



Reserve Study for

Highland Plantation Owners Association, Inc.

Macon, GA

January 9, 2025



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January 9, 2025

Mr. Shawn Greiner
Board Treasurer
Highland Plantation Owners Association
535 Ivy Brook Way
Macon, GA 31210

Dear Mr. Greiner,

Global Solution Partners is pleased to present to you and the Highland Plantation Owners Association, Inc. the requested Reserve Study. We believe that you will find this reserve funding study to be thorough and complete. After you have had an opportunity to review the report, please do not hesitate to contact us. We are always happy to answer any questions you may have.

Property Description

Highland Plantation is a single-family and townhome community located in Macon, GA. The community consists of 280 homes. Some of the common assets of the Highland Plantation Owners Association, Inc. include the clubhouse, pool house, pool, playground, fencing, an entrance monument, and a parking lot. The community is approximately 21 years old and appeared to be in good condition at the time of the site visit.

Executive Financial Summary

Based on the information collected during the Reserve Study process, the recommended reserve fund contribution for 2025 is \$130,000. The annual contribution recommendations have been set to meet future expenses while avoiding special assessments and minimizing dues increases. The recommended contributions increase by the inflation rate of 2.57% in an effort to have today's homeowners and future homeowners share a fair and equitable portion of the financial obligations to maintain the community. Additionally, the annual reserve contribution will reset one time to \$101,000 in 2027 after some large capital expenditures have been realized in order to bring the cash flow closer in line with the anticipated expenses for the community.

Most association board members find the [Cash Flow Analysis](#) table and the [Projected Reserve Contributions](#) table to be helpful overviews of the study. The cash flow table shows the recommended annual reserve payments by year for the entire 30-year study period. The Projected Reserve Contributions table breaks down the annual contribution based on the number of unit owners in the community and shows how much they will individually be contributing to the reserves on a monthly and annual basis.

It is important to realize that this study is a snapshot based on current conditions and circumstances which no doubt will change. With this in mind, it is essential to have the study updated periodically to maintain its relevance.

Date of Site Visit

The site visit for Highland Plantation Owners Association, Inc. was conducted by Ms. Marie Manning of Global Solution Partners on January 03, 2025. Ms. Manning was met on-site by Board Treasurer, Mr. Shawn Greiner, who provided pertinent information used in this report.

Property Observations

- Per information provided by the client, the Association is experiencing issues with the irrigation system. Three systems are present, however, some of the shut-offs could not be located. Global Solution Partners has included an irrigation system repair and replacement allowance in the reserves. Global Solution Partners recommends obtaining further evaluations and costs to cure from qualified contractors. Any new findings may be incorporated into a future update to this study.
- Per information provided by the client, the pool was resurfaced in 2023 for \$84,000. No invoices were provided by the client.
- Per information provided by the client, the mushroom water feature and the water slide were installed in 2006. The life expectancy of the mushroom water feature and the water slide is 15 years when new. Various conditions may impact the actual life expectancy, therefore, it is recommended that periodic evaluations are performed by a qualified contractor and the Reserve Study is updated accordingly.
- A clubhouse interior refurbishment allowance has been included in the Reserve Study. The purpose of the allowance is to fund flooring, furnishing, decor, and kitchen appliances/upgrades.
- Per information provided by the client, the poolhouse and clubhouse roofs were replaced in 2022. The life expectancy of the current roofing system is approximately 20 years when new. Various conditions may impact the actual life expectancy, therefore, it is recommended that periodic evaluations are performed by a qualified contractor and the Reserve Study is updated accordingly.
- Per information provided by the client, the building exteriors were painted in 2021. Global Solution Partners recommends exterior painting occur on an eight-year cycle.
- The buildings are clad with cement board (Hardie board) siding and brick veneer. Cement board siding can reasonably be expected to last 50+ years depending on the geographical location of the property and the routine maintenance practices. Global Solution Partners has provided a cement board siding repair or replacement allowance - based on 20% of the total square footage - to provide funding for the general maintenance or necessary repairs to the cement board exterior surfaces throughout the study period.
- The asphalt surfaces were observed to be in fair condition. Evidence of previous repairs was observed, the surface is worn, and cracking was noted throughout. Per information provided by the client, the parking area received a patch and seal in 2022 for \$6,000. Asphalt surfaces should be resealed on a five-year schedule to provide protection from oxidation due to exposure to the sun and elements, minimize surface cracking, and enhance the aesthetics of the community.
- Per information provided by the client, the Association is responsible for the drainage systems on site, and there is a clogged drain that has not yet been addressed. At the time of the site visit, the drainage areas were unable to be positively identified by members of the Board. Evaluation of the stormwater drainage system is outside the scope of the Reserve Study, however Global Solution Partners has included a stormwater drainage system allowance in the reserves for general repairs/maintenance and clearing of drains. Consult with a qualified contractor for specific concerns and maintenance recommendations. The stormwater drainage system can reasonably be expected to last 50+ years depending on maintenance practices and geographical location.

Depth of Study

A site visit was made to verify the existing condition as it relates to the average life expectancies of the various reserve study components and to verify component quantities. In-place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take-offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information including desired study start date, number of dues-paying members, and beginning reserve fund balance, provided by the client or client's representative for the Highland Plantation Owners Association, Inc. reserve funding study.

Reserve Study by Calendar Year Starting	January 1, 2025
Reserve Funding Study Length	30 years
Number of Dues Paying Members	280
Reserve Balance as of January 1, 2025	\$0
Annual Inflation Rate	2.57%
Interest Rate on Reserve Funds	0.50%
Dues Change Period	1 year

Recommended Payment Schedule

The below table contains Global Solution Partners' recommended schedule of reserve fund contribution payments for the next five years. See the [Projected Reserve Contributions](#) table later in this report for the full 30 years. Failure to follow the proposed schedule of payments may result in inadequate reserve funds and require the use of Special Assessments in the future. The recommended reserve fund contributions have been set to meet future capital expenses while avoiding special assessments and minimizing dues increases.

Calendar Year	Member Monthly Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment	Proposed Reserve Balance
2025	\$38.69	\$10,833	\$130,000	\$74,583
2026	\$39.68	\$11,112	\$133,341	\$35,406
2027	\$30.06	\$8,417	\$101,000	\$91,931
2028	\$30.83	\$8,633	\$103,596	\$195,849
2029	\$31.62	\$8,855	\$106,258	\$178,547

Reserve Study Assumptions

The below-listed assumptions are implicit in this reserve study:

- Cost estimates and financial information are accurate and current
- No unforeseen circumstances will cause a significant reduction in reserves
- Sufficient comprehensive property insurance exists to protect from insurable risks
- The association plans to continue to maintain the existing common areas and amenities
- Reserve payments occur at the end of every calendar month
- Expenses occur at the end of the expense year

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the Association are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the Association. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the Association.

