



**Reserve Study for**

**Mayfair at Wyndham Lakes**

**Coral Springs, FL**

**May 21, 2024**



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Mayfair at Wyndham Lakes Reserve Study

May 21, 2024

Ms. Pauline Hayden  
Property Manager  
Miami Management  
1145 Sawgrass Corporate Pkwy  
Sunrise, FL 33323

Dear Ms. Hayden,

Global Solution Partners is pleased to present to you and the Mayfair at Wyndham Lakes 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**

Mayfair at Wyndham Lakes is a single-family home community located in Coral Springs, FL. The community consists of 164 homes and is approximately 26 years old. Some of the common assets of the Mayfair at Wyndham Lakes include an entrance monument, asphalt streets, concrete sidewalks and walkways, a pool, and a pool house with restrooms. 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 \$33,000. 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 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**

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The site visit for Mayfair at Wyndham Lakes was conducted by Mr. Michael Page of Global Solution Partners on May 10, 2024. Mr. Page was met on-site by, Ms. Pauline Hayden, who provided pertinent information used in this report.

**Property Observations**

- The Pool house tile roof has 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.
- The asphalt surfaces were observed to be in fair condition. 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 stormwater drainage system can reasonably be expected to last 50+ years depending on maintenance practices and geographical location. Evaluation of the stormwater drainage system is outside the scope of the Reserve Study. Global Solution Partners has included a stormwater drainage system allowance in the reserves for general repairs/maintenance and clearing of drains. Consult with a qualified contractor for specific concerns and maintenance recommendations.
- The entrance monuments were observed to be in poor condition with damaged/broken pieces. Global Solution Partners has included a monument entry signage refurbishment allowance in the reserves.

**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 the desired study start date, number of dues-paying members, and beginning reserve fund balance, provided by the client or client's representative for the Mayfair at Wyndham Lakes reserve funding study.

Reserve Study by Calendar Year Starting	January 1, 2025
Reserve Funding Study Length	30 years
Number of Dues Paying Members	164
Reserve Balance as of January 1, 2025	\$182,206
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	\$16.77	\$2,750	\$33,000	\$164,145
2026	\$17.20	\$2,821	\$33,848	\$188,995
2027	\$17.64	\$2,893	\$34,718	\$214,854
2028	\$18.09	\$2,968	\$35,610	\$251,216
2029	\$18.56	\$3,044	\$36,525	\$288,621

### 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'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



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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 \$182,206 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 Mayfair at Wyndham Lakes 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

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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

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- Specifically excluded reserve items
- Septic systems and septic tanks
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis, spas, or similar items
- Items concealed by signs, carpets, or other things
- Missing or omitted information not supplied by the client for purposes of reserve study preparation
- Hidden improvements such as sewer, water, and electrical lines, or other buried or concealed items
- A Property Condition Assessment or other specialty or comprehensive inspection
- A roof inspection
- An electrical inspection
- A plumbing inspection

### **Governing Documents**

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

### **Items Considered to be Long-Lived**

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

- Building structures
- Pool structure

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

### **Items Considered to be Operational**

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

- General landscaping
- Pool maintenance contract
- General community signage
- Low-voltage landscape lighting
- Exterior building-mounted lighting replacement
- General repairs to the pool house exterior stucco surfaces

### **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:



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- Single-family homes and their lots
- Street lights
- Mailboxes
- 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 Mayfair at Wyndham Lakes 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**

