



Reserve Study Professionals

## 2024 Update to the Reserve Study

# Ocean Palm Villa North Flagler Beach, FL

March 6, 2024



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Ocean Palm Villa North 2024 Update to the Reserve Study

March 6, 2024

Ms. Debra Johnson  
Community Association Manager  
c/o Ocean Palm Villa North  
1 Ocean Palm Village North  
Flagler Beach, FL 32136

Dear Ms. Johnson,

Global Solution Partners is pleased to present to you and Ocean Palm Villa North the requested Update to the 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**

Ocean Palm Villa North is a townhome community comprised of eight buildings with a total of 46 individual dwelling units. The buildings are clad with stucco on the bottom level and newer vinyl siding on the upper level, with flat roofs and tile mansard roofs. Some of the common assets of Ocean Palm Villa North include the buildings' exterior surfaces and roofs, the asphalt roadway and parking areas, the pool and pool equipment building, signage, mailboxes, and common area irrigation. Ocean Palm Villas North was constructed between 1970 and 1972 and was observed to be in overall good condition for its age at the time of the site visit.

### **Depth of Study**

This report is an update to the original study performed in 2020 for the 2020 budget year. This Reserve Study Update is an update with a site visit. The component list, remaining life, expected life, inflation rate, interest rate, costs, and community changes provided by the client were reviewed and adjustments were made accordingly. Each change is likely to have an impact on the recommended funding plan. With this in mind, a direct comparison between an update and a previous report in an attempt to isolate specific causes and effects is impractical and is not part of the update process. The format of the Reserve Study Update mirrors the format of the most recent final report.

### **Executive Financial Summary**

Based on the information collected during the Update to the Reserve Study process, the recommended reserve fund contribution for 2024 is \$64,000. The annual contribution recommendations have been set to meet future expenses while avoiding special assessments and minimizing dues increases. The recommended contributions increase annually by 5.00% 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.

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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 Ocean Palm Villa North was conducted by Mr. Jeff Peluso of Global Solution Partners on February 09, 2024. Mr. Peluso was met on-site by Board Member Ms. Tess Smith, who provided pertinent information used in this report.

### **Property Observations**

- Per information provided by the client, the asphalt parking areas were milled and resurfaced in 2019 for \$45,350. No invoices were provided to Global Solution Partners.
- Per information provided by the client, the pool was refurbished in 2019. No invoices were provided to Global Solution Partners.
- Per site visit observation, the asphalt areas appeared newly resealed and in good condition. No invoices were provided to Global Solution Partners.
- It was observed during the site visit that the concrete pad around the maintenance building and free-standing bathroom is cracking and crumbling. Global Solution Partners has included reserves for repairs/refurbishment of this concrete pad for safety concerns and community aesthetics.
- It was observed during the site visit that some of the brick flower boxes at the rear of the dwelling buildings are cracking. Global Solution Partners has provided a brick tuckpointing and refurbishment allowance - based on 20% of the total square footage - to provide funding for the general maintenance or necessary repairs to the brick surfaces throughout the study period.
- The evaluation of the roofing system is limited to determining the approximate remaining useful life to allow for sufficient funds to be available for future replacement. The evaluation is visual in nature and does not include any detailed inspection or engineering analysis. Global Solution Partners recommends that a qualified roofing contractor be retained to obtain a detailed inspection. Results of any third-party evaluation may be incorporated into a future update of this report.
- While the actual tiles have an expected life of 50 years, due to typical underlayment failure at approximately 30 years, Global Solution Partners has factored roofing replacement into the reserves at 30 years of age. Various conditions may impact the actual life expectancy; therefore, it is recommended that periodic evaluations are performed by a qualified contractor and that the Reserve Study be updated accordingly.
- Per the request of the client at the time of the 2020 Reserve Study, an allowance for the repair or replacement of the cast iron piping has been included in this update to the Reserve Study.
- A water supply piping repair allowance based on the number of units within the community has been included in this Reserve Study at the rate of 20% of the units' piping replacement every 10 years. Evaluation of the supply piping is outside the scope of the Reserve Study site visit. We recommend consultation with a qualified contractor to determine the appropriate replacement schedule and

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associated costs. All contractor-provided costs and schedules may be factored into future updates to the Reserve Study.

- There is one retention pond located on site. Global Solution Partners has included a retention pond maintenance allowance in this Reserve Study. The allowance is based on the square footage of the ponds' surface area, as the depth of the ponds cannot be determined by a visual evaluation. Consult a qualified contractor for maintenance recommendations and schedules. Contractor recommendations may be used in future updates to this Reserve Study.

### 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 Ocean Palm Villa North reserve funding study.

Reserve Study by Calendar Year Starting	January 1, 2024
Reserve Funding Study Length	30 years
Number of Dues Paying Members	46
Reserve Balance as of January 1, 2024	\$285,978
Annual Inflation Rate	2.41%
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.

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Calendar Year	Member Monthly Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment	Proposed Reserve Balance
2024	\$115.94	\$5,333	\$64,000	\$240,883
2025	\$121.74	\$5,600	\$67,200	\$296,125
2026	\$127.83	\$5,880	\$70,560	\$365,100
2027	\$134.22	\$6,174	\$74,088	\$437,780
2028	\$140.93	\$6,483	\$77,792	\$349,281

**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 of 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's 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 2.41% 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 for this Reserve Study were projected by the client to be \$285,978 on January 1, 2024. An interest rate of 0.50% per year has been factored into this Reserve Study. The implicit assumption has been made that the reserve accounts were not drawn down between the date of the known reserve balance and the study start date.

**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 Study Expense 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 Ocean Palm Villa North 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 Study Expense 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.

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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, and 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



## **Florida State Regulations**

The requirements for community associations in the State of Florida are as follows:

Condominium financial reporting rules must include, but not be limited to, standards for presenting a summary of association reserves, including a good faith estimate disclosing the annual amount of reserve funds that would be necessary for the association to fully fund reserves. Annual budgets shall include reserve accounts for items such as, but not limited to, roof replacement, pavement, painting, and other items with a replacement cost exceeding \$10,000.

