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Landscaping			\$ 2,138	\$ 41,118				\$ 9,090	\$ 7,660	
Painting							2,058	60,494		
Pavement	7,492	707,744		26,198	63,566		8,946	35,189		31,282
Re-creation								34,709		
Security			6,415						2,553	
Walls/Fencing									4,426	
									1,957	
	\$ 7,492	\$ 707,744	\$ 8,554	\$ 67,317	\$ 63,566	\$ 0	\$ 11,004	\$ 139,483	\$ 16,598	\$ 31,282

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix

Category	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Landscaping		\$ 52,088			\$ 5,081	\$ 7,328				\$ 65,983
Painting				2,531		76,632				
Pavement	279,992	1,860	10,682	42,017		504,265	90,630	5,553	12,755	50,171
Re-creation	50,571	51,344				28,894		4,997		
Security										18,852
Walls/Fencing	56,892	2,232						17,659		
	\$ 387,456	\$ 107,525	\$ 10,682	\$ 44,548	\$ 5,081	\$ 617,120	\$ 90,630	\$ 28,210	\$ 12,755	\$ 135,007

North Pointe

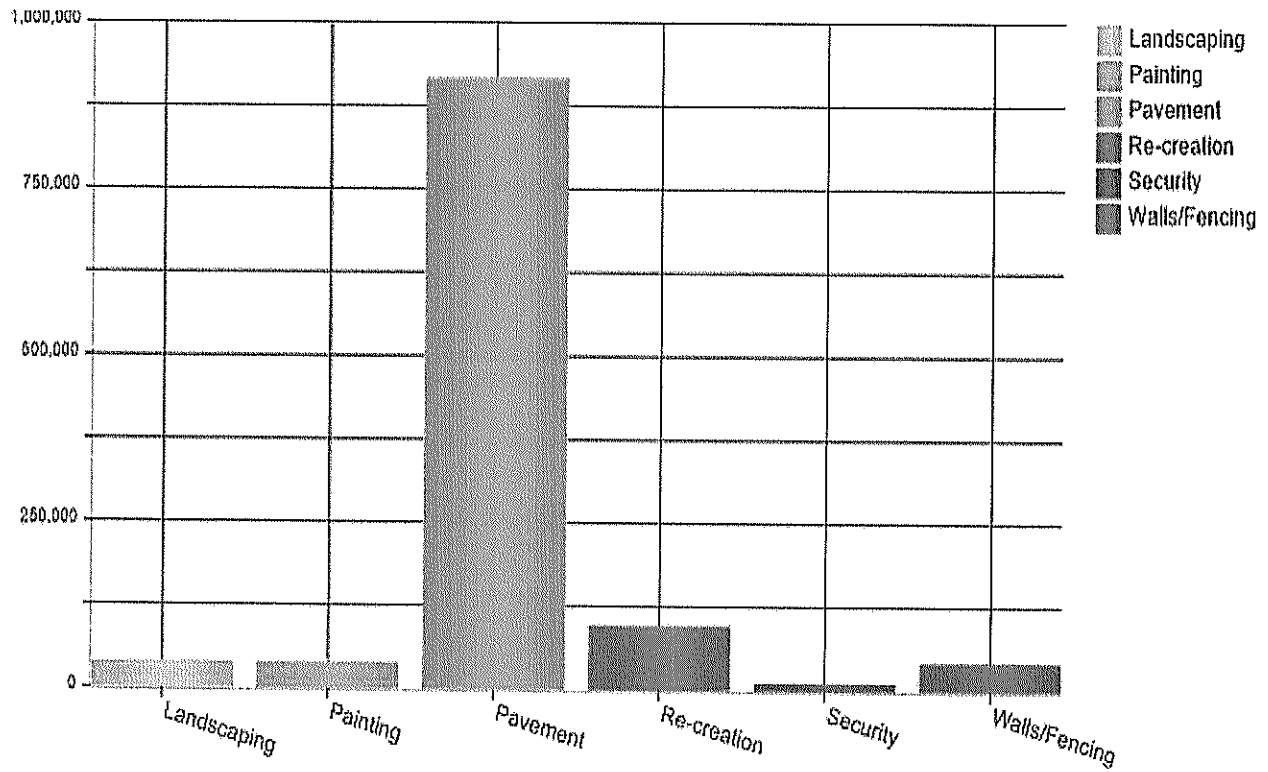
Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Category Summary

Category	Replace Date	Replace Life	Current Cost	Future Cost
Landscaping	01/21-01/28	2:00 - 9:00	\$ 39,000.00	\$ 45,826.19
Painting	01/20-01/28	1:00 - 9:00	37,882.50	40,377.51
Pavement	01/20-01/44	1:00 -25:00	916,230.00	1,450,863.25
Re-creation	01/24-01/44	5:00 -25:00	96,400.00	154,663.06
Security	01/25-01/28	6:00 - 9:00	10,600.00	13,542.72
Walls/Fencing	01/26-01/40	7:00 -21:00	41,800.00	70,860.15
			<u>\$ 1,141,912.50</u>	<u>\$ 1,776,132.88</u>

Component List - Category - Chart



North Pointe
January 1, 2019

Disclosures

Site Analysis

North Pointe is a planned development association located in Lake Havasu City, Arizona. The Association consists of 450 units located at the corner of London Bridge Rd and Savannah Way, encompassing approximately 100 acres. North Pointe was constructed as a multiple phase development. Phase A in January 1, 2006, adding Phase B in 2016, and Phase C currently under construction. The project consists of residential buildings with wood frame construction, stucco exterior cladding, and tile roofs with common areas including gated entries and asphalt roadways.

The site analysis was performed on October 31, 2018 by Greg Libke of Facilities Advisors Arizona LLC. The Association manager was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.00% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International's cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

See Preparer's Report
See Summary of Significant Assumptions

North Pointe
January 1, 2019

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 0.05%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Replacement reserves are funded at a level of 48.35% as of January 1, 2019 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 200,000, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

Total Funds available for reserves beginning balance \$ 200,000

See Preparer's Report
See Summary of Significant Assumptions

Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 0.05% is used in the funding plan.
- Inflation rate of 3.00% is used in the funding plan.

See Preparer's Report
See Summary of Significant Assumptions

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Supplementary Information on Future Major Repairs and Replacements

Category	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
Landscaping	6:00 -15:00	2:00 - 9:00	\$ 41,260
Painting	7:00 - 8:00	1:00 - 9:00	34,115
Pavement	6:00 -24:00	1:00 -25:00	962,011
Re-creation	10:00 -25:00	5:00 -25:00	125,769
Security	12:00 -20:00	6:00 - 9:00	13,543
Walls/Fencing	20:00 -30:00	7:00 -21:00	68,628
			<u>\$ 1,245,326</u>

