



Reserve Study for

**Queenland Manor Homeowners Association, Inc.
Queen Creek, AZ**

August 6, 2024



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Prepared by Global Solution Partners
Queenland Manor Homeowners Association, Inc. Reserve Study

August 6, 2024

Mr. Daniel Vigil
Community Manager
Vision Community Management
16625 S. Desert Foothill Pkwy
Phoenix, AZ 85048

Dear Mr. Vigil,

Global Solution Partners is pleased to present to you and the Queenland Manor Homeowners 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

Queenland Manor is a single family home community located in Queen Creek, Arizona. The community consists of 361 single family homes and is approximately 25 years old. Some of the common assets of the Queenland Manor Homeowners Association, Inc. include four monuments, four playgrounds, five pavilions, picnic tables, benches, mailboxes, and fencing. The community 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 \$67,000. 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 3.75% 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.

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.

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Date of Site Visit

The site visit for Queenland Manor Homeowners Association, Inc. was conducted by Mr. Justin Recla of Global Solution Partners on June 10, 2024. Mr. Recla was met on-site by Association Manager, Mr. Daniel Vigil, who provided pertinent information used in this report.

Property Observations

- Per information provided by the client, the Association has made numerous repairs to the iron and block fencing.
- Per information provided by the client, the repairs have been made to the block wall, and replacement of portions of the iron fencing in July 2023. Invoices from ASE Iron Work LLC. dated July 26, 2023 were provided to Global Solution Partners invoice 078 for \$7,483, invoice 079 for \$4,770, invoice 080 for \$6,794.60, invoice 081 for \$4,770, invoice 082 for \$5,506.70, and invoice number 200 dated November 1, 2023 in the amount of \$927.50 were provided for review and inclusion in this report.
- Per information provided by the client, the irrigation system was repaired in 2020 and 2023. Invoice number 532761 from Caretaker Landscape and Tree Management dated April 8, 2020, in the amount of \$579.30, and invoice number 553979 dated March 2, 2023, in the amount of \$241.50 have been provided to Global Solution Partners for review and inclusion in this report.
- Per information provided by the client, the three stormwater drainage areas were replaced in 2021. An invoice from Gothic Landscaping Maintenance dated April 30, 2021, in the amount of \$2,016 was provided to Global Solution Partners for review and inclusion in this report.
- Per information provided by the client, the playground shade structure near 21139 E. Alyssa Rd. was installed in 2023. Invoice number 32108 from HOA Playground Services, LLC. dated August 11, 2023, in the amount of \$12,967.20 was provided to Global Solution Partners for review and inclusion in this report.
- Per information provided by the client, the PIP rubber was replaced in 2023. Invoice numbers 6149 and 6161 from MB Outdoor Services dated August 8, 2023, and August 28, 2023, in the amount of \$7,508.49 each were provided to Global Solution Partners for review and inclusion in this report.
- Per information provided by the client, numerous repairs have been made to the landscaping.

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 Queenland Manor Homeowners Association, Inc. reserve funding study.

Reserve Study by Calendar Year Starting	January 1, 2025
Reserve Funding Study Length	30 years

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Number of Dues Paying Members	361
Reserve Balance as of January 1, 2025	\$616,005
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	\$15.47	\$5,583	\$67,000	\$685,161
2026	\$16.05	\$5,793	\$69,513	\$757,071
2027	\$16.65	\$6,010	\$72,119	\$831,840
2028	\$17.27	\$6,235	\$74,824	\$704,978
2029	\$17.92	\$6,469	\$77,630	\$761,199

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 for this Reserve Study were projected by the client to be \$616,005 on January 1, 2025. 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 Queenland Manor Homeowners 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 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.

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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

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- 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 CCR's (conditions, covenants, and restrictions) governing documents were provided and therefore not reviewed as part of this study.

