

August 17, 2004

Tamarac Hills Homeowner Association
C/o Weststar Management
6795 East Tennessee Avenue, Suite 601
Denver, CO 80224-1613

Attn: Mr. Michael Hayeten

Re: Tamarac Hills Video Pipeline Inspection

Dear Members of the Board:

In reviewing the video tape of the property, our findings are as follows. Questionable observations due to incomplete view, submerged or blurred lens are noted with a question mark. Angle of service entry into sewer main are noted in "clock" position, i.e., 10:00, 11:00, etc.

VHS Tape 1

Manhole 1: Advanced camera west approximately 69' to reducer.

- Right side service line at 1:00 at 26'.
- Right side service line at 2:00 at 45'.
- Manhole at 62'.
- Right side service line at 3:00 at 67'.
- Reducer to service line straight ahead at 69'.

Advanced camera south 102' toward manhole 2.

- Right side service line at 1:00 at 40' ??
- Right side service line at 1:00 at 86'.

Manhole 2: Advanced camera north through line toward manhole. Minor low area from 0' to approximately 10'. Maximum camera run 44'.

- Low area noted from 0' - 10'. 1-2"-deep water.
- Minor debris at 44'.
- No services noted.

Advanced Camera south 57' to next manhole.

- Right side service line at 2:00 at 49'.
- Manhole at 57'.

Manhole 3: Advanced camera south approximately 100'.

- Debris obstructed lens. 50% vision lost.
- Left side service line at 9:00 at 2'.



*Video tape review**Tamarac Hills*

Manhole 4: Manhole is low and retaining water. Advanced camera east approximately 58' to the end of the line.

- Manhole settled.
- Right side service line at 1:00 at 49'.
- Previous repair to top 1/2 of pipe at 52'-54'.
- Dead end into service fitting at 58'.

Advanced camera north approximately 45'.

Advanced camera west approximately 129'.

- 0' to 60' - clouded lens.
- Right side service at 1:00 at 70'.
- Manhole at 129'. ??

Manhole 5: Advanced camera west approximately 105' to next manhole (unnumbered).

- Left side service line at 11:00 at 3'. Clouded lens
- Right side service line at 2:00 at 41'.
- Right side service line at 11:00 at 49'.
- Submerge lens sag in pipe from 76' to 86'.

Manhole 6: Advanced camera north approximately 80' to previous manhole.

Advanced camera south approximately 148'.

- Fuzzy and out of focus, poor camera angle.
- Ten from right, same size at 59".
- Right side service line at 2:00 at 106'.

VHS Tape 2

Manhole 7: Advanced camera north approximately 40' toward manhole 6.

- Stained joints.
- Poor quality

Advanced camera east approximately 140' to next manhole.

- Standing water 55' to 70', 1-3 inches deep.
- Left side service line at 11:00 at 100'.
- Left side service line at 10:00 at 54'.

Advanced camera south approximately 130' to next manhole.

- More than 5° long-term deflection at 108'.

*Video tape review**Tamarac Hills*

Manhole 8 Advanced camera west approximately 47' to next manhole.

Continued to next manhole at approximately 57'.

- Left side service line at 10:00 at 31'.
- Manhole at 50'.
- Plug at 57'.

Advanced camera north approximately 2' from manhole 8. Sewer line dead ends.

Manhole 9: This manhole was not identified on original map. Advanced camera east approximately 5'8" to dead end.

- Left side service line at 10:00 at 47'.
- Pipe appears to be spiral ribbed.
- Service at 98'?? Top at 12:00.

Advanced camera south approximately 100'.

Manhole 10: Advanced Camera north to next manhole and dead end.

- LP at 27'????
- Manhole at 40'.

Advanced camera west approximately 90'. Low area 88' to 90'.

- Low point from 17' to 25'.
- Right side service line at 2:00 at 55'??
- Camera under water from 60' to 80'.

Advanced camera south through next manhole at 50' and on to approximately 89'.

- Possible service connection fitting at 48'.
- Manhole at 50'.

VHS Tape 3

Manhole 11: Advanced camera west approximately 84'.

- Right side service line at 2:00 at 50'.

Advanced camera east approximately 97'.

- Coupling, possible service at 96'??

Manhole 12: Manhole is full of debris. Unable to access sewer line.

- Brick, gravel, wood in manhole.

*Video tape review**Tamarac Hills*

Manhole 13: Advanced camera south approximately 114' through manhole 14.

- Debris in manhole.
- Service fitting at 54'?? Possible service line.
- Service fitting at 94'??

Manhole 14: Advanced camera south approximately 35' to manhole.

- Low point from 32' to 35'.

VHS Tape 4

Manhole 15: Advanced camera south approximately 101'.

- Left side service line at 10:00 at 30'.
- Left side service line at 9:00 at 78'.

Manhole 16: Advanced camera north toward manhole 15 approximately 80'.

- Right side service line at 10:00 at 45'.

Advanced camera west approximately 70' to manhole 17.

- Left side service line at 10:00 at 3'.
- Manhole at 34'.

Manhole 17: Advanced camera north approximately 2'. Dead end.

Advanced camera south approximately 120' to city main.

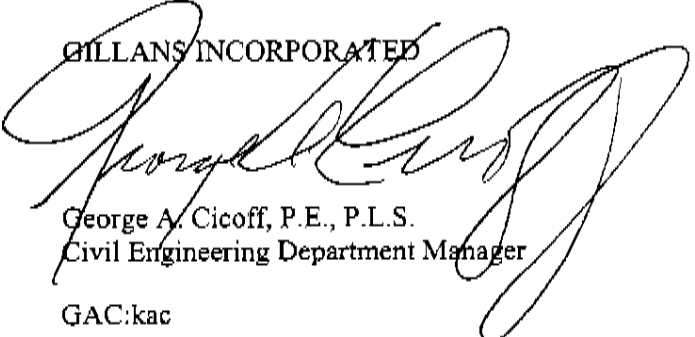
Advanced camera east approximately 86'.

- Wire (root???) at 4'.
- Root (single) intrusion at 56'.
- Manhole at 86'.

Please feel free to contact us with any questions or should you require additional information.