Inflation Estimate

An annual inflation multiplier of 2.57% has been applied to all future expenses within the 30-year study period. This annual inflation rate was obtained by averaging the previous 30-years' rates as published by the U.S. Bureau of Labor Statistics.

Initial Reserves

Initial reserves were not factored into this Reserve Study. An interest rate of 0.50% per year has been factored into this Reserve Study.

Financial Condition of the Association

It is recommended that the association adjust its reserve fund contributions to align with the [Cash Flow Analysis](#) and [Projected Reserve Contributions](#) tables contained in this study.

Special Assessments

Special Assessments have not been factored into this Reserve Study.

Reserve Funding Goal

The reserve fund goal is to maintain a reserve account balance that meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.

Study Method

Every reserve item has been given an estimated remaining useful life, an estimated useful life when new, a present cost, and an estimated future cost based on inflation. The present costs of the reserve items in this report have been estimated using a variety of sources. These include professional cost-estimating resources, actual costs provided by the client, our proprietary database, and the knowledge and experience of our Reserve Analysts. Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end-of-period payment method. Interest earned, if applicable, on accumulated reserve funds and taxes on the reserve interest are also calculated. As you review this report, you may find the specifics e.g., quantities, costs, life expectancies, etc. of each reserve item in the [Reserve Item Listing](#) table. We hope that you will appreciate the level of detail that is used in developing your customized funding plan.

Global Solution Partners has estimated future projected expenses for Highland Plantation Owners Association, Inc. based upon the preservation of existing components within the community that the association is responsible for maintaining. The reserve study is limited in scope to those expense items listed in the [Reserve Item Listing](#) table. Expense items that have an expected life of more than 30 years may not be included in this reserve study unless payment for these items overlaps the 30-year reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the included reserve funding study, it is our professional opinion that the annual reserve fund contributions recommended in the Annual Reserve Payment column of the [Cash Flow Analysis](#) table and the subsequent breakdown of those contributions as member monthly fees shown in the [Projected Reserve Contributions](#) table will realize this goal.

In the process of developing the study, Global Solution Partners gathered specific information about the property by conducting a site visit and performing research through various sources. Additionally, information e.g., current reserve fund balances, number of dues-paying members, desired start date, pertinent maintenance history, etc. were obtained directly from the client and/or the client's representative. Global Solution Partners relies on such information provided by the client and assumes it to be complete and accurate. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, the client or client's representative provided to Global Solution Partners the client's best-estimate age of that item. If the client or client's representative was unable to provide an estimate of a Reserve Item's age, Global Solution Partners made its own estimate of the age of the Reserve Item based on visual observation. The Reserve Study is created for the association's use and is a reflection of information gathered by and provided to Global Solution Partners.

This information is not for the purpose of performing an audit, historical records, quality, or forensic analyses. Any on-site evaluation is not considered to be a project audit, quality inspection, or engineering study.

Keeping Your Reserve Study Current

Global Solution Partners believes that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years.

This reserve study should be updated when any of the following occur:

- At least once every three years
- At significant changes in inflation rates
- At changes in the number of dues-paying members
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of This Report

- Building or land appraisals for any purpose
- State or local zoning ordinance violations
- Building code violations
- Soil conditions, soil contamination, or geological stability of the site
- Engineering analysis or structural stability of the building(s) or site
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, or radon
- Water quality or other environmental hazards
- Invasions by termites and any or all other destroying organisms or insects
- Damage or destruction due to birds, bats, or animals to buildings or site
- This study is not a pest inspection
- Adequacy or efficiency of any system or component on-site
- Specifically excluded reserve items
- Septic systems and septic tanks
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis, spas, or similar items
- Items concealed by signs, carpets, or other things
- Missing or omitted information not supplied by the client for purposes of reserve study preparation
- Hidden improvements such as sewer, water, and electrical lines, or other buried or concealed items
- A Property Condition Assessment or other specialty or comprehensive inspection
- A roof inspection
- An electrical inspection
- A plumbing inspection

Governing Documents

The CCRs (conditions, covenants, and restrictions) governing documents were provided and reviewed as part of this study to assist in determining what parties are responsible for various assets within the community.

Items Considered to be Long-Lived

Items considered to be long-lived are intentionally not included in this study. Long-lived items are typically those items that have a useful life expectancy beyond the current study period. The following items have been identified as long-lived and therefore are not included in this study:

- Building structures
- Pool structure

Although the concrete surfaces could be considered to be Long-Lived, a repair and maintenance allowance has been factored into this analysis. Routine maintenance of these items will not only enhance the look of the community but may also extend the design life of these items.

Items Considered to be Operational

Items considered to be typically included in the operational budget are intentionally not included in this study. Operational budget items typically include routine maintenance and lower-cost items. The following items have been identified as operational budget items and therefore are not included in this study:

- General landscaping
- General community signage
- Low-voltage landscape lighting
- Pool maintenance contract
- Maintenance of the exterior brick columns at the clubhouse
- Drinking fountains at the pool area
- Trash receptacles
- The wood timber wall replacement at the parking lot
- The maintenance of the volleyball court
- Pet waste stations
- Water heaters servicing the pool house and clubhouse
- Ceiling fans at the clubhouse and pool house exteriors
- The maintenance of the six brick columns attached to the vinyl perimeter fencing
- Pool house storage room interior refurbishment
- Wooden posts and the attached decorative string lights in pool area

Items Maintained by Others

Items maintained by other entities or individuals i.e., municipalities, individual dwelling unit owners, other associations, utility companies, etc. are intentionally not included in this study. The following items have been identified as being maintained by others and therefore are not included in this study:

- Fire hydrants on site
- Water supply system
- Sewer system
- Transformers on site
- Single-family homes and their lots
- Townhome units and their lots
- Rear yard fences

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- Asphalt streets and the associated concrete flatwork
- Street lights
- Driveways
- Mailboxes

Statement of Qualifications

Global Solution Partners is a professional firm in the business of preparing Reserve Studies and other related property services for resorts, hotels, and community associations. We are familiar with construction practices, construction costs, and contracting practices. Our staff members have vast experience in property due diligence and hold many certifications and licenses including but not limited to; contracting, engineering, roofing, code inspection, real estate, project management, home inspection, and pest control.

Conflict of Interest

As the preparer of this reserve study, Global Solution Partners certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

Global Solution Partners would like to thank the Highland Plantation Owners Association, Inc. for the opportunity to be of service in the preparation of this Reserve Study. If you have any questions, please don't hesitate to contact us.