## **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
- Metal roof on the maintenance building
- Concrete catch basin drain in the retention pond

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
- Pool maintenance contract
- General community signage
- Low-voltage landscape lighting
- Railroad tie retaining wall
- Split rail fence across from #19
- Pole light at flagpole
- Flagpole
- Cattle fencing and posts at south community entrance

### **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
- Transformers on site
- Interiors of the individual dwelling units
- Windows and mechanical equipment that serve the individual dwelling units
- Hurricane shutters on some of the units' windows
- Garage door screening on some of the units' garages
- Screening on porches/decks/balconies

### **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**

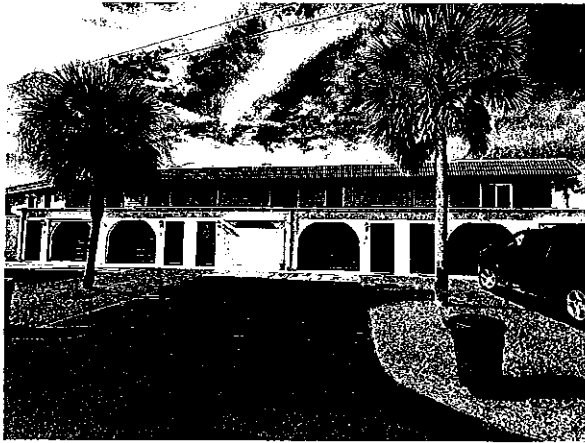
As the preparer of this reserve study, Global Solution Partners certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

Global Solution Partners would like to thank the Ocean Palm Villa North for the opportunity to be of service in the preparation of this Update to the Reserve Study. If you have any questions, please don't hesitate to contact us.

### **Prepared by**

David Korb  
Project Manager  
Global Solution Partners

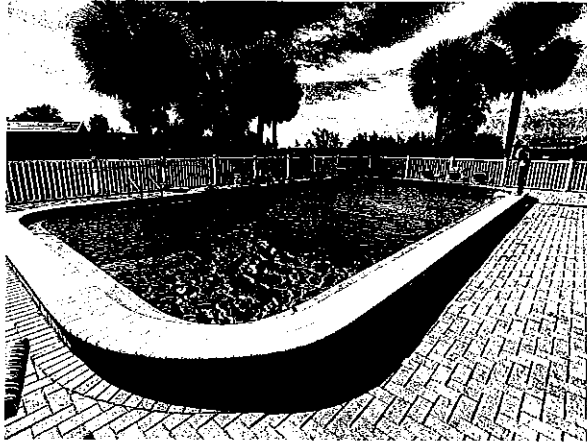
## Community Photos



Typical front of dwelling buildings



Typical rear of dwelling buildings



Community pool



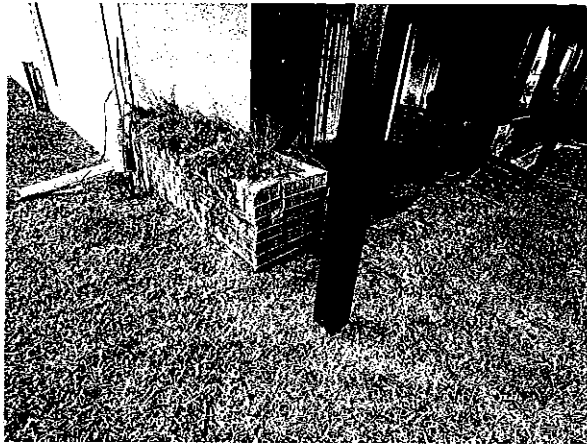
Typical asphalt road section



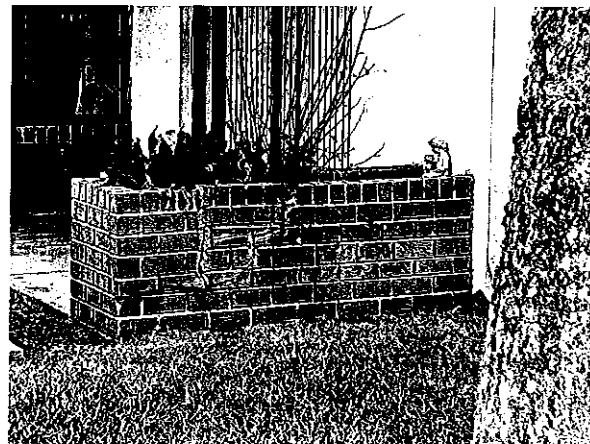
Typical bench and picnic table



Typical mailbox center



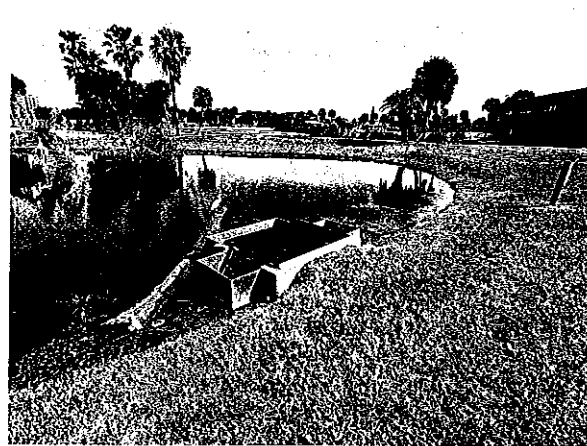
Typical damaged flower box



Typical damaged flower box



Typical exterior paint



Retention pond

## Reserve Item Categories

### Building Exteriors



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum rain gutters replacement - Building 1, 2 and 4	\$14,484.06	25 Yrs	30 Yrs	2049	\$26,269.36	Y
Aluminum rain gutters replacement - Building 3	\$6,813.90	21 Yrs	30 Yrs	2045	\$11,235.32	Y
Aluminum rain gutters replacement - Buildings 6, 7 and 8	\$16,015.68	22 Yrs	30 Yrs	2046	\$27,044.41	Y
Built-up surface flat roof replacement - Garages	\$150,075.00	4 Yrs	15 Yrs	2028	\$165,073.67	Y
Built-up surface flat roof replacement - 2nd floor - Building 3	\$42,300.00	6 Yrs	15 Yrs	2030	\$48,797.16	Y
Built-up surface flat roof replacement - 2nd floor - Building 5	\$21,150.00	0 Yrs	15 Yrs	2024	\$21,150.00	Y
Built-up surface flat roof replacement - 2nd floor - Buildings 1, 2 and 4	\$84,600.00	10 Yrs	15 Yrs	2034	\$107,348.02	Y
Built-up surface flat roof replacement - 2nd floor - Buildings 6, 7 and 8	\$95,175.00	7 Yrs	15 Yrs	2031	\$112,439.64	Y
Composite deck replacement - golf course buildings	\$93,835.20	16 Yrs	25 Yrs	2040	\$137,354.74	Y