Sincerely,

GILLANS INCORPORATED


George A. Cicoff, P.E., P.L.S.
Civil Engineering Department Manager

GAC:kac

H:\2004\04144 Tamarac Hills\Civil Portion\Civil Review Manhole Video.doc

Recommended Repair Work and Associated Costs for Sewer Line at Tamarac Hills

At Risk						
Manhole 4	52' east previous repair to top 1/2 of pipe					**
Manhole 7	108' south - excess deflection noted in pipe joint. Joint intact but obviously deflected in excess of the 5% allowable.		\$10,000			
Manhole 4	Manhole and adjacent pipe settling			\$20,000		
Manhole 10	27' north - low point in pipe.					**\$10,000
Manhole 10	17' to 25' west - low point in pipe					
Manhole 10	60'-88' west - camera under water at low point in pipe; depth of 3-4 inches		\$10,000			
Manhole 17	4' east of manhole - wire or possible single root intrusion (no hair root growth). 56' east of manhole - single root intrusion.			>\$1,000		
Manhole 14	32-35' south to low point in pipe				*	
Manhole 5	76 to 86' west sag in pipe, depth could not be determined.				*	
Problems						
Manhole 12	Debris in manhole, including brick section, gravel and wood.	>\$1,000 within one year				
Manhole 13	Debris in manhole, including brick section, gravel and wood.			\$15,000*		
Preventative Maintenance						
TV re-inspection of known problem areas						
	Totals	\$1,000	\$20,000	\$1,500		\$10,000
	Grand Total	\$68,500				

KEY:	* These three items will be repaired under one lump-sum contract fee of \$15,000.
	** These two items will be repaired under one lump-sum contract fee of \$10,000.

Reserve Summary

Project Information

Project Name

Tamarac Hills Homeowners Association

Type of Property

Townhomes

Property Management Company

~~Westwind~~ Management Group

Number of Units

1

Phone: 303-369-1800

Age of Complex

Fax: 303-369-0007

21 Years

General Information

Study year: 2004

Fiscal month: January

Funding Information

Initial balance: \$.00

Planned account funding increase: 4 %

Projected interest rate earned: 3 %

Inflation rate for projected expenditures: 4 %

Tax rate on interest earned: 0 %

Average loan rate on borrowed monies: 0 %

Assessment Schedule

Year	Annual Total Contribution	Average Monthly Contribution	Average Monthly Contribution Per Member	Year	Annual Total Contribution	Average Monthly Contribution	Average Monthly Contribution Per Member
2005	\$3,240.00	\$270.00	\$270.00	2020	\$3,835.06	\$486.25	\$486.25
2006	\$3,369.60	\$280.80	\$280.80	2021	\$6,068.46	\$505.70	\$505.70
2007	\$3,504.38	\$292.03	\$292.03	2022	\$6,311.20	\$525.93	\$525.93
2008	\$3,644.56	\$303.71	\$303.71	2023	\$6,563.65	\$546.97	\$546.97
2009	\$3,790.34	\$315.86	\$315.86	2024	\$6,826.19	\$568.85	\$568.85
2010	\$3,941.95	\$328.50	\$328.50	2025	\$7,099.24	\$591.60	\$591.60
2011	\$4,099.63	\$341.64	\$341.64	2026	\$7,383.21	\$615.27	\$615.27
2012	\$4,263.62	\$355.30	\$355.30	2027	\$7,678.54	\$639.88	\$639.88
2013	\$4,434.16	\$369.51	\$369.51	2028	\$7,985.68	\$665.47	\$665.47
2014	\$4,611.53	\$384.29	\$384.29	2029	\$8,305.11	\$692.09	\$692.09
2015	\$4,795.99	\$399.67	\$399.67	2030	\$8,637.31	\$719.78	\$719.78
2016	\$4,987.83	\$415.65	\$415.65	2031	\$8,982.80	\$748.57	\$748.57
2017	\$5,187.34	\$432.28	\$432.28	2032	\$9,342.12	\$778.51	\$778.51
2018	\$5,394.84	\$449.57	\$449.57	2033	\$9,715.80	\$809.65	\$809.65
2019	\$5,610.63	\$467.55	\$467.55	2034	\$10,104.43	\$842.04	\$842.04

*Preliminary Capital Expenditure Analysis**Tamarac Hills Homeowners Association***Calculations and Recommendations**

Initial average contribution per unit: \$270.00

Lowest projected fund balance: -\$956.65

First year fund falls to minimum balance: 2005

Notes

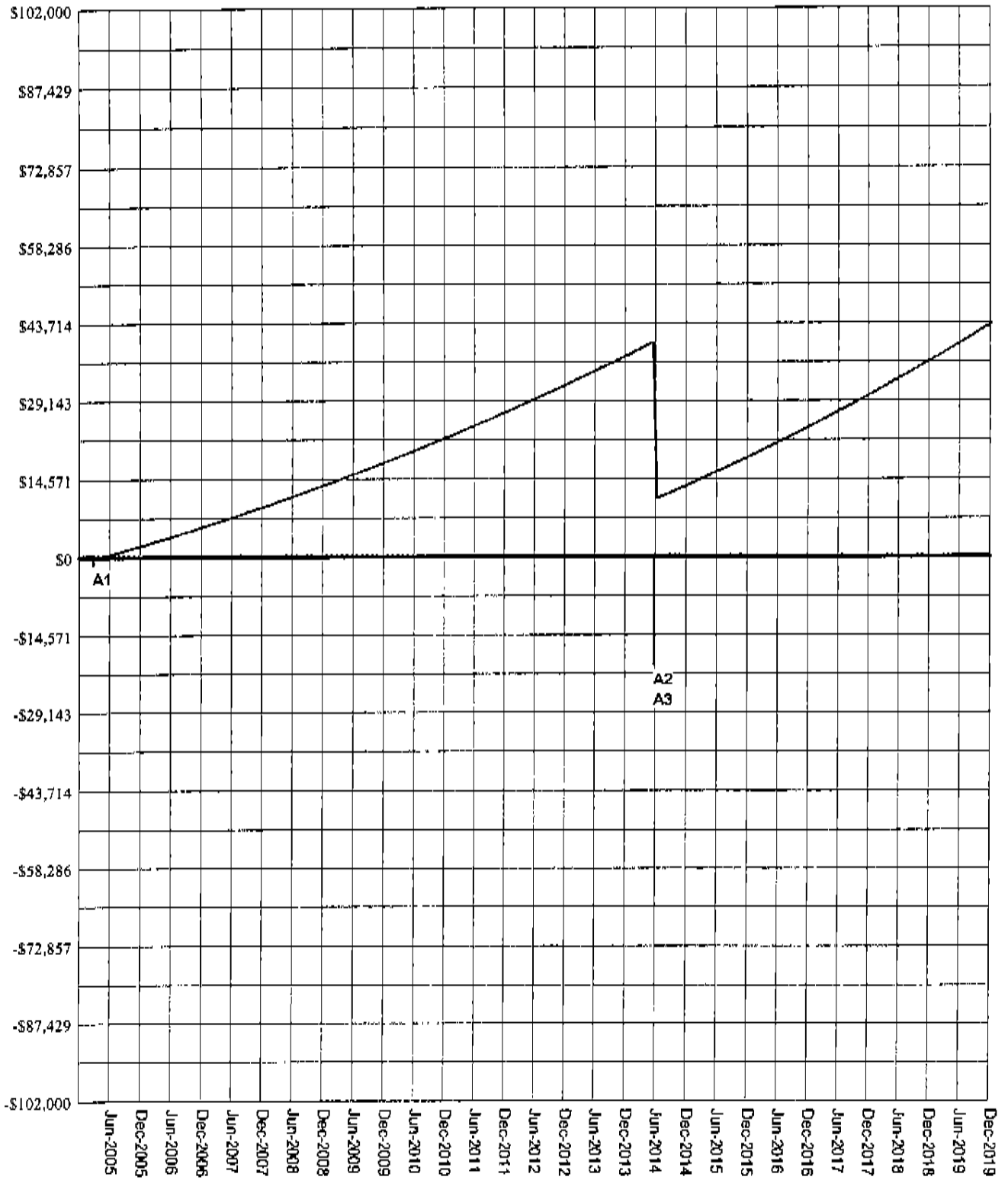
Component Code Legend for Reserve Projection Graph