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Artificial Turf - Refurbish								
910-000-0001	01/01/2026	\$ 1.50	1,500 Sq. Ft	\$ 2,250	10:00	10:00	7:00	\$ 2,767
			1,500 Sq. Ft	\$ 2,250				\$ 2,767
Artificial Turf - Replace								
910-000-0002	01/01/2036	\$ 12.50	1,500 Sq. Ft	\$ 18,750	20:00	20:00	17:00	\$ 30,990
			1,500 Sq. Ft	\$ 18,750				\$ 30,990
Asphalt - Crack Fill								
920-001-0003	01/01/2024	\$ 0.05	160,000 Sq. Ft	\$ 8,000	6:00	6:00	5:00	\$ 9,274
920-002-0003	01/01/2024	0.05	85,000 Sq. Ft	4,250	6:00	6:00	5:00	4,926
920-003-0003	01/01/2021	0.05	56,500 Sq. Ft	2,825	6:00	6:00	2:00	2,997
920-004-0003	01/01/2023	0.05	111,500 Sq. Ft	5,575	6:00	6:00	4:00	6,274
			413,000 Sq. Ft	\$ 20,650				\$ 23,472
Asphalt - Remove & Repave								
920-001-0004	01/01/2030	\$ 2.00	160,000 Sq Ft	\$ 320,000	24:00	24:00	11:00	\$ 442,954
920-002-0004	01/01/2030	2.00	85,000 Sq Ft	170,000	24:00	24:00	11:00	235,319
920-003-0004	01/01/2039	2.00	56,500 Sq Ft	113,000	24:00	24:00	20:00	204,090
920-004-0004	01/01/2044	2.00	111,500 Sq Ft	223,000	24:00	24:00	25:00	466,912
			413,000 Sq Ft	\$ 826,000				\$ 1,349,277
Asphalt - Repair & Reseal								
920-001-0005	01/01/2021	\$ 0.16	160,000 Sq Ft	\$ 25,600	6:00	6:00	2:00	\$ 27,159
920-002-0005	01/01/2021	0.16	85,000 Sq Ft	13,600	6:00	6:00	2:00	14,428
920-003-0005	01/01/2024	0.16	56,500 Sq Ft	9,040	6:00	6:00	5:00	10,479
920-004-0005	01/01/2026	0.16	111,500 Sq Ft	17,840	6:00	6:00	7:00	21,940
			413,000 Sq Ft	\$ 66,080				\$ 74,008
Block Walls - Inspect/Repair								
920-001-0006	01/01/2026	\$ 0.15	53,000 Sq Ft	\$ 7,950	20:00	20:00	7:00	\$ 9,777
920-002-0006	01/01/2040	0.15	8,000 Sq Ft	1,200	20:00	20:00	21:00	2,232
			61,000 Sq Ft	\$ 9,150				\$ 12,009
Block Walls - Repaint								
920-001-0007	01/01/2020	\$ 0.60	53,000 Sq Ft	\$ 31,800	8:00	8:00	1:00	\$ 32,754
920-002-0007	01/01/2028	0.60	8,000 Sq Ft	4,800	8:00	8:00	9:00	6,262
			61,000 Sq Ft	\$ 36,600				\$ 39,016
Concrete - Partial Replace								
910-000-0008	01/01/2026	\$ 2,500.00	1 Job	\$ 2,500	20:00	20:00	7:00	\$ 3,074
			1 Job	\$ 2,500				\$ 3,074
Entry System - Replace								
920-001-0009	01/01/2028	\$ 4,000.00	1 Each	\$ 4,000	20:00	20:00	9:00	\$ 5,219
920-002-0009	01/01/2028	4,000.00	1 Each	4,000	20:00	20:00	9:00	5,219
			2 Each	\$ 8,000				\$ 10,438

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Erosion Control - Refurbish								
910-000-0010	01/01/2028	\$ 1,000.00	1 Job	\$ 1,000	15:00	15:00	9:00	\$ 1,304
			1 Job	\$ 1,000				\$ 1,304
Fence Metal - Replace								
920-001-0011	01/01/2039	\$ 55.00	50 LF	\$ 2,750	30:00	30:00	20:00	\$ 4,966
920-002-0011	01/01/2039	55.00	50 LF	2,750	30:00	30:00	20:00	4,966
			100 LF	\$ 5,500				\$ 9,933
Fence/Gates Metal - Repaint								
920-001-0012	01/01/2021	\$ 4.75	150 LF	\$ 712	7:00	7:00	2:00	\$ 755
920-002-0012	01/01/2021	4.75	120 LF	570	7:00	7:00	2:00	604
			270 LF	\$ 1,282				\$ 1,360
Gate Operators - Replace								
920-001-0013	01/01/2024	\$ 3,500.00	4 Each	\$ 14,000	15:00	15:00	5:00	\$ 16,229
920-002-0013	01/01/2024	3,500.00	4 Each	14,000	15:00	15:00	5:00	16,229
			8 Each	\$ 28,000				\$ 32,459
Gate Pedestrian Metal - Replace								
910-000-0014	01/01/2037	\$ 1,150.00	1 Each	\$ 1,150	30:00	30:00	18:00	\$ 1,957
			1 Each	\$ 1,150				\$ 1,957
Gate Security Pedestrian Metal - Replace								
920-001-0015	01/01/2039	\$ 2,000.00	1 Each	\$ 2,000	30:00	30:00	20:00	\$ 3,612
920-002-0015	01/01/2039	2,000.00	1 Each	2,000	30:00	30:00	20:00	3,612
			2 Each	\$ 4,000				\$ 7,224
Gate Vehicle Metal - Replace								
920-001-0016	01/01/2039	\$ 2,750.00	4 Each	\$ 11,000	30:00	30:00	20:00	\$ 19,867
920-002-0016	01/01/2039	2,750.00	4 Each	11,000	30:00	30:00	20:00	19,867
			8 Each	\$ 22,000				\$ 39,734
Irrigation Controllers - Replace								
910-000-0017	01/01/2025	\$ 3,000.00	1 Job	\$ 3,000	12:00	12:00	6:00	\$ 3,582
			1 Job	\$ 3,000				\$ 3,582
Irrigation System - Refurbish								
910-000-0018	01/01/2025	\$ 1,500.00	1 Job	\$ 1,500	6:00	6:00	6:00	\$ 1,791
			1 Job	\$ 1,500				\$ 1,791
Landscape Granite - Replenish								
920-001-0019	01/01/2024	\$ 70.00	400 Job	\$ 28,000	8:00	8:00	5:00	\$ 32,459
920-002-0019	01/01/2028	70.00	50 Job	3,500	8:00	8:00	9:00	4,566
			450 Job	\$ 31,500				\$ 37,026

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component Code	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Landscape Lighting - Refurbish								
910-000-0020	01/01/2025	\$ 1,500.00	1 Job	\$ 1,500	12:00	12:00	6:00	\$ 1,791
			1 Job	\$ 1,500				\$ 1,791
Mailbox Clusters - Refurbish								
920-001-0021	01/01/2040	\$ 2,300.00	12 Each	\$ 27,600	24:00	24:00	21:00	\$ 51,344
920-002-0021	01/01/2044	2,300.00	6 Each	13,800	24:00	24:00	25:00	28,894
			18 Each	\$ 41,400				\$ 80,238
Monument - Refurbish								
920-001-0022	01/01/2031	\$ 1,500.00	1 Each	\$ 1,500	25:00	25:00	12:00	\$ 2,138
920-002-0022	01/01/2031	1,500.00	2 Each	3,000	25:00	25:00	12:00	4,277
			3 Each	\$ 4,500				\$ 6,415
Paver Walkways - Refurbish								
910-000-0023	01/01/2020	\$ 5.00	200 Sq Ft	\$ 1,000	20:00	20:00	1:00	\$ 1,030
			200 Sq Ft	\$ 1,000				\$ 1,030
Retention Areas - Refurbish								
910-000-0024	01/01/2021	\$ 2,000.00	1 Job	\$ 2,000	15:00	15:00	2:00	\$ 2,121
			1 Job	\$ 2,000				\$ 2,121
Security Cameras - Replace								
910-000-0025	01/01/2025	\$ 650.00	4 Each	\$ 2,600	12:00	12:00	6:00	\$ 3,104
			4 Each	\$ 2,600				\$ 3,104
				\$ 1,141,912				\$ 1,776,132

North Pointe

Supplementary Schedules Reserve Management Plan

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2019

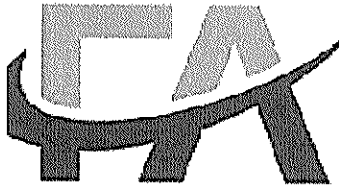


Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

North Pointe
January 1, 2019

North Pointe
Supplementary Schedules
Reserve Management Plan
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Facilities Advisors Arizona LLC
101 N. Colorado St #1741
Chandler, AZ 85244

(602) 698-0905
greg@FAIreserves.com
ArizonaReserveStudy.com

Preparer's Report on Supplemental Information
Reserve Management Plan
Type I Reserve Study with On-Site Analysis
For 30-Year Projection Period Beginning January 1, 2019

Board of Directors
North Pointe
Lake Havasu City, Arizona

Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the North Pointe's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Arizona LLC
Greg Libke
November 14, 2018