Prepared by

Sarah Eastridge
Project Manager
Global Solution Partners

Community Photos



Clubhouse Exterior



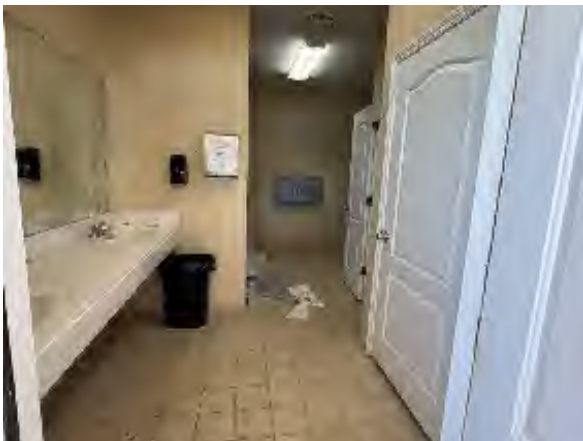
Clubhouse Interior



Clubhouse Interior



Pool House Exterior



Pool House Restroom



Pool House Locker Room



Pool Equipment



Pool and Mushroom Water Feature View



Water Slide at Pool



Pool Fencing



Snack Bar Exterior



Snack Bar Interior

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Playground



Perimeter Fencing



Stamped Concrete Cul-de-sac Turnaround



Stamped Concrete Traffic Island



Parking Lot View



Parking Lot - Cracking

Reserve Item Categories

Clubhouse



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum rain gutters replacement	\$2,270.40	22 Yrs	25 Yrs	2047	\$3,967.80	Y
Asphalt shingle roofing replacement	\$15,633.24	17 Yrs	20 Yrs	2042	\$24,065.50	Y
Cement board exterior siding surfaces replacement allowance (20% every 10 years)	\$7,168.32	7 Yrs	10 Yrs	2032	\$8,561.70	Y
Clubhouse interior refurbishment allowance	\$120,764.92	10 Yrs	15 Yrs	2035	\$155,648.29	Y
Exterior doors replacement (single) - restroom doors	\$3,120.00	19 Yrs	40 Yrs	2044	\$5,052.91	Y
Exterior siding surfaces painting	\$6,550.00	4 Yrs	8 Yrs	2029	\$7,249.74	Y
Flood lighting replacement - clubhouse exterior	\$1,036.80	13 Yrs	20 Yrs	2038	\$1,441.98	Y
Glass panel exterior doors replacement (double) - front and side entrance	\$7,920.00	9 Yrs	30 Yrs	2034	\$9,951.95	Y
Glass panel exterior doors replacement (single) - side entrance	\$2,328.00	9 Yrs	30 Yrs	2034	\$2,925.27	Y
HVAC system replacement - Goodman	\$4,838.40	0 Yrs	14 Yrs	2025	\$4,838.40	Y

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HVAC system replacement - Oxbox Trane	\$4,569.60	10 Yrs	14 Yrs	2035	\$5,889.54	Y
Interior common areas painting	\$9,484.40	5 Yrs	10 Yrs	2030	\$10,767.42	Y
Lantern sconce lighting replacement - clubhouse exterior	\$1,440.00	15 Yrs	20 Yrs	2040	\$2,107.02	Y
Recessed lighting replacement - clubhouse exterior	\$115.20	12 Yrs	20 Yrs	2037	\$156.21	Y
Restrooms refurbishment - interior access	\$22,224.00	9 Yrs	15 Yrs	2034	\$27,925.79	Y
Restrooms refurbishment - pool side access	\$17,224.00	6 Yrs	15 Yrs	2031	\$20,056.55	Y
Sliding glass exterior doors replacement - access to pool	\$4,579.20	9 Yrs	30 Yrs	2034	\$5,754.04	Y
Windows replacement	\$21,979.20	9 Yrs	30 Yrs	2034	\$27,618.18	Y

Pool Area



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum fencing replacement - for pool area	\$23,356.24	4 Yrs	25 Yrs	2029	\$25,851.42	Y
Aluminum rain gutters replacement - for pool house	\$1,953.60	22 Yrs	25 Yrs	2047	\$3,414.16	Y
Asphalt shingle roofing replacement - for pool house	\$9,518.94	17 Yrs	20 Yrs	2042	\$14,653.28	Y
Cement board exterior siding surfaces replacement allowance (20% every 10 years) - for pool house	\$4,175.14	7 Yrs	10 Yrs	2032	\$4,986.70	Y
Concrete pool deck resurface	\$89,821.44	9 Yrs	30 Yrs	2034	\$112,866.02	Y
Exterior doors replacement (double) - pool storage area doors	\$7,056.00	19 Yrs	40 Yrs	2044	\$11,427.34	Y
Exterior doors replacement (single) - restroom doors	\$3,120.00	19 Yrs	40 Yrs	2044	\$5,052.91	Y
Exterior siding surfaces painting	\$3,815.00	4 Yrs	8 Yrs	2029	\$4,222.56	Y
HVAC system replacement	\$4,838.40	0 Yrs	14 Yrs	2025	\$4,838.40	Y
Lifeguard chair replacement	\$14,112.00	1 Yrs	10 Yrs	2026	\$14,474.68	Y
Masonry exterior siding surfaces tuckpointing and refurbishment - for pool house	\$3,544.68	9 Yrs	30 Yrs	2034	\$4,454.10	Y

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Mushroom water feature replacement	\$2,592.00	2 Yrs	15 Yrs	2027	\$2,726.94	Y
Pool deck surface sealing and waterproofing	\$71,274.24	4 Yrs	10 Yrs	2029	\$78,888.56	Y
Pool equipment pumps and filters system replacement	\$7,257.60	4 Yrs	10 Yrs	2029	\$8,032.94	Y
Pool furniture replacement	\$66,580.80	1 Yrs	6 Yrs	2026	\$68,291.93	Y
Pool resurface	\$88,310.04	13 Yrs	15 Yrs	2038	\$122,821.59	Y
Pool tile replacement	\$17,712.00	13 Yrs	15 Yrs	2038	\$24,633.85	Y
Restrooms and locker rooms refurbishment - for pool house	\$37,568.00	8 Yrs	15 Yrs	2033	\$46,023.64	Y
Snack bar building repair allowance	\$7,720.00	14 Yrs	15 Yrs	2039	\$11,012.91	Y
Water slide replacement (double slide)	\$39,800.00	2 Yrs	15 Yrs	2027	\$41,872.01	Y
Windows replacement - for pool house	\$2,313.60	9 Yrs	30 Yrs	2034	\$2,907.18	Y

Recreational Areas



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Children's playground equipment replacement	\$61,200.00	1 Yrs	20 Yrs	2026	\$62,772.84	Y
Composite picnic table replacement - next to clubhouse	\$3,225.60	14 Yrs	20 Yrs	2039	\$4,601.46	Y
Metal benches replacement - throughout community	\$8,601.60	19 Yrs	25 Yrs	2044	\$13,930.48	Y
Wood picnic table replacement - recreational areas	\$2,419.20	13 Yrs	15 Yrs	2038	\$3,364.62	Y