<u>Category / Component Description</u>	<u>Component Code</u>
Sanitary Sewer System	
Manhole 12.....	A1
Manhole 7.....	A2
Manhole 10.....	A3
Manhole 5, 13 and 14.....	A4
Manhole 17.....	A5
Manhole 4.....	A6
Tv Reinspection.....	A7
Manhole 10 and 4.....	A8

Preliminary Capital Expenditure Analysis

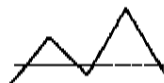
Tamarac Hills Homeowners Association

Reserve Projection Graph



LEGEND:

Reserve



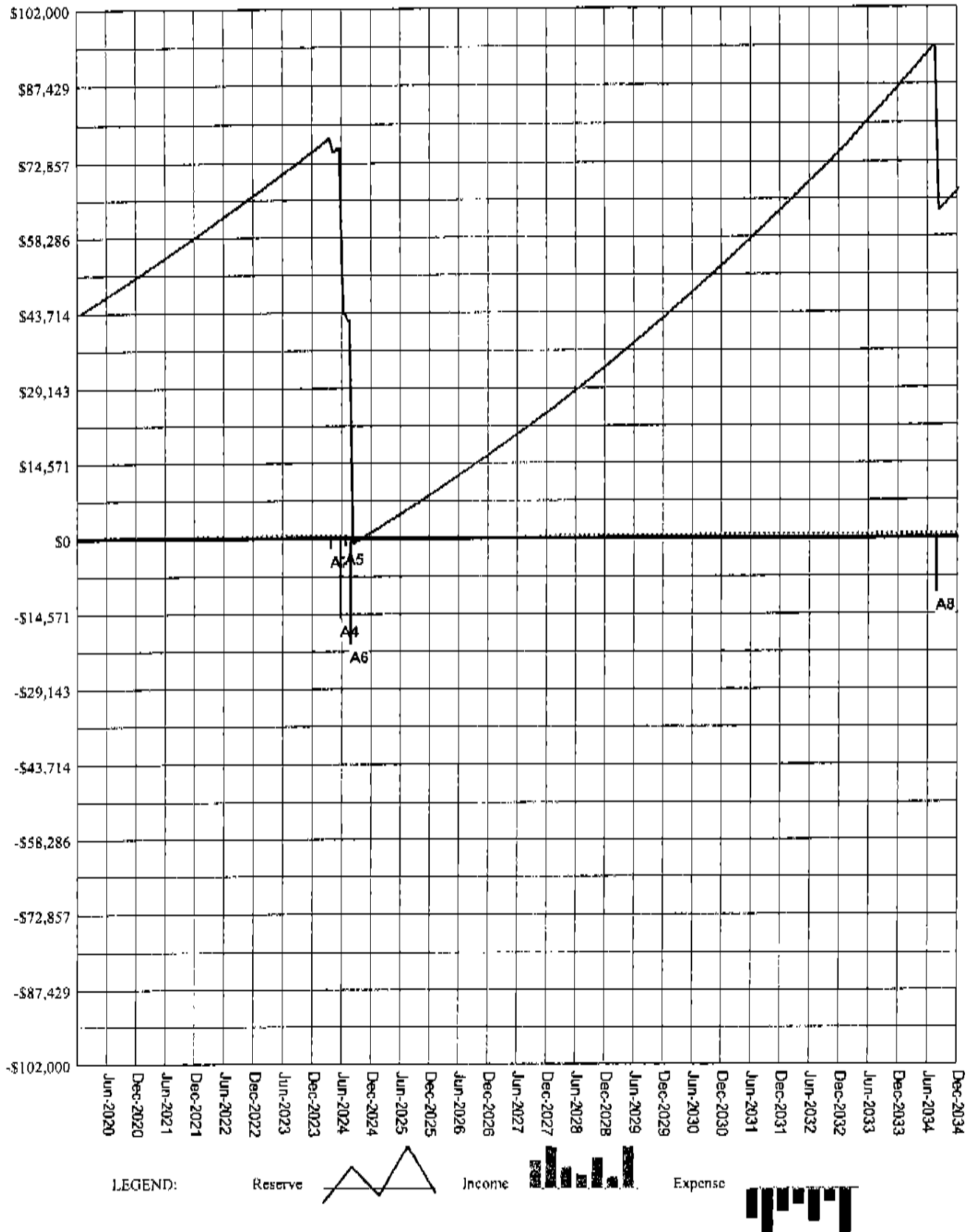
Income



Expense



Reserve Projection Graph



Reserve Component Detail

A: SANITARY SEWER SYSTEM

Code	Description	Quantity	% of Total	Unit Cost	Total Cost	Start Work	# of Cycles	Occurs Every	End Work
A1	1 UT of Manhole 12								
.1	Immediate	1 UT	100%	\$1,000.00	\$1,000.00	Mar-2005	1		Mar-2005
	Remove debris in manhole box, including brick sections, gravel and wood.								
A2	1 UT of Manhole 7								
.1	Replacement	1 UT	100%	\$10,000.00	\$10,000.00	Jun-2014	1		Jun-2014
	Repair the deflected sections at joint.								
A3	1 UT of Manhole 10								
.1	Replacement	1 UT	100%	\$10,000.00	\$10,000.00	Jun-2014	1		Jun-2014
	Repair deflected pipe section that ponds moisture.								
A4	1 UT of Manhole 5, 13 and 14.								
.1	Replacement	1 UT	100%	\$15,000.00	\$15,000.00	Jun-2024	1		Jun-2024
	Remove debris in manhole box at MH13. Replace deflected section of pipe west of MH 5. Replace low area of pipe south of MH 14.								
A5	1 UT of Manhole 17								
.1	Replacement	1 UT	100%	\$1,000.00	\$1,000.00	Jul-2024	1		Jul-2024
	Repair section of pipe to the east, wire or root intrusion.								
A6	1 UT of Manhole 4								
.1	Replacement	1 UT	100%	\$20,000.00	\$20,000.00	Aug-2024	1		Aug-2024
	Replace the manhole box and adjacent pipe section that is settling.								
A7	1 UT of TV Reinspection								
.1	Analysis/Study	1 UT	100%	\$1,500.00	\$1,500.00	Apr-2024	1		Apr-2024
	TV evaluation of known problematic areas.								
A8	1 UT of Manhole 10 and 4.								
.1	Replacement	1 UT	100%	\$10,000.00	\$10,000.00	Aug-2034	1		Aug-2034
	MH10, replace low point in pipe to the north and west. MH 4, address previous partial repair.								

Reserve Projection Overview

2005	
A1-Manhole 12	\$ 1,040.00
Total: \$ 1,040.00	

2006	

2007	

2008	
A2-Manhole 7	\$ 14,802.44
A3-Manhole 10	\$ 14,802.44
Total: \$ 29,604.88	

2009	

2010	

2011	

2005	

2006	

2007	

2008	

2009	

2010	

2011	
A7-TV Reinspection	\$ 3,286.68
A4-Manhole 5, 13 and 14	\$ 32,866.82
