

**Sienna Plantation Residential Association, Inc.
(A Texas Non-Profit Corporation)**

Financial Statements

December 31, 2025

Canady & Canady

Certified Public Accountants

4801 Woodway Dr. Suite 295-E | Houston, Texas 77056 | 713.783.1021 | A Limited Liability Company

Canady & Canady

CERTIFIED PUBLIC ACCOUNTANTS | A MEMBER OF THE S|CPA NETWORK

INDEPENDENT AUDITOR'S REPORT

**Board of Directors
Sienna Plantation Residential Association, Inc.**

Opinion

We have audited the accompanying financial statements of Sienna Plantation Residential Association, Inc., which comprise the balance sheet as of December 31, 2025, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Association as of December 31, 2025, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Association and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Therefore, reasonable assurance is a high level of assurance, but it is not absolute assurance and therefore it is not a guarantee that an audit conducted in accordance with generally accepted

auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in aggregate, they would influence the judgment made by a reasonable user based on financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events considered in the aggregate that raise substantial doubt about the Association's ability to continue as a going concern for a reasonable period.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Supplementary Information on Future Major Repairs and Replacements on page 13-16 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Canady & Canady LLC

Houston, Texas

June 26, 2026

Sienna Plantation Residential Association, Inc.
Balance Sheet
December 31, 2025

	Operating Fund	Reserve Fund	Total
Assets			
Cash and cash equivalents	\$ 3,576,229	\$ 1,491,495	\$ 5,067,724
Certificates of deposit	3,913,686	2,819,228	6,732,914
Assessments receivable, net allowance for doubtful accounts of \$271,880	744,318	-	744,318
Accounts receivable, due from affiliates	28,181	644	28,825
Accounts receivable - other	499,933	19,306	519,239
Prepaid expenses	164,127	-	164,127
Fixed assets, net of accumulated depreciation of \$716,450	5,083,565	-	5,083,565
Operating lease, right-of-use net of accumulated amortization of \$35,497	11,401	-	11,401
Due from operating fund	-	3,160,464	3,160,464
	\$ 14,021,440	\$ 7,491,137	\$ 21,512,577
Liabilities and Fund Balances			
Accounts payable	\$ 780,632	\$ 27,978	\$ 808,610
Assessments received in advance	5,349,618	-	5,349,618
Construction and pool deposits	101,000	-	101,000
Lease payable	11,401	-	11,401
Note payable	64,763	-	64,763
Due to reserve fund	3,160,464	-	3,160,464
	9,467,878	27,978	9,495,856
	Fund Balances	7,463,159	12,016,721
	\$ 14,021,440	\$ 7,491,137	\$ 21,512,577
	\$ 14,021,440	\$ 7,491,137	\$ 21,512,577

See accompanying notes to financial statements

Sienna Plantation Residential Association, Inc.
Statement of Revenues, Expenses, and Changes in Fund Balances
For the Year Ending December 31, 2025

Revenues	Operating Fund	Reserve Fund	Total
Assessments	\$ 12,780,546	\$ -	\$ 12,780,546
Management fees - from affiliates	2,585,652	-	2,585,652
Grant income	1,371,247	-	1,371,247
Legal and admin billback	858,127	-	858,127
Recreation income	586,748	-	586,748
Contributions to events	533,327	-	533,327
Resale and transfer fees	373,835	-	373,835
Interest income	364,937	93,341	458,278
Shared usage fees	422,668	-	422,668
Late fees and interest	246,320	-	246,320
Contributions from Sienna Foundation	-	112,500	112,500
Other income	60,073	-	60,073
Total Revenues	20,183,480	205,841	20,389,321
Expenses			
Personnel	4,362,669	-	4,362,669
Landscaping	3,046,580	-	3,046,580
Capital expenditures	-	2,215,947	2,215,947
Assessments to affiliates	1,729,443	-	1,729,443
Grant expenses	1,050,122	-	1,050,122
Utilities	782,809	-	782,809
Office and administrative	623,369	83,564	706,933
Pool	666,324	-	666,324
Amenities and facilities	613,707	-	613,707
Legal and professional	473,107	-	473,107
Community events	469,707	-	469,707
Recreation expenses	453,528	-	453,528
Insurance	394,559	-	394,559
Repairs and maintenance	383,804	-	383,804
Lakes	271,365	-	271,365
Patrol services	238,018	-	238,018
Depreciation	158,912	-	158,912
Taxes - property	12,318	-	12,318
Bad debt	9,457	-	9,457
Total Expenses	15,739,798	2,299,511	18,039,309
Excess (Deficit) of Revenues over Expenses	4,443,682	(2,093,670)	2,350,012
Fund Balances			
Beginning of year	3,239,671	5,856,298	9,095,969
Reserve allocation transfer	(3,125,460)	3,451,793	326,333
Working capital	-	248,738	248,738
Prior period adjustments	(4,331)	-	(4,331)
End of year	\$ 4,553,562	\$ 7,463,159	\$ 12,016,721

