



Reserve Study for

Waterside Community Association, Inc.

Surf City, NC

July 3, 2024



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Prepared by Global Solution Partners
Waterside Community Association, Inc. Reserve Study

July 3, 2024

Mr. Alex Tison
Association Manager
Premier Management
P.O. Box 12051
Wilmington, NC 28405

Dear Mr. Tison,

Global Solution Partners is pleased to present to you and the Waterside Community 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

Waterside Community is a single-family home community located in Surf City, NC, and is approximately three years old. Waterside Community Association, Inc. features a large recreational area with a multi-sport court, a sand volleyball court, and a playground. Adjacent to the recreational area is a spacious parking area, storage building, a fenced-in pool area with a fire pit, and a pool house featuring a fitness room and restrooms. Some other common assets include entrance monuments with water fountains, irrigation, street lighting, walkways, and mailbox kiosks. The community appeared to be in good condition at the time of the site visit.

The community is still under development. At the time of the site visit, there were 343 homes constructed; per the client, there will be 415 homes at project completion, which will include townhomes in a sub-association. Global Solution Partners has factored in 415 dues-paying members as the assumption is that the developer will contribute towards the balance of the unsold lots. Global Solution Partners recommends updating this reserve study upon project completion to incorporate the assets not currently on site, as well as adjusting the number of dues-paying members if necessary.

Executive Financial Summary

Based on the information collected during the Reserve Study process, the recommended reserve fund contribution for 2025 is \$48,000. 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

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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 Waterside Community Association, Inc. was conducted by Mr. Stephen Tullock of Global Solution Partners on June 27, 2024. Mr. Tullock was met on-site by Association Manager, Mr. Alex Tison, who provided pertinent information used in this report.

Property Observations

- The pool house is clad with cement board (Hardie board) siding and composite trim. Cement board siding can reasonably be expected to last 50+ years depending on the geographical location of the property and the routine maintenance practices. Global Solution Partners has provided a cement board siding repair or replacement allowance - based on 20% of the total square footage - to provide funding for the general maintenance or necessary repairs to the cement board exterior surfaces throughout the study period.
- A fitness center refurbishment allowance has been included in the Reserve Study. The purpose of the allowance is to fund flooring, painting, and miscellaneous upgrades.
- There are nine retention ponds located on site. Global Solution Partners has included a retention pond maintenance allowance in this Reserve Study. The allowance is based on the square footage of the ponds' surface area, as the depth of the ponds cannot be determined by a visual evaluation. Consult a qualified contractor for maintenance recommendations and schedules. Contractor recommendations may be used in future updates to this Reserve Study.
- The pond maintenance and replacement have been divided into four equal cycles to allow the Association the flexibility to decide which pond to replace in each cycle.
- Per information provided by the client, the asphalt streets and storm drain system throughout the community will be turned over to the local municipality upon completion of the community. The maintenance and eventual replacement of the asphalt streets and associated concrete flatwork have not been included in the reserves.
- Per information provided by the client, the community is still under development. 343 homes have been constructed with homeowners. Per information provided by the client, there will be 415 homes at project completion with some townhomes in a sub-association. Global Solution Partners has factored in 415 dues-paying members as the assumption is that the developer will contribute towards the balance of the unsold lots. Global Solution Partners recommends updating this reserve study upon project completion to incorporate the assets not currently on site, as well as adjusting the number of dues-paying members if necessary.

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 Waterside Community 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 | 415 |
| Reserve Balance as of January 1, 2025 | \$282,852 |
| 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 | \$9.64 | \$4,000 | \$48,000 | \$331,842 |
| 2026 | \$9.89 | \$4,103 | \$49,234 | \$377,611 |
| 2027 | \$10.14 | \$4,208 | \$50,499 | \$429,432 |
| 2028 | \$10.40 | \$4,316 | \$51,797 | \$442,883 |
| 2029 | \$10.67 | \$4,427 | \$53,128 | \$492,348 |

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 \$282,852 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 Waterside Community 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

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
- Retention pond drains
- Interlocking block wall

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
- Drinking fountains in the pool area
- Bike racks
- Trash receptacles
- Mulch walking path maintenance
- Sand volleyball court
- Security cameras at the pool house
- Ceiling fans at pool house

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
- Asphalt streets and the associated concrete flatwork
- 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 Waterside Community 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

Alexis Bethea
Project Manager
Global Solution Partners

Community Photos



Pool and pool deck



Pool pump equipment



Fire pit at the pool area



Pool area aluminum fencing



Storage building at the pool area



Pool house roof and exterior siding

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Pool house restroom



Fitness room



Playground



Sand volleyball court



Multi-sport court and fencing



Retention pond and walking path

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Street Lighting



Irrigation equipment



Metal Bench



Mailbox kiosks



Asphalt parking area



Concrete walkway

Reserve Item Categories

Pool Area



| Item Name | Present Cost | Remaining Life | Expected Life | First Expense Year | First Expense | Repeating Item? |
|---|--------------|----------------|---------------|--------------------|---------------|-----------------|
| Aluminum fencing replacement | \$22,837.16 | 23 Yrs | 25 Yrs | 2048 | \$40,936.46 | Y |
| Masonry fire pit replacement | \$1,500.00 | 23 Yrs | 25 Yrs | 2048 | \$2,688.81 | Y |
| Pool coping replacement | \$20,745.00 | 18 Yrs | 20 Yrs | 2043 | \$32,755.17 | Y |
| Pool deck surface sealing and waterproofing | \$28,856.36 | 7 Yrs | 10 Yrs | 2032 | \$34,465.46 | Y |
| Pool equipment pumps and filters system replacement | \$7,106.40 | 8 Yrs | 10 Yrs | 2033 | \$8,705.88 | Y |
| Pool furniture replacement | \$36,927.90 | 3 Yrs | 5 Yrs | 2028 | \$39,848.84 | Y |
| Pool resurface | \$31,261.68 | 10 Yrs | 12 Yrs | 2035 | \$40,291.73 | Y |
| Pool storage building repair allowance | \$6,580.00 | 14 Yrs | 15 Yrs | 2039 | \$9,386.66 | Y |
| Pool waterline tile replacement | \$6,915.00 | 10 Yrs | 20 Yrs | 2035 | \$8,912.42 | Y |