A5-Manhole 17	\$ 2,191.12
A6-Manhole 4	\$ 43,822.43
Total: \$ 82,167.06	

2005	

2006	

2007	

2008	

2009	

2010	

2011	

2028	2029	2030
		A8-Manhole 10 and 4 \$ 32,433.94
		Total: \$ 32,433.94

Preliminary Capital Expenditure Analysis

Tamarac Hills Homeowners Association

Reserve Projections

Fiscal Year	Month	Assessment Income	Special Assessment Income	Interest / Other Income	Reserve Income	Estimated Expenses	Inflation Factor	Projected Expenses	Loan Payments	Reserve Balance
2005	Jan	270.00			270.00		1.04			270.00
	Feb	270.00		0.68	270.67		1.04			540.67
	Mar	270.00		1.35	271.35	1,000.00	1.04	1,040.00		(227.97)
	Apr	270.00			270.00		1.04			42.03
	May	270.00		0.11	270.11		1.04			312.13
	Jun	270.00		0.78	270.78		1.04			582.91
	Jul	270.00		1.46	271.46		1.04			854.37
	Aug	270.00		2.14	272.14		1.04			1,128.51
	Sep	270.00		2.82	272.82		1.04			1,399.32
	Oct	270.00		3.50	273.50		1.04			1,672.82
	Nov	270.00		4.18	274.18		1.04			1,947.00
	Dec	270.00		4.87	274.87		1.04			2,221.87
Totals:		\$3,240.00	\$0.00	\$21.87	\$3,261.87	\$1,000.00		\$1,040.00		
2006	Jan	280.80		5.55	286.35		1.08			2,508.22
	Feb	280.80		6.27	287.07		1.08			2,795.29
	Mar	280.80		6.99	287.79		1.08			3,083.08
	Apr	280.80		7.71	288.51		1.08			3,371.59
	May	280.80		8.43	289.23		1.08			3,660.82
	Jun	280.80		9.15	289.95		1.08			3,950.77
	Jul	280.80		9.88	290.68		1.08			4,241.45
	Aug	280.80		10.60	291.40		1.08			4,532.85
	Sep	280.80		11.33	292.13		1.08			4,824.98
	Oct	280.80		12.06	292.86		1.08			5,117.85
	Nov	280.80		12.79	293.59		1.08			5,411.44
	Dec	280.80		13.53	294.33		1.08			5,705.77
Totals:		\$3,369.60	\$0.00	\$114.30	\$3,483.90	\$0.00		\$0.00		
2007	Jan	292.03		14.26	306.30		1.12			6,012.07
	Feb	292.03		15.03	307.06		1.12			6,319.13
	Mar	292.03		15.80	307.83		1.12			6,626.96
	Apr	292.03		16.57	308.60		1.12			6,935.56
	May	292.03		17.34	309.37		1.12			7,244.93
	Jun	292.03		18.11	310.14		1.12			7,555.07
	Jul	292.03		18.89	310.92		1.12			7,865.99
	Aug	292.03		19.66	311.70		1.12			8,177.69
	Sep	292.03		20.44	312.48		1.12			8,490.17
	Oct	292.03		21.23	313.26		1.12			8,803.42
	Nov	292.03		22.01	314.04		1.12			9,117.46
	Dec	292.03		22.79	314.83		1.12			9,432.29
Totals:		\$3,504.38	\$0.00	\$222.14	\$3,726.52	\$0.00		\$0.00		
2008	Jan	303.71		23.58	327.29		1.17			9,759.58
	Feb	303.71		24.40	328.11		1.17			10,087.70
	Mar	303.71		25.22	328.93		1.17			10,416.63
	Apr	303.71		26.04	329.75		1.17			10,746.38
	May	303.71		26.87	330.58		1.17			11,076.96