See accompanying notes to financial statements

Sienna Plantation Residential Association, Inc.

Statement of Cash Flows

For the Year Ended December 31, 2025

	Operating Fund	Reserve Fund	Total
Cash Flows From Operating Activities			
Excess (deficit) of revenues over expenses	\$ 4,443,682	\$ (2,093,670)	\$ 2,350,012
Adjustments to reconcile excess (deficit) of revenues over expenses to net cash provided (used) by operating activities:			
Inter-fund balance transfers	(1,307,994)	1,307,994	-
Depreciation	158,912	-	158,912
Amortization	(11,401)	-	(11,401)
Prior period adjustments	(4,331)	-	(4,331)
 (Increase) decrease in:			
Assessments receivable, net allowance for doubtful accounts of \$271,879	(25,535)	-	(25,535)
Accounts receivable, due from affiliates	164,145	(644)	163,501
Accounts receivable - other	(241,010)	(18,798)	(259,808)
Prepaid expenses	(20,340)	-	(20,340)
 (Decrease) increase in:			
Accounts payable	205,322	(99,426)	105,896
Assessments received in advance	(13,315)	-	(13,315)
Construction and pool deposits	27,125	-	27,125
Net cash provided (used) by operating activities	3,375,260	(904,544)	2,470,716
 Cash Flows From Investing Activities			
Certificates of deposit	(65,954)	(2,070,488)	(2,136,442)
Additions of fixed assets	(1,196,372)	-	(1,196,372)
Net cash (used) by investing activities	(1,262,326)	(2,070,488)	(3,332,814)
 Cash Flows From Financing Activities			
Lease payable	(15,633)	-	(15,633)
Note payable	(107,972)	-	(107,972)
Reserve allocation transfer	(3,125,460)	3,451,793	326,333
Working capital	-	248,738	248,738
Net cash provided (used) by financing activities	(3,249,065)	3,700,531	451,466
 Net increase (decrease) in cash and cash equivalents	(1,136,131)	725,499	(410,632)
 Cash and Cash Equivalents			
Beginning of year	4,712,360	765,996	5,478,356
End of year	\$ 3,576,229	\$ 1,491,495	\$ 5,067,724
 Supplemental Disclosures:			
Income Taxes Paid	\$ -	\$ -	\$ -
Interest Paid	\$ 5,102	\$ -	\$ 5,102

See accompanying notes to financial statements

Sienna Plantation Residential Association, Inc.
Notes to Financial Statements

Note 1 - Organization

Sienna Plantation Residential Association, Inc. (the “Association”) is a Texas non-profit corporation incorporated on June 9, 1997, for the purpose of providing for the maintenance, preservation, and architectural control, common elements, and properties of the master planned development in Sienna. The development is located on approximately 10,500 acres of land and consists of 7,806 residential units in Fort Bend County, Texas.

There are two classes of membership. Class “A” members are owners of residential lots and are entitled to one vote per lot. Class “B” membership is composed of lots owned by the declarant (developer) and is entitled to five votes per lot. The affairs of the Association are managed by a Board of Directors: three members are appointed by the declarant, two members are elected by the members, two members are employees of the declarant, and three members are homeowners.

Note 2 - Date of Management’s Review

In preparing the financial statements, the Association has evaluated the events and transactions for potential recognition or disclosure through June 26, 2026, the date the financial statements were available to be issued.