Pool House



| Item Name | Present Cost | Remaining Life | Expected Life | First Expense Year | First Expense | Repeating Item? |
|--|--------------|----------------|---------------|--------------------|---------------|-----------------|
| Cement board exterior siding surfaces replacement allowance (20% every 10 years) | \$4,510.44 | 8 Yrs | 10 Yrs | 2033 | \$5,525.63 | Y |
| Dimensional asphalt shingle roofing replacement | \$10,849.01 | 23 Yrs | 25 Yrs | 2048 | \$19,447.25 | Y |
| Exterior siding surfaces painting | \$4,106.52 | 8 Yrs | 10 Yrs | 2033 | \$5,030.80 | Y |
| Fitness center room refurbishments and upgrades | \$3,000.00 | 8 Yrs | 10 Yrs | 2033 | \$3,675.23 | Y |
| Fitness equipment replacement | \$24,675.00 | 8 Yrs | 10 Yrs | 2033 | \$30,228.74 | Y |
| Metal exterior doors replacement - Double doors | \$2,876.40 | 27 Yrs | 30 Yrs | 2052 | \$5,706.88 | Y |
| Metal exterior doors replacement - Single doors | \$4,314.60 | 28 Yrs | 30 Yrs | 2053 | \$8,780.32 | Y |
| Restrooms refurbishment | \$21,761.00 | 13 Yrs | 15 Yrs | 2038 | \$30,265.19 | Y |
| Split system AC unit | \$4,211.20 | 12 Yrs | 14 Yrs | 2037 | \$5,710.18 | Y |
| Windows replacement - Fitness room | \$3,398.10 | 28 Yrs | 30 Yrs | 2053 | \$6,915.22 | Y |

Recreational Areas



| Item Name | Present Cost | Remaining Life | Expected Life | First Expense Year | First Expense | Repeating Item? |
|---|--------------|----------------|---------------|--------------------|---------------|-----------------|
| Asphalt sports court resurface | \$16,848.00 | 6 Yrs | 7 Yrs | 2031 | \$19,618.71 | Y |
| Basketball goal and pole replacement | \$2,350.00 | 12 Yrs | 15 Yrs | 2037 | \$3,186.49 | Y |
| Chain-link fencing replacement - Sports court | \$9,317.50 | 22 Yrs | 24 Yrs | 2047 | \$16,283.48 | Y |
| Children's playground equipment replacement | \$36,848.00 | 18 Yrs | 20 Yrs | 2043 | \$58,180.88 | Y |
| Sports court windscreen replacement | \$1,420.00 | 4 Yrs | 7 Yrs | 2029 | \$1,571.70 | Y |

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Site



| Item Name | Present Cost | Remaining Life | Expected Life | First Expense Year | First Expense | Repeating Item? |
|--|--------------|----------------|---------------|--------------------|---------------|-----------------|
| Entrance and monuments refurbishment | \$13,160.00 | 28 Yrs | 30 Yrs | 2053 | \$26,780.94 | Y |
| Entrance monument water feature pump and filtration system | \$3,290.00 | 4 Yrs | 7 Yrs | 2029 | \$3,641.47 | Y |
| Irrigation system pumps and controls allowance | \$19,740.00 | 9 Yrs | 12 Yrs | 2034 | \$24,804.49 | Y |
| Mailbox pedestal kiosk replacement | \$65,800.00 | 17 Yrs | 20 Yrs | 2042 | \$101,291.25 | Y |
| Metal benches replacement | \$13,686.40 | 17 Yrs | 20 Yrs | 2042 | \$21,068.58 | Y |
| Retention pond maintenance and repair allowance - cycle 1 | \$13,213.08 | 10 Yrs | 10 Yrs | 2035 | \$17,029.72 | Y |
| Retention pond maintenance and repair allowance - cycle 2 | \$13,213.08 | 7 Yrs | 10 Yrs | 2032 | \$15,781.44 | Y |
| Retention pond maintenance and repair allowance - cycle 3 | \$13,213.08 | 7 Yrs | 10 Yrs | 2032 | \$15,781.44 | Y |
| Retention pond maintenance and repair allowance - cycle 4 | \$13,213.08 | 7 Yrs | 10 Yrs | 2032 | \$15,781.44 | Y |
| Storage building repair allowance | \$6,580.00 | 12 Yrs | 15 Yrs | 2037 | \$8,922.16 | Y |
| Street lighting replacement | \$180,846.60 | 25 Yrs | 28 Yrs | 2050 | \$341,050.93 | Y |