Preliminary Capital Expenditure Analysis

Tamarac Hills Homeowners Association

Reserve Projections

Fiscal Year	Month	Assessment Income	Special Assessment Income	Interest/Other Income	Reserve Income	Estimated Expenses	Inflation Factor	Projected Expenses	Loan Payments	Reserve Balance
	Jun	303.71		27.69	331.41		1.17			11,408.37
	Jul	303.71		28.52	332.23		1.17			11,740.80
	Aug	303.71		29.35	333.06		1.17			12,073.67
	Sep	303.71		30.18	333.90		1.17			12,407.56
	Oct	303.71		31.02	334.73		1.17			12,742.30
	Nov	303.71		31.86	335.57		1.17			13,077.87
	Dec	303.71		32.69	336.41		1.17			13,414.27
	Totals:	\$3,644.56	\$0.00	\$337.42	\$3,981.98	\$0.00		\$0.00		
2009	Jan	315.86		33.54	349.40		1.22			13,763.67
	Feb	315.86		34.41	350.27		1.22			14,113.94
	Mar	315.86		35.28	351.15		1.22			14,465.09
	Apr	315.86		36.16	352.02		1.22			14,817.11
	May	315.86		37.04	352.90		1.22			15,170.02
	Jun	315.86		37.93	353.79		1.22			15,523.80
	Jul	315.86		38.81	354.67		1.22			15,878.48
	Aug	315.86		39.70	355.56		1.22			16,234.03
	Sep	315.86		40.59	356.45		1.22			16,590.48
	Oct	315.86		41.48	357.34		1.22			16,947.82
	Nov	315.86		42.37	358.23		1.22			17,306.05
	Dec	315.86		43.27	359.13		1.22			17,665.18
	Totals:	\$3,790.34	\$0.00	\$460.56	\$4,250.90	\$0.00		\$0.00		
2010	Jan	328.50		44.18	372.66		1.27			18,037.84
	Feb	328.50		45.09	373.59		1.27			18,411.43
	Mar	328.50		46.03	374.52		1.27			18,786.96
	Apr	328.50		46.96	375.46		1.27			19,161.41
	May	328.50		47.90	376.40		1.27			19,537.81
	Jun	328.50		48.84	377.34		1.27			19,915.15
	Jul	328.50		49.79	378.28		1.27			20,293.44
	Aug	328.50		50.73	379.23		1.27			20,672.67
	Sep	328.50		51.68	380.18		1.27			21,052.84
	Oct	328.50		52.63	381.13		1.27			21,433.97
	Nov	328.50		53.58	382.08		1.27			21,816.05
	Dec	328.50		54.54	383.04		1.27			22,199.09
	Totals:	\$3,941.95	\$0.00	\$591.96	\$4,533.91	\$0.00		\$0.00		
2011	Jan	341.64		55.50	397.13		1.32			22,586.22
	Feb	341.64		56.49	398.13		1.32			22,994.36
	Mar	341.64		57.49	399.12		1.32			23,393.47
	Apr	341.64		58.48	400.12		1.32			23,793.59
	May	341.64		59.48	401.12		1.32			24,194.71
	Jun	341.64		60.49	402.12		1.32			24,596.84
	Jul	341.64		61.49	403.13		1.32			24,999.96
	Aug	341.64		62.50	404.14		1.32			25,404.10
	Sep	341.64		63.51	405.15		1.32			25,809.25
	Oct	341.64		64.52	406.16		1.32			26,215.41

Preliminary Capital Expenditure Analysis

Tamarac Hills Homeowners Association

Reserve Projections

Fiscal Year	Month	Assessment Income	Special Assessment Income	Interest / Other Income	Reserve Income	Estimated Expenses	Inflation Factor	Projected Expenses	Loan Payments	Reserve Balance
	Nov	341.64		65.54	407.17		1.32			26,622.58
	Dec	341.64		66.56	408.19		1.32			27,030.77
	Totals:	\$4,099.63	\$0.00	\$732.05	\$4,831.68	\$0.00		\$0.00		
2012	Jan	355.30		67.58	422.88		1.37			27,453.65
	Feb	355.30		68.63	423.94		1.37			27,877.59
	Mar	355.30		69.69	425.00		1.37			28,302.58
	Apr	355.30		70.76	426.06		1.37			28,728.64
	May	355.30		71.82	427.12		1.37			29,155.76
	Jun	355.30		72.89	428.19		1.37			29,583.96
	Jul	355.30		73.96	429.26		1.37			30,013.22
	Aug	355.30		75.03	430.33		1.37			30,443.55
	Sep	355.30		76.11	431.41		1.37			30,874.96
	Oct	355.30		77.19	432.49		1.37			31,307.45
	Nov	355.30		78.27	433.57		1.37			31,741.02
	Dec	355.30		79.35	434.65		1.37			32,175.67
	Totals:	\$4,263.62	\$0.00	\$861.28	\$5,144.90	\$0.00		\$0.00		
2013	Jan	369.51		80.44	449.95		1.42			32,625.63
	Feb	369.51		81.56	451.08		1.42			33,076.70
	Mar	369.51		82.69	452.21		1.42			33,528.91
	Apr	369.51		83.82	453.34		1.42			33,982.25
	May	369.51		84.96	454.47		1.42			34,436.71
	Jun	369.51		86.09	455.61		1.42			34,892.32
	Jul	369.51		87.23	456.74		1.42			35,349.07
	Aug	369.51		88.37	457.89		1.42			35,806.95
	Sep	369.51		89.52	459.03		1.42			36,265.95
	Oct	369.51		90.66	460.18		1.42			36,726.18
	Nov	369.51		91.82	461.33		1.42			37,187.49
	Dec	369.51		92.97	462.48		1.42			37,649.97
	Totals:	\$4,434.16	\$0.00	\$1,040.13	\$5,474.30	\$0.00		\$0.00		
2014	Jan	384.29		94.12	478.42		1.48			38,128.39
	Feb	384.29		95.32	479.62		1.48			38,608.01
	Mar	384.29		96.52	480.81		1.48			39,086.82
	Apr	384.29		97.72	482.02		1.48			39,570.84
	May	384.29		98.93	483.22		1.48			40,054.06
	Jun	384.29		100.14	484.43	20,000.00	1.48	29,604.87		10,933.61
	Jul	384.29		27.33	411.63		1.48			11,345.24
	Aug	384.29		28.36	412.66		1.48			11,757.90
	Sep	384.29		29.39	413.69		1.48			12,171.59
	Oct	384.29		30.43	414.72		1.48			12,586.31
	Nov	384.29		31.47	415.76		1.48			13,002.07
	Dec	384.29		32.51	416.80		1.48			13,416.87
	Totals:	\$4,611.53	\$0.00	\$762.24	\$5,373.77	\$20,000.00		\$29,604.87		
2015	Jan	399.67		33.55	433.21		1.54			13,852.08