North Pointe

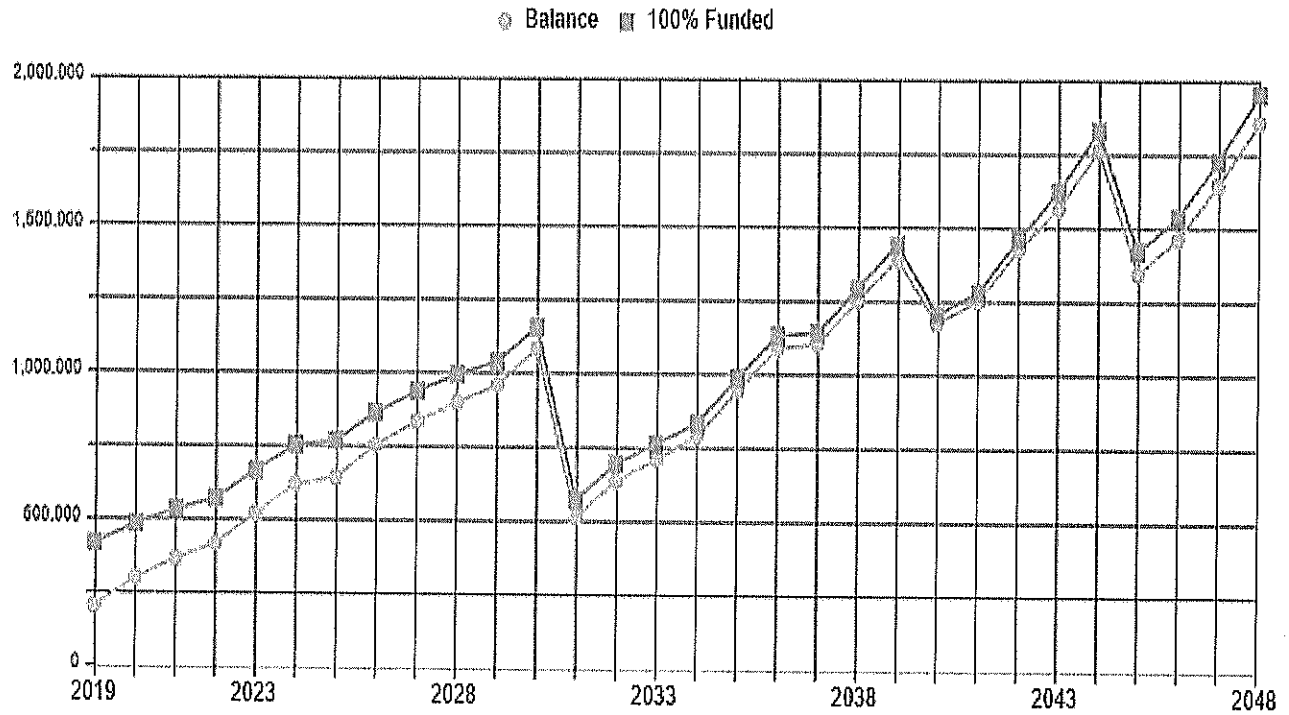
Analysis Date - January 1, 2019

Inflation: 3.00% Investment: 0.05% Contribution Factor: 0.00% Calc: Future

Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/19 - 12/19	\$ 200,000	\$ 96,000	0.00 %	\$ 124	\$ 0	\$ 296,124	61.77 %	\$ 479,332
1/20 - 12/20	296,124	98,880	3.00	156	33,784	361,376	68.29	529,120
1/21 - 12/21	361,376	101,846	3.00	183	48,066	415,339	73.01	568,859
1/22 - 12/22	415,339	104,901	3.00	233	0	520,475	78.68	661,499
1/23 - 12/23	520,475	108,048	3.00	284	6,274	622,533	82.69	752,788
1/24 - 12/24	622,533	111,290	3.00	296	89,600	644,519	84.29	764,609
1/25 - 12/25	644,519	114,629	3.00	346	10,268	749,226	87.00	861,083
1/26 - 12/26	749,226	118,067	3.00	386	37,560	830,119	88.72	935,610
1/27 - 12/27	830,119	121,609	3.00	420	53,236	898,913	90.65	991,545
1/28 - 12/28	898,913	125,258	3.00	449	65,737	958,883	92.53	1,036,215
1/29 - 12/29	958,883	129,015	3.00	508	7,492	1,080,915	93.63	1,154,382
1/30 - 12/30	1,080,915	132,886	3.00	234	707,744	506,291	88.68	570,891
1/31 - 12/31	506,291	136,873	3.00	283	8,554	634,893	91.42	694,448
1/32 - 12/32	634,893	140,979	3.00	320	67,317	708,875	93.08	761,566
1/33 - 12/33	708,875	145,208	3.00	360	63,566	790,878	94.94	832,982
1/34 - 12/34	790,878	149,564	3.00	432	0	940,875	95.62	983,899
1/35 - 12/35	940,875	154,051	3.00	503	11,004	1,084,427	95.89	1,130,888
1/36 - 12/36	1,084,427	158,673	3.00	515	139,483	1,104,131	96.86	1,139,853
1/37 - 12/37	1,104,131	163,433	3.00	585	16,598	1,251,551	96.84	1,292,322
1/38 - 12/38	1,251,551	168,336	3.00	653	31,282	1,389,258	96.35	1,441,805
1/39 - 12/39	1,389,258	173,386	3.00	552	387,456	1,175,742	97.47	1,206,201
1/40 - 12/40	1,175,742	178,588	3.00	581	107,525	1,247,386	97.61	1,277,871
1/41 - 12/41	1,247,386	183,945	3.00	664	10,682	1,421,314	97.23	1,461,703
1/42 - 12/42	1,421,314	189,464	3.00	736	44,548	1,566,967	96.73	1,619,838
1/43 - 12/43	1,566,967	195,148	3.00	830	5,081	1,757,863	96.08	1,829,532
1/44 - 12/44	1,757,863	201,002	3.00	633	617,120	1,342,379	94.47	1,420,915
1/45 - 12/45	1,342,379	207,032	3.00	679	90,630	1,459,461	95.05	1,535,371
1/46 - 12/46	1,459,461	213,243	3.00	769	28,210	1,645,264	95.49	1,722,897
1/47 - 12/47	1,645,264	219,641	3.00	871	12,755	1,853,021	95.10	1,948,313
1/48 - 12/48	1,853,021	226,230	3.00	918	135,007	1,945,163	95.14	2,024,587

Analysis Date - January 1, 2019
Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future
Percent Funded - Annual - Chart



North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2020						
Painting						
01/01/2020	Block Walls - Repaint	920-001-0007	01/01/2012	8:00	\$ 31,800.00	\$ 32,754.00
					\$ 31,800.00	\$ 32,754.00
Pavement						
01/01/2020	Paver Walkways - Refurbish	910-000-0023	01/01/2000	20:00	\$ 1,000.00	\$ 1,030.00
					\$ 1,000.00	\$ 1,030.00
Year : 2021						
Landscaping						
01/01/2021	Retention Areas - Refurbish	910-000-0024	01/01/2006	15:00	\$ 2,000.00	\$ 2,121.80
					\$ 2,000.00	\$ 2,121.80
Painting						
01/01/2021	Fence/Gates Metal - Repaint	920-001-0012	01/01/2014	7:00	\$ 712.50	\$ 755.89
01/01/2021	Fence/Gates Metal - Repaint	920-002-0012	01/01/2014	7:00	570.00	604.71
					\$ 1,282.50	\$ 1,360.60
Pavement						
01/01/2021	Asphalt - Crack Fill	920-003-0003	01/01/2015	6:00	\$ 2,825.00	\$ 2,997.04
01/01/2021	Asphalt - Repair & Reseal	920-001-0005	01/01/2015	6:00	25,600.00	27,159.04
01/01/2021	Asphalt - Repair & Reseal	920-002-0005	01/01/2015	6:00	13,600.00	14,428.24
					\$ 42,025.00	\$ 44,584.32
Year : 2023						
Pavement						
01/01/2023	Asphalt - Crack Fill	920-004-0003	01/01/2017	6:00	\$ 5,575.00	\$ 6,274.71
					\$ 5,575.00	\$ 6,274.71
Year : 2024						
Landscaping						
01/01/2024	Landscape Granite - Replenish	920-001-0019	01/01/2016	8:00	\$ 28,000.00	\$ 32,459.67
					\$ 28,000.00	\$ 32,459.67
Pavement						
01/01/2024	Asphalt - Crack Fill	920-001-0003	01/01/2018	6:00	\$ 8,000.00	\$ 9,274.19
01/01/2024	Asphalt - Crack Fill	920-002-0003	01/01/2018	6:00	4,250.00	4,926.91
01/01/2024	Asphalt - Repair & Reseal	920-003-0005	01/01/2018	6:00	9,040.00	10,479.84
					\$ 21,290.00	\$ 24,680.94
Re-creation						
01/01/2024	Gate Operators - Replace	920-001-0013	01/01/2009	15:00	\$ 14,000.00	\$ 16,229.84
01/01/2024	Gate Operators - Replace	920-002-0013	01/01/2009	15:00	14,000.00	16,229.84
					\$ 28,000.00	\$ 32,459.68