Site



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Entrance and monuments refurbishment	\$13,440.00	10 Yrs	25 Yrs	2035	\$17,322.19	Y
Irrigation system pumps and controls allowance	\$20,160.00	0 Yrs	12 Yrs	2025	\$20,160.00	Y
LED post lighting replacement - recreational areas	\$8,395.20	19 Yrs	28 Yrs	2044	\$13,596.21	Y
Security system upgrade allowance - at the amenity area	\$13,440.00	10 Yrs	10 Yrs	2035	\$17,322.19	Y
Stormwater drainage system repair allowance (\$10,000 every 15 years)	\$10,000.00	0 Yrs	15 Yrs	2025	\$10,000.00	Y
Vinyl split-rail fencing replacement (2-rail)	\$34,908.48	13 Yrs	20 Yrs	2038	\$48,550.71	Y

Paving



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Asphalt parking areas mill and overlay	\$78,510.72	5 Yrs	25 Yrs	2030	\$89,131.40	Y
Asphalt parking areas patch and seal	\$6,328.32	0 Yrs	5 Yrs	2025	\$6,328.32	Y
Concrete curbing repair allowance (10% every 10 years)	\$1,519.21	5 Yrs	10 Yrs	2030	\$1,724.72	Y
Concrete walkways repair allowance (10% every 10 years)	\$9,251.70	0 Yrs	10 Yrs	2025	\$9,251.70	Y
Stamped concrete cul-de-sac turnaround and traffic island replacement	\$26,556.80	1 Yrs	30 Yrs	2026	\$27,239.31	Y
Stamped concrete sidewalks replacement - at 675 Ivy Brook Way	\$3,835.60	19 Yrs	40 Yrs	2044	\$6,211.84	Y

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Funding Reserve Analysis

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Clubhouse	Aluminum rain gutters replacement	\$9.60 Inft	237 Inft	\$2,270	22 Yrs	25 Yrs	2047 2072 2097	\$3,968 \$7,483 \$14,111	\$173 \$299 \$564
Clubhouse	Asphalt shingle roofing replacement	\$3.66 sqft	4,271 sqft	\$15,633	17 Yrs	20 Yrs	2042 2062 2082	\$24,066 \$39,976 \$66,406	\$1,337 \$1,999 \$3,320
Clubhouse	Cement board exterior siding surfaces replacement allowance (20% every 10 years)	\$13.68 sqft	524 sqft	\$7,168	7 Yrs	10 Yrs	2032 2042 2052	\$8,562 \$11,035 \$14,222	\$1,070 \$1,103 \$1,422
Clubhouse	Clubhouse interior refurbishment allowance	\$33.98 sqft	3,554 sqft	\$120,765	10 Yrs	15 Yrs	2035 2050 2065	\$155,648 \$227,745 \$333,238	\$14,150 \$15,183 \$22,216
Clubhouse	Exterior doors replacement (single) - restroom doors	\$1560.00 ea	2 ea	\$3,120	19 Yrs	40 Yrs	2044 2084 2124	\$5,053 \$13,943 \$38,474	\$253 \$349 \$962
Clubhouse	Exterior siding surfaces painting	\$2.50 sqft	2,620 sqft	\$6,550	4 Yrs	8 Yrs	2029 2037 2045	\$7,250 \$8,881 \$10,880	\$1,450 \$1,110 \$1,360
Clubhouse	Flood lighting replacement - clubhouse exterior	\$172.80 ea	6 ea	\$1,037	13 Yrs	20 Yrs	2038 2058 2078	\$1,442 \$2,395 \$3,979	\$103 \$120 \$199
Clubhouse	Glass panel exterior doors replacement (double) - front and side entrance	\$3960.00 set	2 set	\$7,920	9 Yrs	30 Yrs	2034 2064 2094	\$9,952 \$21,307 \$45,617	\$995 \$710 \$1,521
Clubhouse	Glass panel exterior doors replacement (single) - side entrance	\$2328.00 ea	1 ea	\$2,328	9 Yrs	30 Yrs	2034 2064 2094	\$2,925 \$6,263 \$13,409	\$293 \$209 \$447
Clubhouse	HVAC system replacement - Goodman	\$4838.40 ea	1 ea	\$4,838	0 Yrs	14 Yrs	2025 2039 2053	\$4,838 \$6,902 \$9,846	\$4,838 \$493 \$703
Clubhouse	HVAC system replacement - Oxbox Trane	\$4569.60 ea	1 ea	\$4,570	10 Yrs	14 Yrs	2035 2049 2063	\$5,890 \$8,402 \$11,985	\$535 \$600 \$856
Clubhouse	Interior common areas painting	\$1.81 sqft	5,240 sqft	\$9,484	5 Yrs	10 Yrs	2030 2040 2050	\$10,767 \$13,878 \$17,886	\$1,795 \$1,388 \$1,789
Clubhouse	Lantern sconce lighting replacement - clubhouse exterior	\$240.00 ea	6 ea	\$1,440	15 Yrs	20 Yrs	2040 2060 2080	\$2,107 \$3,500 \$5,814	\$132 \$175 \$291

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Funding Reserve Analysis

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Clubhouse	Recessed lighting replacement - clubhouse exterior	\$19.20 ea	6 ea	\$115	12 Yrs	20 Yrs	2037	\$0,156	\$012
							2057	\$0,259	\$013
							2077	\$0,431	\$022
Clubhouse	Restrooms refurbishment - interior access	\$11112.00 ea	2 ea	\$22,224	9 Yrs	15 Yrs	2034	\$27,926	\$2,793
							2049	\$40,861	\$2,724
							2064	\$59,788	\$3,986
Clubhouse	Restrooms refurbishment - pool side access	\$8612.00 ea	2 ea	\$17,224	6 Yrs	15 Yrs	2031	\$20,057	\$2,865
							2046	\$29,347	\$1,956
							2061	\$42,940	\$2,863
Clubhouse	Sliding glass exterior doors replacement - access to pool	\$1526.40 set	3 set	\$4,579	9 Yrs	30 Yrs	2034	\$5,754	\$575
							2064	\$12,319	\$411
							2094	\$26,375	\$879
Clubhouse	Windows replacement	\$1156.80 ea	19 ea	\$21,979	9 Yrs	30 Yrs	2034	\$27,618	\$2,762
							2064	\$59,130	\$1,971
							2094	\$126,595	\$4,220
Pool Area	Aluminum fencing replacement - for pool area	\$32.26 lnft	724 lnft	\$23,356	4 Yrs	25 Yrs	2029	\$25,851	\$5,170
							2054	\$48,752	\$1,950
							2079	\$91,939	\$3,678
Pool Area	Aluminum rain gutters replacement - for pool house	\$9.60 lnft	204 lnft	\$1,954	22 Yrs	25 Yrs	2047	\$3,414	\$148
							2072	\$6,439	\$258
							2097	\$12,142	\$486
Pool Area	Asphalt shingle roofing replacement - for pool house	\$3.66 sqft	2,601 sqft	\$9,519	17 Yrs	20 Yrs	2042	\$14,653	\$814
							2062	\$24,341	\$1,217
							2082	\$40,434	\$2,022
Pool Area	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - for pool house	\$13.68 sqft	305 sqft	\$4,175	7 Yrs	10 Yrs	2032	\$4,987	\$623
							2042	\$6,427	\$643
							2052	\$8,284	\$828
Pool Area	Concrete pool deck resurface	\$6.78 sqft	13,248 sqft	\$89,821	9 Yrs	30 Yrs	2034	\$112,866	\$11,287
							2064	\$241,643	\$8,055
							2094	\$517,350	\$17,245
Pool Area	Exterior doors replacement (double) - pool storage area doors	\$3528.00 set	2 set	\$7,056	19 Yrs	40 Yrs	2044	\$11,427	\$571
							2084	\$31,533	\$788
							2124	\$87,011	\$2,175
Pool Area	Exterior doors replacement (single) - restroom doors	\$1560.00 ea	2 ea	\$3,120	19 Yrs	40 Yrs	2044	\$5,053	\$253
							2084	\$13,943	\$349
							2124	\$38,474	\$962
Pool Area	Exterior siding surfaces painting	\$2.50 sqft	1,526 sqft	\$3,815	4 Yrs	8 Yrs	2029	\$4,223	\$845
							2037	\$5,173	\$647
							2045	\$6,337	\$792