Elizabeth Crew  
Project Manager  
Global Solution Partners

### Community Photos



Entrance



Pool area



Pool parking



Secondary Parking



Community



Asphalt Street

## Reserve Item Categories

### Pool Area



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum fencing replacement	\$10,053.54	14 Yrs	25 Yrs	2039	\$14,341.81	Y
Exterior siding surfaces painting - Pool House	\$5,470.40	6 Yrs	8 Yrs	2031	\$6,370.03	Y
Metal exterior doors replacement - Pool House	\$3,090.60	15 Yrs	30 Yrs	2040	\$4,522.18	Y
Pavers pool deck replacement - includes coping	\$29,655.04	12 Yrs	25 Yrs	2037	\$40,210.81	Y
Pool equipment pumps and filters system replacement	\$7,635.60	5 Yrs	10 Yrs	2030	\$8,668.52	Y
Pool furniture replacement	\$21,967.50	6 Yrs	8 Yrs	2031	\$25,580.13	Y
Pool heater replacement	\$9,049.60	2 Yrs	8 Yrs	2027	\$9,520.73	Y
Pool resurface	\$12,630.96	10 Yrs	15 Yrs	2035	\$16,279.46	Y
Pool waterline tile replacement	\$3,447.52	10 Yrs	20 Yrs	2035	\$4,443.35	Y
Restrooms refurbishment - Pool House	\$11,690.75	12 Yrs	15 Yrs	2037	\$15,852.09	Y
Tile roofing replacement - Pool House	\$33,000.87	15 Yrs	30 Yrs	2040	\$48,287.05	Y



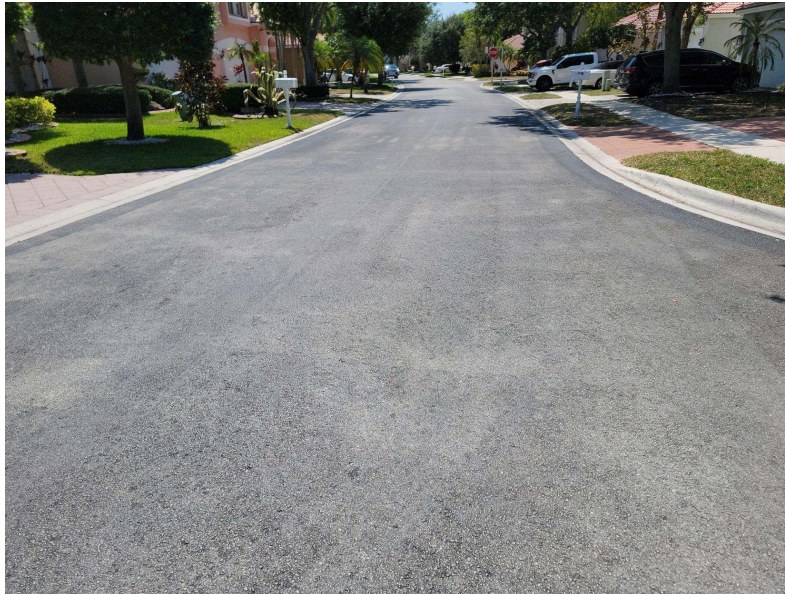
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**Site**



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Arm gate operator	\$9,332.40	1 Yrs	10 Yrs	2026	\$9,572.24	Y
Automatic gate entry control system replacement	\$6,363.00	5 Yrs	12 Yrs	2030	\$7,223.77	Y
Automatic gate entry opener replacement	\$6,363.00	5 Yrs	15 Yrs	2030	\$7,223.77	Y
Concrete drains and stormwater drainage system repair allowance	\$74,659.20	10 Yrs	15 Yrs	2035	\$96,224.77	Y
Entrance and monuments refurbishment	\$28,280.00	0 Yrs	25 Yrs	2025	\$28,280.00	Y
Entry gates refurbishment	\$11,312.00	6 Yrs	15 Yrs	2031	\$13,172.30	Y
Irrigation system pumps and controls allowance	\$21,210.00	6 Yrs	12 Yrs	2031	\$24,698.06	Y
Security system upgrade allowance	\$14,140.00	8 Yrs	10 Yrs	2033	\$17,322.57	Y