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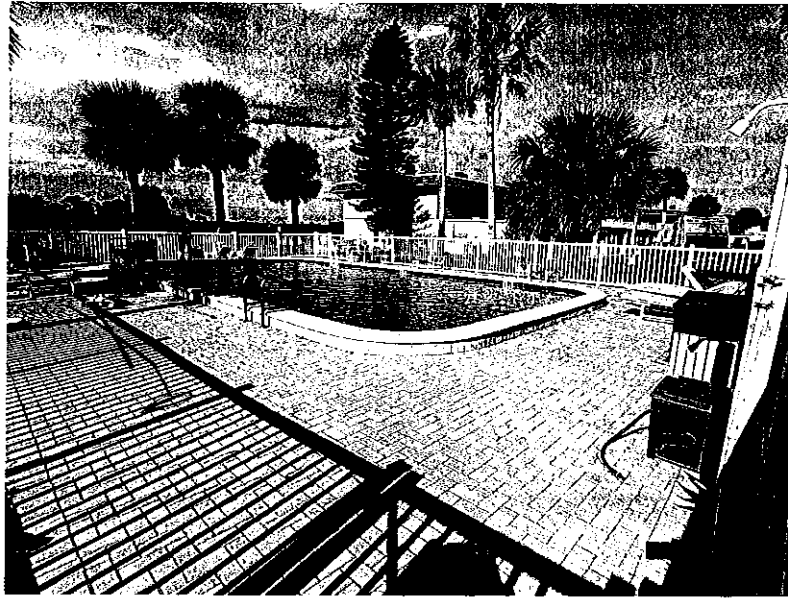
Concrete balcony restoration allowance (per year allowance)	\$2,500.00	0 Yrs	1 Yrs	2024	\$2,500.00	Y
Exterior siding surfaces painting - First floor of dwelling unit buildings	\$51,887.55	0 Yrs	7 Yrs	2024	\$51,887.55	Y
Iron balcony railings painting (4 ft)	\$8,921.88	6 Yrs	20 Yrs	2030	\$10,292.26	Y
Iron balcony railings replacement	\$33,933.24	16 Yrs	40 Yrs	2040	\$49,671.03	Y
Tile roofing replacement - Building 3	\$16,056.15	21 Yrs	30 Yrs	2045	\$26,474.70	Y
Tile roofing replacement - Building 5	\$10,769.85	24 Yrs	30 Yrs	2048	\$19,073.33	Y
Tile roofing replacement - Buildings 1, 2 and 4	\$37,911.45	25 Yrs	30 Yrs	2049	\$68,759.00	Y
Tile roofing replacement - Buildings 6, 7 and 8	\$40,396.80	22 Yrs	30 Yrs	2046	\$68,214.86	Y
Vinyl exterior siding surfaces replacement	\$180,127.35	25 Yrs	30 Yrs	2049	\$326,692.24	Y

### Dwelling Unit Buildings



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Brick wall tuckpointing and refurbishment allowance (20% every 10 years) - Flower boxes on rear of buildings	\$1,822.60	0 Yrs	10 Yrs	2024	\$1,822.60	Y
Exterior lighting replacement - Front dwelling entry lights	\$9,418.50	0 Yrs	20 Yrs	2024	\$9,418.50	Y
Front entry door replacement to each unit - single door	\$64,045.80	11 Yrs	30 Yrs	2035	\$83,225.55	Y
Garage door replacement to each unit	\$61,534.20	11 Yrs	20 Yrs	2035	\$79,961.80	Y
Potable water supply piping repair allowance (20% every 10 years)	\$28,665.00	5 Yrs	10 Yrs	2029	\$32,289.68	Y

**Pool Area**

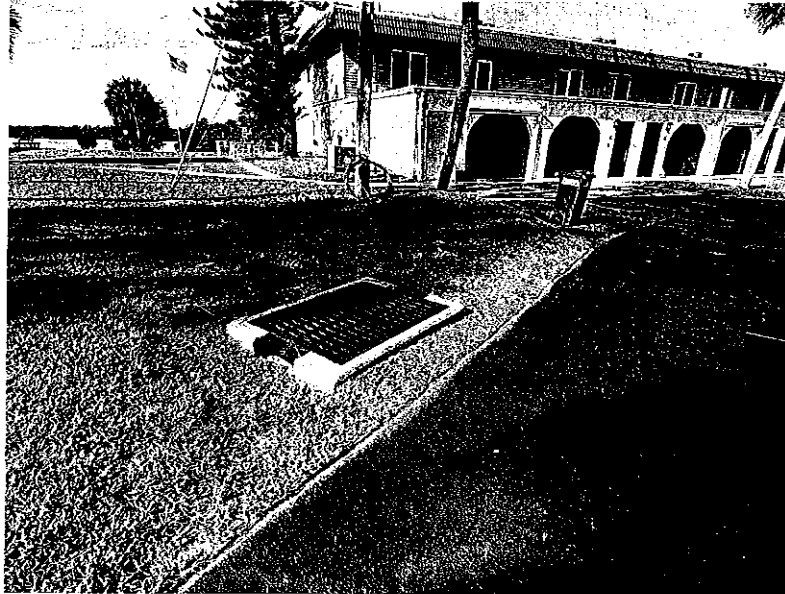


Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Concrete restroom pad repair and refurbishment (10% every 10 years)	\$903.74	0 Yrs	10 Yrs	2024	\$903.74	Y
Maintenance shed refurbishment including roof, windows, doors and siding	\$10,446.80	16 Yrs	20 Yrs	2040	\$15,291.89	Y
Pavers pool deck replacement	\$25,773.75	21 Yrs	25 Yrs	2045	\$42,497.88	Y
Pool coping replacement	\$6,748.80	21 Yrs	24 Yrs	2045	\$11,127.98	Y
Pool equipment pumps and filters system replacement	\$6,879.60	5 Yrs	10 Yrs	2029	\$7,749.52	Y
Pool furniture replacement	\$7,061.60	0 Yrs	5 Yrs	2024	\$7,061.60	Y
Pool pump equipment building repairs allowance	\$5,096.00	9 Yrs	15 Yrs	2033	\$6,314.09	Y
Pool resurface	\$10,142.55	7 Yrs	12 Yrs	2031	\$11,982.40	Y
Pool waterline tile replacement	\$3,213.60	7 Yrs	12 Yrs	2031	\$3,796.54	Y
Restrooms refurbishment	\$4,904.90	0 Yrs	16 Yrs	2024	\$4,904.90	Y
Standalone bathroom building roof, doors and exterior refurbishment	\$10,446.80	0 Yrs	20 Yrs	2024	\$10,446.80	Y
Vinyl fencing replacement	\$4,914.00	16 Yrs	25 Yrs	2040	\$7,193.05	Y



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Site



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Cast iron piping repair/replacement allowance	\$7,500.00	6 Yrs	10 Yrs	2030	\$8,651.98	Y
Composite benches replacement	\$2,038.40	13 Yrs	20 Yrs	2037	\$2,778.05	Y
Composite picnic table replacement	\$2,038.40	13 Yrs	20 Yrs	2037	\$2,778.05	Y
Concrete drains and stormwater drainage system repair allowance	\$8,408.40	11 Yrs	15 Yrs	2035	\$10,926.46	Y
Entrance signage replacement	\$5,605.60	6 Yrs	12 Yrs	2030	\$6,466.60	Y
Irrigation system pumps and controls allowance	\$19,110.00	5 Yrs	12 Yrs	2029	\$21,526.46	Y
Lift station repair allowance	\$10,000.00	1 Yrs	10 Yrs	2025	\$10,241.00	Y
Mailbox center replacement	\$8,936.20	13 Yrs	20 Yrs	2037	\$12,178.78	Y
Retention pond maintenance and repair allowance	\$14,139.18	5 Yrs	10 Yrs	2029	\$15,927.08	Y