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:

- Iron fencing

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
- Trash receptacles
- Pedestal grill
- Stormwater management areas
- Playground substrate surfacing materials
- Footbridge and covering
- Block and iron fencing near the sports court

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- Pet waste stations
- Equine Path

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:

- Single-family homes and their lots
- Rear yard fences
- Asphalt streets and the associated concrete flatwork
- Street lights
- Unit driveways
- Fire hydrants on site
- Water supply system
- Sewer system
- Transformers on site

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 Queenland Manor Homeowners 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

Nicole Norris
Project Manager
Global Solution Partners

Community Photos



Playground w/ shade structure



Basketball court



Playground



Playground



Pavilion



Pavilion

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Stormwater management area



Stormwater management area



Vinyl fencing



Iron fencing



Block wall



Concrete walkway

Reserve Item Categories

Recreational Areas



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Asphalt sports court resurface - Basketball court	\$13,508.28	4 Yrs	7 Yrs	2029	\$14,951.39	Y
Children's playground equipment replacement	\$193,536.00	10 Yrs	20 Yrs	2035	\$249,439.55	Y
Metal benches replacement	\$34,406.40	10 Yrs	20 Yrs	2035	\$44,344.81	Y
Metal picnic table replacement	\$9,945.60	10 Yrs	25 Yrs	2035	\$12,818.42	Y
Picnic pavilion upgrades and repair allowance	\$80,640.00	10 Yrs	20 Yrs	2035	\$103,933.15	Y
Rubberized play surface replacement	\$23,048.64	8 Yrs	8 Yrs	2033	\$28,236.32	Y
Stand alone shade structure replacement - Basketball playground	\$12,968.00	7 Yrs	15 Yrs	2032	\$15,488.72	Y

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Site



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Block wall replacement allowance (10% every 5 years)	\$50,688.00	5 Yrs	5 Yrs	2030	\$57,544.91	Y
Concrete walkways repair allowance (10% every 10 years)	\$47,514.89	10 Yrs	10 Yrs	2035	\$61,239.73	Y
Entrance and monuments refurbishment	\$53,760.00	20 Yrs	35 Yrs	2045	\$89,303.07	Y
Iron fencing stripping and painting - perimeter	\$189,600.00	3 Yrs	10 Yrs	2028	\$204,597.07	Y
Irrigation system equipment replacement allowance	\$8,064.00	4 Yrs	7 Yrs	2029	\$8,925.49	Y
Mailbox pedestal kiosk replacement	\$68,347.20	5 Yrs	25 Yrs	2030	\$77,592.99	Y
Stormwater management area maintenance and repair allowance	\$143,891.22	10 Yrs	10 Yrs	2035	\$185,454.70	Y
Vinyl split-rail fencing - 2 rail replacement - Perimeter at E. Barnes Pkwy.	\$38,390.66	5 Yrs	30 Yrs	2030	\$43,584.03	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
Recreational Areas	Asphalt sports court resurface - Basketball court	\$2.39 sqft	5,652 sqft	\$13,508	4 Yrs	7 Yrs	2029 2036 2043	\$14,951 \$17,858 \$21,329	\$2,990 \$2,551 \$3,047
Recreational Areas	Children's playground equipment replacement	\$48384.00 ea	4 ea	\$193,536	10 Yrs	20 Yrs	2035 2055 2075	\$249,440 \$414,355 \$688,303	\$22,676 \$20,718 \$34,415
Recreational Areas	Metal benches replacement	\$1075.20 ea	32 ea	\$34,406	10 Yrs	20 Yrs	2035 2055 2075	\$44,345 \$73,663 \$122,365	\$4,031 \$3,683 \$6,118
Recreational Areas	Metal picnic table replacement	\$1243.20 ea	8 ea	\$9,946	10 Yrs	25 Yrs	2035 2060 2085	\$12,818 \$24,174 \$45,588	\$1,165 \$967 \$1,824
Recreational Areas	Picnic pavilion upgrades and repair allowance	\$16128.00 lump sum	5 lump sum	\$80,640	10 Yrs	20 Yrs	2035 2055 2075	\$103,933 \$172,648 \$286,793	\$9,448 \$8,632 \$14,340
Recreational Areas	Rubberized play surface replacement	\$12.72 sqft	1,812 sqft	\$23,049	8 Yrs	8 Yrs	2033 2041 2049	\$28,236 \$34,592 \$42,377	\$3,137 \$4,324 \$5,297
Recreational Areas	Stand alone shade structure replacement - Basketball playground	\$12968.00 ea	1 ea	\$12,968	7 Yrs	15 Yrs	2032 2047 2062	\$15,489 \$22,663 \$33,161	\$1,936 \$1,511 \$2,211
Site	Block wall replacement allowance (10% every 5 years)	\$21.12 sqft	2,400 sqft	\$50,688	5 Yrs	5 Yrs	2030 2035 2040	\$57,545 \$65,329 \$74,167	\$9,591 \$13,066 \$14,833
Site	Concrete walkways repair allowance (10% every 10 years)	\$13.06 sqft	3,638 sqft	\$47,515	10 Yrs	10 Yrs	2035 2045 2055	\$61,240 \$78,929 \$101,728	\$5,567 \$7,893 \$10,173
Site	Entrance and monuments refurbishment	\$13440.00 lump sum	4 lump sum	\$53,760	20 Yrs	35 Yrs	2045 2080 2115	\$89,303 \$217,060 \$527,584	\$4,253 \$6,202 \$15,074
Site	Iron fencing stripping and painting - perimeter	\$3.16 sqft	60,000 sqft	\$189,600	3 Yrs	10 Yrs	2028 2038 2048	\$204,597 \$263,696 \$339,865	\$51,149 \$26,370 \$33,987
Site	Irrigation system equipment replacement allowance	\$8064.00 lump sum	1 lump sum	\$8,064	4 Yrs	7 Yrs	2029 2036 2043	\$8,925 \$10,660 \$12,733	\$1,785 \$1,523 \$1,819
Site	Mailbox pedestal kiosk replacement	\$2356.80 ea	29 ea	\$68,347	5 Yrs	25 Yrs	2030 2055 2080	\$77,593 \$146,329 \$275,956	\$12,932 \$5,853 \$11,038