Preliminary Capital Expenditure Analysis

Tamarac Hills Homeowners Association

Reserve Projections

Fiscal Year	Month	Assessment Income	Special Assessment Income	Interest / Other Income	Reserve Income	Estimated Expenses	Inflation Factor	Projected Expenses	Loan Payments	Reserve Balance
	Feb	399.87		34.63	434.30		1.54			14,286.38
	Mar	399.87		35.72	435.38		1.54			14,721.76
	Apr	399.87		36.80	436.47		1.54			15,158.23
	May	399.87		37.90	437.56		1.54			15,595.79
	Jun	399.87		38.99	438.66		1.54			16,034.45
	Jul	399.87		40.09	439.75		1.54			16,474.20
	Aug	399.87		41.19	440.85		1.54			16,915.05
	Sep	399.87		42.29	441.95		1.54			17,357.01
	Oct	399.87		43.39	443.06		1.54			17,800.06
	Nov	399.87		44.50	444.17		1.54			18,244.23
	Dec	399.87		45.61	445.28		1.54			18,689.51
	Totals:	\$4,795.99	\$0.00	\$474.65	\$5,270.64	\$0.00		\$0.00		
2016	Jan	415.65		46.72	462.38		1.60			19,151.88
	Feb	415.65		47.88	463.53		1.60			19,615.42
	Mar	415.65		49.04	464.69		1.60			20,080.11
	Apr	415.65		50.20	465.85		1.60			20,545.96
	May	415.65		51.36	467.02		1.60			21,012.98
	Jun	415.65		52.53	468.18		1.60			21,481.16
	Jul	415.65		53.70	469.36		1.60			21,950.52
	Aug	415.65		54.88	470.53		1.60			22,421.05
	Sep	415.65		56.05	471.71		1.60			22,892.75
	Oct	415.65		57.23	472.88		1.60			23,365.64
	Nov	415.65		58.41	474.07		1.60			23,839.70
	Dec	415.65		59.60	475.25		1.60			24,314.96
	Totals:	\$4,987.83	\$0.00	\$637.62	\$5,625.45	\$0.00		\$0.00		
2017	Jan	432.28		60.79	493.07		1.67			24,808.02
	Feb	432.28		62.02	494.30		1.67			25,302.32
	Mar	432.28		63.26	495.53		1.67			25,797.85
	Apr	432.28		64.49	496.77		1.67			26,294.83
	May	432.28		65.74	498.02		1.67			26,792.64
	Jun	432.28		66.98	499.26		1.67			27,291.90
	Jul	432.28		68.23	500.51		1.67			27,792.41
	Aug	432.28		69.48	501.76		1.67			28,294.17
	Sep	432.28		70.74	503.01		1.67			28,797.19
	Oct	432.28		71.99	504.27		1.67			29,301.46
	Nov	432.28		73.25	505.53		1.67			29,806.99
	Dec	432.28		74.52	506.80		1.67			30,313.79
	Totals:	\$5,187.34	\$0.00	\$811.49	\$5,998.83	\$0.00		\$0.00		
2018	Jan	449.57		75.78	525.35		1.73			30,839.14
	Feb	449.57		77.10	526.67		1.73			31,365.81
	Mar	449.57		78.41	527.98		1.73			31,893.79
	Apr	449.57		79.73	529.30		1.73			32,423.10
	May	449.57		81.06	530.63		1.73			32,953.72
	Jun	449.57		82.38	531.95		1.73			33,485.68

Preliminary Capital Expenditure Analysis

Tamarac Hills Homeowners Association

Reserve Projections

Fiscal Year	Month	Assessment Income	Special Assessment Income	Interest / Other Income	Reserve Income	Estimated Expenses	Inflation Factor	Projected Expenses	Loan Payments	Reserve Balance
	Jul	449.57		83.71	533.28		1.73			34,018.96
	Aug	449.57		85.05	534.62		1.73			34,553.58
	Sep	449.57		86.38	535.95		1.73			35,089.53
	Oct	449.57		87.72	537.29		1.73			35,626.82
	Nov	449.57		89.07	538.64		1.73			36,165.46
	Dec	449.57		90.41	539.98		1.73			36,705.45
	Totals:	\$5,394.84	\$0.00	\$996.82	\$6,391.66	\$0.00		\$0.00		
2019	Jan	487.55		91.76	559.32		1.80			37,264.76
	Feb	487.55		93.16	560.71		1.80			37,825.48
	Mar	487.55		94.56	562.12		1.80			38,387.59
	Apr	487.55		95.97	563.52		1.80			38,951.11
	May	487.55		97.38	564.93		1.80			39,516.04
	Jun	487.55		98.79	566.34		1.80			40,082.39
	Jul	487.55		100.21	567.76		1.80			40,650.14
	Aug	487.55		101.63	569.18		1.80			41,219.32
	Sep	487.55		103.05	570.60		1.80			41,789.93
	Oct	487.55		104.47	572.03		1.80			42,361.95
	Nov	487.55		105.90	573.46		1.80			42,935.41
	Dec	487.55		107.34	574.89		1.80			43,510.30
	Totals:	\$5,810.63	\$0.00	\$1,194.22	\$6,804.85	\$0.00		\$0.00		
2020	Jan	486.25		108.78	595.03		1.87			44,105.33
	Feb	486.25		110.26	596.52		1.87			44,701.85
	Mar	486.25		111.75	598.01		1.87			45,299.86
	Apr	486.25		113.25	599.50		1.87			45,899.36
	May	486.25		114.75	601.00		1.87			46,500.37
	Jun	486.25		116.25	602.51		1.87			47,102.87
	Jul	486.25		117.78	604.01		1.87			47,708.88
	Aug	486.25		119.27	605.52		1.87			48,312.41
	Sep	486.25		120.78	607.04		1.87			48,919.44
	Oct	486.25		122.30	608.55		1.87			49,528.00
	Nov	486.25		123.82	610.07		1.87			50,138.07
	Dec	486.25		125.35	611.60		1.87			50,749.67
	Totals:	\$5,835.06	\$0.00	\$1,404.31	\$7,239.37	\$0.00		\$0.00		
2021	Jan	505.70		126.87	632.58		1.95			51,382.25
	Feb	505.70		128.46	634.16		1.95			52,016.41
	Mar	505.70		130.04	635.75		1.95			52,652.16
	Apr	505.70		131.63	637.34		1.95			53,289.49
	May	505.70		133.22	638.93		1.95			53,928.42
	Jun	505.70		134.82	640.53		1.95			54,568.95
	Jul	505.70		136.42	642.13		1.95			55,211.07
	Aug	505.70		138.03	643.73		1.95			55,854.80
	Sep	505.70		139.64	645.34		1.95			56,500.14
	Oct	505.70		141.25	646.96		1.95			57,147.10
	Nov	505.70		142.87	648.57		1.95			57,795.68