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2025						
Landscaping						
01/01/2025	Irrigation Controllers - Replace	910-000-0017	01/01/2013	12:00	\$ 3,000.00	\$ 3,582.16
01/01/2025	Irrigation System - Refurbish	910-000-0018	01/01/2019	6:00	1,500.00	1,791.08
					<u>\$ 4,500.00</u>	<u>\$ 5,373.24</u>
Re-creation						
01/01/2025	Landscape Lighting - Refurbish	910-000-0020	01/01/2013	12:00	\$ 1,500.00	\$ 1,791.08
					<u>\$ 1,500.00</u>	<u>\$ 1,791.08</u>
Security						
01/01/2025	Security Cameras - Replace	910-000-0025	01/01/2013	12:00	\$ 2,600.00	\$ 3,104.54
					<u>\$ 2,600.00</u>	<u>\$ 3,104.54</u>
Year : 2026						
Pavement						
01/01/2026	Asphalt - Repair & Reseal	920-004-0005	01/01/2020	6:00	\$ 17,840.00	\$ 21,940.95
01/01/2026	Concrete - Partial Replace	910-000-0008	01/01/2006	20:00	2,500.00	3,074.68
					<u>\$ 20,340.00</u>	<u>\$ 25,015.63</u>
Re-creation						
01/01/2026	Artificial Turf - Refurbish	910-000-0001	01/01/2016	10:00	\$ 2,250.00	\$ 2,767.22
					<u>\$ 2,250.00</u>	<u>\$ 2,767.22</u>
Walls/Fencing						
01/01/2026	Block Walls - Inspect/Repair	920-001-0006	01/01/2006	20:00	\$ 7,950.00	\$ 9,777.50
					<u>\$ 7,950.00</u>	<u>\$ 9,777.50</u>
Year : 2027						
Pavement						
01/01/2027	Asphalt - Crack Fill	920-003-0003	01/01/2021	6:00	\$ 2,825.00	\$ 3,578.63
01/01/2027	Asphalt - Repair & Reseal	920-001-0005	01/01/2021	6:00	25,600.00	32,429.31
01/01/2027	Asphalt - Repair & Reseal	920-002-0005	01/01/2021	6:00	13,600.00	17,228.07
					<u>\$ 42,025.00</u>	<u>\$ 53,236.01</u>
Year : 2028						
Landscaping						
01/01/2028	Erosion Control - Refurbish	910-000-0010	01/01/2013	15:00	\$ 1,000.00	\$ 1,304.77
01/01/2028	Landscape Granite - Replenish	920-002-0019	01/01/2020	8:00	3,500.00	4,566.71
					<u>\$ 4,500.00</u>	<u>\$ 5,871.48</u>
Painting						
01/01/2028	Block Walls - Repaint	920-001-0007	01/01/2020	8:00	\$ 31,800.00	\$ 41,491.79
01/01/2028	Block Walls - Repaint	920-002-0007	01/01/2020	8:00	4,800.00	6,262.91
01/01/2028	Fence/Gates Metal - Repaint	920-001-0012	01/01/2021	7:00	712.50	929.65
01/01/2028	Fence/Gates Metal - Repaint	920-002-0012	01/01/2021	7:00	570.00	743.72
					<u>\$ 37,882.50</u>	<u>\$ 49,428.07</u>

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category	Date	Component	Code	Service Date	Estimated Life	Current Cost	Expenditure
Security							
	01/01/2028	Entry System - Replace	920-001-0009	01/01/2008	20:00	\$ 4,000.00	\$ 5,219.09
	01/01/2028	Entry System - Replace	920-002-0009	01/01/2008	20:00	4,000.00	5,219.09
						<u>\$ 8,000.00</u>	<u>\$ 10,438.18</u>
Year : 2029							
Pavement							
	01/01/2029	Asphalt - Crack Fill	920-004-0003	01/01/2023	6:00	\$ 5,575.00	\$ 7,492.33
						<u>\$ 5,575.00</u>	<u>\$ 7,492.33</u>
Year : 2030							
Pavement							
	01/01/2030	Asphalt - Crack Fill	920-001-0003	01/01/2024	6:00	\$ 8,000.00	\$ 11,073.87
	01/01/2030	Asphalt - Crack Fill	920-002-0003	01/01/2024	6:00	4,250.00	5,882.99
	01/01/2030	Asphalt - Remove & Repave	920-001-0004	01/01/2006	24:00	320,000.00	442,954.84
	01/01/2030	Asphalt - Remove & Repave	920-002-0004	01/01/2006	24:00	170,000.00	235,319.76
	01/01/2030	Asphalt - Repair & Reseal	920-003-0005	01/01/2024	6:00	9,040.00	12,513.47
						<u>\$ 511,290.00</u>	<u>\$ 707,744.93</u>
Year : 2031							
Landscaping							
	01/01/2031	Irrigation System - Refurbish	910-000-0018	01/01/2025	6:00	\$ 1,500.00	\$ 2,138.64
						<u>\$ 1,500.00</u>	<u>\$ 2,138.64</u>
Re-creation							
	01/01/2031	Monument - Refurbish	920-001-0022	01/01/2006	25:00	\$ 1,500.00	\$ 2,138.64
	01/01/2031	Monument - Refurbish	920-002-0022	01/01/2006	25:00	3,000.00	4,277.28
						<u>\$ 4,500.00</u>	<u>\$ 6,415.92</u>
Year : 2032							
Landscaping							
	01/01/2032	Landscape Granite - Replenish	920-001-0019	01/01/2024	8:00	\$ 28,000.00	\$ 41,118.94
						<u>\$ 28,000.00</u>	<u>\$ 41,118.94</u>
Pavement							
	01/01/2032	Asphalt - Repair & Reseal	920-004-0005	01/01/2026	6:00	\$ 17,840.00	\$ 26,198.64
						<u>\$ 17,840.00</u>	<u>\$ 26,198.64</u>
Year : 2033							
Pavement							
	01/01/2033	Asphalt - Crack Fill	920-003-0003	01/01/2027	6:00	\$ 2,825.00	\$ 4,273.07
	01/01/2033	Asphalt - Repair & Reseal	920-001-0005	01/01/2027	6:00	25,600.00	38,722.30
	01/01/2033	Asphalt - Repair & Reseal	920-002-0005	01/01/2027	6:00	13,600.00	20,571.22
						<u>\$ 42,025.00</u>	<u>\$ 63,566.59</u>