**Paving**



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Asphalt streets and parking areas mill and overlay	\$84,385.83	20 Yrs	25 Yrs	2044	\$135,867.90	Y
Asphalt streets and parking areas patch and seal	\$9,236.26	5 Yrs	5 Yrs	2029	\$10,404.18	Y
Concrete walkways repair allowance (10% every 10 years)	\$4,196.82	6 Yrs	10 Yrs	2030	\$4,841.44	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
Building Exteriors	Aluminum rain gutters replacement - Building 1, 2 and 4	\$12.06 Inft	1,201 Inft	\$14,484	25 Yrs	30 Yrs	2049	\$26,269	\$1,010
							2079	\$53,669	\$1,789
							2109	\$109,646	\$3,655
Building Exteriors	Aluminum rain gutters replacement - Building 3	\$12.06 Inft	565 Inft	\$6,814	21 Yrs	30 Yrs	2045	\$11,235	\$511
							2075	\$22,954	\$765
							2105	\$46,895	\$1,563
Building Exteriors	Aluminum rain gutters replacement - Buildings 6, 7 and 8	\$12.06 Inft	1,328 Inft	\$16,016	22 Yrs	30 Yrs	2046	\$27,044	\$1,176
							2076	\$55,252	\$1,842
							2106	\$112,881	\$3,763
Building Exteriors	Built-up surface flat roof replacement - Garages	\$7.50 sqft	20,010 sqft	\$150,075	4 Yrs	15 Yrs	2028	\$165,074	\$33,015
							2043	\$235,946	\$15,730
							2058	\$337,248	\$22,483
Building Exteriors	Built-up surface flat roof replacement - 2nd floor - Building 3	\$7.50 sqft	5,640 sqft	\$42,300	6 Yrs	15 Yrs	2030	\$48,797	\$6,971
							2045	\$69,748	\$4,650
							2060	\$99,693	\$6,646
Building Exteriors	Built-up surface flat roof replacement - 2nd floor - Building 5	\$7.50 sqft	2,820 sqft	\$21,150	0 Yrs	15 Yrs	2024	\$21,150	\$21,150
							2039	\$30,231	\$2,015
							2054	\$43,210	\$2,881
Building Exteriors	Built-up surface flat roof replacement - 2nd floor - Buildings 1, 2 and 4	\$7.50 sqft	11,280 sqft	\$84,600	10 Yrs	15 Yrs	2034	\$107,348	\$9,759
							2049	\$153,437	\$10,229
							2064	\$219,313	\$14,621
Building Exteriors	Built-up surface flat roof replacement - 2nd floor - Buildings 6, 7 and 8	\$7.50 sqft	12,690 sqft	\$95,175	7 Yrs	15 Yrs	2031	\$112,440	\$14,055
							2046	\$160,714	\$10,714
							2061	\$229,716	\$15,314
Building Exteriors	Composite deck replacement - golf course buildings	\$33.90 sqft	2,768 sqft	\$93,835	16 Yrs	25 Yrs	2040	\$137,355	\$8,080
							2065	\$249,117	\$9,965
							2090	\$451,816	\$18,073
Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$2500.00 lump sum	1 lump sum	\$2,500	0 Yrs	1 Yrs	2024	\$2,500	\$2,500
							2025	\$2,560	\$2,560
							2026	\$2,622	\$2,622
Building Exteriors	Exterior siding surfaces painting - First floor of dwelling unit buildings	\$1.77 sqft	29,315 sqft	\$51,888	0 Yrs	7 Yrs	2024	\$51,888	\$51,888
							2031	\$61,300	\$8,757
							2038	\$72,420	\$10,346
Building Exteriors	Iron balcony railings painting (4 ft)	\$7.51 sqft	1,188 sqft	\$8,922	6 Yrs	20 Yrs	2030	\$10,292	\$1,470
							2050	\$16,571	\$829
							2070	\$26,681	\$1,334
Building Exteriors	Iron balcony railings replacement	\$85.69 Inft	396 Inft	\$33,933	16 Yrs	40 Yrs	2040	\$49,671	\$2,922
							2080	\$128,765	\$3,219

## 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
							2120	\$333,805	\$8,345
Building Exteriors	Tile roofing replacement - Building 3	\$13.15 sqft	1,221 sqft	\$16,056	21 Yrs	30 Yrs	2045	\$26,475	\$1,203
							2075	\$54,088	\$1,803
							2105	\$110,503	\$3,683
Building Exteriors	Tile roofing replacement - Building 5	\$13.15 sqft	819 sqft	\$10,770	24 Yrs	30 Yrs	2048	\$19,073	\$763
							2078	\$38,967	\$1,299
							2108	\$79,610	\$2,654
Building Exteriors	Tile roofing replacement - Buildings 1, 2 and 4	\$13.15 sqft	2,883 sqft	\$37,911	25 Yrs	30 Yrs	2049	\$68,759	\$2,645
							2079	\$140,475	\$4,683
							2109	\$286,993	\$9,566
Building Exteriors	Tile roofing replacement - Buildings 6, 7 and 8	\$13.15 sqft	3,072 sqft	\$40,397	22 Yrs	30 Yrs	2046	\$68,215	\$2,966
							2076	\$139,364	\$4,645
							2106	\$284,722	\$9,491
Building Exteriors	Vinyl exterior siding surfaces replacement	\$7.51 sqft	23,985 sqft	\$180,127	25 Yrs	30 Yrs	2049	\$326,692	\$12,565
							2079	\$667,436	\$22,248
							2109	\$1,363,580	\$45,453
Dwelling Unit Buildings	Brick wall tuckpointing and refurbishment allowance (20% every 10 years) - Flower boxes on rear of buildings	\$7.01 sqft	260 sqft	\$1,823	0 Yrs	10 Yrs	2024	\$1,823	\$1,823
							2034	\$2,313	\$231
							2044	\$2,935	\$293
Dwelling Unit Buildings	Exterior lighting replacement - Front dwelling entry lights	\$204.75 ea	46 ea	\$9,419	0 Yrs	20 Yrs	2024	\$9,419	\$9,419
							2044	\$15,165	\$758
							2064	\$24,416	\$1,221
Dwelling Unit Buildings	Front entry door replacement to each unit - single door	\$1392.30 ea	46 ea	\$64,046	11 Yrs	30 Yrs	2035	\$83,226	\$6,935
							2065	\$170,031	\$5,668
							2095	\$347,375	\$11,579
Dwelling Unit Buildings	Garage door replacement to each unit	\$1337.70 ea	46 ea	\$61,534	11 Yrs	20 Yrs	2035	\$79,962	\$6,663
							2055	\$128,745	\$6,437
							2075	\$207,289	\$10,364
Dwelling Unit Buildings	Potable water supply piping repair allowance (20% every 10 years)	\$2866.50 ea	10 ea	\$28,665	5 Yrs	10 Yrs	2029	\$32,290	\$5,382
							2039	\$40,972	\$4,097
							2049	\$51,989	\$5,199
Pool Area	Concrete restroom pad repair and refurbishment (10% every 10 years)	\$12.38 sqft	73 sqft	\$904	0 Yrs	10 Yrs	2024	\$0,904	\$904
							2034	\$1,147	\$115
							2044	\$1,455	\$146
Pool Area	Maintenance shed refurbishment including roof, windows, doors and siding	\$10446.80 lump sum	1 lump sum	\$10,447	16 Yrs	20 Yrs	2040	\$15,292	\$900
							2060	\$24,621	\$1,231
							2080	\$39,642	\$1,982