Preliminary Capital Expenditure Analysis

Tamarac Hills Homeowners Association

Reserve Projections

Fiscal Year	Month	Assessment Income	Special Assessment Income	Interest/Other Income	Reserve Income	Estimated Expenses	Inflation Factor	Projected Expenses	Loan Payments	Reserve Balance
	Dec	505.70		144.49	650.19		1.95			58,445.87
	Totals	\$6,068.46	\$0.00	\$1,627.74	\$7,696.20	\$0.00		\$0.00		
2022	Jan	525.93		146.11	672.05		2.03			59,117.91
	Feb	525.93		147.79	673.73		2.03			59,791.84
	Mar	525.93		149.48	675.41		2.03			60,467.05
	Apr	525.93		151.17	677.10		2.03			61,144.16
	May	525.93		152.86	678.79		2.03			61,822.95
	Jun	525.93		154.56	680.49		2.03			62,503.44
	Jul	525.93		156.26	682.19		2.03			63,185.63
	Aug	525.93		157.96	683.90		2.03			63,869.53
	Sep	525.93		159.67	685.61		2.03			64,555.14
	Oct	525.93		161.39	687.32		2.03			65,242.46
	Nov	525.93		163.11	689.04		2.03			65,931.50
	Dec	525.93		164.83	690.76		2.03			66,622.26
	Totals:	\$6,311.20	\$0.00	\$1,655.19	\$8,176.39	\$0.00		\$0.00		
2023	Jan	546.97		166.56	713.53		2.11			67,335.78
	Feb	546.97		168.34	715.31		2.11			68,051.09
	Mar	546.97		170.13	717.10		2.11			68,768.20
	Apr	546.97		171.92	718.89		2.11			69,487.09
	May	546.97		173.72	720.69		2.11			70,207.77
	Jun	546.97		175.52	722.49		2.11			70,930.26
	Jul	546.97		177.33	724.30		2.11			71,654.55
	Aug	546.97		179.14	726.11		2.11			72,380.66
	Sep	546.97		180.95	727.92		2.11			73,108.59
	Oct	546.97		182.77	729.74		2.11			73,838.33
	Nov	546.97		184.60	731.57		2.11			74,569.90
	Dec	546.97		186.42	733.40		2.11			75,303.29
	Totals:	\$6,563.65	\$0.00	\$2,117.39	\$8,681.03	\$0.00		\$0.00		
2024	Jan	568.85		188.26	757.11		2.19			76,060.40
	Feb	568.85		190.15	759.00		2.19			76,819.40
	Mar	568.85		192.05	760.90		2.19			77,580.30
	Apr	568.85		193.95	762.80	1,500.00	2.19	3,256.68		75,056.41
	May	568.85		197.64	768.49		2.19			75,812.91
	Jun	568.85		199.53	768.38	15,000.00	2.19	32,866.82		43,704.46
	Jul	568.85		199.26	678.11	1,000.00	2.19	2,191.12		42,191.46
	Aug	568.85		195.48	674.33	20,000.00	2.19	43,822.43		(956.65)
	Sep	568.85			568.85		2.19			(387.80)
	Oct	568.85			568.85		2.19			181.05
	Nov	568.85		0.45	569.30		2.19			750.35
	Dec	568.85		1.88	570.73		2.19			1,321.07
	Totals:	\$6,826.19	\$0.00	\$1,358.65	\$8,184.84	\$37,500.00		\$82,167.06		
2025	Jan	591.60		3.30	594.91		2.28			1,915.96
	Feb	591.60		4.79	596.38		2.28			2,512.37

Preliminary Capital Expenditure Analysis

Tamarac Hills Homeowners Association

Reserve Projections

Fiscal Year	Month	Assessment Income	Special Assessment Income	Interest/Other Income	Reserve Income	Estimated Expenses	Inflation Factor	Projected Expenses	Loan Payments	Reserve Balance
	Mar	591.60		6.28	597.88		2.28			3,110.26
	Apr	591.60		7.78	599.38		2.28			3,709.64
	May	591.60		9.27	600.88		2.28			4,310.51
	Jun	591.60		10.78	602.38		2.28			4,912.89
	Jul	591.60		12.28	603.89		2.28			5,518.78
	Aug	591.60		13.78	605.40		2.28			6,122.17
	Sep	591.60		15.31	606.91		2.28			6,729.08
	Oct	591.80		16.82	608.43		2.28			7,337.51
	Nov	591.60		18.34	609.95		2.28			7,947.46
	Dec	591.60		19.87	611.47		2.28			8,558.93
	Totals:	\$7,099.24	\$0.00	\$138.61	\$7,237.85	\$0.00		\$0.00		
2026	Jan	615.27		21.40	636.66		2.37			9,195.59
	Feb	615.27		22.99	638.26		2.37			9,833.85
	Mar	615.27		24.58	639.85		2.37			10,473.70
	Apr	615.27		26.18	641.45		2.37			11,115.15
	May	615.27		27.78	643.06		2.37			11,758.21
	Jun	615.27		29.40	644.66		2.37			12,402.87
	Jul	615.27		31.01	646.27		2.37			13,049.15
	Aug	615.27		32.62	647.89		2.37			13,697.04
	Sep	615.27		34.24	649.51		2.37			14,346.55
	Oct	615.27		35.87	651.13		2.37			14,997.88
	Nov	615.27		37.49	652.76		2.37			15,650.44
	Dec	615.27		39.13	654.39		2.37			16,304.83
	Totals:	\$7,383.21	\$0.00	\$362.70	\$7,745.91	\$0.00		\$0.00		
2027	Jan	639.88		40.76	680.64		2.46			16,985.47
	Feb	639.88		42.46	682.34		2.46			17,667.82
	Mar	639.88		44.17	684.05		2.46			18,351.86
	Apr	639.88		45.88	685.76		2.46			19,037.62
	May	639.88		47.59	687.47		2.46			19,725.09
	Jun	639.88		49.31	689.19		2.46			20,414.29
	Jul	639.88		51.04	690.91		2.46			21,105.20
	Aug	639.88		52.76	692.64		2.46			21,797.84
	Sep	639.88		54.49	694.37		2.46			22,492.21
	Oct	639.88		56.23	696.11		2.46			23,188.32
	Nov	639.88		57.97	697.85		2.46			23,886.17
	Dec	639.88		59.72	699.59		2.46			24,585.76
	Totals:	\$7,678.54	\$0.00	\$602.39	\$8,280.93	\$0.00		\$0.00		
2028	Jan	665.47		61.48	726.94		2.56			25,312.70
	Feb	665.47		63.28	728.76		2.56			26,041.46
	Mar	665.47		65.10	730.58		2.56			26,772.03
	Apr	665.47		66.93	732.40		2.56			27,504.44
	May	665.47		68.78	734.23		2.56			28,238.67
	Jun	665.47		70.60	736.07		2.56			28,974.74
	Jul	665.47		72.44	737.91		2.56			29,712.65