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
Year : 2035						
Painting						
01/01/2035	Fence/Gates Metal - Repaint	920-001-0012	01/01/2028	7:00	\$ 712.50	\$ 1,143.35
01/01/2035	Fence/Gates Metal - Repaint	920-002-0012	01/01/2028	7:00	570.00	914.68
					<u>\$ 1,282.50</u>	<u>\$ 2,058.03</u>
Pavement						
01/01/2035	Asphalt - Crack Fill	920-004-0003	01/01/2029	6:00	\$ 5,575.00	\$ 8,946.24
					<u>\$ 5,575.00</u>	<u>\$ 8,946.24</u>
Year : 2036						
Landscaping						
01/01/2036	Landscape Granite - Replenish	920-002-0019	01/01/2028	8:00	\$ 3,500.00	\$ 5,784.97
01/01/2036	Retention Areas - Refurbish	910-000-0024	01/01/2021	15:00	2,000.00	3,305.70
					<u>\$ 5,500.00</u>	<u>\$ 9,090.67</u>
Painting						
01/01/2036	Block Walls - Repaint	920-001-0007	01/01/2028	8:00	\$ 31,800.00	\$ 52,560.55
01/01/2036	Block Walls - Repaint	920-002-0007	01/01/2028	8:00	4,800.00	7,933.67
					<u>\$ 36,600.00</u>	<u>\$ 60,494.22</u>
Pavement						
01/01/2036	Asphalt - Crack Fill	920-001-0003	01/01/2030	6:00	\$ 8,000.00	\$ 13,222.78
01/01/2036	Asphalt - Crack Fill	920-002-0003	01/01/2030	6:00	4,250.00	7,024.60
01/01/2036	Asphalt - Repair & Reseal	920-003-0005	01/01/2030	6:00	9,040.00	14,941.74
					<u>\$ 21,290.00</u>	<u>\$ 35,189.12</u>
Re-creation						
01/01/2036	Artificial Turf - Refurbish	910-000-0001	01/01/2026	10:00	\$ 2,250.00	\$ 3,718.91
01/01/2036	Artificial Turf - Replace	910-000-0002	01/01/2016	20:00	18,750.00	30,990.89
					<u>\$ 21,000.00</u>	<u>\$ 34,709.80</u>
Year : 2037						
Landscaping						
01/01/2037	Irrigation Controllers - Replace	910-000-0017	01/01/2025	12:00	\$ 3,000.00	\$ 5,107.30
01/01/2037	Irrigation System - Refurbish	910-000-0018	01/01/2031	6:00	1,500.00	2,553.65
					<u>\$ 4,500.00</u>	<u>\$ 7,660.95</u>
Re-creation						
01/01/2037	Landscape Lighting - Refurbish	910-000-0020	01/01/2025	12:00	\$ 1,500.00	\$ 2,553.65
					<u>\$ 1,500.00</u>	<u>\$ 2,553.65</u>
Security						
01/01/2037	Security Cameras - Replace	910-000-0025	01/01/2025	12:00	\$ 2,600.00	\$ 4,426.33
					<u>\$ 2,600.00</u>	<u>\$ 4,426.33</u>
Walls/Fencing						
01/01/2037	Gate Pedestrian Metal - Replace	910-000-0014	01/01/2007	30:00	\$ 1,150.00	\$ 1,957.80

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category			Service	Estimated		
Date	Component	Code	Date	Life	Current Cost	Expenditure
					\$ 1,150.00	\$ 1,957.80
Year : 2038						
Pavement						
01/01/2038	Asphalt - Repair & Reseal	920-004-0005	01/01/2032	6:00	\$ 17,840.00	\$ 31,282.55
					\$ 17,840.00	\$ 31,282.55
Year : 2039						
Pavement						
01/01/2039	Asphalt - Crack Fill	920-003-0003	01/01/2033	6:00	\$ 2,825.00	\$ 5,102.26
01/01/2039	Asphalt - Remove & Repave	920-003-0004	01/01/2015	24:00	113,000.00	204,090.57
01/01/2039	Asphalt - Repair & Reseal	920-001-0005	01/01/2033	6:00	25,600.00	46,236.45
01/01/2039	Asphalt - Repair & Reseal	920-002-0005	01/01/2033	6:00	13,600.00	24,563.11
					\$ 155,025.00	\$ 279,992.39
Re-creation						
01/01/2039	Gate Operators - Replace	920-001-0013	01/01/2024	15:00	\$ 14,000.00	\$ 25,285.56
01/01/2039	Gate Operators - Replace	920-002-0013	01/01/2024	15:00	14,000.00	25,285.56
					\$ 28,000.00	\$ 50,571.12
Walls/Fencing						
01/01/2039	Fence Metal - Replace	920-001-0011	01/01/2009	30:00	\$ 2,750.00	\$ 4,966.81
01/01/2039	Fence Metal - Replace	920-002-0011	01/01/2009	30:00	2,750.00	4,966.81
01/01/2039	Gate Security Pedestrian Metal - Replac	920-001-0015	01/01/2009	30:00	2,000.00	3,612.22
01/01/2039	Gate Security Pedestrian Metal - Replac	920-002-0015	01/01/2009	30:00	2,000.00	3,612.22
01/01/2039	Gate Vehicle Metal - Replace	920-001-0016	01/01/2009	30:00	11,000.00	19,867.22
01/01/2039	Gate Vehicle Metal - Replace	920-002-0016	01/01/2009	30:00	11,000.00	19,867.22
					\$ 31,500.00	\$ 56,892.50
Year : 2040						
Landscaping						
01/01/2040	Landscape Granite - Replenish	920-001-0019	01/01/2032	8:00	\$ 28,000.00	\$ 52,088.25
					\$ 28,000.00	\$ 52,088.25
Pavement						
01/01/2040	Paver Walkways - Refurbish	910-000-0023	01/01/2020	20:00	\$ 1,000.00	\$ 1,860.29
					\$ 1,000.00	\$ 1,860.29
Re-creation						
01/01/2040	Mailbox Clusters - Refurbish	920-001-0021	01/01/2016	24:00	\$ 27,600.00	\$ 51,344.13
					\$ 27,600.00	\$ 51,344.13
Walls/Fencing						
01/01/2040	Block Walls - Inspect/Repair	920-002-0006	01/01/2020	20:00	\$ 1,200.00	\$ 2,232.35
					\$ 1,200.00	\$ 2,232.35

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category	Date	Component	Code	Service Date	Estimated Life	Current Cost	Expenditure
Year : 2041							
Pavement							
	01/01/2041	Asphalt - Crack Fill	920-004-0003	01/01/2035	6:00	\$ 5,575.00	\$ 10,682.28
						\$ 5,575.00	\$ 10,682.28
Year : 2042							
Painting							
	01/01/2042	Fence/Gates Metal - Repaint	920-001-0012	01/01/2035	7:00	\$ 712.50	\$ 1,406.18
	01/01/2042	Fence/Gates Metal - Repaint	920-002-0012	01/01/2035	7:00	570.00	1,124.94
						\$ 1,282.50	\$ 2,531.12
Pavement							
	01/01/2042	Asphalt - Crack Fill	920-001-0003	01/01/2036	6:00	\$ 8,000.00	\$ 15,788.69
	01/01/2042	Asphalt - Crack Fill	920-002-0003	01/01/2036	6:00	4,250.00	8,387.74
	01/01/2042	Asphalt - Repair & Reseal	920-003-0005	01/01/2036	6:00	9,040.00	17,841.22
						\$ 21,290.00	\$ 42,017.65
Year : 2043							
Landscaping							
	01/01/2043	Erosion Control - Refurbish	910-000-0010	01/01/2028	15:00	\$ 1,000.00	\$ 2,032.79
	01/01/2043	Irrigation System - Refurbish	910-000-0018	01/01/2037	6:00	1,500.00	3,049.19
						\$ 2,500.00	\$ 5,081.98
Year : 2044							
Landscaping							
	01/01/2044	Landscape Granite - Replenish	920-002-0019	01/01/2036	8:00	\$ 3,500.00	\$ 7,328.22
						\$ 3,500.00	\$ 7,328.22
Painting							
	01/01/2044	Block Walls - Repaint	920-001-0007	01/01/2036	8:00	\$ 31,800.00	\$ 66,582.14
	01/01/2044	Block Walls - Repaint	920-002-0007	01/01/2036	8:00	4,800.00	10,050.13
						\$ 36,600.00	\$ 76,632.27
Pavement							
	01/01/2044	Asphalt - Remove & Repave	920-004-0004	01/01/2020	24:00	\$ 223,000.00	\$ 466,912.48
	01/01/2044	Asphalt - Repair & Reseal	920-004-0005	01/01/2038	6:00	17,840.00	37,353.00
						\$ 240,840.00	\$ 504,265.48
Re-creation							
	01/01/2044	Mailbox Clusters - Refurbish	920-002-0021	01/01/2020	24:00	\$ 13,800.00	\$ 28,894.14
						\$ 13,800.00	\$ 28,894.14
Year : 2045							
Pavement							
	01/01/2045	Asphalt - Crack Fill	920-003-0003	01/01/2039	6:00	\$ 2,825.00	\$ 6,092.37
	01/01/2045	Asphalt - Repair & Reseal	920-001-0005	01/01/2039	6:00	25,600.00	55,208.74
	01/01/2045	Asphalt - Repair & Reseal	920-002-0005	01/01/2039	6:00	13,600.00	29,329.64