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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	Pavers pool deck replacement	\$13.05 sqft	1,975 sqft	\$25,774	21 Yrs	25 Yrs	2045	\$42,498	\$1,932
							2070	\$77,077	\$3,083
							2095	\$139,793	\$5,592
Pool Area	Pool coping replacement	\$56.24 lnft	120 lnft	\$6,749	21 Yrs	24 Yrs	2045	\$11,128	\$506
							2069	\$19,708	\$821
							2093	\$34,902	\$1,454
Pool Area	Pool equipment pumps and filters system replacement	\$6879.60 ea	1 ea	\$6,880	5 Yrs	10 Yrs	2029	\$7,750	\$1,292
							2039	\$9,833	\$983
							2049	\$12,477	\$1,248
Pool Area	Pool furniture replacement	\$441.35 ea	16 ea	\$7,062	0 Yrs	5 Yrs	2024	\$7,062	\$7,062
							2029	\$7,955	\$1,591
							2034	\$8,960	\$1,792
Pool Area	Pool pump equipment building repairs allowance	\$5096.00 lump sum	1 lump sum	\$5,096	9 Yrs	15 Yrs	2033	\$6,314	\$631
							2048	\$9,025	\$602
							2063	\$12,900	\$860
Pool Area	Pool resurface	\$6.83 sqft	1,485 sqft	\$10,143	7 Yrs	12 Yrs	2031	\$11,982	\$1,498
							2043	\$15,946	\$1,329
							2055	\$21,221	\$1,768
Pool Area	Pool waterline tile replacement	\$26.78 lnft	120 lnft	\$3,214	7 Yrs	12 Yrs	2031	\$3,797	\$475
							2043	\$5,052	\$421
							2055	\$6,724	\$560
Pool Area	Restrooms refurbishment	\$4904.90 ea	1 ea	\$4,905	0 Yrs	16 Yrs	2024	\$4,905	\$4,905
							2040	\$7,180	\$449
							2056	\$10,510	\$657
Pool Area	Standalone bathroom building roof, doors and exterior refurbishment	\$10446.80 lump sum	1 lump sum	\$10,447	0 Yrs	20 Yrs	2024	\$10,447	\$10,447
							2044	\$16,820	\$841
							2064	\$27,082	\$1,354
Pool Area	Vinyl fencing replacement	\$24.57 lnft	200 lnft	\$4,914	16 Yrs	25 Yrs	2040	\$7,193	\$423
							2065	\$13,046	\$522
							2090	\$23,661	\$946
Site	Cast iron piping repair/replacement allowance	\$7500.00 ea	1 ea	\$7,500	6 Yrs	10 Yrs	2030	\$8,652	\$1,236
							2040	\$10,978	\$1,098
							2050	\$13,930	\$1,393
Site	Composite benches replacement	\$1019.20 ea	2 ea	\$2,038	13 Yrs	20 Yrs	2037	\$2,778	\$198
							2057	\$4,473	\$224
							2077	\$7,202	\$360
Site	Composite picnic table replacement	\$1019.20 ea	2 ea	\$2,038	13 Yrs	20 Yrs	2037	\$2,778	\$198
							2057	\$4,473	\$224
							2077	\$7,202	\$360
Site	Concrete drains and stormwater drainage system repair allowance	\$2802.80 ea	3 ea	\$8,408	11 Yrs	15 Yrs	2035	\$10,926	\$911
							2050	\$15,618	\$1,041
							2065	\$22,323	\$1,488

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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
Site	Entrance signage replacement	\$2802.80 ea	2 ea	\$5,606	6 Yrs	12 Yrs	2030 2042 2054	\$6,467 \$8,606 \$11,452	\$924 \$717 \$954
Site	Irrigation system pumps and controls allowance	\$19110.00 lump sum	1 lump sum	\$19,110	5 Yrs	12 Yrs	2029 2041 2053	\$21,526 \$28,647 \$38,123	\$3,588 \$2,387 \$3,177
Site	Lift station repair allowance	\$10000.00 lump sum	1 lump sum	\$10,000	1 Yrs	10 Yrs	2025 2035 2045	\$10,241 \$12,995 \$16,489	\$5,121 \$1,299 \$1,649
Site	Mailbox center replacement	\$2234.05 ea	4 ea	\$8,936	13 Yrs	20 Yrs	2037 2057 2077	\$12,179 \$19,609 \$31,572	\$870 \$980 \$1,579
Site	Retention pond maintenance and repair allowance	\$0.66 sqft	21,423 sqft	\$14,139	5 Yrs	10 Yrs	2029 2039 2049	\$15,927 \$20,210 \$25,644	\$2,655 \$2,021 \$2,564
Paving	Asphalt streets and parking areas mill and overlay	\$2.01 sqft	41,983 sqft	\$84,386	20 Yrs	25 Yrs	2044 2069 2094	\$135,868 \$246,420 \$446,926	\$6,470 \$9,857 \$17,877
Paving	Asphalt streets and parking areas patch and seal	\$0.22 sqft	41,983 sqft	\$9,236	5 Yrs	5 Yrs	2029 2034 2039	\$10,404 \$11,720 \$13,202	\$1,734 \$2,344 \$2,640
Paving	Concrete walkways repair allowance (10% every 10 years)	\$12.38 sqft	339 sqft	\$4,197	6 Yrs	10 Yrs	2030 2040 2050	\$4,841 \$6,143 \$7,795	\$692 \$614 \$780