Paving



| Item Name | Present Cost | Remaining Life | Expected Life | First Expense Year | First Expense | Repeating Item? |
|--|--------------|----------------|---------------|--------------------|---------------|-----------------|
| Asphalt parking areas mill and overlay - Amenity area | \$36,558.35 | 27 Yrs | 30 Yrs | 2052 | \$72,533.09 | Y |
| Asphalt parking areas patch, seal, and stripe - Amenity area | \$4,509.40 | 1 Yrs | 4 Yrs | 2026 | \$4,625.29 | Y |
| Concrete walkways repair allowance (10% every 10 years) - Amenity area | \$4,848.69 | 7 Yrs | 10 Yrs | 2032 | \$5,791.18 | 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 |
|------------|--|--------------------|------------|-----------------------|--------------------------|-----------------------------------|----------------------|-----------------------------------|--------------------------------|
| Pool Area | Aluminum fencing replacement | \$47.38 Inft | 482 Inft | \$22,837 | 23 Yrs | 25 Yrs | 2048 2073 2098 | \$40,936 \$77,200 \$145,589 | \$1,706 \$3,088 \$5,824 |
| Pool Area | Masonry fire pit replacement | \$1500.00 ea | 1 ea | \$1,500 | 23 Yrs | 25 Yrs | 2048 2073 2098 | \$2,689 \$5,071 \$9,563 | \$112 \$203 \$383 |
| Pool Area | Pool coping replacement | \$82.98 Inft | 250 Inft | \$20,745 | 18 Yrs | 20 Yrs | 2043 2063 2083 | \$32,755 \$54,411 \$90,385 | \$1,724 \$2,721 \$4,519 |
| Pool Area | Pool deck surface sealing and waterproofing | \$5.26 sqft | 5,486 sqft | \$28,856 | 7 Yrs | 10 Yrs | 2032 2042 2052 | \$34,465 \$44,421 \$57,252 | \$4,308 \$4,442 \$5,725 |
| Pool Area | Pool equipment pumps and filters system replacement | \$7106.40 ea | 1 ea | \$7,106 | 8 Yrs | 10 Yrs | 2033 2043 2053 | \$8,706 \$11,221 \$14,462 | \$967 \$1,122 \$1,446 |
| Pool Area | Pool furniture replacement | \$455.90 ea | 81 ea | \$36,928 | 3 Yrs | 5 Yrs | 2028 2033 2038 | \$39,849 \$45,239 \$51,359 | \$9,962 \$9,048 \$10,272 |
| Pool Area | Pool resurface | \$7.06 sqft | 4,428 sqft | \$31,262 | 10 Yrs | 12 Yrs | 2035 2047 2059 | \$40,292 \$54,634 \$74,081 | \$3,663 \$4,553 \$6,173 |
| Pool Area | Pool storage building repair allowance | \$6580.00 lump sum | 1 lump sum | \$6,580 | 14 Yrs | 15 Yrs | 2039 2054 2069 | \$9,387 \$13,735 \$20,097 | \$626 \$916 \$1,340 |
| Pool Area | Pool waterline tile replacement | \$27.66 Inft | 250 Inft | \$6,915 | 10 Yrs | 20 Yrs | 2035 2055 2075 | \$8,912 \$14,805 \$24,593 | \$810 \$740 \$1,230 |
| Pool House | Cement board exterior siding surfaces replacement allowance (20% every 10 years) | \$13.40 sqft | 337 sqft | \$4,510 | 8 Yrs | 10 Yrs | 2033 2043 2053 | \$5,526 \$7,122 \$9,179 | \$614 \$712 \$918 |
| Pool House | Dimensional asphalt shingle roofing replacement | \$4.12 sqft | 2,633 sqft | \$10,849 | 23 Yrs | 25 Yrs | 2048 2073 2098 | \$19,447 \$36,675 \$69,163 | \$810 \$1,467 \$2,767 |
| Pool House | Exterior siding surfaces painting | \$2.44 sqft | 1,683 sqft | \$4,107 | 8 Yrs | 10 Yrs | 2033 2043 2053 | \$5,031 \$6,484 \$8,357 | \$559 \$648 \$836 |
| Pool House | Fitness center room refurbishments and upgrades | \$30.00 sqft | 100 sqft | \$3,000 | 8 Yrs | 10 Yrs | 2033 2043 2053 | \$3,675 \$4,737 \$6,105 | \$408 \$474 \$611 |
| Pool House | Fitness equipment replacement | \$4935.00 ea | 5 ea | \$24,675 | 8 Yrs | 10 Yrs | 2033 2043 2053 | \$30,229 \$38,960 \$50,214 | \$3,359 \$3,896 \$5,021 |

