



2025 Update to the Reserve Study for
Strathmore Gate East at Lake St. George
Homeowners Association, Inc.
Palm Harbor, FL

August 20, 2024



Table of Contents

<u>Subject</u>	<u>Page</u>
Reserve Study Summary	3
Community Photos	11
Reserve Item Categories	13
Reserve Item Listing	20
Cash Flow Analysis	24
Cash Flow by Calendar Year	25
Projected Reserve Contributions	26
Annual Expenses	27

Tip: The table of contents is interactive. If viewing electronically, click to jump to each section.

August 20, 2024

Mr. Keith Phillips
Community Manager
Ameri-Tech Community Management
24701 US Hwy 19 N, Suite 102
Clearwater, FL 33763

Dear Mr. Phillips,

Global Solution Partners is pleased to present to you and the Strathmore Gate East at Lake St. George Homeowners Association, Inc. 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

Strathmore Gate East at Lake St. George is a townhome community located in Palm Harbor, FL. The community consists of 186 units across 36 dwelling-unit buildings and is approximately 44 years old. Some of the common assets of the Strathmore Gate East at Lake St. George Homeowners Association, Inc. include the buildings' exterior surfaces and roofs, the asphalt streets and parking areas, a pool and pool house, a tennis court, a community irrigation system, and mailboxes. The community appeared to be in good condition at the time of the site visit.

Depth of Study

This report is an update to the previous Update to the Reserve Study performed in 2020 for the 2021 budget year. This Update to the Reserve Study includes a site visit. The component list, remaining life, expected life, inflation rate, interest rate, costs, and community changes supplied by the client have been reviewed and adjustments were made accordingly. It is important to recognize that each change is likely to influence the recommended funding plan, therefore, attempting a direct comparison between this update and a previous report to isolate specific causes and effects is impractical and is not part of the update process.

Executive Financial Summary

Based on the information collected during this Update to the Reserve Study process, the recommended reserve fund contribution for 2025 is \$200,000. 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.

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 Strathmore Gate East at Lake St. George Homeowners Association, Inc. was conducted by Mr. David Korb of Global Solution Partners on August 07, 2024. Mr. Korb was met on-site by Association Manager, Mr. Keith Phillips, who provided pertinent information used in this report.

Update Notes

- Per information provided by the client, the Association paints the buildings by phases. The following estimates were provided to Global Solution Partners via the questionnaire completed by the Association's Treasurer on July 20, 2024: Phase 1 buildings in 2025 for \$43,000; Phase 2 buildings in 2026 for \$53,000; Phase 3 buildings in 2027 for \$48,000; and Phase 4 buildings in 2029 for \$50,000.
- Per information provided by the client, all buildings' roofs were replaced between October 2023 and March 2024 for a total cost of \$1.7M. No invoices were provided to Global Solution Partners. The life expectancy of the current roofing system when new is approximately 18 years. 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.
- 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.
- Per information provided by the client, the pool was resurfaced and retiled in 2022 for a cost of \$31,400. No invoice was provided to Global Solution Partners.
- Per information provided by the client, the pool equipment was replaced in 2022 for a cost of \$39,950. No invoice was provided to Global Solution Partners. The pool heater was inoperable at the time of the site visit: per information provided by the client, the heater will be replaced in 2024.
- Per information provided by the client, the asphalt surfaces were repaved in 2010. The asphalt surfaces were observed to be in fair condition. Areas of cracking and tree root upheaval were noted throughout. Recommend consultation with a qualified contractor to determine a repair and maintenance plan for the damaged areas. 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.
- The monument entry signage at the west corner of Strathmore Gate Drive and Tampa Road has been removed. Global Solution Partners has included its replacement in the reserves, along with a refurbishment allowance for the remaining monument on the other side of the entrance.
- The maintenance building by the pool area was constructed in 2023 and was observed to be in

Prepared by Global Solution Partners
Strathmore Gate East at Lake St. George Homeowners Association, Inc. 2025 Updated Reserve Study

like-new condition at the time of the site visit.

- Sections of wood fence at the pool area are damaged/leaning/separated from the posts. Global Solution Partners recommends repairing sections of damaged fencing as part of routine site maintenance using funds from the operating budget until full replacement is scheduled. Full replacement has been included in the reserves.

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 Strathmore Gate East at Lake St. George Homeowners 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	186
Reserve Balance as of January 1, 2025	\$820,000
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	\$89.61	\$16,667	\$200,000	\$813,112
2026	\$91.91	\$17,095	\$205,140	\$950,718
2027	\$94.27	\$17,534	\$210,412	\$1,082,410
2028	\$96.69	\$17,985	\$215,820	\$1,222,039
2029	\$99.18	\$18,447	\$221,366	\$1,392,341

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 \$820,000 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 Strathmore Gate East at Lake St. George 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.