### Paving



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Asphalt parking areas mill and overlay	\$3,951.48	5 Yrs	25 Yrs	2030	\$4,486.02	Y
Asphalt parking areas patch and seal	\$607.92	5 Yrs	5 Yrs	2030	\$690.16	Y
Asphalt streets mill and overlay	\$125,878.20	10 Yrs	25 Yrs	2035	\$162,238.56	Y
Asphalt streets patch and seal	\$23,419.20	0 Yrs	5 Yrs	2025	\$23,419.20	Y
Concrete curbing repair allowance (10% every 10 years)	\$15,508.62	8 Yrs	10 Yrs	2033	\$18,999.23	Y
Concrete parking stops replacement	\$1,249.95	12 Yrs	25 Yrs	2037	\$1,694.87	Y
Concrete sidewalks repair allowance (10% every 10 years)	\$27,694.34	8 Yrs	10 Yrs	2033	\$33,927.66	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
Pool Area	Aluminum fencing replacement	\$42.42 Inft	237 Inft	\$10,054	14 Yrs	25 Yrs	2039 2064 2089	\$14,342 \$27,047 \$51,006	\$956 \$1,082 \$2,040
Pool Area	Exterior siding surfaces painting - Pool House	\$2.63 sqft	2,080 sqft	\$5,470	6 Yrs	8 Yrs	2031 2039 2047	\$6,370 \$7,804 \$9,560	\$910 \$975 \$1,195
Pool Area	Metal exterior doors replacement - Pool House	\$1545.30 ea	2 ea	\$3,091	15 Yrs	30 Yrs	2040 2070 2100	\$4,522 \$9,682 \$20,729	\$283 \$323 \$691
Pool Area	Pavers pool deck replacement - includes coping	\$14.48 sqft	2,048 sqft	\$29,655	12 Yrs	25 Yrs	2037 2062 2087	\$40,211 \$75,832 \$143,008	\$3,093 \$3,033 \$5,720
Pool Area	Pool equipment pumps and filters system replacement	\$7635.60 ea	1 ea	\$7,636	5 Yrs	10 Yrs	2030 2040 2050	\$8,669 \$11,172 \$14,400	\$1,445 \$1,117 \$1,440
Pool Area	Pool furniture replacement	\$757.50 ea	29 ea	\$21,968	6 Yrs	8 Yrs	2031 2039 2047	\$25,580 \$31,338 \$38,391	\$3,654 \$3,917 \$4,799
Pool Area	Pool heater replacement	\$9049.60 ea	1 ea	\$9,050	2 Yrs	8 Yrs	2027 2035 2043	\$9,521 \$11,664 \$14,289	\$3,174 \$1,458 \$1,786
Pool Area	Pool resurface	\$9.54 sqft	1,324 sqft	\$12,631	10 Yrs	15 Yrs	2035 2050 2065	\$16,279 \$23,820 \$34,854	\$1,480 \$1,588 \$2,324
Pool Area	Pool waterline tile replacement	\$29.72 Inft	116 Inft	\$3,448	10 Yrs	20 Yrs	2035 2055 2075	\$4,443 \$7,381 \$12,261	\$404 \$369 \$613
Pool Area	Restrooms refurbishment - Pool House	\$11690.75 ea	1 ea	\$11,691	12 Yrs	15 Yrs	2037 2052 2067	\$15,852 \$23,195 \$33,939	\$1,219 \$1,546 \$2,263
Pool Area	Tile roofing replacement - Pool House	\$14.59 sqft	2,262 sqft	\$33,001	15 Yrs	30 Yrs	2040 2070 2100	\$48,287 \$103,381 \$221,336	\$3,018 \$3,446 \$7,378
Site	Arm gate operator	\$4666.20 ea	2 ea	\$9,332	1 Yrs	10 Yrs	2026 2036 2046	\$9,572 \$12,337 \$15,901	\$4,786 \$1,234 \$1,590
Site	Automatic gate entry control system replacement	\$6363.00 ea	1 ea	\$6,363	5 Yrs	12 Yrs	2030 2042 2054	\$7,224 \$9,795 \$13,282	\$1,204 \$816 \$1,107
Site	Automatic gate entry opener replacement	\$1590.75 ea	4 ea	\$6,363	5 Yrs	15 Yrs	2030 2045 2060	\$7,224 \$10,570 \$15,466	\$1,204 \$705 \$1,031
Site	Concrete drains and stormwater drainage system repair allowance	\$3110.80 ea	24 ea	\$74,659	10 Yrs	15 Yrs	2035 2050 2065	\$96,225 \$140,797 \$206,014	\$8,748 \$9,386 \$13,734
Site	Entrance and monuments refurbishment	\$14140.00 lump sum	2 lump sum	\$28,280	0 Yrs	25 Yrs	2025 2050 2075	\$28,280 \$53,332 \$100,577	\$28,280 \$2,133 \$4,023