Note 3 - Summary of Significant Accounting Policies

Basis of Accounting

The accompanying financial statements have been prepared on the accrual basis of accounting, whereby income is recognized when earned and costs and expenses are recognized when the obligations are incurred.

Fund Accounting

The Association’s governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains two funds classified for accounting and reporting purposes according to their nature and purpose, as follows:

Operating Fund - This category is used to account for financial resources for the general operations of the Association.

Reserve Fund - This category is used to accumulate financial resources designated for future major repairs and replacements.

Cash and Cash Equivalents

Cash includes cash and cash equivalents, defined as highly liquid investments with maturities of three months or less. The Association maintains its cash balance in financial institutions which are members of FDIC. Accounts at the financial institutions are secured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. On December 31, 2025, \$250,021 of the cash balances were uninsured by FDIC. The Association maintains its cash balances in ICS cash sweep accounts for FDIC insurance protection. The Association has not experienced any losses in its cash accounts and does not believe it is exposed to a significant risk in cash and cash equivalents.

Sienna Plantation Residential Association, Inc.
Notes to Financial Statements

Note 3 - Summary of Significant Accounting Policies (continued)

Assessments

Association members are subject to annual assessments to provide funds for the Association's operating expenses and major repairs and replacements. The Association's policy is to actively pursue collection of assessments. Assessments receivable at the balance sheet date represent delinquent assessments. Assessments received in advance represent prepayments by members. Any excess assessments at year end are retained by the Association for use in future years.

Reserve Fund Assessments

A portion of member assessments is designated for the reserve fund to provide for future major repairs and replacements of common property. The Association considers these reserve fund assessments to be consideration for its ongoing obligation to hold and manage those funds for their intended purpose and to stand ready to undertake future reserve activities as the needs of the community arise. Accordingly, reserve fund assessments are recognized as revenue over the period to which the assessments relate, rather than deferred until specific reserve expenditures are incurred. Amounts accumulated in the reserve fund are maintained for future major repairs and replacements in accordance with the Association's governing documents and are generally not available for operating purposes.

Assessments Received in Advance

Assessments received in advance at the balance sheet date represent payments received from association members during the current year, which relate to maintenance assessments for the subsequent year.

Capitalization Fee

Upon the sale of a home from the builder to the homeowner, a Capitalization Fee of 100% of the Association's annual assessment will be paid to the Association's Capitalization Fee fund. An additional fee will be due for a home sold in a gated neighborhood. Upon the re-sale of a home, an additional Reserve Capitalization Fee of 100% of the annual assessment will be paid to the Association's Reserve Capitalization Fee fund. All Capitalization fees will not be considered as advance payments towards the Association's annual assessments.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Fair Value of Financial Instruments

The Association's financial instruments are cash and cash equivalents, accounts receivable, and accounts payable. The recorded values of the cash and cash equivalents, investments, accounts receivable, prepaid expenses and accounts payable are approximately their fair values based on their short-term nature.

Sienna Plantation Residential Association, Inc.
Notes to Financial Statements

Note 4 - Assessments Receivable

Assessments receivable from the homeowners consist of assessments billed prior to December 31, 2025. Accounts are deemed delinquent when payment is not received within 30 days of billing. Accounts are charged to operations when they are deemed uncollectible based upon periodic reviews of aging and collections. As of December 31, 2025, an allowance for doubtful accounts was \$271,879.

Note 5 - Fixed Assets

In conformity with FASB ASC 972-360, the Association recognizes the following common element property as assets:

- a) Common real property to which the Association has title and that can be disposed of at the discretion of the Board of Directors, or real property that is used to generate significant cash flows from members based on usage or from non-members.

Note 5 - Fixed Assets (continued)

As of December 31, 2025, the total balance of fixed assets capitalized was \$5,800,015. The depreciation expense during the financial year was \$158,912.