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

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
- Shower at pool area
- Backflow prevention device

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
- Bike racks
- Thru-wall AC unit at maintenance building

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:

- Interiors of the individual dwelling units
- Doors, windows, and mechanical equipment that serve the individual dwelling units
- Pump station and generator - Pinellas County Utilities

- 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 Strathmore Gate East at Lake St. George Homeowners Association, Inc. 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

Cheryl Rorrer, RS
Project Manager
Global Solution Partners

Community Photos



Community view



Community view



Asphalt street/parking



Typical trash enclosure



Tennis court



Gazebo by tennis court



Pool area



Damaged wood fence at pool area



Pool house



Maintenance building



Asphalt street



Irrigation equipment

Reserve Item Categories

Dwelling Unit Buildings



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Dimensional asphalt shingle roofing replacement	\$1,700,894.07	17 Yrs	18 Yrs	2042	\$2,618,323.54	Y
Exterior siding surfaces painting - Phase 1	\$43,000.00	0 Yrs	8 Yrs	2025	\$43,000.00	Y
Exterior siding surfaces painting - Phase 2	\$53,000.00	1 Yrs	8 Yrs	2026	\$54,362.10	Y
Exterior siding surfaces painting - Phase 3	\$48,000.00	2 Yrs	8 Yrs	2027	\$50,498.90	Y
Exterior siding surfaces painting - Phase 4	\$50,000.00	4 Yrs	8 Yrs	2029	\$55,341.56	Y
Submeters for water/plumbing system	\$75,000.00	0 Yrs	50 Yrs	2025	\$75,000.00	N

Pool Area



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum fencing replacement	\$3,709.60	7 Yrs	25 Yrs	2032	\$4,430.67	Y
Concrete paver pool deck replacement	\$31,484.53	12 Yrs	25 Yrs	2037	\$42,691.51	Y
Dimensional asphalt shingle roofing replacement - pool house	\$1,916.71	17 Yrs	18 Yrs	2042	\$2,950.55	Y
Exterior siding surfaces painting - pool house	\$1,816.40	1 Yrs	8 Yrs	2026	\$1,863.08	Y
Metal exterior doors replacement - pool house	\$1,085.60	17 Yrs	30 Yrs	2042	\$1,671.15	Y
Pool area lighting replacement	\$4,830.00	13 Yrs	18 Yrs	2038	\$6,717.56	Y
Pool coping replacement	\$13,320.08	12 Yrs	25 Yrs	2037	\$18,061.39	Y
Pool equipment pumps and filters system replacement	\$6,955.20	7 Yrs	10 Yrs	2032	\$8,307.15	Y
Pool furniture replacement	\$12,144.00	7 Yrs	5 Yrs	2032	\$14,504.55	Y
Pool heater replacement	\$8,243.20	8 Yrs	8 Yrs	2033	\$10,098.54	Y
Pool resurface	\$25,193.47	12 Yrs	15 Yrs	2037	\$34,161.13	Y
Pool waterline tile replacement	\$5,107.29	12 Yrs	15 Yrs	2037	\$6,925.24	Y
Restrooms refurbishment - pool house	\$21,298.00	2 Yrs	15 Yrs	2027	\$22,406.78	Y
Shade shelter refurbishment	\$7,728.00	10 Yrs	20 Yrs	2035	\$9,960.26	Y

Strathmore Gate East at Lake St. George Homeowners Association, Inc. 2025 Updated Reserve Study

Wood exterior siding surfaces replacement - pool house	\$4,932.40	14 Yrs	25 Yrs	2039	\$7,036.28	Y
Wood fencing replacement	\$4,769.60	2 Yrs	16 Yrs	2027	\$5,017.91	Y

Recreational Facilities



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Basketball goal and pole replacement - tennis court	\$2,392.00	20 Yrs	25 Yrs	2045	\$3,973.45	Y
Gazebo refurbishment	\$10,304.00	10 Yrs	20 Yrs	2035	\$13,280.35	Y
Tennis court chain link fence replacement	\$11,381.76	12 Yrs	25 Yrs	2037	\$15,433.12	Y
Tennis court pavilion refurbishment	\$3,920.00	2 Yrs	15 Yrs	2027	\$4,124.08	Y
Tennis court resurface	\$8,099.96	0 Yrs	8 Yrs	2025	\$8,099.96	Y

Site



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Commercial grade flag pole replacement	\$1,159.20	15 Yrs	30 Yrs	2040	\$1,696.15	Y
Common area lighting pole and fixture replacement - LED lighting	\$36,225.00	10 Yrs	20 Yrs	2035	\$46,688.72	Y
Concrete drains and stormwater drainage system repair allowance	\$27,627.60	5 Yrs	15 Yrs	2030	\$31,364.97	Y
Entrance and monuments refurbishment - existing monument	\$8,372.00	13 Yrs	20 Yrs	2038	\$11,643.78	Y
Entrance and monuments refurbishment - missing monument	\$14,812.00	0 Yrs	20 Yrs	2025	\$14,812.00	Y
Irrigation system pumps and controls allowance	\$19,320.00	6 Yrs	12 Yrs	2031	\$22,497.24	Y
Landscaping block wall replacements - various locations	\$19,060.00	18 Yrs	40 Yrs	2043	\$30,094.65	Y
Mailbox pedestal kiosk replacement - newer	\$18,400.00	21 Yrs	25 Yrs	2046	\$31,350.56	Y
Mailbox pedestal kiosk replacement - old	\$13,800.00	1 Yrs	20 Yrs	2026	\$14,154.66	Y
Maintenance building refurbishment	\$10,626.00	18 Yrs	20 Yrs	2043	\$16,777.85	Y
Maintenance vehicle - Cushman Hauler 1200	\$12,236.00	10 Yrs	15 Yrs	2035	\$15,770.41	Y