**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	Entry gates refurbishment	\$2828.00 ea	4 ea	\$11,312	6 Yrs	15 Yrs	2031 2046 2061	\$13,172 \$19,274 \$28,201	\$1,882 \$1,285 \$1,880
Site	Irrigation system pumps and controls allowance	\$21210.00 lump sum	1 lump sum	\$21,210	6 Yrs	12 Yrs	2031 2043 2055	\$24,698 \$33,489 \$45,410	\$3,528 \$2,791 \$3,784
Site	Security system upgrade allowance	\$14140.00 ea	1 ea	\$14,140	8 Yrs	10 Yrs	2033 2043 2053	\$17,323 \$22,326 \$28,775	\$1,925 \$2,233 \$2,878
Paving	Asphalt parking areas mill and overlay	\$1.56 sqft	2,533 sqft	\$3,951	5 Yrs	25 Yrs	2030 2055 2080	\$4,486 \$8,460 \$15,954	\$748 \$338 \$638
Paving	Asphalt parking areas patch and seal	\$0.24 ea	2,533 ea	\$608	5 Yrs	5 Yrs	2030 2035 2040	\$0,690 \$0,784 \$0,890	\$115 \$157 \$178
Paving	Asphalt streets mill and overlay	\$1.29 sqft	97,580 sqft	\$125,878	10 Yrs	25 Yrs	2035 2060 2085	\$162,239 \$305,959 \$576,995	\$14,749 \$12,238 \$23,080
Paving	Asphalt streets patch and seal	\$0.24 sqft	97,580 sqft	\$23,419	0 Yrs	5 Yrs	2025 2030 2035	\$23,419 \$26,587 \$30,184	\$23,419 \$5,317 \$6,037
Paving	Concrete curbing repair allowance (10% every 10 years)	\$15.41 lnft	1,006 lnft	\$15,509	8 Yrs	10 Yrs	2033 2043 2053	\$18,999 \$24,487 \$31,560	\$2,111 \$2,449 \$3,156
Paving	Concrete parking stops replacement	\$96.15 ea	13 ea	\$1,250	12 Yrs	25 Yrs	2037 2062 2087	\$1,695 \$3,196 \$6,028	\$130 \$128 \$241
Paving	Concrete sidewalks repair allowance (10% every 10 years)	\$13.74 sqft	2,016 sqft	\$27,694	8 Yrs	10 Yrs	2033 2043 2053	\$33,928 \$43,728 \$56,359	\$3,770 \$4,373 \$5,636