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 House | Metal exterior doors replacement - Double doors | \$2876.40 set | 1 set | \$2,876 | 27 Yrs | 30 Yrs | 2052 | \$5,707 | \$204 |
| | | | | | | | 2082 | \$12,218 | \$407 |
| | | | | | | | 2112 | \$26,159 | \$872 |
| Pool House | Metal exterior doors replacement - Single doors | \$1438.20 ea | 3 ea | \$4,315 | 28 Yrs | 30 Yrs | 2053 | \$8,780 | \$303 |
| | | | | | | | 2083 | \$18,798 | \$627 |
| | | | | | | | 2113 | \$40,247 | \$1,342 |
| Pool House | Restrooms refurbishment | \$10880.50 ea | 2 ea | \$21,761 | 13 Yrs | 15 Yrs | 2038 | \$30,265 | \$2,162 |
| | | | | | | | 2053 | \$44,284 | \$2,952 |
| | | | | | | | 2068 | \$64,797 | \$4,320 |
| Pool House | Split system AC unit | \$4211.20 ea | 1 ea | \$4,211 | 12 Yrs | 14 Yrs | 2037 | \$5,710 | \$439 |
| | | | | | | | 2051 | \$8,146 | \$582 |
| | | | | | | | 2065 | \$11,620 | \$830 |
| Pool House | Windows replacement - Fitness room | \$1132.70 ea | 3 ea | \$3,398 | 28 Yrs | 30 Yrs | 2053 | \$6,915 | \$238 |
| | | | | | | | 2083 | \$14,805 | \$494 |
| | | | | | | | 2113 | \$31,698 | \$1,057 |
| Recreational Areas | Asphalt sports court resurface | \$2.34 sqft | 7,200 sqft | \$16,848 | 6 Yrs | 7 Yrs | 2031 | \$19,619 | \$2,803 |
| | | | | | | | 2038 | \$23,432 | \$3,347 |
| | | | | | | | 2045 | \$27,987 | \$3,998 |
| Recreational Areas | Basketball goal and pole replacement | \$1175.00 ea | 2 ea | \$2,350 | 12 Yrs | 15 Yrs | 2037 | \$3,186 | \$245 |
| | | | | | | | 2052 | \$4,662 | \$311 |
| | | | | | | | 2067 | \$6,822 | \$455 |
| Recreational Areas | Chain-link fencing replacement - Sports court | \$37.27 Inft | 250 Inft | \$9,318 | 22 Yrs | 24 Yrs | 2047 | \$16,283 | \$708 |
| | | | | | | | 2071 | \$29,939 | \$1,247 |
| | | | | | | | 2095 | \$55,046 | \$2,294 |
| Recreational Areas | Children's playground equipment replacement | \$36848.00 ea | 1 ea | \$36,848 | 18 Yrs | 20 Yrs | 2043 | \$58,181 | \$3,062 |
| | | | | | | | 2063 | \$96,647 | \$4,832 |
| | | | | | | | 2083 | \$160,544 | \$8,027 |
| Recreational Areas | Sports court windscreen replacement | \$0.71 sqft | 2,000 sqft | \$1,420 | 4 Yrs | 7 Yrs | 2029 | \$1,572 | \$314 |
| | | | | | | | 2036 | \$1,877 | \$268 |
| | | | | | | | 2043 | \$2,242 | \$320 |
| Site | Entrance and monuments refurbishment | \$13160.00 lump sum | 1 lump sum | \$13,160 | 28 Yrs | 30 Yrs | 2053 | \$26,781 | \$923 |
| | | | | | | | 2083 | \$57,337 | \$1,911 |
| | | | | | | | 2113 | \$122,757 | \$4,092 |
| Site | Entrance monument water feature pump and filtration system | \$3290.00 ea | 1 ea | \$3,290 | 4 Yrs | 7 Yrs | 2029 | \$3,641 | \$728 |
| | | | | | | | 2036 | \$4,349 | \$621 |
| | | | | | | | 2043 | \$5,195 | \$742 |
| Site | Irrigation system pumps and controls allowance | \$19740.00 lump sum | 1 lump sum | \$19,740 | 9 Yrs | 12 Yrs | 2034 | \$24,804 | \$2,480 |
| | | | | | | | 2046 | \$33,634 | \$2,803 |
| | | | | | | | 2058 | \$45,606 | \$3,800 |
| Site | Mailbox pedestal kiosk replacement | \$2350.00 ea | 28 ea | \$65,800 | 17 Yrs | 20 Yrs | 2042 | \$101,291 | \$5,627 |
| | | | | | | | 2062 | \$168,259 | \$8,413 |
| | | | | | | | 2082 | \$279,503 | \$13,975 |
| Site | Metal benches replacement | \$1052.80 ea | 13 ea | \$13,686 | 17 Yrs | 20 Yrs | 2042 | \$21,069 | \$1,170 |
| | | | | | | | 2062 | \$34,998 | \$1,750 |
| | | | | | | | 2082 | \$58,137 | \$2,907 |

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Funding Reserve Analysis

Reserve Item Listing

| Category | Reserve Items | Unit Cost | No Units | Current Cost When New | Estimated Remaining Life | Estimated Remaining Life When New | Year | Estimated Future Cost | Straight Line Payment |
|----------|--|--------------------|-------------|-----------------------|--------------------------|-----------------------------------|----------------------|---------------------------------------|----------------------------------|
| Site | Retention pond maintenance and repair allowance - cycle 1 | \$0.68 sqft | 19,431 sqft | \$13,213 | 10 Yrs | 10 Yrs | 2035 2045 2055 | \$17,030 \$21,949 \$28,289 | \$1,548 \$2,195 \$2,829 |
| Site | Retention pond maintenance and repair allowance - cycle 2 | \$0.68 sqft | 19,431 sqft | \$13,213 | 7 Yrs | 10 Yrs | 2032 2042 2052 | \$15,781 \$20,340 \$26,215 | \$1,973 \$2,034 \$2,622 |
| Site | Retention pond maintenance and repair allowance - cycle 3 | \$0.68 sqft | 19,431 sqft | \$13,213 | 7 Yrs | 10 Yrs | 2032 2042 2052 | \$15,781 \$20,340 \$26,215 | \$1,973 \$2,034 \$2,622 |
| Site | Retention pond maintenance and repair allowance - cycle 4 | \$0.68 sqft | 19,431 sqft | \$13,213 | 7 Yrs | 10 Yrs | 2032 2042 2052 | \$15,781 \$20,340 \$26,215 | \$1,973 \$2,034 \$2,622 |
| Site | Storage building repair allowance | \$6580.00 lump sum | 1 lump sum | \$6,580 | 12 Yrs | 15 Yrs | 2037 2052 2067 | \$8,922 \$13,055 \$19,102 | \$686 \$870 \$1,273 |
| Site | Street lighting replacement | \$2740.10 ea | 66 ea | \$180,847 | 25 Yrs | 28 Yrs | 2050 2078 2106 | \$341,051 \$694,047 \$1,412,405 | \$13,117 \$24,787 \$50,443 |
| Paving | Asphalt parking areas mill and overlay - Amenity area | \$2.27 sqft | 16,105 sqft | \$36,558 | 27 Yrs | 30 Yrs | 2052 2082 2112 | \$72,533 \$155,291 \$332,474 | \$2,590 \$5,176 \$11,082 |
| Paving | Asphalt parking areas patch, seal, and stripe - Amenity area | \$0.28 sqft | 16,105 sqft | \$4,509 | 1 Yrs | 4 Yrs | 2026 2030 2034 | \$4,625 \$5,119 \$5,666 | \$2,313 \$1,280 \$1,417 |
| Paving | Concrete walkways repair allowance (10% every 10 years) - Amenity area | \$12.79 sqft | 379 sqft | \$4,849 | 7 Yrs | 10 Yrs | 2032 2042 2052 | \$5,791 \$7,464 \$9,620 | \$724 \$746 \$962 |