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	Stormwater management area maintenance and repair allowance	\$0.69 sqft	208,538 sqft	\$143,891	10 Yrs	10 Yrs	2035	\$185,455	\$16,860
							2045	\$239,024	\$23,902
							2055	\$308,067	\$30,807
Site	Vinyl split-rail fencing - 2 rail replacement - Perimeter at E. Barnes Pkwy.	\$17.99 Inft	2,134 Inft	\$38,391	5 Yrs	30 Yrs	2030	\$43,584	\$7,264
							2060	\$93,312	\$3,110
							2090	\$199,778	\$6,659

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

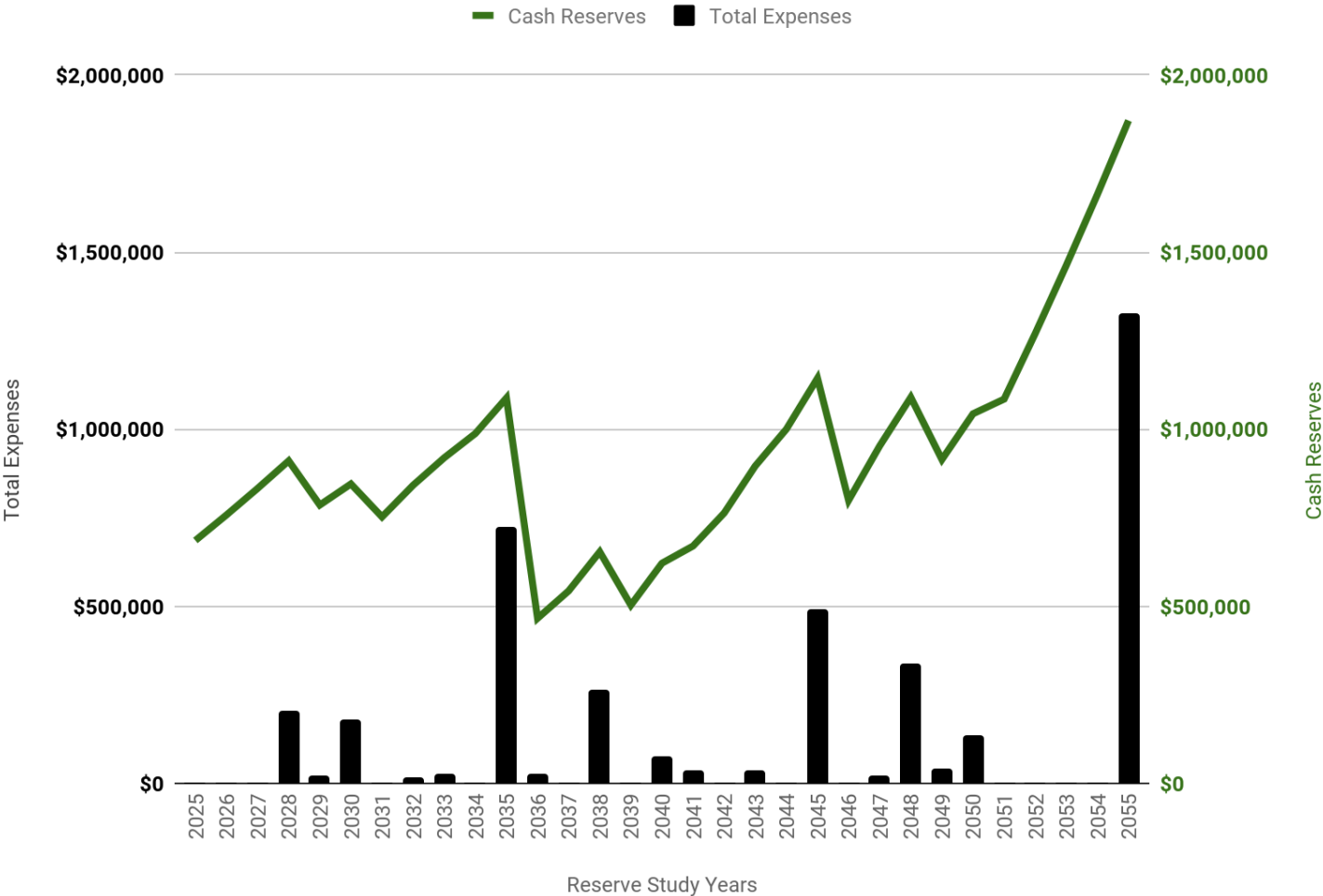
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Funding Reserve Analysis

Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2025	\$67,000	\$3,080	\$0	\$924	\$685,161
2026	\$69,513	\$3,426	\$0	\$1,028	\$757,071
2027	\$72,119	\$3,785	\$0	\$1,136	\$831,840
2028	\$74,824	\$4,159	\$204,597	\$1,248	\$704,978
2029	\$77,630	\$3,525	\$23,877	\$1,057	\$761,199
2030	\$80,541	\$3,806	\$178,722	\$1,142	\$665,681
2031	\$83,561	\$3,328	\$0	\$999	\$751,572
2032	\$86,694	\$3,758	\$15,489	\$1,127	\$825,409
2033	\$89,946	\$4,127	\$28,236	\$1,238	\$890,007