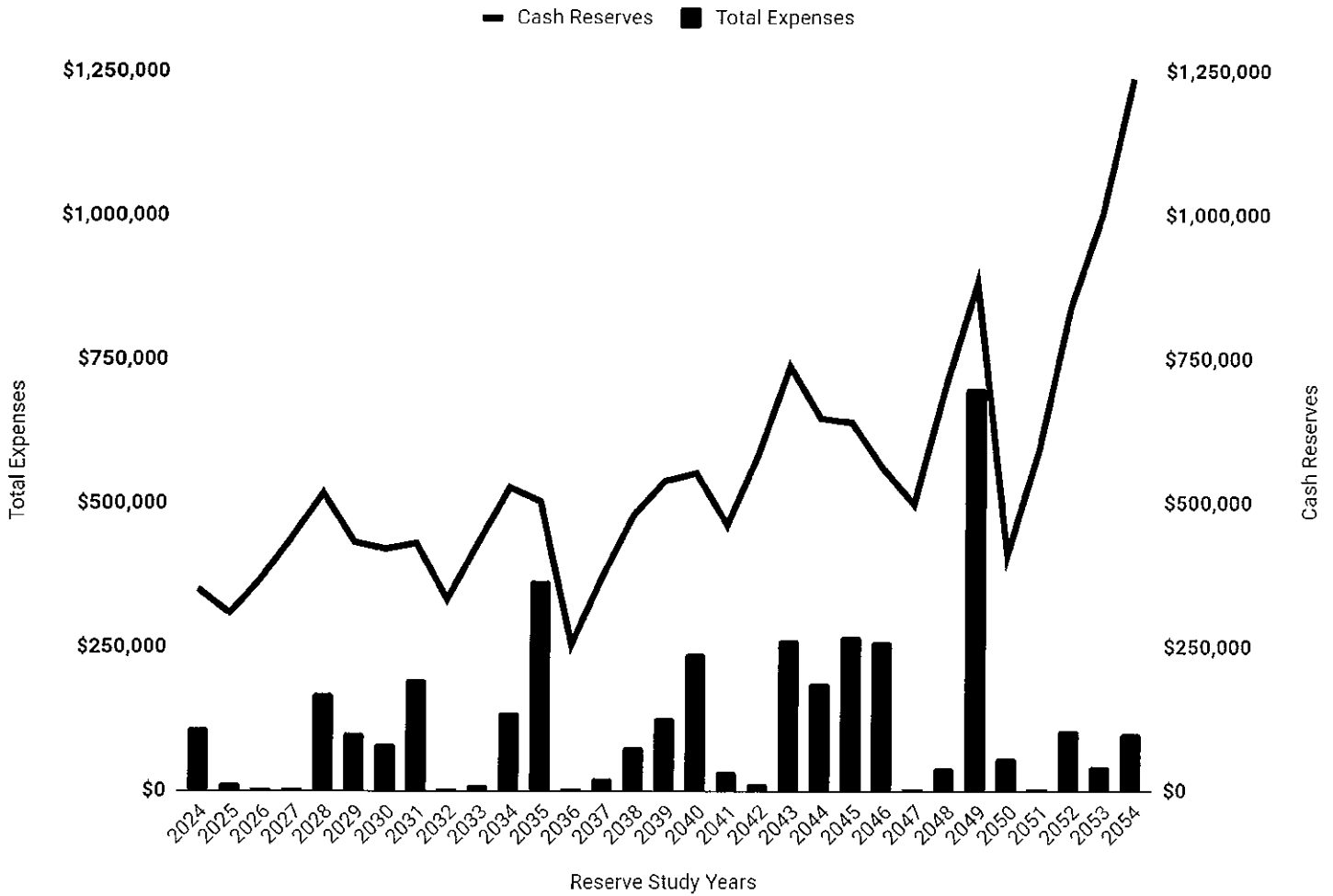
Note for communities using straight line funding: Straight Line Annual Payments do not include earned interest, tax adjustments, or payments made with initial reserves.

### Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2024	\$64,000	\$1,430	\$110,096	\$429	\$240,883
2025	\$67,200	\$1,204	\$12,801	\$361	\$296,125
2026	\$70,560	\$1,481	\$2,622	\$444	\$365,100
2027	\$74,088	\$1,825	\$2,685	\$548	\$437,780
2028	\$77,792	\$2,189	\$167,824	\$657	\$349,281
2029	\$81,682	\$1,746	\$98,668	\$524	\$333,518
2030	\$85,766	\$1,668	\$81,933	\$500	\$338,518
2031	\$90,054	\$1,693	\$192,472	\$508	\$237,286
2032	\$94,557	\$1,186	\$3,025	\$356	\$329,649
2033	\$99,285	\$1,648	\$9,412	\$494	\$420,676
2034	\$104,249	\$2,103	\$134,660	\$631	\$391,737
2035	\$109,462	\$1,959	\$363,336	\$588	\$139,234
2036	\$114,935	\$696	\$3,327	\$209	\$251,330
2037	\$120,682	\$1,257	\$21,142	\$377	\$351,749
2038	\$126,716	\$1,759	\$75,909	\$528	\$403,787
2039	\$133,051	\$2,019	\$128,114	\$606	\$410,137
2040	\$139,704	\$2,051	\$237,472	\$615	\$313,805
2041	\$146,689	\$1,569	\$32,395	\$471	\$429,198
2042	\$154,024	\$2,146	\$12,444	\$644	\$572,280
2043	\$161,725	\$2,861	\$260,875	\$858	\$475,133
2044	\$169,811	\$2,376	\$187,637	\$713	\$458,969
2045	\$178,302	\$2,295	\$267,251	\$688	\$371,626
2046	\$187,217	\$1,858	\$260,195	\$557	\$299,948
2047	\$196,578	\$1,500	\$4,323	\$450	\$493,252
2048	\$206,406	\$2,466	\$39,467	\$740	\$661,918
2049	\$216,727	\$3,310	\$699,361	\$993	\$181,601
2050	\$227,563	\$908	\$58,558	\$272	\$351,241
2051	\$238,941	\$1,756	\$4,755	\$527	\$586,657
2052	\$250,888	\$2,933	\$105,946	\$880	\$733,652
2053	\$263,433	\$3,668	\$43,111	\$1,100	\$956,542
2054	\$276,604	\$4,783	\$98,636	\$1,435	\$1,137,858
<b>Totals</b>	<b>\$4,528,691</b>	<b>\$62,343</b>	<b>\$3,720,451</b>	<b>\$18,703</b>	