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

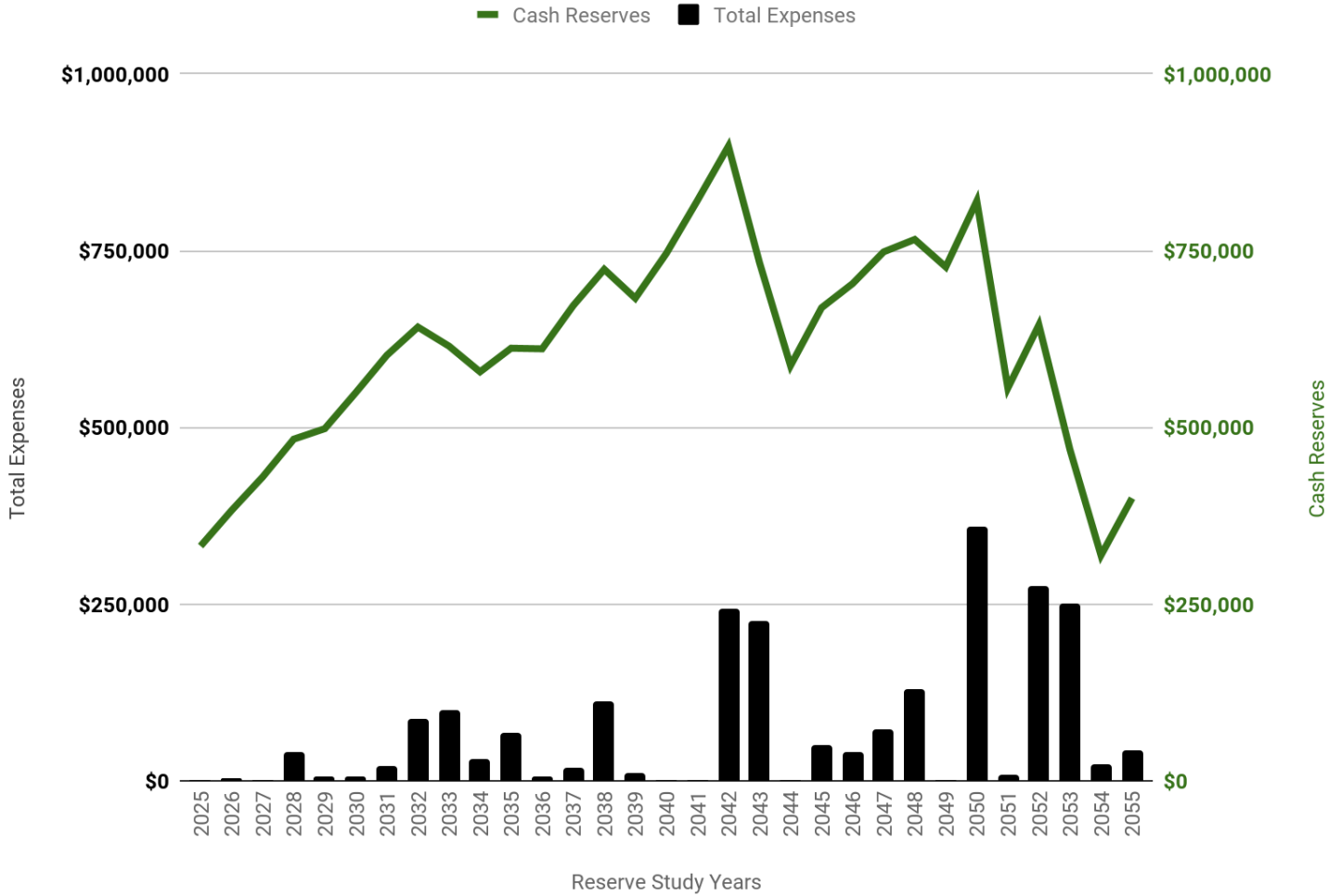
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Funding Reserve Analysis