<u>Description</u>	<u>Amount</u>
Maintenance facility	\$ 2,862,053
Association office	1,237,639
Community park	1,180,323
Maintenance yard - land	520,000
Less, accumulated depreciation	<u>(716,450)</u>
Net, fixed assets	<u><u>\$ 5,083,565</u></u>

Note 6 - Leases

The Association determines whether an arrangement contains a lease at inception in accordance with Accounting Standards Codification (ASC) Topic 842, Leases, and recognizes a right-of-use (ROU) asset and corresponding lease liability for operating leases with terms greater than twelve months. The Association elected the short-term lease exception and does not record ROU assets or lease liabilities for leases with an initial term of twelve months or less.

ROU assets are measured at the present value of remaining lease payments, adjusted for prepaid rent, initial direct costs, and lease incentives. Tenant improvement allowances received from the lessor are accounted for as lease incentives in accordance with ASC 842-20-30-5(b), reducing the ROU asset and amortized on a straight-line basis over the lease term as a reduction of lease expense. As the Association is not a public business entity, it elected the practical expedient under ASC 842-20-30-3.

In 2023 and 2024, the Association entered into vehicle lease agreements with 36-month lease terms. Leased vehicles are presented above as a right to use, leased asset. Amortization expense for 2025 on leased vehicles was \$15,633.

Sienna Plantation Residential Association, Inc.
Notes to Financial Statements

Note 6 - Leases (continued)

The components of the ROU assets at December 31 are as follows:

Description	Amount
Right-of-use asset, gross	\$ 46,898
Less, accumulated amortization	(35,497)
Right-of-use asset, net	\$ 11,401

The operating lease liability at December 31, is \$11,401.

Note 7 - Note Payable

The Association assumed a promissory note payable in June 2016 for \$930,000. The note payable will be paid in one hundred and twenty (120) monthly installment payments beginning July 2016 and maturing June 2026, with all unpaid principal and accrued interest. The monthly payment amount will be \$9,398 and will bear a fixed interest rate of 3.9%. As of December 31, 2025, the balance of the note payable is \$64,763. The total interest paid in 2025 was \$5,102.

The remaining payments on the note payable are as follows:

For the Year Ending December 31,	Amount
2026	\$ 64,763
Total	\$ 64,763

Note 8 - Federal Income Tax

The Association is exempt from federal income tax under the provisions of section 501(c) (4) of the Internal Revenue Code.

The Association adopted the accounting for uncertainty for income tax guidance, which clarifies the accounting and recognition for tax positions taken or expected to be taken in its income tax return. An entity's status, including its status as a tax exempt not for profit entity, is included in the definition of a tax position. The Association's tax filings are subject to audit. The Association's federal income tax returns for 2023, 2024, and 2025 remain open to examination by the Internal Revenue Service. In evaluating the Association's tax provisions and accruals, the Association believes that its estimates are appropriate based on current facts and circumstances.

Note 9 - State Franchise Tax and Sales Tax

The Association is exempt from the Texas franchise tax as specified under Section 171.082 of the Texas Tax Code as a homeowners' association. The Association is exempt from state sales tax as a qualifying 501(c) (4) Association.

Sienna Plantation Residential Association, Inc.
Notes to Financial Statements

Note 10 - Declarant Control

The Association is under declarant control. No assessment is levied on lots owned by the declarant.

Note 11 - Related Party Transactions

The Association pays an annual assessment to the Sienna Plantation Property Owners Association, Inc. (SPPOA). The assessment rate for 2025 was \$219 per assessable lot. For 2025, the Association's assessment to SPPOA was \$1,729,443.

In 2025, the Association received \$112,500 in fund contributions from the Sienna Plantation Community Services Foundation, Inc. (SPCSF).

The Association is included in a shared amenities and cost allocation agreement with Sienna Plantation Community Association, Inc. (SPCAI), to operate, manage, administer, and maintain the shared amenities. For 2025, the agreement resulted in net distributions of \$346,524.

The Association is in separate agreements with affiliated associations for various services, including management, administrative, events, and maintenance activities. For 2025, the fees collected for these services are as follows:

<u>Entity</u>	<u>Total</u>
SP Community Association	\$1,553,180
SP Property Owners Association	718,697
SP Community Services Foundation	346,299
SP Business Association	13,560
	<u>\$2,631,736</u>

Note 12 - Prior Period Adjustments

During 2025, the Association identified that its leased vehicles, which under ASC 842 are right-of-use assets amortized over the 36-month lease term, had previously been amortized over 48 months. The correction of this error results in additional amortization that should have been recognized in 2023 and 2024. In accordance with FASB ASC 250, Accounting Changes and Error Corrections, the cumulative effect of \$4,331 has been recorded as an adjustment to the beginning balance of fund equity for 2025. The previously issued 2024 financial statements remain unchanged.