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Category Date	Component	Code	Service Date	Estimated Life	Current Cost	Expenditure
					\$ 42,025.00	\$ 90,630.75
Year : 2046						
Pavement						
01/01/2046	Concrete - Partial Replace	910-000-0008	01/01/2026	20:00	\$ 2,500.00	\$ 5,553.22
					\$ 2,500.00	\$ 5,553.22
Re-creation						
01/01/2046	Artificial Turf - Refurbish	910-000-0001	01/01/2036	10:00	\$ 2,250.00	\$ 4,997.90
					\$ 2,250.00	\$ 4,997.90
Walls/Fencing						
01/01/2046	Block Walls - Inspect/Repair	920-001-0006	01/01/2026	20:00	\$ 7,950.00	\$ 17,659.25
					\$ 7,950.00	\$ 17,659.25
Year : 2047						
Pavement						
01/01/2047	Asphalt - Crack Fill	920-004-0003	01/01/2041	6:00	\$ 5,575.00	\$ 12,755.20
					\$ 5,575.00	\$ 12,755.20
Year : 2048						
Landscaping						
01/01/2048	Landscape Granite - Replenish	920-001-0019	01/01/2040	8:00	\$ 28,000.00	\$ 65,983.83
					\$ 28,000.00	\$ 65,983.83
Pavement						
01/01/2048	Asphalt - Crack Fill	920-001-0003	01/01/2042	6:00	\$ 8,000.00	\$ 18,852.52
01/01/2048	Asphalt - Crack Fill	920-002-0003	01/01/2042	6:00	4,250.00	10,015.40
01/01/2048	Asphalt - Repair & Reseal	920-003-0005	01/01/2042	6:00	9,040.00	21,303.35
					\$ 21,290.00	\$ 50,171.27
Security						
01/01/2048	Entry System - Replace	920-001-0009	01/01/2028	20:00	\$ 4,000.00	\$ 9,426.26
01/01/2048	Entry System - Replace	920-002-0009	01/01/2028	20:00	4,000.00	9,426.26
					\$ 8,000.00	\$ 18,852.52

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

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North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Artificial Turf - Replace

Item Number	2										
Type	Common Area										
Category	Re-creation										
Measurement Basis	Sq. Ft										
Estimated Useful Life	20 Years										
Basis Cost	\$ 12.50										
Tracking	Logistical										
Method	Fixed										
											
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost		
Entry	2016 install	Good	01/01/2016	01/01/2036	17:00	20:00	1,500	18,750.00	30,990.89		
								\$ 18,750.00	\$ 30,990.89		
Comments											



North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt - Crack Fill

Item Number	3
Type	
Category	Common Area
Measurement Basis	Pavement
Estimated Useful Life	Sq. Ft
Basis Cost	6 Years
Tracking	\$ 0.05
Method	Logistical
	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Phase A	PhA-Sav. Dr	Good	01/01/2018	01/01/2024	5:00	6:00	160,000	8,000.00	9,274.19
Phase A_1	Sav. Dr	Good	01/01/2018	01/01/2024	5:00	6:00	85,000	4,250.00	4,926.91
Phase B	Sav. Cir	Good	01/01/2015	01/01/2021	2:00	6:00	56,500	2,825.00	2,997.04
Phase C	SW of Azalea A		01/01/2017	01/01/2023	4:00	6:00	111,500	5,575.00	6,274.71
Comments	\$ 20,650.00								\$ 23,472.85

"PhA-Sav.Dr" line item identifies Phase A asphalt without Savannah Dr which is currently on a different schedule.

This component is offset with Asphalt Repair and Reseal components to create a cycle of on-going maintenance.

Recent 2018 Crackfill on Phase A & Phase A_1.

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt - Remove & Repave

Item Number

Type

Category

Measurement Basis

Estimated Useful Life

Basis Cost

Tracking

Method

4

Common Area

Pavement

Sq Ft

24 Years

\$ 2.00

Logistical

Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Phase A	2006 Install	Fair	01/01/2006	01/01/2030	11:00	24:00	160,000	320,000.00	442,954.84
Phase A_1	2006 Install	Good	01/01/2006	01/01/2030	11:00	24:00	85,000	170,000.00	235,319.76
Phase B	2015 Install	Good	01/01/2015	01/01/2039	20:00	24:00	56,500	113,000.00	204,090.57
Phase C	2019 Install		01/01/2020	01/01/2044	25:00	24:00	111,500	223,000.00	466,912.48
								\$ 826,000.00	\$ 1,349,277.65

Comments

Eventual replacement.

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.09% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt - Repair & Reseal

Item Number	5
Type	Common Area
Category	Pavement
Measurement Basis	Sq Ft
Estimated Useful Life	6 Years
Basis Cost	\$ 0.16
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Phase A	2006 Install	Fair	01/01/2015	01/01/2021	2:00	6:00	160,000	25,600.00	27,159.04
Phase A_1	2006 Install	Good	01/01/2015	01/01/2021	2:00	6:00	85,000	13,600.00	14,428.24
Phase B	2015 Install	Good	01/01/2018	01/01/2024	5:00	6:00	56,500	9,040.00	10,479.84
Phase C	2019 Install		01/01/2020	01/01/2026	7:00	6:00	111,500	17,840.00	21,940.95
								\$ 66,080.00	\$ 74,008.07

Comments

Includes maintenance of path west of E. Savannah Dr.

This component is offset with Asphalt Crack Seal components to create a cycle of on-going maintenance.

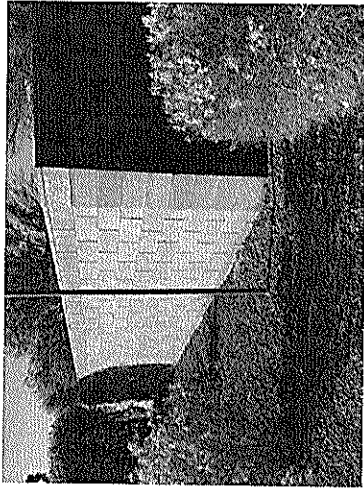
North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Block Walls - Inspect/Repair

Item Number	6										
Type	Common Area										
Category	Walls/Fencing										
Measurement Basis	Sq Ft										
Estimated Useful Life	20 Years										
Basis Cost	\$ 0.15										
Tracking	Logistical										
Method	Fixed										
											
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost		
2018 - Current	2006 Install	Fair	01/01/2006	01/01/2026	7:00	20:00	53,000	7,950.00	9,777.50		
Phase C	2019 Install		01/01/2020	01/01/2040	21:00	20:00	8,000	1,200.00	2,232.35		
								\$ 9,150.00	\$ 12,009.85		
Comments											

Periodic repair of the block walls surrounding the community.

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Block Walls - Repaint

Item Number

7

Type

Category

Measurement Basis

Estimated Useful Life

Basis Cost

Tracking

Method

Common Area

Painting

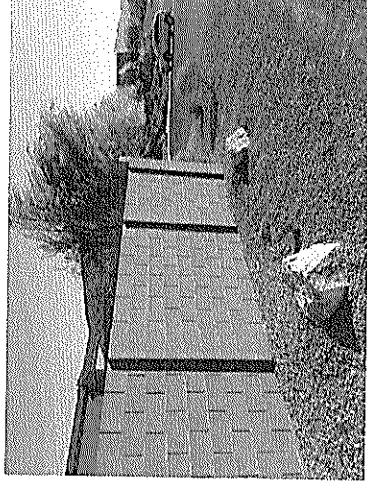
Sq Ft

8 Years

\$ 0.60

Logistical

Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
2018 - Current	2006 Install	Fair	01/01/2012	01/01/2020	1:00	8:00	53,000	31,800.00	32,754.00
Phase C	2019 Install		01/01/2020	01/01/2028	9:00	8:00	8,000	4,800.00	6,262.91
								\$ 36,600.00	\$ 39,016.91

Comments

Regular upkeep of exterior walls helps mitigate premature erosion.