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Funding Reserve Analysis

### Cash Flow Analysis

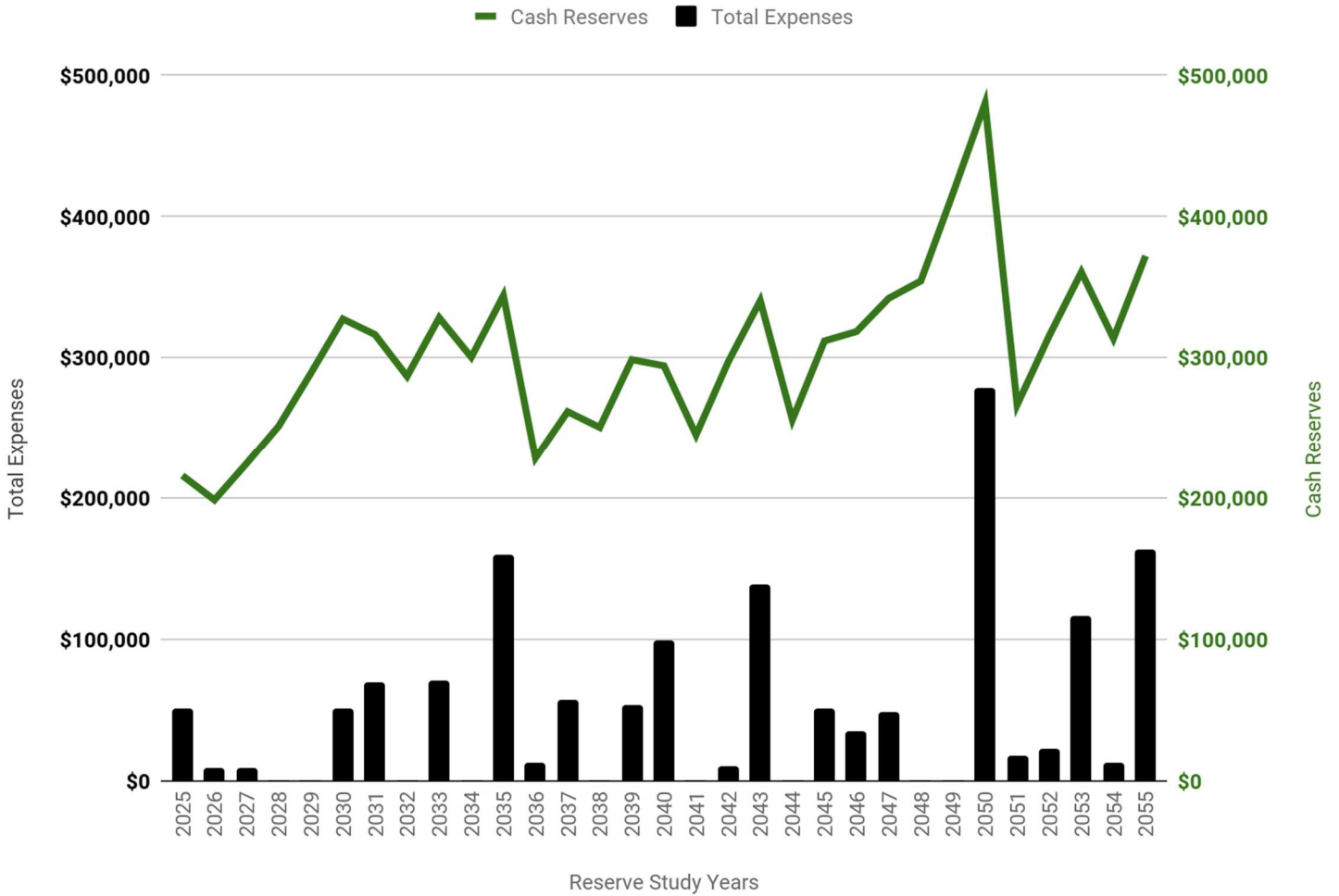
Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2025	\$33,000	\$911	\$51,699	\$273	\$164,145
2026	\$33,848	\$821	\$9,572	\$246	\$188,995
2027	\$34,718	\$945	\$9,521	\$283	\$214,854
2028	\$35,610	\$1,074	\$0	\$322	\$251,216
2029	\$36,525	\$1,256	\$0	\$377	\$288,621
2030	\$37,464	\$1,443	\$50,393	\$433	\$276,702
2031	\$38,427	\$1,384	\$69,821	\$415	\$246,277
2032	\$39,415	\$1,231	\$0	\$369	\$286,553
2033	\$40,427	\$1,433	\$70,249	\$430	\$257,734
2034	\$41,466	\$1,289	\$0	\$387	\$300,103
2035	\$42,532	\$1,501	\$159,579	\$450	\$184,107
2036	\$43,625	\$921	\$12,337	\$276	\$216,039
2037	\$44,746	\$1,080	\$57,758	\$324	\$203,784
2038	\$45,896	\$1,019	\$0	\$306	\$250,393
2039	\$47,076	\$1,252	\$53,483	\$376	\$244,863
2040	\$48,286	\$1,224	\$99,138	\$367	\$194,867
2041	\$49,527	\$974	\$0	\$292	\$245,076
2042	\$50,800	\$1,225	\$9,795	\$368	\$286,938
2043	\$52,105	\$1,435	\$138,319	\$430	\$201,728
2044	\$53,444	\$1,009	\$0	\$303	\$255,878
2045	\$54,818	\$1,279	\$50,482	\$384	\$261,109
2046	\$56,227	\$1,306	\$35,175	\$392	\$283,075
2047	\$57,672	\$1,415	\$47,951	\$425	\$293,786
2048	\$59,154	\$1,469	\$0	\$441	\$353,968
2049	\$60,674	\$1,770	\$0	\$531	\$415,881
2050	\$62,233	\$2,079	\$277,660	\$624	\$201,910
2051	\$63,833	\$1,010	\$17,505	\$303	\$248,944
2052	\$65,473	\$1,245	\$23,195	\$373	\$292,094
2053	\$67,156	\$1,460	\$116,694	\$438	\$243,578