### 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.





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Funding Reserve Analysis

**Projected Reserve Contributions**

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2024	\$115.94	\$1,391.30	\$5,333.33	\$64,000.00
2025	\$121.74	\$1,460.87	\$5,600.00	\$67,200.00
2026	\$127.83	\$1,533.91	\$5,880.00	\$70,560.00
2027	\$134.22	\$1,610.61	\$6,174.00	\$74,088.00
2028	\$140.93	\$1,691.14	\$6,482.70	\$77,792.40
2029	\$147.97	\$1,775.70	\$6,806.84	\$81,682.02
2030	\$155.37	\$1,864.48	\$7,147.18	\$85,766.12
2031	\$163.14	\$1,957.70	\$7,504.54	\$90,054.43
2032	\$171.30	\$2,055.59	\$7,879.76	\$94,557.15
2033	\$179.86	\$2,158.37	\$8,273.75	\$99,285.01
2034	\$188.86	\$2,266.29	\$8,687.44	\$104,249.26
2035	\$198.30	\$2,379.60	\$9,121.81	\$109,461.72
2036	\$208.22	\$2,498.58	\$9,577.90	\$114,934.80
2037	\$218.63	\$2,623.51	\$10,056.80	\$120,681.55
2038	\$229.56	\$2,754.69	\$10,559.64	\$126,715.62
2039	\$241.04	\$2,892.42	\$11,087.62	\$133,051.40
2040	\$253.09	\$3,037.04	\$11,642.00	\$139,703.97
2041	\$265.74	\$3,188.90	\$12,224.10	\$146,689.17
2042	\$279.03	\$3,348.34	\$12,835.30	\$154,023.63
2043	\$292.98	\$3,515.76	\$13,477.07	\$161,724.81
2044	\$307.63	\$3,691.54	\$14,150.92	\$169,811.05
2045	\$323.01	\$3,876.12	\$14,858.47	\$178,301.61
2046	\$339.16	\$4,069.93	\$15,601.39	\$187,216.69
2047	\$356.12	\$4,273.42	\$16,381.46	\$196,577.52
2048	\$373.92	\$4,487.10	\$17,200.53	\$206,406.40
2049	\$392.62	\$4,711.45	\$18,060.56	\$216,726.72
2050	\$412.25	\$4,947.02	\$18,963.59	\$227,563.05
2051	\$432.86	\$5,194.37	\$19,911.77	\$238,941.20
2052	\$454.51	\$5,454.09	\$20,907.36	\$250,888.26
2053	\$477.23	\$5,726.80	\$21,952.72	\$263,432.68
2054	\$501.09	\$6,013.14	\$23,050.36	\$276,604.31

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Funding Reserve Analysis

## Annual Expenses

Year	Category	Reserve Item	Cost
2024	Building Exteriors	Built-up surface flat roof replacement - 2nd floor - Building 5	\$21,150
2024	Building Exteriors	Exterior siding surfaces painting - First floor of dwelling unit buildings	\$51,888
2024	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$2,500
2024	Dwelling Unit Buildings	Exterior lighting replacement - Front dwelling entry lights	\$9,419
2024	Dwelling Unit Buildings	Brick wall tuckpointing and refurbishment allowance (20% every 10 years) - Flower boxes on rear of buildings	\$1,823
2024	Pool Area	Pool furniture replacement	\$7,062
2024	Pool Area	Standalone bathroom building roof, doors and exterior refurbishment	\$10,447
2024	Pool Area	Restrooms refurbishment	\$4,905
2024	Pool Area	Concrete restroom pad repair and refurbishment (10% every 10 years)	\$904
<b>Total for 2024:</b>			<b>\$110,096</b>
2025	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$2,560
2025	Site	Lift station repair allowance	\$10,241
<b>Total for 2025:</b>			<b>\$12,801</b>
2026	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$2,622
<b>Total for 2026:</b>			<b>\$2,622</b>
2027	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$2,685
<b>Total for 2027:</b>			<b>\$2,685</b>
2028	Building Exteriors	Built-up surface flat roof replacement - Garages	\$165,074
2028	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$2,750
<b>Total for 2028:</b>			<b>\$167,824</b>
2029	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$2,816
2029	Dwelling Unit Buildings	Potable water supply piping repair allowance (20% every 10 years)	\$32,290
2029	Pool Area	Pool equipment pumps and filters system replacement	\$7,750
2029	Pool Area	Pool furniture replacement	\$7,955
2029	Site	Irrigation system pumps and controls allowance	\$21,526
2029	Site	Retention pond maintenance and repair allowance	\$15,927
2029	Paving	Asphalt streets and parking areas patch and seal	\$10,404

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Funding Reserve Analysis

## Annual Expenses

Year	Category	Reserve Item	Cost
<b>Total for 2029:</b>			<b>\$98,668</b>
2030	Building Exteriors	Built-up surface flat roof replacement - 2nd floor - Building 3	\$48,797
2030	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$2,884
2030	Building Exteriors	Iron balcony railings painting (4 ft)	\$10,292
2030	Site	Entrance signage replacement	\$6,467
2030	Site	Cast iron piping repair/replacement allowance	\$8,652
2030	Paving	Concrete walkways repair allowance (10% every 10 years)	\$4,841
<b>Total for 2030:</b>			<b>\$81,933</b>
2031	Building Exteriors	Built-up surface flat roof replacement - 2nd floor - Buildings 6, 7 and 8	\$112,440
2031	Building Exteriors	Exterior siding surfaces painting - First floor of dwelling unit buildings	\$61,300
2031	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$2,953
2031	Pool Area	Pool resurface	\$11,982
2031	Pool Area	Pool waterline tile replacement	\$3,797
<b>Total for 2031:</b>			<b>\$192,472</b>
2032	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$3,025
<b>Total for 2032:</b>			<b>\$3,025</b>
2033	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$3,098
2033	Pool Area	Pool pump equipment building repairs allowance	\$6,314
<b>Total for 2033:</b>			<b>\$9,412</b>
2034	Building Exteriors	Built-up surface flat roof replacement - 2nd floor - Buildings 1, 2 and 4	\$107,348
2034	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$3,172
2034	Dwelling Unit Buildings	Brick wall tuckpointing and refurbishment allowance (20% every 10 years) - Flower boxes on rear of buildings	\$2,313
2034	Pool Area	Pool furniture replacement	\$8,960
2034	Pool Area	Concrete restroom pad repair and refurbishment (10% every 10 years)	\$1,147
2034	Paving	Asphalt streets and parking areas patch and seal	\$11,720
<b>Total for 2034:</b>			<b>\$134,660</b>
2035	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$3,249

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Funding Reserve Analysis

## Annual Expenses

Year	Category	Reserve Item	Cost
2035	Dwelling Unit Buildings	Front entry door replacement to each unit - single door	\$83,226
		Rear sliding glass doors to each unit	\$172,979
	Dwelling Unit Buildings	Garage door replacement to each unit	\$79,962
	Site	Concrete drains and stormwater drainage system repair allowance	\$10,926
	Site	Lift station repair allowance	\$12,995
<b>Total for 2035:</b>			<b>\$363,336</b>
2036	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$3,327
<b>Total for 2036:</b>			<b>\$3,327</b>
2037	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$3,407
2037	Site	Mailbox center replacement	\$12,179
2037	Site	Composite benches replacement	\$2,778
2037	Site	Composite picnic table replacement	\$2,778
<b>Total for 2037:</b>			<b>\$21,142</b>
2038	Building Exteriors	Exterior siding surfaces painting - First floor of dwelling unit buildings	\$72,420
2038	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$3,489
<b>Total for 2038:</b>			<b>\$75,909</b>
2039	Building Exteriors	Built-up surface flat roof replacement - 2nd floor - Building 5	\$30,231
2039	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$3,573
2039	Dwelling Unit Buildings	Potable water supply piping repair allowance (20% every 10 years)	\$40,972
2039	Pool Area	Pool equipment pumps and filters system replacement	\$9,833
2039	Pool Area	Pool furniture replacement	\$10,093
2039	Site	Retention pond maintenance and repair allowance	\$20,210
2039	Paving	Asphalt streets and parking areas patch and seal	\$13,202
<b>Total for 2039:</b>			<b>\$128,114</b>
2040	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$3,659
2040	Building Exteriors	Iron balcony railings replacement	\$49,671
2040	Building Exteriors	Composite deck replacement - golf course buildings	\$137,355
2040	Pool Area	Vinyl fencing replacement	\$7,193
2040	Pool Area	Restrooms refurbishment	\$7,180