North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete - Partial Replace

Item Number	8										
Type	Common Area										
Category	Pavement										
Measurement Basis	Job										
Estimated Useful Life	20 Years										
Basis Cost	\$ 2,500.00										
Tracking	Logistical										
Method	Fixed										
											
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost		
Community		Good	01/01/2006	01/01/2026	7:00	20:00	1	2,500.00	3,074.68		
								\$ 2,500.00	\$ 3,074.68		
Comments											

General funding allocated as needed.

North Pointe

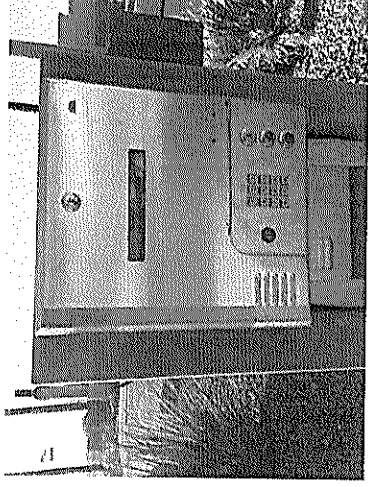
Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Entry System - Replace

Item Number	9
Type	Common Area
Category	Security
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	\$ 4,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
West Entry	Elite	Good	01/01/2008	01/01/2028	9:00	20:00	1	4,000.00	5,219.09
East Entry	Elite	Good	01/01/2008	01/01/2028	9:00	20:00	1	4,000.00	5,219.09
								\$ 8,000.00	\$ 10,438.18

Comments

Appears functional. No issues reported.

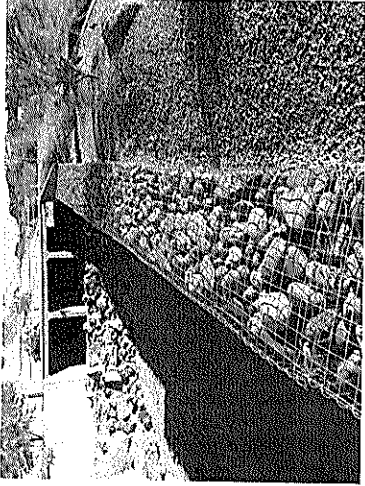
North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Erosion Control - Refurbish

Item Number	10									
Type	Common Area									
Category	Landscaping									
Measurement Basis	Job									
Estimated Useful Life	15 Years									
Basis Cost	\$ 1,000.00									
Tracking	Logistical									
Method	Fixed									
										
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost	
Community		Fair	01/01/2013	01/01/2028	9:00	15:00	1	1,000.00	1,304.77	
								\$ 1,000.00	\$ 1,304.77	
Comments										

Cube rocks and other erosion control measures. Funding allocated as needed.

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fence Metal - Replace

Item Number

11

Type

Common Area

Category

Walls/Fencing

Measurement Basis

LF

Estimated Useful Life

30 Years

Basis Cost

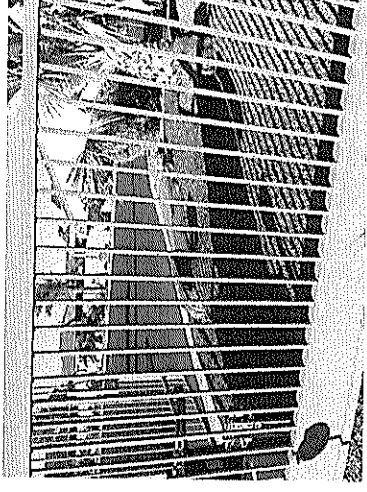
\$ 55.00

Tracking

Logistical

Method

Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
West Entry		Good	01/01/2009	01/01/2039	20:00	30:00	50	2,750.00	4,966.81
East Entry		Good	01/01/2009	01/01/2039	20:00	30:00	50	2,750.00	4,966.81
								\$ 5,500.00	\$ 9,933.62

Comments

No major issues (visible rust, etc) noted. Functional.

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fence/Gates Metal - Repaint

Item Number	12
Type	Common Area
Category	Painting
Measurement Basis	LF
Estimated Useful Life	7 Years
Basis Cost	\$ 4.75
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
West Entry		Fair	01/01/2014	01/01/2021	2:00	7:00	150	712.50	755.89
East Entry		Fair	01/01/2014	01/01/2021	2:00	7:00	120	570.00	604.71
								\$ 1,282.50	\$ 1,360.60

Comments

Includes painting of the fence at the end of E. Savannah Dr, community culvert rail, and entry gates and fences.

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Gate Operators - Replace

Item Number	13
Type	Common Area
Category	Re-creation
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 3,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
West Entry	Elite	Fair	01/01/2009	01/01/2024	5:00	15:00	4	14,000.00	16,229.84
East Entry	Elite	Fair	01/01/2009	01/01/2024	5:00	15:00	4	14,000.00	16,229.84
Comments								\$ 28,000.00	\$ 32,459.68

Identification stickers damaged on all openers.

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Gate Pedestrian Metal - Replace

Item Number

14

Type

Common Area

Category

Walls/Fencing

Measurement Basis

Each

Estimated Useful Life

30 Years

Basis Cost

\$ 1,150.00

Tracking

Logistical

Method

Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Savannah Dr	6'	Fair	01/01/2007	01/01/2037	18:00	30:00	1	1,150.00	1,957.80
Comments								\$ 1,150.00	\$ 1,957.80

Operational funds allocated for gate maintenance. This component funds to eventually replace.

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Gate Security Pedestrian Metal - Replace

Item Number	15
Type	Common Area
Category	Walls/Fencing
Measurement Basis	Each
Estimated Useful Life	30 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
West Entry	5'	Good	01/01/2009	01/01/2039	20:00	30:00	1	2,000.00	3,612.22
East Entry	5'	Good	01/01/2009	01/01/2039	20:00	30:00	1	2,000.00	3,612.22
								\$ 4,000.00	\$ 7,224.44

Comments

Operational funds allocated for gate maintenance. This component funds to eventually replace gate and security lock.

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Gate Vehicle Metal - Replace

Item Number

16

Type

Common Area

Category

Walls/Fencing

Measurement Basis

Each

Estimated Useful Life

30 Years

Basis Cost

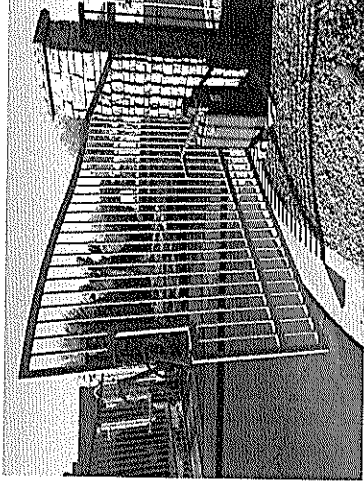
\$ 2,750.00

Tracking

Logistical

Method

Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
West Entry	12'	Good	01/01/2009	01/01/2039	20:00	30:00	4	11,000.00	19,867.22
East Entry	12'	Good	01/01/2009	01/01/2039	20:00	30:00	4	11,000.00	19,867.22
								\$ 22,000.00	\$ 39,734.44

Comments

Operational funds allocated for gate maintenance. This component funds to eventually replace.

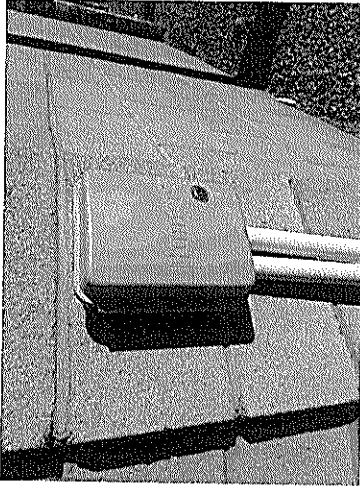
North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Irrigation Controllers - Replace

Item Number										17	
Type										Common Area	
Category										Landscaping	
Measurement Basis										Job	
Estimated Useful Life										12 Years	
Basis Cost										\$ 3,000.00	
Tracking										Logistical	
Method										Fixed	
											
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost		
Community	Hunter	Fair	01/01/2013	01/01/2025	6:00	12:00	1	3,000.00	3,582.16		
Comments								\$ 3,000.00	\$ 3,582.16		

Funding allocated to replace community controllers as needed.