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Funding Reserve Analysis

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Pool Area	HVAC system replacement	\$4838.40 ea	1 ea	\$4,838	0 Yrs	14 Yrs	2025 2039 2053	\$4,838 \$6,902 \$9,846	\$4,838 \$493 \$703
Pool Area	Lifeguard chair replacement	\$4704.00 ea	3 ea	\$14,112	1 Yrs	10 Yrs	2026 2036 2046	\$14,475 \$18,656 \$24,045	\$7,237 \$1,866 \$2,404
Pool Area	Masonry exterior siding surfaces tuckpointing and refurbishment - for pool house	\$5.42 sqft	654 sqft	\$3,545	9 Yrs	30 Yrs	2034 2064 2094	\$4,454 \$9,536 \$20,417	\$445 \$318 \$681
Pool Area	Mushroom water feature replacement	\$2592.00 ea	1 ea	\$2,592	2 Yrs	15 Yrs	2027 2042 2057	\$2,727 \$3,990 \$5,838	\$909 \$266 \$389
Pool Area	Pool deck surface sealing and waterproofing	\$5.38 sqft	13,248 sqft	\$71,274	4 Yrs	10 Yrs	2029 2039 2049	\$78,889 \$101,676 \$131,045	\$15,778 \$10,168 \$13,105
Pool Area	Pool equipment pumps and filters system replacement	\$7257.60 ea	1 ea	\$7,258	4 Yrs	10 Yrs	2029 2039 2049	\$8,033 \$10,353 \$13,344	\$1,607 \$1,035 \$1,334
Pool Area	Pool furniture replacement	\$465.60 ea	143 ea	\$66,581	1 Yrs	6 Yrs	2026 2032 2038	\$68,292 \$79,523 \$92,601	\$34,146 \$13,254 \$15,433
Pool Area	Pool resurface	\$5.46 sqft	16,174 sqft	\$88,310	13 Yrs	15 Yrs	2038 2053 2068	\$122,822 \$179,713 \$262,957	\$8,773 \$11,981 \$17,530
Pool Area	Pool tile replacement	\$28.80 lnft	615 lnft	\$17,712	13 Yrs	15 Yrs	2038 2053 2068	\$24,634 \$36,044 \$52,740	\$1,760 \$2,403 \$3,516
Pool Area	Restrooms and locker rooms refurbishment - for pool house	\$18784.00 ea	2 ea	\$37,568	8 Yrs	15 Yrs	2033 2048 2063	\$46,024 \$67,342 \$98,535	\$5,114 \$4,489 \$6,569
Pool Area	Snack bar building repair allowance	\$7720.00 lump sum	1 lump sum	\$7,720	14 Yrs	15 Yrs	2039 2054 2069	\$11,013 \$16,114 \$23,578	\$734 \$1,074 \$1,572
Pool Area	Water slide replacement (double slide)	\$39800.00 ea	1 ea	\$39,800	2 Yrs	15 Yrs	2027 2042 2057	\$41,872 \$61,267 \$89,647	\$13,957 \$4,084 \$5,976
Pool Area	Windows replacement - for pool house	\$1156.80 ea	2 ea	\$2,314	9 Yrs	30 Yrs	2034 2064 2094	\$2,907 \$6,224 \$13,326	\$291 \$207 \$444
Recreational Area	Children's playground equipment replacement	\$61200.00 lump sum	1 lump sum	\$61,200	1 Yrs	20 Yrs	2026 2046 2066	\$62,773 \$104,275 \$173,215	\$31,386 \$5,214 \$8,661

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Recreational Area	Composite picnic table replacement - next to clubhouse	\$1075.20 ea	3 ea	\$3,226	14 Yrs	20 Yrs	2039 2059 2079	\$4,601 \$7,644 \$12,697	\$307 \$382 \$635
Recreational Area	Metal benches replacement - throughout community	\$1075.20 ea	8 ea	\$8,602	19 Yrs	25 Yrs	2044 2069 2094	\$13,930 \$26,271 \$49,543	\$697 \$1,051 \$1,982
Recreational Area	Wood picnic table replacement - recreational areas	\$604.80 ea	4 ea	\$2,419	13 Yrs	15 Yrs	2038 2053 2068	\$3,365 \$4,923 \$7,204	\$240 \$328 \$480
Site	Entrance and monuments refurbishment	\$13440.00 lump sum	1 lump sum	\$13,440	10 Yrs	25 Yrs	2035 2060 2085	\$17,322 \$32,667 \$61,606	\$1,575 \$1,307 \$2,464
Site	Irrigation system pumps and controls allowance	\$20160.00 lump sum	1 lump sum	\$20,160	0 Yrs	12 Yrs	2025 2037 2049	\$20,160 \$27,336 \$37,066	\$20,160 \$2,278 \$3,089
Site	LED post lighting replacement - recreational areas	\$2798.40 ea	3 ea	\$8,395	19 Yrs	28 Yrs	2044 2072 2100	\$13,596 \$27,669 \$56,306	\$680 \$988 \$2,011
Site	Security system upgrade allowance - at the amenity area	\$13440.00 ea	1 ea	\$13,440	10 Yrs	10 Yrs	2035 2045 2055	\$17,322 \$22,326 \$28,775	\$1,575 \$2,233 \$2,877
Site	Stormwater drainage system repair allowance (\$10,000 every 15 years)	\$10000.00 lump sum	1 lump sum	\$10,000	0 Yrs	15 Yrs	2025 2040 2055	\$10,000 \$14,632 \$21,410	\$10,000 \$975 \$1,427
Site	Vinyl split-rail fencing replacement (2-rail)	\$22.32 lnft	1,564 lnft	\$34,908	13 Yrs	20 Yrs	2038 2058 2078	\$48,551 \$80,650 \$133,971	\$3,468 \$4,032 \$6,699
Paving	Asphalt parking areas mill and overlay	\$3.97 sqft	19,776 sqft	\$78,511	5 Yrs	25 Yrs	2030 2055 2080	\$89,131 \$168,089 \$316,992	\$14,855 \$6,724 \$12,680
Paving	Asphalt parking areas patch and seal	\$0.32 sqft	19,776 sqft	\$6,328	0 Yrs	5 Yrs	2025 2030 2035	\$6,328 \$7,184 \$8,156	\$6,328 \$1,437 \$1,631
Paving	Concrete curbing repair allowance (10% every 10 years)	\$14.65 lnft	104 lnft	\$1,519	5 Yrs	10 Yrs	2030 2040 2050	\$1,725 \$2,223 \$2,865	\$287 \$222 \$287
Paving	Concrete walkways repair allowance (10% every 10 years)	\$13.06 sqft	708 sqft	\$9,252	0 Yrs	10 Yrs	2025 2035 2045	\$9,252 \$11,924 \$15,368	\$9,252 \$1,192 \$1,537