Note 13 - Future Major Repairs and Replacements

The Association's governing documents require funds to be accumulated for future major repairs and replacements. The board is funding major repairs and replacements over the remaining useful lives of the components based on a study providing estimates of current replacement costs and considering amounts previously accumulated in the reserve fund. These funds are held in separate accounts and are generally not available for operating purposes.

Sienna Plantation Residential Association, Inc.

Notes to Financial Statements

Note 13 - Future Major Repairs and Replacements (continued)

Funds are being accumulated in the reserve fund based on estimated future costs of repairs and replacements. Actual expenditures may vary from the estimated future expenditures, and the variations may be material. Therefore, the amounts accumulated in the reserve fund may or may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association has the right, subject to homeowners' approval, to increase regular assessments, pass additional special assessments, or delay major repairs and replacements until funds are available.

Note 14 - Subsequent Events

Upon evaluation, the Association notes that there were no material subsequent events between the date of the financial statements and the date that the financial statements were issued or available to be issued.

Sienna Plantation Residential Association, Inc.
Supplementary Information on Future Major Repairs and Replacements
(Unaudited)

An outside consulting company conducted a study in October 2024 to estimate the remaining useful lives and the replacement costs of the components of common property. Reserve costs were based on the estimated future costs to repair or replace the common property components at the date of the study, assuming an inflation factor of 2.5% and a ROI of 1.5%. The following information is based on the study and presents significant information about the components of common property.

As of December 31, 2025, \$5,856,298 was allocated to the reserve fund (designated equity).

General Reserve Component Inventory	Remaining Useful Life (Years)	Future Replacement Cost (30 Years)
<i>Property Site Elements</i>		
00020 - General	1 to 23	\$ 28,610,666
00040 - Walls, Fences, Rails	1 to 29	38,921,780
00060 - Administration	1 to 16	3,960,410
00080 - Maintenance Yard	1 to 24	4,045,267
00090 - Maintenance Bldg	6 to 40	442,883
00200 - Parks - General	1 to 9	3,106,087
00240 - Arbor Park	1 to 10	201,230
00260 - Bees Park	2 to 10	164,758
00280 - Bridges Park	10 to 10	161,227
00300 - Brushy Lake Park	7 to 11	231,974
00320 - Club Sienna Park	1 to 18	1,675,980
00340 - Coves Park	1 to 10	342,370
00360 - Crosby Park	3 to 7	118,322
00380 - Deer Run	5 to 9	238,318
00400 - Hawkins Park	4 to 9	115,544
00410 - Heights Lake Park	4 to 6	269,368
00420 - History Park	8 to 17	91,154
00430 - Isidore Lane - Avalon 1/5	9 to 9	306,864
00440 - Leafwing Meadow Park	4 to 15	799,662
00450 - Oakland Park	7 to 11	212,720
00470 - Paradigm Park	1 to 11	582,221
00480 - Sienna Ranch Road Park	4 to 4	155,876
00490 - Sienna Springs Park	4 to 4	137,348
00500 - Steep Bank Park	2 to 18	598,531
00600 - Private Roads - Carriage	2 to 5	897,110
00620 - Private Roads - Shipman's	2 to 6	1,177,878
00650 - Private Roads - Section 27	3 to 23	200,137
00700 - Brushy Lake Rec Center	0 to 38	10,263,282
00720 - Club Sienna Rec Center	1 to 39	20,813,466
00740 - Sienna Springs Resort	1 to 24	9,720,582
00780 - Steep Bank Rec Center	1 to 25	2,048,537
Subtotal		130,611,552

Sienna Plantation Residential Association, Inc.
Supplementary Information on Future Major Repairs and Replacements
(Unaudited)