Wood trash enclosure replacement - 20% every 5 years	\$14,308.80	3 Yrs	5 Yrs	2028	\$15,440.60	Y
--	-------------	-------	-------	------	-------------	---

Paving



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Asphalt streets/parking areas - mill and overlay	\$562,178.05	10 Yrs	25 Yrs	2035	\$724,565.15	Y
Asphalt streets/parking areas - patch, seal, and stripe	\$68,846.04	0 Yrs	5 Yrs	2025	\$68,846.04	Y
Concrete dumpster pad replacement - 20% every 10 years	\$6,009.60	3 Yrs	10 Yrs	2028	\$6,484.95	Y
Concrete parking stops replacement	\$31,966.70	10 Yrs	25 Yrs	2035	\$41,200.39	Y
Concrete sidewalks repair allowance (10% every 10 years)	\$53,798.44	3 Yrs	10 Yrs	2028	\$58,053.81	Y

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
Dwelling Unit Buildings	Dimensional asphalt shingle roofing replacement	\$4.43 sqft	383,949 sqft	\$1,700,894	17 Yrs	18 Yrs	2042 2060 2078	\$2,618,324 \$4,134,183 \$6,527,639	\$145,462 \$229,677 \$362,647
Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 1	\$43000.00 lump sum	1 lump sum	\$43,000	0 Yrs	8 Yrs	2025 2033 2041	\$43,000 \$52,678 \$64,535	\$43,000 \$6,585 \$8,067
Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 2	\$53000.00 lump sum	1 lump sum	\$53,000	1 Yrs	8 Yrs	2026 2034 2042	\$54,362 \$66,598 \$81,587	\$27,181 \$8,325 \$10,198
Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 3	\$48000.00 lump sum	1 lump sum	\$48,000	2 Yrs	8 Yrs	2027 2035 2043	\$50,499 \$61,865 \$75,789	\$16,833 \$7,733 \$9,474
Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 4	\$50000.00 lump sum	1 lump sum	\$50,000	4 Yrs	8 Yrs	2029 2037 2045	\$55,342 \$67,798 \$83,057	\$11,068 \$8,475 \$10,382
Dwelling Unit Buildings	Submeters for water/plumbing system	\$75000.00 lump sum	1 lump sum	\$75,000	0 Yrs	50 Yrs	2025	\$75,000	\$75,000
Pool Area	Aluminum fencing replacement	\$46.37 Inft	80 Inft	\$3,710	7 Yrs	25 Yrs	2032 2057 2082	\$4,431 \$8,356 \$15,758	\$554 \$334 \$630
Pool Area	Concrete paver pool deck replacement	\$13.19 sqft	2,387 sqft	\$31,485	12 Yrs	25 Yrs	2037 2062 2087	\$42,692 \$80,510 \$151,831	\$3,284 \$3,220 \$6,073
Pool Area	Dimensional asphalt shingle roofing replacement - pool house	\$4.43 sqft	433 sqft	\$1,917	17 Yrs	18 Yrs	2042 2060 2078	\$2,951 \$4,659 \$7,356	\$164 \$259 \$409
Pool Area	Exterior siding surfaces painting - pool house	\$2.39 sqft	760 sqft	\$1,816	1 Yrs	8 Yrs	2026 2034 2042	\$1,863 \$2,282 \$2,796	\$932 \$285 \$350
Pool Area	Metal exterior doors replacement - pool house	\$542.80 ea	2 ea	\$1,086	17 Yrs	30 Yrs	2042 2072 2102	\$1,671 \$3,578 \$7,660	\$093 \$119 \$255
Pool Area	Pool area lighting replacement	\$1207.50 ea	4 ea	\$4,830	13 Yrs	18 Yrs	2038 2056 2074	\$6,718 \$10,607 \$16,747	\$480 \$589 \$930
Pool Area	Pool coping replacement	\$81.22 Inft	164 Inft	\$13,320	12 Yrs	25 Yrs	2037 2062 2087	\$18,061 \$34,061 \$64,235	\$1,389 \$1,362 \$2,569
Pool Area	Pool equipment pumps and filters system replacement	\$6955.20 ea	1 ea	\$6,955	7 Yrs	10 Yrs	2032 2042 2052	\$8,307 \$10,707 \$13,799	\$1,038 \$1,071 \$1,380
Pool Area	Pool furniture replacement	\$253.00 ea	48 ea	\$12,144	7 Yrs	5 Yrs	2032 2037	\$14,505 \$16,467	\$1,813 \$3,293