2034	\$93,319	\$4,450	\$0	\$1,335	\$986,440
2035	\$96,818	\$4,932	\$722,560	\$1,480	\$364,151
2036	\$100,449	\$1,821	\$28,518	\$546	\$437,356
2037	\$104,215	\$2,187	\$0	\$656	\$543,102
2038	\$108,124	\$2,716	\$263,696	\$815	\$389,431
2039	\$112,178	\$1,947	\$0	\$584	\$502,972
2040	\$116,385	\$2,515	\$74,167	\$754	\$546,950
2041	\$120,749	\$2,735	\$34,592	\$820	\$635,022
2042	\$125,277	\$3,175	\$0	\$953	\$762,522
2043	\$129,975	\$3,813	\$34,061	\$1,144	\$861,105
2044	\$134,849	\$4,306	\$0	\$1,292	\$998,968
2045	\$139,906	\$4,995	\$491,456	\$1,498	\$650,915
2046	\$145,153	\$3,255	\$0	\$976	\$798,346
2047	\$150,596	\$3,992	\$22,663	\$1,198	\$929,073
2048	\$156,243	\$4,645	\$339,865	\$1,394	\$748,702
2049	\$162,102	\$3,744	\$42,377	\$1,123	\$871,048
2050	\$168,181	\$4,355	\$136,273	\$1,307	\$906,005
2051	\$174,488	\$4,530	\$0	\$1,359	\$1,083,664
2052	\$181,031	\$5,418	\$0	\$1,625	\$1,268,488
2053	\$187,820	\$6,342	\$0	\$1,903	\$1,460,748
2054	\$194,863	\$7,304	\$0	\$2,191	\$1,660,724
2055	\$202,171	\$8,304	\$1,325,311	\$2,491	\$543,395
Totals	\$3,806,719	\$124,473	\$3,966,460	\$37,342	