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Funding Reserve Analysis

2054	\$68,882	\$1,218	\$13,282	\$365	\$300,030
2055	\$70,652	\$1,500	\$162,976	\$450	\$208,756
<b>Totals</b>	<b>\$1,535,711</b>	<b>\$39,177</b>	<b>\$1,536,585</b>	<b>\$11,753</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.



### Projected Reserve Contributions

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2025	\$16.77	\$201.22	\$2,750.00	\$33,000.00
2026	\$17.20	\$206.39	\$2,820.68	\$33,848.10
2027	\$17.64	\$211.70	\$2,893.17	\$34,718.00
2028	\$18.09	\$217.14	\$2,967.52	\$35,610.25
2029	\$18.56	\$222.72	\$3,043.79	\$36,525.43
2030	\$19.04	\$228.44	\$3,122.01	\$37,464.14
2031	\$19.53	\$234.31	\$3,202.25	\$38,426.96
2032	\$20.03	\$240.33	\$3,284.54	\$39,414.54
2033	\$20.54	\$246.51	\$3,368.96	\$40,427.49
2034	\$21.07	\$252.84	\$3,455.54	\$41,466.48
2035	\$21.61	\$259.34	\$3,544.35	\$42,532.17
2036	\$22.17	\$266.01	\$3,635.44	\$43,625.24
2037	\$22.74	\$272.84	\$3,728.87	\$44,746.41
2038	\$23.32	\$279.86	\$3,824.70	\$45,896.39
2039	\$23.92	\$287.05	\$3,922.99	\$47,075.93
2040	\$24.54	\$294.43	\$4,023.82	\$48,285.78
2041	\$25.17	\$301.99	\$4,127.23	\$49,526.73
2042	\$25.81	\$309.75	\$4,233.30	\$50,799.56
2043	\$26.48	\$317.71	\$4,342.09	\$52,105.11
2044	\$27.16	\$325.88	\$4,453.68	\$53,444.21
2045	\$27.85	\$334.25	\$4,568.14	\$54,817.73
2046	\$28.57	\$342.84	\$4,685.55	\$56,226.55
2047	\$29.30	\$351.66	\$4,805.96	\$57,671.57
2048	\$30.06	\$360.69	\$4,929.48	\$59,153.73
2049	\$30.83	\$369.96	\$5,056.16	\$60,673.98
2050	\$31.62	\$379.47	\$5,186.11	\$62,233.30
2051	\$32.44	\$389.22	\$5,319.39	\$63,832.70
2052	\$33.27	\$399.23	\$5,456.10	\$65,473.20
2053	\$34.12	\$409.49	\$5,596.32	\$67,155.86