Cash Flow Analysis

| Calendar Year | Annual Reserve Payment | Annual Interest | Annual Expenses | Annual Income Tax on Interest | Net Reserve Funds |
|---------------|------------------------|-----------------|--------------------|-------------------------------|-------------------|
| 2025 | \$48,000 | \$1,414 | \$0 | \$424 | \$331,842 |
| 2026 | \$49,234 | \$1,659 | \$4,625 | \$498 | \$377,611 |
| 2027 | \$50,499 | \$1,888 | \$0 | \$566 | \$429,432 |
| 2028 | \$51,797 | \$2,147 | \$39,849 | \$644 | \$442,883 |
| 2029 | \$53,128 | \$2,214 | \$5,213 | \$664 | \$492,348 |
| 2030 | \$54,493 | \$2,462 | \$5,119 | \$739 | \$543,445 |
| 2031 | \$55,894 | \$2,717 | \$19,619 | \$815 | \$581,622 |
| 2032 | \$57,330 | \$2,908 | \$87,601 | \$872 | \$553,387 |
| 2033 | \$58,804 | \$2,767 | \$98,406 | \$830 | \$515,721 |
| 2034 | \$60,315 | \$2,579 | \$30,471 | \$774 | \$547,371 |
| 2035 | \$61,865 | \$2,737 | \$66,234 | \$821 | \$544,917 |
| 2036 | \$63,455 | \$2,725 | \$6,227 | \$817 | \$604,053 |
| 2037 | \$65,086 | \$3,020 | \$17,819 | \$906 | \$653,434 |
| 2038 | \$66,758 | \$3,267 | \$111,328 | \$980 | \$611,151 |
| 2039 | \$68,474 | \$3,056 | \$9,387 | \$917 | \$672,378 |
| 2040 | \$70,234 | \$3,362 | \$0 | \$1,009 | \$744,965 |
| 2041 | \$72,039 | \$3,725 | \$0 | \$1,117 | \$819,611 |
| 2042 | \$73,890 | \$4,098 | \$242,206 | \$1,229 | \$654,164 |
| 2043 | \$75,789 | \$3,271 | \$225,203 | \$981 | \$507,039 |
| 2044 | \$77,737 | \$2,535 | \$0 | \$761 | \$586,551 |
| 2045 | \$79,735 | \$2,933 | \$49,936 | \$880 | \$618,403 |
| 2046 | \$81,784 | \$3,092 | \$41,317 | \$928 | \$661,034 |
| 2047 | \$83,886 | \$3,305 | \$70,917 | \$992 | \$676,317 |
| 2048 | \$86,042 | \$3,382 | \$129,267 | \$1,014 | \$635,458 |
| 2049 | \$88,253 | \$3,177 | \$0 | \$953 | \$725,936 |
| 2050 | \$90,521 | \$3,630 | \$358,437 | \$1,089 | \$460,560 |
| 2051 | \$92,848 | \$2,303 | \$8,146 | \$691 | \$546,874 |
| 2052 | \$95,234 | \$2,734 | \$274,902 | \$820 | \$369,119 |
| 2053 | \$97,681 | \$1,846 | \$250,227 | \$554 | \$217,866 |
| 2054 | \$100,192 | \$1,089 | \$23,147 | \$327 | \$295,673 |
| 2055 | \$102,767 | \$1,478 | \$43,094 | \$444 | \$356,381 |
| Totals | \$2,233,762 | \$83,520 | \$2,218,697 | \$25,056 | |

Cash Flow by Calendar Year

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



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

Projected Reserve Contributions

| Calendar Year | Member Monthly Reserve Payment | Member Annual Reserve Payment | Monthly Reserve Payment | Annual Reserve Payment |
|---------------|--------------------------------|-------------------------------|-------------------------|------------------------|
| 2025 | \$9.64 | \$115.66 | \$4,000.00 | \$48,000.00 |
| 2026 | \$9.89 | \$118.64 | \$4,102.80 | \$49,233.60 |
| 2027 | \$10.14 | \$121.68 | \$4,208.24 | \$50,498.90 |
| 2028 | \$10.40 | \$124.81 | \$4,316.39 | \$51,796.73 |
| 2029 | \$10.67 | \$128.02 | \$4,427.33 | \$53,127.90 |
| 2030 | \$10.94 | \$131.31 | \$4,541.11 | \$54,493.29 |
| 2031 | \$11.22 | \$134.68 | \$4,657.81 | \$55,893.77 |
| 2032 | \$11.51 | \$138.15 | \$4,777.52 | \$57,330.24 |
| 2033 | \$11.81 | \$141.70 | \$4,900.30 | \$58,803.62 |
| 2034 | \$12.11 | \$145.34 | \$5,026.24 | \$60,314.88 |
| 2035 | \$12.42 | \$149.07 | \$5,155.41 | \$61,864.97 |
| 2036 | \$12.74 | \$152.90 | \$5,287.91 | \$63,454.90 |
| 2037 | \$13.07 | \$156.83 | \$5,423.81 | \$65,085.69 |
| 2038 | \$13.41 | \$160.86 | \$5,563.20 | \$66,758.39 |
| 2039 | \$13.75 | \$165.00 | \$5,706.17 | \$68,474.08 |
| 2040 | \$14.10 | \$169.24 | \$5,852.82 | \$70,233.87 |
| 2041 | \$14.47 | \$173.59 | \$6,003.24 | \$72,038.88 |
| 2042 | \$14.84 | \$178.05 | \$6,157.52 | \$73,890.27 |
| 2043 | \$15.22 | \$182.62 | \$6,315.77 | \$75,789.25 |
| 2044 | \$15.61 | \$187.32 | \$6,478.09 | \$77,737.04 |
| 2045 | \$16.01 | \$192.13 | \$6,644.57 | \$79,734.88 |
| 2046 | \$16.42 | \$197.07 | \$6,815.34 | \$81,784.07 |
| 2047 | \$16.84 | \$202.13 | \$6,990.49 | \$83,885.92 |
| 2048 | \$17.28 | \$207.33 | \$7,170.15 | \$86,041.79 |
| 2049 | \$17.72 | \$212.66 | \$7,354.42 | \$88,253.06 |
| 2050 | \$18.18 | \$218.12 | \$7,543.43 | \$90,521.16 |
| 2051 | \$18.64 | \$223.73 | \$7,737.30 | \$92,847.56 |
| 2052 | \$19.12 | \$229.48 | \$7,936.14 | \$95,233.74 |
| 2053 | \$19.61 | \$235.38 | \$8,140.10 | \$97,681.25 |
| 2054 | \$20.12 | \$241.43 | \$8,349.30 | \$100,191.65 |
| 2055 | \$20.64 | \$247.63 | \$8,563.88 | \$102,766.58 |