Prepared by Global Solution Partners

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
							2042	\$18,694	\$3,739
Pool Area	Pool heater replacement	\$8243.20 ea	1 ea	\$8,243	8 Yrs	8 Yrs	2033 2041 2049	\$10,099 \$12,371 \$15,156	\$1,122 \$1,546 \$1,894
Pool Area	Pool resurface	\$11.33 sqft	2,224 sqft	\$25,193	12 Yrs	15 Yrs	2037 2052 2067	\$34,161 \$49,985 \$73,138	\$2,628 \$3,332 \$4,876
Pool Area	Pool waterline tile replacement	\$31.14 Inft	164 Inft	\$5,107	12 Yrs	15 Yrs	2037 2052 2067	\$6,925 \$10,133 \$14,827	\$533 \$676 \$988
Pool Area	Restrooms refurbishment - pool house	\$10649.00 ea	2 ea	\$21,298	2 Yrs	15 Yrs	2027 2042 2057	\$22,407 \$32,786 \$47,972	\$7,469 \$2,186 \$3,198
Pool Area	Shade shelter refurbishment	\$7728.00 lump sum	1 lump sum	\$7,728	10 Yrs	20 Yrs	2035 2055 2075	\$9,960 \$16,545 \$27,484	\$905 \$827 \$1,374
Pool Area	Wood exterior siding surfaces replacement - pool house	\$6.49 sqft	760 sqft	\$4,932	14 Yrs	25 Yrs	2039 2064 2089	\$7,036 \$13,269 \$25,024	\$469 \$531 \$1,001
Pool Area	Wood fencing replacement	\$29.81 Inft	160 Inft	\$4,770	2 Yrs	16 Yrs	2027 2043 2059	\$5,018 \$7,531 \$11,302	\$1,673 \$471 \$706
Recreational Facilities	Basketball goal and pole replacement - tennis court	\$2392.00 ea	1 ea	\$2,392	20 Yrs	25 Yrs	2045 2070 2095	\$3,973 \$7,493 \$14,131	\$189 \$300 \$565
Recreational Facilities	Gazebo refurbishment	\$10304.00 ea	1 ea	\$10,304	10 Yrs	20 Yrs	2035 2055 2075	\$13,280 \$22,061 \$36,646	\$1,207 \$1,103 \$1,832
Recreational Facilities	Tennis court chain link fence replacement	\$36.48 Inft	312 Inft	\$11,382	12 Yrs	25 Yrs	2037 2062 2087	\$15,433 \$29,105 \$54,887	\$1,187 \$1,164 \$2,195
Recreational Facilities	Tennis court pavilion refurbishment	\$3920.00 sqft	1 sqft	\$3,920	2 Yrs	15 Yrs	2027 2042 2057	\$4,124 \$6,034 \$8,830	\$1,375 \$402 \$589
Recreational Facilities	Tennis court resurface	\$1.83 sqft	4,418 sqft	\$8,100	0 Yrs	8 Yrs	2025 2033 2041	\$8,100 \$9,923 \$12,157	\$8,100 \$1,240 \$1,520
Site	Commercial grade flag pole replacement	\$1159.20 ea	1 ea	\$1,159	15 Yrs	30 Yrs	2040 2070 2100	\$1,696 \$3,631 \$7,775	\$106 \$121 \$259
Site	Common area lighting pole and	\$1207.50 ea	30 ea	\$36,225	10 Yrs	20 Yrs	2035 2055 2075	\$46,689 \$77,557 \$128,833	\$4,244 \$3,878 \$6,442