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.

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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
2025	\$15.47	\$185.60	\$5,583.33	\$67,000.00
2026	\$16.05	\$192.56	\$5,792.71	\$69,512.50
2027	\$16.65	\$199.78	\$6,009.93	\$72,119.22
2028	\$17.27	\$207.27	\$6,235.31	\$74,823.69
2029	\$17.92	\$215.04	\$6,469.13	\$77,629.58
2030	\$18.59	\$223.10	\$6,711.72	\$80,540.69
2031	\$19.29	\$231.47	\$6,963.41	\$83,560.96
2032	\$20.01	\$240.15	\$7,224.54	\$86,694.50
2033	\$20.76	\$249.16	\$7,495.46	\$89,945.54
2034	\$21.54	\$258.50	\$7,776.54	\$93,318.50
2035	\$22.35	\$268.19	\$8,068.16	\$96,817.94
2036	\$23.19	\$278.25	\$8,370.72	\$100,448.62
2037	\$24.06	\$288.69	\$8,684.62	\$104,215.44
2038	\$24.96	\$299.51	\$9,010.29	\$108,123.52
2039	\$25.90	\$310.74	\$9,348.18	\$112,178.15
2040	\$26.87	\$322.40	\$9,698.74	\$116,384.83
2041	\$27.87	\$334.49	\$10,062.44	\$120,749.26
2042	\$28.92	\$347.03	\$10,439.78	\$125,277.36
2043	\$30.00	\$360.04	\$10,831.27	\$129,975.26
2044	\$31.13	\$373.54	\$11,237.44	\$134,849.33
2045	\$32.30	\$387.55	\$11,658.85	\$139,906.18
2046	\$33.51	\$402.08	\$12,096.06	\$145,152.67
2047	\$34.76	\$417.16	\$12,549.66	\$150,595.89
2048	\$36.07	\$432.81	\$13,020.27	\$156,243.24
2049	\$37.42	\$449.04	\$13,508.53	\$162,102.36
2050	\$38.82	\$465.88	\$14,015.10	\$168,181.20
2051	\$40.28	\$483.35	\$14,540.67	\$174,487.99
2052	\$41.79	\$501.47	\$15,085.94	\$181,031.29
2053	\$43.36	\$520.28	\$15,651.66	\$187,819.96
2054	\$44.98	\$539.79	\$16,238.60	\$194,863.21
2055	\$46.67	\$560.03	\$16,847.55	\$202,170.58