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Paving	Stamped concrete cul-de-sac turnaround and traffic island replacement	\$17.20 sqft	1,544 sqft	\$26,557	1 Yrs	30 Yrs	2026	\$27,239	\$13,620
							2056	\$58,319	\$1,944
							2086	\$124,858	\$4,162
Paving	Stamped concrete sidewalks replacement - at 675 Ivy Brook Way	\$17.20 sqft	223 sqft	\$3,836	19 Yrs	40 Yrs	2044	\$6,212	\$311
							2084	\$17,141	\$429
							2124	\$47,299	\$1,182

Note for communities using straight line funding: Straight Line Annual Payments do not include earned interest, tax adjustments, or payments made with initial reserves.

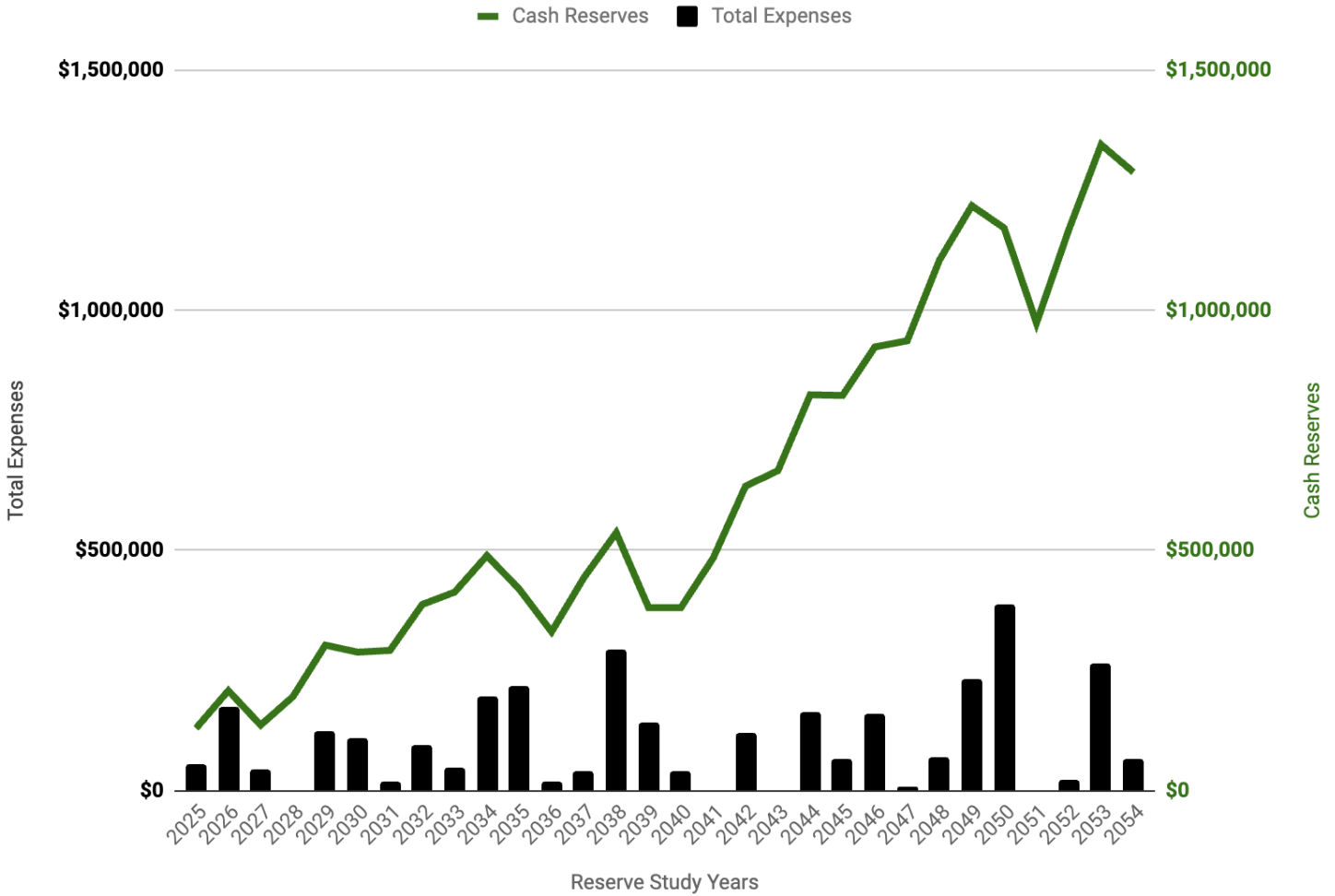
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Funding Reserve Analysis

Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2025	\$130,000	\$0	\$55,417	\$0	\$74,583
2026	\$133,341	\$373	\$172,779	\$112	\$35,406
2027	\$101,000	\$177	\$44,599	\$53	\$91,931
2028	\$103,596	\$460	\$0	\$138	\$195,849
2029	\$106,258	\$979	\$124,245	\$294	\$178,547
2030	\$108,989	\$893	\$108,808	\$268	\$179,353
2031	\$111,790	\$897	\$20,057	\$269	\$271,714
2032	\$114,663	\$1,359	\$93,071	\$408	\$294,257
2033	\$117,610	\$1,471	\$46,024	\$441	\$366,873
2034	\$120,632	\$1,834	\$194,403	\$550	\$294,387
2035	\$123,733	\$1,472	\$216,263	\$442	\$202,887
2036	\$126,913	\$1,014	\$18,656	\$304	\$311,854
2037	\$130,174	\$1,559	\$41,547	\$468	\$401,573
2038	\$133,520	\$2,008	\$293,413	\$602	\$243,085
2039	\$136,951	\$1,215	\$141,448	\$365	\$239,439
2040	\$140,471	\$1,197	\$42,099	\$359	\$338,649
2041	\$144,081	\$1,693	\$0	\$508	\$483,915
2042	\$147,784	\$2,420	\$121,438	\$726	\$511,955
2043	\$151,582	\$2,560	\$0	\$768	\$665,328
2044	\$155,477	\$3,327	\$163,101	\$998	\$660,034
2045	\$159,473	\$3,300	\$65,424	\$990	\$756,393
2046	\$163,572	\$3,782	\$157,666	\$1,135	\$764,946
2047	\$167,775	\$3,825	\$7,382	\$1,147	\$928,017
2048	\$172,087	\$4,640	\$67,342	\$1,392	\$1,036,010
2049	\$176,510	\$5,180	\$230,718	\$1,554	\$985,428
2050	\$181,046	\$4,927	\$385,993	\$1,478	\$783,930
2051	\$185,699	\$3,920	\$0	\$1,176	\$972,373
2052	\$190,472	\$4,862	\$22,506	\$1,459	\$1,143,742
2053	\$195,367	\$5,719	\$261,466	\$1,716	\$1,081,646
2054	\$200,388	\$5,408	\$64,866	\$1,622	\$1,220,953
Totals	\$4,330,953	\$72,471	\$3,160,729	\$21,741	

Cash Flow by Calendar Year

The following chart shows that the reserve account balance meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.



This Cash Flow chart is a visual representation of the Cash Flow Analysis table on the previous page.

Projected Reserve Contributions

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2025	\$38.69	\$464.29	\$10,833.33	\$130,000.00
2026	\$39.68	\$476.22	\$11,111.75	\$133,341.00
2027	\$30.06	\$360.71	\$8,416.67	\$101,000.00
2028	\$30.83	\$369.98	\$8,632.98	\$103,595.70
2029	\$31.62	\$379.49	\$8,854.84	\$106,258.11
2030	\$32.44	\$389.25	\$9,082.41	\$108,988.94
2031	\$33.27	\$399.25	\$9,315.83	\$111,789.96
2032	\$34.13	\$409.51	\$9,555.25	\$114,662.96
2033	\$35.00	\$420.03	\$9,800.82	\$117,609.80
2034	\$35.90	\$430.83	\$10,052.70	\$120,632.37
2035	\$36.83	\$441.90	\$10,311.05	\$123,732.62
2036	\$37.77	\$453.26	\$10,576.05	\$126,912.55
2037	\$38.74	\$464.91	\$10,847.85	\$130,174.20
2038	\$39.74	\$476.86	\$11,126.64	\$133,519.68
2039	\$40.76	\$489.11	\$11,412.59	\$136,951.14
2040	\$41.81	\$501.68	\$11,705.90	\$140,470.78
2041	\$42.88	\$514.57	\$12,006.74	\$144,080.88
2042	\$43.98	\$527.80	\$12,315.31	\$147,783.76
2043	\$45.11	\$541.36	\$12,631.82	\$151,581.80
2044	\$46.27	\$555.28	\$12,956.45	\$155,477.45
2045	\$47.46	\$569.55	\$13,289.44	\$159,473.22
2046	\$48.68	\$584.18	\$13,630.97	\$163,571.69
2047	\$49.93	\$599.20	\$13,981.29	\$167,775.48
2048	\$51.22	\$614.60	\$14,340.61	\$172,087.31
2049	\$52.53	\$630.39	\$14,709.16	\$176,509.95
2050	\$53.88	\$646.59	\$15,087.19	\$181,046.26
2051	\$55.27	\$663.21	\$15,474.93	\$185,699.15
2052	\$56.69	\$680.26	\$15,872.63	\$190,471.61
2053	\$58.14	\$697.74	\$16,280.56	\$195,366.73
2054	\$59.64	\$715.67	\$16,698.97	\$200,387.66

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2025	Clubhouse	HVAC system replacement - Goodman	\$4,838
2025	Pool Area	HVAC system replacement	\$4,838
2025	Site	Irrigation system pumps and controls allowance	\$20,160
2025	Site	Stormwater drainage system repair allowance (\$10,000 every 15 years)	\$10,000
2025	Paving	Asphalt parking areas patch and seal	\$6,328
2025	Paving	Concrete walkways repair allowance (10% every 10 years)	\$9,252
Total for 2025:			\$55,417
2026	Pool Area	Pool furniture replacement	\$68,292
2026	Pool Area	Lifeguard chair replacement	\$14,475
2026	Recreational Area	Children's playground equipment replacement	\$62,773
2026	Paving	Stamped concrete cul-de-sac turnaround and traffic island replacement	\$27,239
Total for 2026:			\$172,779
2027	Pool Area	Mushroom water feature replacement	\$2,727
2027	Pool Area	Water slide replacement (double slide)	\$41,872
Total for 2027:			\$44,599
2028		No reserve items for this year.	\$0
Total for 2028:			\$0
2029	Clubhouse	Exterior siding surfaces painting	\$7,250
2029	Pool Area	Pool deck surface sealing and waterproofing	\$78,889
2029	Pool Area	Pool equipment pumps and filters system replacement	\$8,033
2029	Pool Area	Exterior siding surfaces painting	\$4,223
2029	Pool Area	Aluminum fencing replacement - for pool area	\$25,851
Total for 2029:			\$124,245
2030	Clubhouse	Interior common areas painting	\$10,767
2030	Paving	Asphalt parking areas mill and overlay	\$89,131
2030	Paving	Asphalt parking areas patch and seal	\$7,184
2030	Paving	Concrete curbing repair allowance (10% every 10 years)	\$1,725
Total for 2030:			\$108,808
2031	Clubhouse	Restrooms refurbishment - pool side access	\$20,057
Total for 2031:			\$20,057
2032	Clubhouse	Cement board exterior siding surfaces replacement allowance (20% every 10 years)	\$8,562
2032	Pool Area	Pool furniture replacement	\$79,523