Avalon	Remaining	Future
Reserve Component Inventory	Useful Life	Replacement
Property Site Elements	(Years)	Cost (30 Years)
01000 - Paving	4 to 45	269,474
02000 - Concrete	6	367,719
03000 - Painting: Exterior	1 to 3	691,026
11000 - Gate Equipment	1 to 10	1,518,332
19000 - Fencing	7 to 35	752,096
24600 - Safety/Access	1	295,175
Subtotal		3,893,822

Commanders Point	Remaining	Future
Reserve Component Inventory	Useful Life	Replacement
Property Site Elements	(Years)	Cost (30 Years)
01000 - Paving	1 to 29	1,341,249
02000 - Concrete	1	57,139
03000 - Painting: Exterior	1 to 3	300,910
11000 - Gate Equipment	1 to 4	246,386
19000 - Fencing	3 to 6	10,742
19500 - Retaining Wall	19	26,081
20000 - Lighting	18	14,370
24600 - Safety/Access	9	68,030
30000 - Miscellaneous	3 to 5	11,066
Subtotal		2,075,973

Forest Isle	Remaining	Future
Reserve Component Inventory	Useful Life	Replacement
Property Site Elements	(Years)	Cost (30 Years)
01000 - Paving	1 to 29	319,238
03000 - Painting: Exterior	1 to 4	55,433
05000 - Roofing	8 to 14	23,394
08000 - Rehab	1 to 8	21,204
11000 - Gate Equipment	1 to 6	481,517
19000 - Fencing	6	20,641
20000 - Lighting	4	10,734
23000 - Mechanical Equipment	14	18,249
24600 - Safety/Access	9	44,183
Subtotal		994,593

Sienna Plantation Residential Association, Inc.
Supplementary Information on Future Major Repairs and Replacements
(Unaudited)

Pecan Estates	Remaining	Future
Reserve Component Inventory	Useful Life	Replacement
Property Site Elements	(Years)	Cost (30 Years)
01000 - Paving	4 to 38	652,304
02000 - Concrete	3	48,714
03000 - Painting: Exterior	1	90,543
04000 - Structural Repairs	9	150,065
11000 - Gate Equipment	1 to 5	436,242
18000 - Landscaping	1	63,386
19000 - Fencing	3 to 28	396,568
20000 - Lighting	5 to 19	20,943
24600 - Safety/Access	2	31,765
26000 - Outdoor Equipment	1 to 19	463,814
Subtotal		2,354,344

Sanctuary	Remaining	Future
Reserve Component Inventory	Useful Life	Replacement
Property Site Elements	(Years)	Cost (30 Years)
01000 - Paving	1 to 31	219,120
03000 - Painting: Exterior	1 to 3	82,421
05000 - Roofing	18 to 23	34,368
08000 - Rehab	1 to 6	15,944
11000 - Gate Equipment	1 to 10	416,914
20000 - Lighting	1 to 6	16,620
23000 - Mechanical Equipment	8	14,999
24600 - Safety/Access	9	22,408
Subtotal		822,794

Sorrento	Remaining	Future
Reserve Component Inventory	Useful Life	Replacement
Property Site Elements	(Years)	Cost (30 Years)
01000 - Paving	1 to 39	467,561
02000 - Concrete	3	47,551
03000 - Painting: Exterior	1	60,096
11000 - Gate Equipment	1 to 5	488,126
19000 - Fencing	9 to 29	205,985
24600 - Safety/Access	2	159,267
Subtotal		1,428,586

Sienna Plantation Residential Association, Inc.
Supplementary Information on Future Major Repairs and Replacements
(Unaudited)

Vieux Carre Reserve Component Inventory	Remaining Useful Life (Years)	Future Replacement Cost (30 Years)
<i>Property Site Elements</i>		
01000 - Paving	1 to 29	640,097
02000 - Concrete	4	61,532
03000 - Painting: Exterior	1	45,139
11000 - Gate Equipment	1 to 12	419,358
18000 - Landscaping	3	22,082
19000 - Fencing	3 to 13	17,629
20000 - Lighting	13 to 19	44,334
24600 - Safety/Access	1	26,581
Subtotal		1,276,752
Total		\$ 143,458,416