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
	fixture replacement - LED lighting								
Site	Concrete drains and stormwater drainage system repair allowance	\$1841.84 ea	15 ea	\$27,628	5 Yrs	15 Yrs	2030 2045 2060	\$31,365 \$45,893 \$67,151	\$5,227 \$3,060 \$4,477
Site	Entrance and monuments refurbishment - existing monument	\$8372.00 lump sum	1 lump sum	\$8,372	13 Yrs	20 Yrs	2038 2058 2078	\$11,644 \$19,342 \$32,130	\$832 \$967 \$1,606
Site	Entrance and monuments refurbishment - missing monument	\$14812.00 lump sum	1 lump sum	\$14,812	0 Yrs	20 Yrs	2025 2045 2065	\$14,812 \$24,605 \$40,872	\$14,812 \$1,230 \$2,044
Site	Irrigation system pumps and controls allowance	\$19320.00 lump sum	1 lump sum	\$19,320	6 Yrs	12 Yrs	2031 2043 2055	\$22,497 \$30,505 \$41,364	\$3,214 \$2,542 \$3,447
Site	Landscaping block wall replacements - various locations	\$38.12 sqft	500 sqft	\$19,060	18 Yrs	40 Yrs	2043 2083 2123	\$30,095 \$83,043 \$229,149	\$1,584 \$2,076 \$5,729
Site	Mailbox pedestal kiosk replacement - newer	\$2300.00 ea	8 ea	\$18,400	21 Yrs	25 Yrs	2046 2071 2096	\$31,351 \$59,123 \$111,497	\$1,425 \$2,365 \$4,460
Site	Mailbox pedestal kiosk replacement - old	\$2300.00 ea	6 ea	\$13,800	1 Yrs	20 Yrs	2026 2046 2066	\$14,155 \$23,513 \$39,058	\$7,077 \$1,176 \$1,953
Site	Maintenance building refurbishment	\$10626.00 lump sum	1 lump sum	\$10,626	18 Yrs	20 Yrs	2043 2063 2083	\$16,778 \$27,870 \$46,297	\$883 \$1,394 \$2,315
Site	Maintenance vehicle - Cushman Hauler 1200	\$12236.00 ea	1 ea	\$12,236	10 Yrs	15 Yrs	2035 2050 2065	\$15,770 \$23,075 \$33,764	\$1,434 \$1,538 \$2,251
Site	Wood trash enclosure replacement - 20% every 5 years	\$29.81 lnft	480 lnft	\$14,309	3 Yrs	5 Yrs	2028 2033 2038	\$15,441 \$17,529 \$19,901	\$3,860 \$3,506 \$3,980
Paving	Asphalt streets/parking areas - mill and overlay	\$2.03 sqft	276,935 sqft	\$562,178	10 Yrs	25 Yrs	2035 2060 2085	\$724,565 \$1,366,427 \$2,576,886	\$65,870 \$54,657 \$103,075
Paving	Asphalt streets/parking areas - patch, seal, and stripe	\$0.25 sqft	276,935 sqft	\$68,846	0 Yrs	5 Yrs	2025 2030	\$68,846 \$78,159	\$68,846 \$15,632

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	Concrete dumpster pad replacement - 20% every 10 years	\$12.52 sqft	480 sqft	\$6,010	3 Yrs	10 Yrs	2028	\$6,485	\$1,621
							2038	\$8,358	\$836
							2048	\$10,772	\$1,077
Paving	Concrete parking stops replacement	\$87.58 ea	365 ea	\$31,967	10 Yrs	25 Yrs	2035	\$41,200	\$3,745
							2060	\$77,698	\$3,108
							2085	\$146,527	\$5,861
Paving	Concrete sidewalks repair allowance (10% every 10 years)	\$12.52 sqft	4,297 sqft	\$53,798	3 Yrs	10 Yrs	2028	\$58,054	\$14,513
							2038	\$74,823	\$7,482
							2048	\$96,436	\$9,644

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

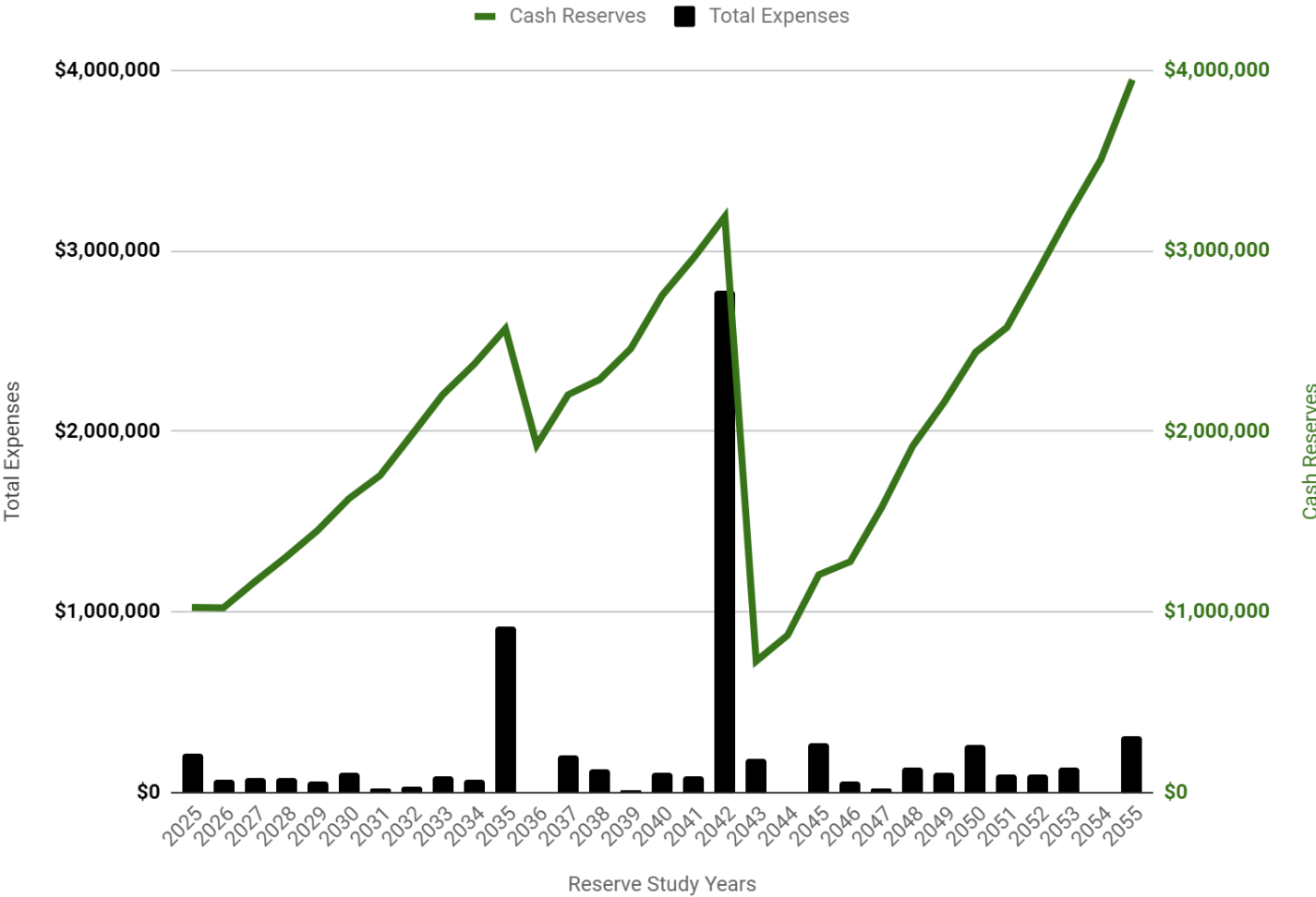
Prepared by Global Solution Partners
Funding Reserve Analysis

Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2025	\$200,000	\$4,100	\$209,758	\$1,230	\$813,112
2026	\$205,140	\$4,066	\$70,380	\$1,220	\$950,718
2027	\$210,412	\$4,754	\$82,048	\$1,426	\$1,082,410
2028	\$215,820	\$5,412	\$79,979	\$1,624	\$1,222,039
2029	\$221,366	\$6,110	\$55,342	\$1,833	\$1,392,341
2030	\$227,055	\$6,962	\$109,524	\$2,089	\$1,514,745
2031	\$232,891	\$7,574	\$22,497	\$2,272	\$1,730,440
2032	\$238,876	\$8,652	\$27,242	\$2,596	\$1,948,130
2033	\$245,015	\$9,741	\$90,229	\$2,922	\$2,109,734
2034	\$251,312	\$10,549	\$68,880	\$3,165	\$2,299,550
2035	\$257,771	\$11,498	\$913,330	\$3,449	\$1,652,039
2036	\$264,395	\$8,260	\$0	\$2,478	\$1,922,217
2037	\$271,190	\$9,611	\$201,537	\$2,883	\$1,998,598
2038	\$278,160	\$9,993	\$121,443	\$2,998	\$2,162,310
2039	\$285,309	\$10,812	\$7,036	\$3,243	\$2,448,151
2040	\$292,641	\$12,241	\$102,432	\$3,672	\$2,646,928
2041	\$300,162	\$13,235	\$89,063	\$3,970	\$2,867,292
2042	\$307,876	\$14,336	\$2,775,550	\$4,301	\$409,654
2043	\$315,789	\$2,048	\$183,291	\$614	\$543,586
2044	\$323,904	\$2,718	\$0	\$815	\$869,392
2045	\$332,229	\$4,347	\$271,892	\$1,304	\$932,772
2046	\$340,767	\$4,664	\$54,863	\$1,399	\$1,221,940
2047	\$349,525	\$6,110	\$21,223	\$1,833	\$1,554,518
2048	\$358,507	\$7,773	\$132,857	\$2,332	\$1,785,609
2049	\$367,721	\$8,928	\$109,109	\$2,678	\$2,050,472
2050	\$377,172	\$10,252	\$256,285	\$3,076	\$2,178,535
2051	\$386,865	\$10,893	\$92,848	\$3,268	\$2,480,177
2052	\$396,807	\$12,401	\$98,011	\$3,720	\$2,787,653
2053	\$407,005	\$13,938	\$130,870	\$4,181	\$3,073,545
2054	\$417,465	\$15,368	\$0	\$4,610	\$3,501,768
2055	\$428,194	\$17,509	\$304,924	\$5,253	\$3,637,295
Totals	\$9,307,341	\$274,852	\$6,682,443	\$82,456	

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.