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Funding Reserve Analysis

Annual Expenses

| Year | Category | Reserve Item | Cost |
|------------------------|--------------------|--|-----------------|
| 2025 | | No reserve items for this year. | \$0 |
| Total for 2025: | | | \$0 |
| 2026 | Paving | Asphalt parking areas patch, seal, and stripe - Amenity area | \$4,625 |
| Total for 2026: | | | \$4,625 |
| 2027 | | No reserve items for this year. | \$0 |
| Total for 2027: | | | \$0 |
| 2028 | Pool Area | Pool furniture replacement | \$39,849 |
| Total for 2028: | | | \$39,849 |
| 2029 | Recreational Areas | Sports court windscreen replacement | \$1,572 |
| 2029 | Site | Entrance monument water feature pump and filtration system | \$3,641 |
| Total for 2029: | | | \$5,213 |
| 2030 | Paving | Asphalt parking areas patch, seal, and stripe - Amenity area | \$5,119 |
| Total for 2030: | | | \$5,119 |
| 2031 | Recreational Areas | Asphalt sports court resurface | \$19,619 |
| Total for 2031: | | | \$19,619 |
| 2032 | Pool Area | Pool deck surface sealing and waterproofing | \$34,465 |
| 2032 | Site | Retention pond maintenance and repair allowance - cycle 2 | \$15,781 |
| 2032 | Site | Retention pond maintenance and repair allowance - cycle 3 | \$15,781 |
| 2032 | Site | Retention pond maintenance and repair allowance - cycle 4 | \$15,781 |
| 2032 | Paving | Concrete walkways repair allowance (10% every 10 years) - Amenity area | \$5,791 |
| Total for 2032: | | | \$87,601 |
| 2033 | Pool Area | Pool equipment pumps and filters system replacement | \$8,706 |
| 2033 | Pool Area | Pool furniture replacement | \$45,239 |
| 2033 | Pool House | Exterior siding surfaces painting | \$5,031 |
| 2033 | Pool House | Cement board exterior siding surfaces replacement allowance (20% every 10 years) | \$5,526 |
| 2033 | Pool House | Fitness equipment replacement | \$30,229 |
| 2033 | Pool House | Fitness center room refurbishments and upgrades | \$3,675 |
| Total for 2033: | | | \$98,406 |
| 2034 | Site | Irrigation system pumps and controls allowance | \$24,804 |
| 2034 | Paving | Asphalt parking areas patch, seal, and stripe - Amenity area | \$5,666 |
| Total for 2034: | | | \$30,471 |
| 2035 | Pool Area | Pool resurface | \$40,292 |

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Funding Reserve Analysis

Annual Expenses

| Year | Category | Reserve Item | Cost |
|------------------------|--------------------|--|------------------|
| 2035 | Pool Area | Pool waterline tile replacement | \$8,912 |
| 2035 | Site | Retention pond maintenance and repair allowance - cycle 1 | \$17,030 |
| Total for 2035: | | | \$66,234 |
| 2036 | Recreational Areas | Sports court windscreen replacement | \$1,877 |
| 2036 | Site | Entrance monument water feature pump and filtration system | \$4,349 |
| Total for 2036: | | | \$6,227 |
| 2037 | Pool House | Split system AC unit | \$5,710 |
| 2037 | Recreational Areas | Basketball goal and pole replacement | \$3,186 |
| 2037 | Site | Storage building repair allowance | \$8,922 |
| Total for 2037: | | | \$17,819 |
| 2038 | Pool Area | Pool furniture replacement | \$51,359 |
| 2038 | Pool House | Restrooms refurbishment | \$30,265 |
| 2038 | Recreational Areas | Asphalt sports court resurface | \$23,432 |
| 2038 | Paving | Asphalt parking areas patch, seal, and stripe - Amenity area | \$6,272 |
| Total for 2038: | | | \$111,328 |
| 2039 | Pool Area | Pool storage building repair allowance | \$9,387 |
| Total for 2039: | | | \$9,387 |
| 2040 | | No reserve items for this year. | \$0 |
| Total for 2040: | | | \$0 |
| 2041 | | No reserve items for this year. | \$0 |
| Total for 2041: | | | \$0 |
| 2042 | Pool Area | Pool deck surface sealing and waterproofing | \$44,421 |
| 2042 | Site | Mailbox pedestal kiosk replacement | \$101,291 |
| 2042 | Site | Retention pond maintenance and repair allowance - cycle 2 | \$20,340 |
| 2042 | Site | Retention pond maintenance and repair allowance - cycle 3 | \$20,340 |
| 2042 | Site | Retention pond maintenance and repair allowance - cycle 4 | \$20,340 |
| 2042 | Site | Metal benches replacement | \$21,069 |
| 2042 | Paving | Concrete walkways repair allowance (10% every 10 years) - Amenity area | \$7,464 |
| 2042 | Paving | Asphalt parking areas patch, seal, and stripe - Amenity area | \$6,942 |
| Total for 2042: | | | \$242,206 |
| 2043 | Pool Area | Pool coping replacement | \$32,755 |
| 2043 | Pool Area | Pool equipment pumps and filters system replacement | \$11,221 |
| 2043 | Pool Area | Pool furniture replacement | \$58,307 |