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2032	Pool Area	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - for pool house	\$4,987
Total for 2032:			\$93,071
2033	Pool Area	Restrooms and locker rooms refurbishment - for pool house	\$46,024
Total for 2033:			\$46,024
2034	Clubhouse	Glass panel exterior doors replacement (double) - front and side entrance	\$9,952
2034	Clubhouse	Glass panel exterior doors replacement (single) - side entrance	\$2,925
2034	Clubhouse	Sliding glass exterior doors replacement - access to pool	\$5,754
2034	Clubhouse	Windows replacement	\$27,618
2034	Clubhouse	Restrooms refurbishment - interior access	\$27,926
2034	Pool Area	Concrete pool deck resurface	\$112,866
2034	Pool Area	Masonry exterior siding surfaces tuckpointing and refurbishment - for pool house	\$4,454
2034	Pool Area	Windows replacement - for pool house	\$2,907
Total for 2034:			\$194,403
2035	Clubhouse	Clubhouse interior refurbishment allowance	\$155,648
2035	Clubhouse	HVAC system replacement - Oxbox Trane	\$5,890
2035	Site	Entrance and monuments refurbishment	\$17,322
2035	Site	Security system upgrade allowance - at the amenity area	\$17,322
2035	Paving	Asphalt parking areas patch and seal	\$8,156
2035	Paving	Concrete walkways repair allowance (10% every 10 years)	\$11,924
Total for 2035:			\$216,263
2036	Pool Area	Lifeguard chair replacement	\$18,656
Total for 2036:			\$18,656
2037	Clubhouse	Exterior siding surfaces painting	\$8,881
2037	Clubhouse	Recessed lighting replacement - clubhouse exterior	\$156
2037	Pool Area	Exterior siding surfaces painting	\$5,173
2037	Site	Irrigation system pumps and controls allowance	\$27,336
Total for 2037:			\$41,547
2038	Clubhouse	Flood lighting replacement - clubhouse exterior	\$1,442
2038	Pool Area	Pool resurface	\$122,822
2038	Pool Area	Pool tile replacement	\$24,634
2038	Pool Area	Pool furniture replacement	\$92,601
2038	Recreational Area	Wood picnic table replacement - recreational areas	\$3,365

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2038	Site	Vinyl split-rail fencing replacement (2-rail)	\$48,551
Total for 2038:			\$293,413
2039	Clubhouse	HVAC system replacement - Goodman	\$6,902
2039	Pool Area	Pool deck surface sealing and waterproofing	\$101,676
2039	Pool Area	Pool equipment pumps and filters system replacement	\$10,353
2039	Pool Area	HVAC system replacement	\$6,902
2039	Pool Area	Snack bar building repair allowance	\$11,013
2039	Recreational Area	Composite picnic table replacement - next to clubhouse	\$4,601
Total for 2039:			\$141,448
2040	Clubhouse	Interior common areas painting	\$13,878
2040	Clubhouse	Lantern sconce lighting replacement - clubhouse exterior	\$2,107
2040	Site	Stormwater drainage system repair allowance (\$10,000 every 15 years)	\$14,632
2040	Paving	Asphalt parking areas patch and seal	\$9,260
2040	Paving	Concrete curbing repair allowance (10% every 10 years)	\$2,223
Total for 2040:			\$42,099
2041		No reserve items for this year.	\$0
Total for 2041:			\$0
2042	Clubhouse	Asphalt shingle roofing replacement	\$24,066
2042	Clubhouse	Cement board exterior siding surfaces replacement allowance (20% every 10 years)	\$11,035
2042	Pool Area	Mushroom water feature replacement	\$3,990
2042	Pool Area	Water slide replacement (double slide)	\$61,267
2042	Pool Area	Asphalt shingle roofing replacement - for pool house	\$14,653
2042	Pool Area	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - for pool house	\$6,427
Total for 2042:			\$121,438
2043		No reserve items for this year.	\$0
Total for 2043:			\$0
2044	Clubhouse	Exterior doors replacement (single) - restroom doors	\$5,053
2044	Pool Area	Pool furniture replacement	\$107,829
2044	Pool Area	Exterior doors replacement (single) - restroom doors	\$5,053
2044	Pool Area	Exterior doors replacement (double) - pool storage area doors	\$11,427
2044	Recreational Area	Metal benches replacement - throughout community	\$13,930
2044	Site	LED post lighting replacement - recreational areas	\$13,596

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2044	Paving	Stamped concrete sidewalks replacement - at 675 Ivy Brook Way	\$6,212
Total for 2044:			\$163,101
2045	Clubhouse	Exterior siding surfaces painting	\$10,880
2045	Pool Area	Exterior siding surfaces painting	\$6,337
2045	Site	Security system upgrade allowance - at the amenity area	\$22,326
2045	Paving	Asphalt parking areas patch and seal	\$10,512
2045	Paving	Concrete walkways repair allowance (10% every 10 years)	\$15,368
Total for 2045:			\$65,424
2046	Clubhouse	Restrooms refurbishment - pool side access	\$29,347
2046	Pool Area	Lifeguard chair replacement	\$24,045
2046	Recreational Area	Children's playground equipment replacement	\$104,275
Total for 2046:			\$157,666
2047	Clubhouse	Aluminum rain gutters replacement	\$3,968
2047	Pool Area	Aluminum rain gutters replacement - for pool house	\$3,414
Total for 2047:			\$7,382
2048	Pool Area	Restrooms and locker rooms refurbishment - for pool house	\$67,342
Total for 2048:			\$67,342
2049	Clubhouse	Restrooms refurbishment - interior access	\$40,861
2049	Clubhouse	HVAC system replacement - Oxbox Trane	\$8,402
2049	Pool Area	Pool deck surface sealing and waterproofing	\$131,045
2049	Pool Area	Pool equipment pumps and filters system replacement	\$13,344
2049	Site	Irrigation system pumps and controls allowance	\$37,066
Total for 2049:			\$230,718
2050	Clubhouse	Interior common areas painting	\$17,886
2050	Clubhouse	Clubhouse interior refurbishment allowance	\$227,745
2050	Pool Area	Pool furniture replacement	\$125,562
2050	Paving	Asphalt parking areas patch and seal	\$11,934
2050	Paving	Concrete curbing repair allowance (10% every 10 years)	\$2,865
Total for 2050:			\$385,993
2051		No reserve items for this year.	\$0
Total for 2051:			\$0
2052	Clubhouse	Cement board exterior siding surfaces replacement allowance (20% every 10 years)	\$14,222

Annual Expenses

Year	Category	Reserve Item	Cost
2052	Pool Area	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - for pool house	\$8,284
Total for 2052:			\$22,506
2053	Clubhouse	Exterior siding surfaces painting	\$13,329
2053	Clubhouse	HVAC system replacement - Goodman	\$9,846
2053	Pool Area	Pool resurface	\$179,713
2053	Pool Area	Pool tile replacement	\$36,044
2053	Pool Area	Exterior siding surfaces painting	\$7,764
2053	Pool Area	HVAC system replacement	\$9,846
2053	Recreational Area	Wood picnic table replacement - recreational areas	\$4,923
Total for 2053:			\$261,466
2054	Pool Area	Aluminum fencing replacement - for pool area	\$48,752
2054	Pool Area	Snack bar building repair allowance	\$16,114
Total for 2054:			\$64,866