Prepared by Global Solution Partners
Funding Reserve Analysis

Projected Reserve Contributions

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2025	\$89.61	\$1,075.27	\$16,666.67	\$200,000.00
2026	\$91.91	\$1,102.90	\$17,095.00	\$205,140.00
2027	\$94.27	\$1,131.25	\$17,534.34	\$210,412.10
2028	\$96.69	\$1,160.32	\$17,984.97	\$215,819.69
2029	\$99.18	\$1,190.14	\$18,447.19	\$221,366.25
2030	\$101.73	\$1,220.73	\$18,921.28	\$227,055.37
2031	\$104.34	\$1,252.10	\$19,407.56	\$232,890.69
2032	\$107.02	\$1,284.28	\$19,906.33	\$238,875.98
2033	\$109.77	\$1,317.29	\$20,417.92	\$245,015.09
2034	\$112.59	\$1,351.14	\$20,942.67	\$251,311.98
2035	\$115.49	\$1,385.86	\$21,480.89	\$257,770.70
2036	\$118.46	\$1,421.48	\$22,032.95	\$264,395.41
2037	\$121.50	\$1,458.01	\$22,599.20	\$271,190.37
2038	\$124.62	\$1,495.48	\$23,180.00	\$278,159.96
2039	\$127.83	\$1,533.92	\$23,775.72	\$285,308.67
2040	\$131.11	\$1,573.34	\$24,386.76	\$292,641.11
2041	\$134.48	\$1,613.77	\$25,013.50	\$300,161.98
2042	\$137.94	\$1,655.25	\$25,656.35	\$307,876.14
2043	\$141.48	\$1,697.79	\$26,315.71	\$315,788.56
2044	\$145.12	\$1,741.42	\$26,992.03	\$323,904.33
2045	\$148.85	\$1,786.18	\$27,685.72	\$332,228.67
2046	\$152.67	\$1,832.08	\$28,397.25	\$340,766.95
2047	\$156.60	\$1,879.16	\$29,127.05	\$349,524.66
2048	\$160.62	\$1,927.46	\$29,875.62	\$358,507.44
2049	\$164.75	\$1,977.00	\$30,643.42	\$367,721.08
2050	\$168.98	\$2,027.80	\$31,430.96	\$377,171.51
2051	\$173.33	\$2,079.92	\$32,238.74	\$386,864.82
2052	\$177.78	\$2,133.37	\$33,067.27	\$396,807.25
2053	\$182.35	\$2,188.20	\$33,917.10	\$407,005.19
2054	\$187.04	\$2,244.44	\$34,788.77	\$417,465.23
2055	\$191.84	\$2,302.12	\$35,682.84	\$428,194.08

Prepared by Global Solution Partners
Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2025	Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 1	\$43,000
2025	Dwelling Unit Buildings	Submeters for water/plumbing system	\$75,000
2025	Recreational Facilities	Tennis court resurface	\$8,100
2025	Site	Entrance and monuments refurbishment - missing monument	\$14,812
2025	Paving	Asphalt streets/parking areas - patch, seal, and stripe	\$68,846
Total for 2025:			\$209,758
2026	Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 2	\$54,362
2026	Pool Area	Exterior siding surfaces painting - pool house	\$1,863
2026	Site	Mailbox pedestal kiosk replacement - old	\$14,155
Total for 2026:			\$70,380
2027	Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 3	\$50,499
2027	Pool Area	Wood fencing replacement	\$5,018
2027	Pool Area	Restrooms refurbishment - pool house	\$22,407
2027	Recreational Facilities	Tennis court pavilion refurbishment	\$4,124
Total for 2027:			\$82,048
2028	Site	Wood trash enclosure replacement - 20% every 5 years	\$15,441
2028	Paving	Concrete sidewalks repair allowance (10% every 10 years)	\$58,054
2028	Paving	Concrete dumpster pad replacement - 20% every 10 years	\$6,485
Total for 2028:			\$79,979
2029	Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 4	\$55,342
Total for 2029:			\$55,342
2030	Site	Concrete drains and stormwater drainage system repair allowance	\$31,365
2030	Paving	Asphalt streets/parking areas - patch, seal, and stripe	\$78,159
Total for 2030:			\$109,524
2031	Site	Irrigation system pumps and controls allowance	\$22,497
Total for 2031:			\$22,497
2032	Pool Area	Pool equipment pumps and filters system replacement	\$8,307
2032	Pool Area	Pool furniture replacement	\$14,505
2032	Pool Area	Aluminum fencing replacement	\$4,431
Total for 2032:			\$27,242
2033	Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 1	\$52,678
2033	Pool Area	Pool heater replacement	\$10,099
2033	Recreational Facilities	Tennis court resurface	\$9,923
2033	Site	Wood trash enclosure replacement - 20% every 5 years	\$17,529

Prepared by Global Solution Partners
Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
Total for 2033:			\$90,229
2034	Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 2	\$66,598
2034	Pool Area	Exterior siding surfaces painting - pool house	\$2,282
Total for 2034:			\$68,880
2035	Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 3	\$61,865
2035	Pool Area	Shade shelter refurbishment	\$9,960
2035	Recreational Facilities	Gazebo refurbishment	\$13,280
2035	Site	Maintenance vehicle - Cushman Hauler 1200	\$15,770
2035	Site	Common area lighting pole and fixture replacement - LED lighting	\$46,689
2035	Paving	Asphalt streets/parking areas - mill and overlay	\$724,565
2035	Paving	Concrete parking stops replacement	\$41,200
Total for 2035:			\$913,330
2036		No reserve items for this year.	\$0
Total for 2036:			\$0
2037	Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 4	\$67,798
2037	Pool Area	Pool resurface	\$34,161
2037	Pool Area	Pool waterline tile replacement	\$6,925
2037	Pool Area	Concrete paver pool deck replacement	\$42,692
2037	Pool Area	Pool coping replacement	\$18,061
2037	Pool Area	Pool furniture replacement	\$16,467
2037	Recreational Facilities	Tennis court chain link fence replacement	\$15,433
Total for 2037:			\$201,537
2038	Pool Area	Pool area lighting replacement	\$6,718
2038	Site	Entrance and monuments refurbishment - existing monument	\$11,644
2038	Site	Wood trash enclosure replacement - 20% every 5 years	\$19,901
2038	Paving	Concrete sidewalks repair allowance (10% every 10 years)	\$74,823
2038	Paving	Concrete dumpster pad replacement - 20% every 10 years	\$8,358
Total for 2038:			\$121,443
2039	Pool Area	Wood exterior siding surfaces replacement - pool house	\$7,036
Total for 2039:			\$7,036
2040	Site	Commercial grade flag pole replacement	\$1,696
2040	Paving	Asphalt streets/parking areas - patch, seal, and stripe	\$100,736
Total for 2040:			\$102,432
2041	Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 1	\$64,535