North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Irrigation System - Refurbish

Item Number	18										
Type	Common Area										
Category	Landscaping										
Measurement Basis	Job										
Estimated Useful Life	6 Years										
Basis Cost	\$ 1,500.00										
Tracking	Logistical										
Method	Fixed										
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost		
Community		Fair	01/01/2019	01/01/2025	6:00	6:00	1	1,500.00	1,791.08		
								\$ 1,500.00	\$ 1,791.08		
Comments											

General funding allocated as needed. Subsurface irrigation can not be inspected. Funding allocated as needed.


North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Landscape Granite - Replenish

Item Number	19									
Type	Common Area									
Category	Landscaping									
Measurement Basis	Tons									
Estimated Useful Life	8 Years									
Basis Cost	\$ 70.00									
Tracking	Logistical									
Method	Fixed									
										
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost	
2018 - Current		Good	01/01/2016	01/01/2024	5:00	8:00	400	28,000.00	32,459.67	
Phase C			01/01/2020	01/01/2028	9:00	8:00	50	3,500.00	4,566.71	
Comments	\$ 31,500.00								\$ 37,026.38	

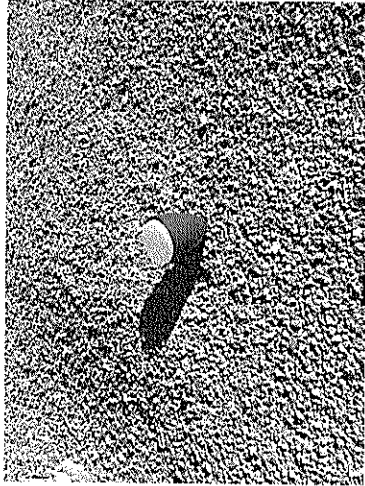
North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Landscape Lighting - Refurbish

Item Number	20										
Type	Common Area										
Category	Re-creation										
Measurement Basis	Job										
Estimated Useful Life	12 Years										
Basis Cost	\$ 1,500.00										
Tracking Method	Logistical										
	Fixed										
											
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost		
Community		Fair	01/01/2013	01/01/2025	6:00	12:00	1	1,500.00	1,791.08		
								\$ 1,500.00	\$ 1,791.08		
Comments											

Funding for repair or replacement of landscape lighting near the entries.

North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Mailbox Clusters - Refurbish

Item Number	21
Type	Common Area
Category	Re-creation
Measurement Basis	Each
Estimated Useful Life	24 Years
Basis Cost	\$ 2,300.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
2018 - Current Phase C	2016 install	Fair	01/01/2016 01/01/2020	01/01/2040 01/01/2044	21:00 25:00	24:00 24:00	12 6	27,600.00 13,800.00	51,344.13 28,894.14
								\$ 41,400.00	\$ 80,238.27
Comments									

Pedestal style (16) box + (2) parcel clusters.

North Pointe

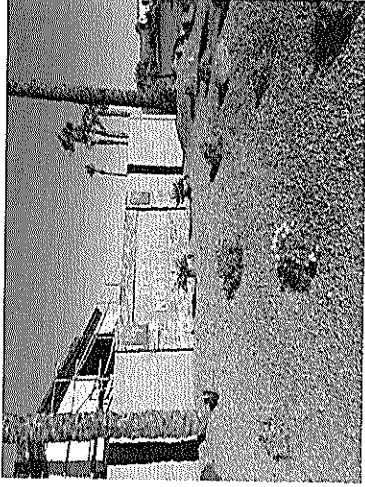
Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Monument - Refurbish

Item Number	22
Type	Common Area
Category	Re-creation
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
West Entry		Good	01/01/2006	01/01/2031	12:00	25:00	1	1,500.00	2,138.64
East Entry		Good	01/01/2006	01/01/2031	12:00	25:00	2	3,000.00	4,277.28
								\$ 4,500.00	\$ 6,415.92

Comments

Funding to refurbish as needed. Includes funding for monument refurbishment & repair for lettering and other general exterior features.

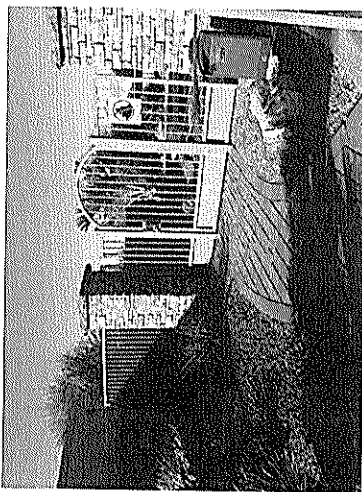
North Pointe

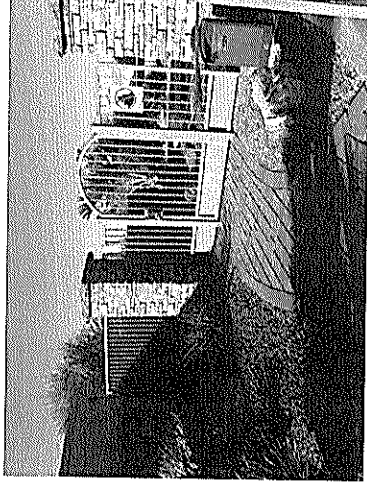
Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Paver Walkways - Refurbish

Item Number	23									
Type	Common Area									
Category	Pavement									
Measurement Basis	Sq Ft									
Estimated Useful Life	20 Years									
Basis Cost	\$ 5.00									
Tracking Method	Logistical Fixed									
										
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost	
East Entry		Good	01/01/2000	01/01/2020	1:00	20:00	200	1,000.00	1,030.00	
								\$ 1,000.00	\$ 1,030.00	
Comments										



Complete replacement not anticipated. Funding included to repair or partially replace as needed.

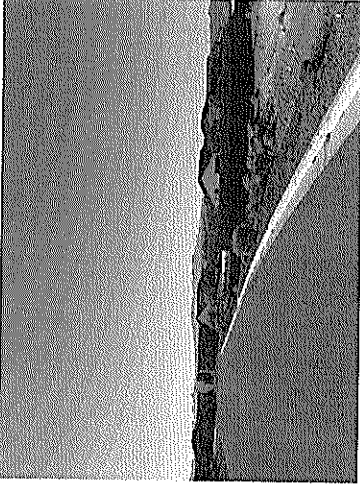
North Pointe

Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Retention Areas - Refurbish

Item Number	24										
Type	Common Area										
Category	Landscaping										
Measurement Basis	Job										
Estimated Useful Life	15 Years										
Basis Cost	\$ 2,000.00										
Tracking	Logistical										
Method	Fixed										
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost		
Community		Good	01/01/2006	01/01/2021	2:00	15:00	1	2,000.00	2,121.80		
Comments								\$ 2,000.00	\$ 2,121.80		

General funding allocated as needed for areas:

Parcel F along Brody Ln
Parcel G South of Savannah Dr / North of Chestnut Blvd.

North Pointe

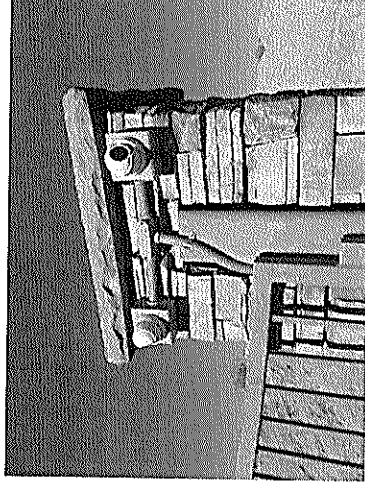
Analysis Date - January 1, 2019

Inflation:3.00% Investment:0.05% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Security Cameras - Replace

Item Number	25
Type	Common Area
Category	Security
Measurement Basis	Each
Estimated Useful Life	12 Years
Basis Cost	\$ 650.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2013	01/01/2025	6:00	12:00	4	2,600.00	3,104.54
								\$ 2,600.00	\$ 3,104.54

Comments

Funding to repair or replace as needed.