Preliminary Capital Expenditure Analysis

Tamarac Hills Homeowners Association

Reserve Projections

Fiscal Year	Month	Assessment Income	Special Assessment Income	Interest Other Income	Reserve Income	Estimated Expenses	Inflation Factor	Projected Expenses	Loan Payments	Reserve Balance
	Aug	665.47		74.26	739.75		2.56			30,452.41
	Sep	665.47		76.13	741.60		2.56			31,194.01
	Oct	665.47		77.99	743.46		2.56			31,937.47
	Nov	665.47		79.84	745.32		2.56			32,682.79
	Dec	665.47		81.71	747.18		2.56			33,429.96
	Totals:	\$7,965.68	\$0.00	\$858.52	\$8,844.20	\$0.00		\$0.00		
2029	Jan	692.09		83.57	775.67		2.67			34,205.63
	Feb	692.09		85.51	777.61		2.67			34,983.24
	Mar	692.09		87.46	779.55		2.67			35,762.79
	Apr	692.09		89.41	781.50		2.67			36,544.29
	May	692.09		91.36	783.46		2.67			37,327.74
	Jun	692.09		93.32	785.41		2.67			38,113.15
	Jul	692.09		95.28	787.38		2.67			38,900.53
	Aug	692.09		97.25	789.34		2.67			39,689.87
	Sep	692.09		99.22	791.32		2.67			40,481.19
	Oct	692.09		101.20	793.30		2.67			41,274.46
	Nov	692.09		103.19	795.28		2.67			42,069.76
	Dec	692.09		105.17	797.27		2.67			42,867.03
	Totals:	\$8,305.11	\$0.00	\$1,131.96	\$9,437.06	\$0.00		\$0.00		
2030	Jan	719.78		107.17	828.94		2.77			43,693.97
	Feb	719.78		109.23	829.01		2.77			44,522.98
	Mar	719.78		111.31	831.08		2.77			45,354.07
	Apr	719.78		113.39	833.16		2.77			46,187.23
	May	719.78		115.47	835.24		2.77			47,022.47
	Jun	719.78		117.56	837.33		2.77			47,859.80
	Jul	719.78		119.65	839.43		2.77			48,699.23
	Aug	719.78		121.75	841.52		2.77			49,540.76
	Sep	719.78		123.85	843.63		2.77			50,384.38
	Oct	719.78		125.96	845.74		2.77			51,230.12
	Nov	719.78		128.08	847.85		2.77			52,077.97
	Dec	719.78		130.19	849.97		2.77			52,927.94
	Totals:	\$8,637.31	\$0.00	\$1,423.60	\$10,060.91	\$0.00		\$0.00		
2031	Jan	748.57		132.32	880.89		2.88			53,808.83
	Feb	748.57		134.52	883.09		2.88			54,691.91
	Mar	748.57		136.73	885.30		2.88			55,577.21
	Apr	748.57		138.94	887.51		2.88			56,464.72
	May	748.57		141.16	889.73		2.88			57,354.45
	Jun	748.57		143.39	891.95		2.88			58,246.40
	Jul	748.57		145.62	894.16		2.88			59,140.59
	Aug	748.57		147.85	896.42		2.88			60,037.00
	Sep	748.57		150.09	898.66		2.88			60,935.66
	Oct	748.57		152.34	900.91		2.88			61,836.57
	Nov	748.57		154.59	903.16		2.88			62,739.73
	Dec	748.57		156.85	905.42		2.88			63,645.14

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Tamarac Hills Homeowners Association

Reserve Projections

Fiscal Year	Month	Assessment Income	Special Assessment Income	Interest & Other Income	Reserve Income	Estimated Expenses	Inflation Factor	Projected Expenses	Loan Payments	Reserve Balance
Totals:		\$8,982.80	\$0.00	\$1,734.40	\$10,717.21	\$0.00		\$0.00		
2032	Jan	778.51		159.11	937.62		3.00			84,582.77
	Feb	778.51		161.46	939.97		3.00			85,522.73
	Mar	778.51		163.81	942.32		3.00			86,465.05
	Apr	778.51		166.16	944.67		3.00			87,409.73
	May	778.51		168.52	947.03		3.00			88,356.76
	Jun	778.51		170.88	949.40		3.00			89,306.16
	Jul	778.51		173.27	951.78		3.00			90,257.94
	Aug	778.51		175.64	954.15		3.00			91,212.09
	Sep	778.51		178.03	956.54		3.00			92,168.63
	Oct	778.51		180.42	958.93		3.00			93,127.56
	Nov	778.51		182.82	961.33		3.00			94,088.89
	Dec	778.51		185.22	963.73		3.00			95,052.62
Totals:		\$9,342.12	\$0.00	\$2,065.36	\$11,407.47	\$0.00		\$0.00		
2033	Jan	809.65		187.63	997.28		3.12			78,049.90
	Feb	809.65		190.12	999.77		3.12			77,049.68
	Mar	809.65		192.62	1,002.27		3.12			78,051.95
	Apr	809.65		195.13	1,004.78		3.12			79,056.73
	May	809.65		197.64	1,007.29		3.12			80,064.02
	Jun	809.65		200.16	1,009.81		3.12			81,073.84
	Jul	809.65		202.68	1,012.33		3.12			82,086.16
	Aug	809.65		205.22	1,014.87		3.12			83,101.03
	Sep	809.65		207.75	1,017.40		3.12			84,118.44
	Oct	809.65		210.30	1,019.95		3.12			85,138.38
	Nov	809.65		212.85	1,022.50		3.12			86,160.88
	Dec	809.65		215.40	1,025.05		3.12			87,185.93
Totals:		\$9,715.80	\$0.00	\$2,417.51	\$12,133.31	\$0.00		\$0.00		
2034	Jan	842.04		217.96	1,060.00		3.24			88,245.93
	Feb	842.04		220.61	1,062.65		3.24			89,308.58
	Mar	842.04		223.27	1,065.31		3.24			90,373.89
	Apr	842.04		225.93	1,067.97		3.24			91,441.85
	May	842.04		228.60	1,070.64		3.24			92,512.50
	Jun	842.04		231.28	1,073.32		3.24			93,585.82
	Jul	842.04		233.96	1,076.00		3.24			94,661.82
	Aug	842.04		236.65	1,078.69	10,000.00	3.24	32,433.94		83,306.57
	Sep	842.04		158.27	1,000.30		3.24			84,306.87
	Oct	842.04		160.77	1,002.80		3.24			85,309.66
	Nov	842.04		163.27	1,005.31		3.24			86,314.98
	Dec	842.04		165.79	1,007.82		3.24			87,322.80
Totals:		\$10,104.43	\$0.00	\$2,466.39	\$12,570.82	\$10,000.00		\$32,433.94		