Prepared by Global Solution Partners
Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2025		No reserve items for this year.	\$0
Total for 2025:			\$0
2026		No reserve items for this year.	\$0
Total for 2026:			\$0
2027		No reserve items for this year.	\$0
Total for 2027:			\$0
2028	Site	Iron fencing stripping and painting - perimeter	\$204,597
Total for 2028:			\$204,597
2029	Recreational Areas	Asphalt sports court resurface - Basketball court	\$14,951
2029	Site	Irrigation system equipment replacement allowance	\$8,925
Total for 2029:			\$23,877
2030	Site	Mailbox pedestal kiosk replacement	\$77,593
2030	Site	Vinyl split-rail fencing - 2 rail replacement - Perimeter at E. Barnes Pkwy.	\$43,584
2030	Site	Block wall replacement allowance (10% every 5 years)	\$57,545
Total for 2030:			\$178,722
2031		No reserve items for this year.	\$0
Total for 2031:			\$0
2032	Recreational Areas	Stand alone shade structure replacement - Basketball playground	\$15,489
Total for 2032:			\$15,489
2033	Recreational Areas	Rubberized play surface replacement	\$28,236
Total for 2033:			\$28,236
2034		No reserve items for this year.	\$0
Total for 2034:			\$0
2035	Recreational Areas	Children's playground equipment replacement	\$249,440
2035	Recreational Areas	Metal benches replacement	\$44,345
2035	Recreational Areas	Metal picnic table replacement	\$12,818
2035	Recreational Areas	Picnic pavilion upgrades and repair allowance	\$103,933
2035	Site	Concrete walkways repair allowance (10% every 10 years)	\$61,240
2035	Site	Stormwater management area maintenance and repair allowance	\$185,455
2035	Site	Block wall replacement allowance (10% every 5 years)	\$65,329
Total for 2035:			\$722,560

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2036	Recreational Areas	Asphalt sports court resurface - Basketball court	\$17,858
2036	Site	Irrigation system equipment replacement allowance	\$10,660
Total for 2036:			\$28,518
2037		No reserve items for this year.	\$0
Total for 2037:			\$0
2038	Site	Iron fencing stripping and painting - perimeter	\$263,696
Total for 2038:			\$263,696
2039		No reserve items for this year.	\$0
Total for 2039:			\$0
2040	Site	Block wall replacement allowance (10% every 5 years)	\$74,167
Total for 2040:			\$74,167
2041	Recreational Areas	Rubberized play surface replacement	\$34,592
Total for 2041:			\$34,592
2042		No reserve items for this year.	\$0
Total for 2042:			\$0
2043	Recreational Areas	Asphalt sports court resurface - Basketball court	\$21,329
2043	Site	Irrigation system equipment replacement allowance	\$12,733
Total for 2043:			\$34,061
2044		No reserve items for this year.	\$0
Total for 2044:			\$0
2045	Site	Entrance and monuments refurbishment	\$89,303
2045	Site	Concrete walkways repair allowance (10% every 10 years)	\$78,929
2045	Site	Stormwater management area maintenance and repair allowance	\$239,024
2045	Site	Block wall replacement allowance (10% every 5 years)	\$84,200
Total for 2045:			\$491,456
2046		No reserve items for this year.	\$0
Total for 2046:			\$0
2047	Recreational Areas	Stand alone shade structure replacement - Basketball playground	\$22,663
Total for 2047:			\$22,663
2048	Site	Iron fencing stripping and painting - perimeter	\$339,865
Total for 2048:			\$339,865
2049	Recreational Areas	Rubberized play surface replacement	\$42,377

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
Total for 2049:			\$42,377
2050	Recreational Areas	Asphalt sports court resurface - Basketball court	\$25,475
2050	Site	Irrigation system equipment replacement allowance	\$15,208
2050	Site	Block wall replacement allowance (10% every 5 years)	\$95,590
Total for 2050:			\$136,273
2051		No reserve items for this year.	\$0
Total for 2051:			\$0
2052		No reserve items for this year.	\$0
Total for 2052:			\$0
2053		No reserve items for this year.	\$0
Total for 2053:			\$0
2054		No reserve items for this year.	\$0
Total for 2054:			\$0
2055	Recreational Areas	Children's playground equipment replacement	\$414,355
2055	Recreational Areas	Metal benches replacement	\$73,663
2055	Recreational Areas	Picnic pavilion upgrades and repair allowance	\$172,648
2055	Site	Mailbox pedestal kiosk replacement	\$146,329
2055	Site	Concrete walkways repair allowance (10% every 10 years)	\$101,728
2055	Site	Stormwater management area maintenance and repair allowance	\$308,067
2055	Site	Block wall replacement allowance (10% every 5 years)	\$108,522
Total for 2055:			\$1,325,311