### Projected Reserve Contributions

<b>Calendar Year</b>	<b>Member Monthly Reserve Payment</b>	<b>Member Annual Reserve Payment</b>	<b>Monthly Reserve Payment</b>	<b>Annual Reserve Payment</b>
2054	\$35.00	\$420.01	\$5,740.15	\$68,881.76
2055	\$35.90	\$430.81	\$5,887.67	\$70,652.02



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## Annual Expenses

Year	Category	Reserve Item	Cost
2025	Site	Entrance and monuments refurbishment	\$28,280
2025	Paving	Asphalt streets patch and seal	\$23,419
<b>Total for 2025:</b>			<b>\$51,699</b>
2026	Site	Arm gate operator	\$9,572
<b>Total for 2026:</b>			<b>\$9,572</b>
2027	Pool Area	Pool heater replacement	\$9,521
<b>Total for 2027:</b>			<b>\$9,521</b>
2028		No reserve items for this year.	\$0
<b>Total for 2028:</b>			<b>\$0</b>
2029		No reserve items for this year.	\$0
<b>Total for 2029:</b>			<b>\$0</b>
2030	Pool Area	Pool equipment pumps and filters system replacement	\$8,669
2030	Site	Automatic gate entry opener replacement	\$7,224
2030	Site	Automatic gate entry control system replacement	\$7,224
2030	Paving	Asphalt streets patch and seal	\$26,587
2030	Paving	Asphalt parking areas patch and seal	\$690
<b>Total for 2030:</b>			<b>\$50,393</b>
2031	Pool Area	Pool furniture replacement	\$25,580
2031	Pool Area	Exterior siding surfaces painting - Pool House	\$6,370
2031	Site	Entry gates refurbishment	\$13,172
2031	Site	Irrigation system pumps and controls allowance	\$24,698
<b>Total for 2031:</b>			<b>\$69,821</b>
2032		No reserve items for this year.	\$0
<b>Total for 2032:</b>			<b>\$0</b>
2033	Site	Security system upgrade allowance	\$17,323
2033	Paving	Concrete curbing repair allowance (10% every 10 years)	\$18,999
2033	Paving	Concrete sidewalks repair allowance (10% every 10 years)	\$33,928
<b>Total for 2033:</b>			<b>\$70,249</b>
2034		No reserve items for this year.	\$0

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## Annual Expenses

Year	Category	Reserve Item	Cost
<b>Total for 2034:</b>			<b>\$0</b>
2035	Pool Area	Pool resurface	\$16,279
2035	Pool Area	Pool waterline tile replacement	\$4,443
2035	Pool Area	Pool heater replacement	\$11,664
2035	Site	Concrete drains and stormwater drainage system repair allowance	\$96,225
2035	Paving	Asphalt streets patch and seal	\$30,184
2035	Paving	Asphalt parking areas patch and seal	\$784
<b>Total for 2035:</b>			<b>\$159,579</b>
2036	Site	Arm gate operator	\$12,337
<b>Total for 2036:</b>			<b>\$12,337</b>
2037	Pool Area	Pavers pool deck replacement - includes coping	\$40,211
2037	Pool Area	Restrooms refurbishment - Pool House	\$15,852
2037	Paving	Concrete parking stops replacement	\$1,695
<b>Total for 2037:</b>			<b>\$57,758</b>
2038		No reserve items for this year.	\$0
<b>Total for 2038:</b>			<b>\$0</b>
2039	Pool Area	Pool furniture replacement	\$31,338
2039	Pool Area	Aluminum fencing replacement	\$14,342
2039	Pool Area	Exterior siding surfaces painting - Pool House	\$7,804
<b>Total for 2039:</b>			<b>\$53,483</b>
2040	Pool Area	Pool equipment pumps and filters system replacement	\$11,172
2040	Pool Area	Tile roofing replacement - Pool House	\$48,287
2040	Pool Area	Metal exterior doors replacement - Pool House	\$4,522
2040	Paving	Asphalt streets patch and seal	\$34,267
2040	Paving	Asphalt parking areas patch and seal	\$890
<b>Total for 2040:</b>			<b>\$99,138</b>
2041		No reserve items for this year.	\$0
<b>Total for 2041:</b>			<b>\$0</b>