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Funding Reserve Analysis

## Annual Expenses

Year	Category	Reserve Item	Cost
2040	Pool Area	Maintenance shed refurbishment including roof, windows, doors and siding	\$15,292
2040	Site	Cast iron piping repair/replacement allowance	\$10,978
2040	Paving	Concrete walkways repair allowance (10% every 10 years)	\$6,143
<b>Total for 2040:</b>			<b>\$237,472</b>
2041	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$3,748
2041	Site	Irrigation system pumps and controls allowance	\$28,647
<b>Total for 2041:</b>			<b>\$32,395</b>
2042	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$3,838
2042	Site	Entrance signage replacement	\$8,606
<b>Total for 2042:</b>			<b>\$12,444</b>
2043	Building Exteriors	Built-up surface flat roof replacement - Garages	\$235,946
2043	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$3,930
2043	Pool Area	Pool resurface	\$15,946
2043	Pool Area	Pool waterline tile replacement	\$5,052
<b>Total for 2043:</b>			<b>\$260,875</b>
2044	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$4,025
2044	Dwelling Unit Buildings	Exterior lighting replacement - Front dwelling entry lights	\$15,165
2044	Dwelling Unit Buildings	Brick wall tuckpointing and refurbishment allowance (20% every 10 years) - Flower boxes on rear of buildings	\$2,935
2044	Pool Area	Pool furniture replacement	\$11,370
2044	Pool Area	Standalone bathroom building roof, doors and exterior refurbishment	\$16,820
2044	Pool Area	Concrete restroom pad repair and refurbishment (10% every 10 years)	\$1,455
2044	Paving	Asphalt streets and parking areas mill and overlay	\$135,868
<b>Total for 2044:</b>			<b>\$187,637</b>
2045	Building Exteriors	Built-up surface flat roof replacement - 2nd floor - Building 3	\$69,748
2045	Building Exteriors	Tile roofing replacement - Building 3	\$26,475
2045	Building Exteriors	Aluminum rain gutters replacement - Building 3	\$11,235
2045	Building Exteriors	Exterior siding surfaces painting - First floor of dwelling unit buildings	\$85,556
2045	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$4,122

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Funding Reserve Analysis

## Annual Expenses

Year	Category	Reserve Item	Cost
2045	Pool Area	Pool coping replacement	\$11,128
2045	Pool Area	Pavers pool deck replacement	\$42,498
2045	Site	Lift station repair allowance	\$16,489
<b>Total for 2045:</b>			<b>\$267,251</b>
2046	Building Exteriors	Built-up surface flat roof replacement - 2nd floor - Buildings 6, 7 and 8	\$160,714
2046	Building Exteriors	Tile roofing replacement - Buildings 6, 7 and 8	\$68,215
2046	Building Exteriors	Aluminum rain gutters replacement - Buildings 6, 7 and 8	\$27,044
2046	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$4,222
<b>Total for 2046:</b>			<b>\$260,195</b>
2047	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$4,323
<b>Total for 2047:</b>			<b>\$4,323</b>
2048	Building Exteriors	Tile roofing replacement - Building 5	\$19,073
		Aluminum rain gutters replacement - Building 5	\$6,941
	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$4,427
	Pool Area	Pool pump equipment building repairs allowance	\$9,025
<b>Total for 2048:</b>			<b>\$39,467</b>
2049	Building Exteriors	Built-up surface flat roof replacement - 2nd floor - Buildings 1, 2 and 4	\$153,437
2049	Building Exteriors	Tile roofing replacement - Buildings 1, 2 and 4	\$68,759
2049	Building Exteriors	Aluminum rain gutters replacement - Building 1, 2 and 4	\$26,269
2049	Building Exteriors	Vinyl exterior siding surfaces replacement	\$326,692
2049	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$4,534
2049	Dwelling Unit Buildings	Potable water supply piping repair allowance (20% every 10 years)	\$51,989
2049	Pool Area	Pool equipment pumps and filters system replacement	\$12,477
2049	Pool Area	Pool furniture replacement	\$12,807
2049	Site	Retention pond maintenance and repair allowance	\$25,644
2049	Paving	Asphalt streets and parking areas patch and seal	\$16,752
<b>Total for 2049:</b>			<b>\$699,361</b>
2050	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$4,643
2050	Building Exteriors	Iron balcony railings painting (4 ft)	\$16,571

Prepared by Global Solution Partners  
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Year	Category	Reserve Item	Cost
2050	Site	Concrete drains and stormwater drainage system repair allowance	\$15,618
2050	Site	Cast iron piping repair/replacement allowance	\$13,930
2050	Paving	Concrete walkways repair allowance (10% every 10 years)	\$7,795
<b>Total for 2050:</b>			<b>\$58,558</b>
2051	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$4,755
<b>Total for 2051:</b>			<b>\$4,755</b>
2052	Building Exteriors	Exterior siding surfaces painting - First floor of dwelling unit buildings	\$101,076
2052	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$4,870
<b>Total for 2052:</b>			<b>\$105,946</b>
2053	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$4,987
2053	Site	Irrigation system pumps and controls allowance	\$38,123
<b>Total for 2053:</b>			<b>\$43,111</b>
2054	Building Exteriors	Built-up surface flat roof replacement - 2nd floor - Building 5	\$43,210
2054	Building Exteriors	Concrete balcony restoration allowance (per year allowance)	\$5,108
2054	Dwelling Unit Buildings	Brick wall tuckpointing and refurbishment allowance (20% every 10 years) - Flower boxes on rear of buildings	\$3,724
2054	Pool Area	Pool furniture replacement	\$14,427
2054	Pool Area	Concrete restroom pad repair and refurbishment (10% every 10 years)	\$1,846
2054	Site	Entrance signage replacement	\$11,452
2054	Paving	Asphalt streets and parking areas patch and seal	\$18,870
<b>Total for 2054:</b>			<b>\$98,636</b>