Prepared by Global Solution Partners
Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2041	Pool Area	Pool heater replacement	\$12,371
2041	Recreational Facilities	Tennis court resurface	\$12,157
Total for 2041:			\$89,063
2042	Dwelling Unit Buildings	Dimensional asphalt shingle roofing replacement	\$2,618,324
2042	Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 2	\$81,587
2042	Pool Area	Pool equipment pumps and filters system replacement	\$10,707
2042	Pool Area	Pool furniture replacement	\$18,694
2042	Pool Area	Dimensional asphalt shingle roofing replacement - pool house	\$2,951
2042	Pool Area	Exterior siding surfaces painting - pool house	\$2,796
2042	Pool Area	Metal exterior doors replacement - pool house	\$1,671
2042	Pool Area	Restrooms refurbishment - pool house	\$32,786
2042	Recreational Facilities	Tennis court pavilion refurbishment	\$6,034
Total for 2042:			\$2,775,550
2043	Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 3	\$75,789
2043	Pool Area	Wood fencing replacement	\$7,531
2043	Site	Maintenance building refurbishment	\$16,778
2043	Site	Wood trash enclosure replacement - 20% every 5 years	\$22,593
2043	Site	Landscaping block wall replacements - various locations	\$30,095
2043	Site	Irrigation system pumps and controls allowance	\$30,505
Total for 2043:			\$183,291
2044		No reserve items for this year.	\$0
Total for 2044:			\$0
2045	Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 4	\$83,057
2045	Recreational Facilities	Basketball goal and pole replacement - tennis court	\$3,973
2045	Site	Entrance and monuments refurbishment - missing monument	\$24,605
2045	Site	Concrete drains and stormwater drainage system repair allowance	\$45,893
2045	Paving	Asphalt streets/parking areas - patch, seal, and stripe	\$114,363
Total for 2045:			\$271,892
2046	Site	Mailbox pedestal kiosk replacement - newer	\$31,351
2046	Site	Mailbox pedestal kiosk replacement - old	\$23,513
Total for 2046:			\$54,863
2047	Pool Area	Pool furniture replacement	\$21,223
Total for 2047:			\$21,223
2048	Site	Wood trash enclosure replacement - 20% every 5 years	\$25,649

Prepared by Global Solution Partners
Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2048	Paving	Concrete sidewalks repair allowance (10% every 10 years)	\$96,436
2048	Paving	Concrete dumpster pad replacement - 20% every 10 years	\$10,772
Total for 2048:			\$132,857
2049	Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 1	\$79,060
2049	Pool Area	Pool heater replacement	\$15,156
2049	Recreational Facilities	Tennis court resurface	\$14,893
Total for 2049:			\$109,109
2050	Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 2	\$99,950
2050	Pool Area	Exterior siding surfaces painting - pool house	\$3,425
2050	Site	Maintenance vehicle - Cushman Hauler 1200	\$23,075
2050	Paving	Asphalt streets/parking areas - patch, seal, and stripe	\$129,834
Total for 2050:			\$256,285
2051	Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 3	\$92,848
Total for 2051:			\$92,848
2052	Pool Area	Pool resurface	\$49,985
2052	Pool Area	Pool waterline tile replacement	\$10,133
2052	Pool Area	Pool equipment pumps and filters system replacement	\$13,799
2052	Pool Area	Pool furniture replacement	\$24,094
Total for 2052:			\$98,011
2053	Dwelling Unit Buildings	Exterior siding surfaces painting - Phase 4	\$101,751
2053	Site	Wood trash enclosure replacement - 20% every 5 years	\$29,119
Total for 2053:			\$130,870
2054		No reserve items for this year.	\$0
Total for 2054:			\$0
2055	Pool Area	Shade shelter refurbishment	\$16,545
2055	Recreational Facilities	Gazebo refurbishment	\$22,061
2055	Site	Irrigation system pumps and controls allowance	\$41,364
2055	Site	Common area lighting pole and fixture replacement - LED lighting	\$77,557
2055	Paving	Asphalt streets/parking areas - patch, seal, and stripe	\$147,397
Total for 2055:			\$304,924