## Annual Expenses

Year	Category	Reserve Item	Cost
2042	Site	Automatic gate entry control system replacement	\$9,795
<b>Total for 2042:</b>			<b>\$9,795</b>
2043	Pool Area	Pool heater replacement	\$14,289
2043	Site	Irrigation system pumps and controls allowance	\$33,489
2043	Site	Security system upgrade allowance	\$22,326
2043	Paving	Concrete curbing repair allowance (10% every 10 years)	\$24,487
2043	Paving	Concrete sidewalks repair allowance (10% every 10 years)	\$43,728
<b>Total for 2043:</b>			<b>\$138,319</b>
2044		No reserve items for this year.	\$0
<b>Total for 2044:</b>			<b>\$0</b>
2045	Site	Automatic gate entry opener replacement	\$10,570
2045	Paving	Asphalt streets patch and seal	\$38,903
2045	Paving	Asphalt parking areas patch and seal	\$1,010
<b>Total for 2045:</b>			<b>\$50,482</b>
2046	Site	Entry gates refurbishment	\$19,274
2046	Site	Arm gate operator	\$15,901
<b>Total for 2046:</b>			<b>\$35,175</b>
2047	Pool Area	Pool furniture replacement	\$38,391
2047	Pool Area	Exterior siding surfaces painting - Pool House	\$9,560
<b>Total for 2047:</b>			<b>\$47,951</b>
2048		No reserve items for this year.	\$0
<b>Total for 2048:</b>			<b>\$0</b>
2049		No reserve items for this year.	\$0
<b>Total for 2049:</b>			<b>\$0</b>
2050	Pool Area	Pool resurface	\$23,820
2050	Pool Area	Pool equipment pumps and filters system replacement	\$14,400
2050	Site	Entrance and monuments refurbishment	\$53,332
2050	Site	Concrete drains and stormwater drainage system repair allowance	\$140,797

## Annual Expenses

Year	Category	Reserve Item	Cost
2050	Paving	Asphalt streets patch and seal	\$44,165
2050	Paving	Asphalt parking areas patch and seal	\$1,146
<b>Total for 2050:</b>			<b>\$277,660</b>
2051	Pool Area	Pool heater replacement	\$17,505
<b>Total for 2051:</b>			<b>\$17,505</b>
2052	Pool Area	Restrooms refurbishment - Pool House	\$23,195
<b>Total for 2052:</b>			<b>\$23,195</b>
2053	Site	Security system upgrade allowance	\$28,775
2053	Paving	Concrete curbing repair allowance (10% every 10 years)	\$31,560
2053	Paving	Concrete sidewalks repair allowance (10% every 10 years)	\$56,359
<b>Total for 2053:</b>			<b>\$116,694</b>
2054	Site	Automatic gate entry control system replacement	\$13,282
<b>Total for 2054:</b>			<b>\$13,282</b>
2055	Pool Area	Pool waterline tile replacement	\$7,381
2055	Pool Area	Pool furniture replacement	\$47,032
2055	Pool Area	Exterior siding surfaces painting - Pool House	\$11,712
2055	Site	Irrigation system pumps and controls allowance	\$45,410
2055	Paving	Asphalt streets patch and seal	\$50,140
2055	Paving	Asphalt parking areas patch and seal	\$1,302
<b>Total for 2055:</b>			<b>\$162,976</b>