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Funding Reserve Analysis

Annual Expenses

| Year | Category | Reserve Item | Cost |
|------------------------|--------------------|--|------------------|
| 2043 | Pool House | Exterior siding surfaces painting | \$6,484 |
| 2043 | Pool House | Cement board exterior siding surfaces replacement allowance (20% every 10 years) | \$7,122 |
| 2043 | Pool House | Fitness equipment replacement | \$38,960 |
| 2043 | Pool House | Fitness center room refurbishments and upgrades | \$4,737 |
| 2043 | Recreational Areas | Sports court windscreen replacement | \$2,242 |
| 2043 | Recreational Areas | Children's playground equipment replacement | \$58,181 |
| 2043 | Site | Entrance monument water feature pump and filtration system | \$5,195 |
| Total for 2043: | | | \$225,203 |
| 2044 | | No reserve items for this year. | \$0 |
| Total for 2044: | | | \$0 |
| 2045 | Recreational Areas | Asphalt sports court resurface | \$27,987 |
| 2045 | Site | Retention pond maintenance and repair allowance - cycle 1 | \$21,949 |
| Total for 2045: | | | \$49,936 |
| 2046 | Site | Irrigation system pumps and controls allowance | \$33,634 |
| 2046 | Paving | Asphalt parking areas patch, seal, and stripe - Amenity area | \$7,683 |
| Total for 2046: | | | \$41,317 |
| 2047 | Pool Area | Pool resurface | \$54,634 |
| 2047 | Recreational Areas | Chain-link fencing replacement - Sports court | \$16,283 |
| Total for 2047: | | | \$70,917 |
| 2048 | Pool Area | Pool furniture replacement | \$66,195 |
| 2048 | Pool Area | Aluminum fencing replacement | \$40,936 |
| 2048 | Pool Area | Masonry fire pit replacement | \$2,689 |
| 2048 | Pool House | Dimensional asphalt shingle roofing replacement | \$19,447 |
| Total for 2048: | | | \$129,267 |
| 2049 | | No reserve items for this year. | \$0 |
| Total for 2049: | | | \$0 |
| 2050 | Recreational Areas | Sports court windscreen replacement | \$2,678 |
| 2050 | Site | Entrance monument water feature pump and filtration system | \$6,204 |
| 2050 | Site | Street lighting replacement | \$341,051 |
| 2050 | Paving | Asphalt parking areas patch, seal, and stripe - Amenity area | \$8,504 |
| Total for 2050: | | | \$358,437 |
| 2051 | Pool House | Split system AC unit | \$8,146 |

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Funding Reserve Analysis

Annual Expenses

| Year | Category | Reserve Item | Cost |
|------------------------|--------------------|--|------------------|
| Total for 2051: | | | \$8,146 |
| 2052 | Pool Area | Pool deck surface sealing and waterproofing | \$57,252 |
| 2052 | Pool House | Metal exterior doors replacement - Double doors | \$5,707 |
| 2052 | Recreational Areas | Asphalt sports court resurface | \$33,427 |
| 2052 | Recreational Areas | Basketball goal and pole replacement | \$4,662 |
| 2052 | Site | Retention pond maintenance and repair allowance - cycle 2 | \$26,215 |
| 2052 | Site | Retention pond maintenance and repair allowance - cycle 3 | \$26,215 |
| 2052 | Site | Retention pond maintenance and repair allowance - cycle 4 | \$26,215 |
| 2052 | Site | Storage building repair allowance | \$13,055 |
| 2052 | Paving | Concrete walkways repair allowance (10% every 10 years) - Amenity area | \$9,620 |
| 2052 | Paving | Asphalt parking areas mill and overlay - Amenity area | \$72,533 |
| Total for 2052: | | | \$274,902 |
| 2053 | Pool Area | Pool equipment pumps and filters system replacement | \$14,462 |
| 2053 | Pool Area | Pool furniture replacement | \$75,149 |
| 2053 | Pool House | Exterior siding surfaces painting | \$8,357 |
| 2053 | Pool House | Cement board exterior siding surfaces replacement allowance (20% every 10 years) | \$9,179 |
| 2053 | Pool House | Metal exterior doors replacement - Single doors | \$8,780 |
| 2053 | Pool House | Windows replacement - Fitness room | \$6,915 |
| 2053 | Pool House | Restrooms refurbishment | \$44,284 |
| 2053 | Pool House | Fitness equipment replacement | \$50,214 |
| 2053 | Pool House | Fitness center room refurbishments and upgrades | \$6,105 |
| 2053 | Site | Entrance and monuments refurbishment | \$26,781 |
| Total for 2053: | | | \$250,227 |
| 2054 | Pool Area | Pool storage building repair allowance | \$13,735 |
| 2054 | Paving | Asphalt parking areas patch, seal, and stripe - Amenity area | \$9,413 |
| Total for 2054: | | | \$23,147 |
| 2055 | Pool Area | Pool waterline tile replacement | \$14,805 |
| 2055 | Site | Retention pond maintenance and repair allowance - cycle 1 | \$28,289 |
| Total for 2055: | | | \$43,094 |