



Reserve Study for
Northpark Woods Residential Community, Inc.
Porter, TX

November 4, 2024



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Prepared by Global Solution Partners
Northpark Woods Residential Community, Inc. Reserve Study

November 4, 2024

Ms. Nicole Ginardi
Community Manager
Community Solutions
P.O. Box 5191
Katy, TX 77491

Dear Ms. Ginardi,

Global Solution Partners is pleased to present to you and the Northpark Woods Residential Community, 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

Northpark Woods is a single-family home community located in Porter, TX. The community consists of 370 homes and is approximately six years old. Some of the common assets of the Northpark Woods Residential Community, Inc. include entrance monuments, perimeter fencing, a playground, a splash pad, and a picnic pavilion. 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 \$15,000. The annual contribution recommendations have been set to meet future expenses while avoiding special assessments and minimizing dues increases. The recommended contribution is set to hold constant until 2041 when the annual reserve contribution will reset one time to \$38,500 after some large capital expenditures have been realized in order to bring the cash flow closer in line with the anticipated expenses for the community. Starting in 2041, the annual contribution recommendation increases by 3.00% annually 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 Northpark Woods Residential Community, Inc. was conducted by Ms. Bonnie Bogert of Global Solution Partners on October 25, 2024.

Property Observations

- The picnic tables at the pavilion are chipped and rusted. Global Solution Partners has included future replacement of the picnic tables in the study but recommends the Association strip and paint the tables using operational funds as part of routine site maintenance.

Depth of Study

A site visit was made to verify the existing condition as it relates to the average life expectancies of the various reserve study components and to verify component quantities. In-place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take-offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information including desired study start date, number of dues-paying members, and beginning reserve fund balance, provided by the client or client's representative for the Northpark Woods Residential Community, Inc. reserve funding study.

Reserve Study by Calendar Year Starting	January 1, 2025
Reserve Funding Study Length	30 years
Number of Dues Paying Members	370
Reserve Balance as of January 1, 2025	\$325,782
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.

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Calendar Year	Member Monthly Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment	Proposed Reserve Balance
2025	\$3.38	\$1,250	\$15,000	\$325,767
2026	\$3.38	\$1,250	\$15,000	\$336,953
2027	\$3.38	\$1,250	\$15,000	\$353,132
2028	\$3.38	\$1,250	\$15,000	\$369,368
2029	\$3.38	\$1,250	\$15,000	\$372,426

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 \$325,782 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 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 Northpark Woods Residential Community, 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 Item Listing](#) table. Expense items that have an expected life of more than 30 years may not be included in this reserve study unless payment for these items overlaps the 30-year reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the included reserve funding study, it is our professional opinion that the annual reserve fund contributions recommended in the Annual Reserve Payment column of the [Cash Flow Analysis](#) table and the subsequent breakdown of those contributions as member monthly fees shown in the [Projected Reserve Contributions](#) table will realize this goal.

In the process of developing the study, Global Solution Partners gathered specific information about the property by conducting a site visit and performing research through various sources. Additionally, information e.g., current reserve fund balances, number of dues-paying members, desired start date, pertinent maintenance history, etc. were obtained directly from the client and/or the client's representative. Global Solution Partners relies on such information provided by the client and assumes it to be complete and accurate. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, the client or client's representative provided to Global Solution Partners the client's best-estimate age of that item. If the client or client's representative was unable to provide an estimate of a Reserve Item's age, Global Solution Partners made its own estimate of the age of the Reserve Item based on visual observation. The Reserve Study is created for the association's use and is a reflection of information gathered by and provided to Global Solution Partners.

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This information is not for the purpose of performing an audit, historical records, quality, or forensic analyses. Any on-site evaluation is not considered to be a project audit, quality inspection, or engineering study.

Keeping Your Reserve Study Current

Global Solution Partners believes that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years.

This reserve study should be updated when any of the following occur:

- At least once every three years
- At significant changes in inflation rates
- At changes in the number of dues-paying members
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of This Report

- Building or land appraisals for any purpose
- State or local zoning ordinance violations
- Building code violations
- Soil conditions, soil contamination, or geological stability of the site
- Engineering analysis or structural stability of the building(s) or site
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, or radon
- Water quality or other environmental hazards
- Invasions by termites and any or all other destroying organisms or insects
- Damage or destruction due to birds, bats, or animals to buildings or site
- This study is not a pest inspection
- Adequacy or efficiency of any system or component on-site
- Specifically excluded reserve items
- Septic systems and septic tanks
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis, 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:

- Iron fencing
- Playground awning posts

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
- Bike racks
- Trash receptacles
- Striping of concrete parking area
- Pet waste stations

Items Maintained by Others

Items maintained by other entities or individuals i.e., municipalities, individual dwelling unit owners, other associations, utility companies, etc. are intentionally not included in this study. The following items have been identified as being maintained by others and therefore are not included in this study:

- Fire hydrants on site
- Water supply system
- Sewer system
- Transformers on site
- Single-family homes and their lots
- Side yard fences and rear yard fences that are not adjacent to the community perimeter
- Street lights
- Stormwater pond areas

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- Lift station
- Backflow prevention devices

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 Northpark Woods Residential Community, 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

Bonnie Bogert, RS
Project Manager
Global Solution Partners

Community Photos



Community entrance - Northpark Woods Blvd.



Monument signage - Magnolia Blossom Dr.



Typical wood perimeter fencing



Typical wood perimeter fencing



Typical mailbox kiosks



Recreational area parking

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Picnic pavilion



Rusted picnic table



Playground



Splash pad



Common area fencing



Common area fencing

Reserve Item Categories

Recreational Area



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Children's playground equipment replacement	\$73,312.50	14 Yrs	20 Yrs	2039	\$104,583.46	Y
Metal benches replacement	\$1,288.00	14 Yrs	20 Yrs	2039	\$1,837.39	Y
Metal picnic table replacement	\$5,957.00	19 Yrs	25 Yrs	2044	\$9,647.49	Y
Picnic pavilion upgrades and repair allowance	\$19,320.00	14 Yrs	20 Yrs	2039	\$27,560.82	Y
Playground awning fabric replacement	\$19,840.00	9 Yrs	10 Yrs	2034	\$24,930.15	Y
Rubber playground surface replacement	\$29,777.60	9 Yrs	10 Yrs	2034	\$37,417.34	Y
Splash pad controllers replacement	\$2,898.00	4 Yrs	10 Yrs	2029	\$3,207.60	Y
Splash pad features replacement	\$7,406.00	6 Yrs	12 Yrs	2031	\$8,623.94	Y

Site



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Entrance and monuments refurbishment	\$27,000.00	19 Yrs	25 Yrs	2044	\$43,727.08	Y
Iron fence sections stripping and painting	\$9,059.40	4 Yrs	10 Yrs	2029	\$10,027.23	Y
Irrigation system equipment replacement allowance	\$4,830.00	1 Yrs	7 Yrs	2026	\$4,954.13	Y
Lighting replacement	\$4,266.50	22 Yrs	28 Yrs	2047	\$7,456.23	Y
Mailbox pedestal kiosk replacement -2019	\$11,500.00	20 Yrs	25 Yrs	2045	\$19,103.15	Y
Mailbox pedestal kiosk replacement -2021	\$66,125.00	21 Yrs	25 Yrs	2046	\$112,666.07	Y
Wood fencing replacement allowance- 10% every 15 years	\$38,783.93	5 Yrs	15 Yrs	2030	\$44,030.50	Y
Wood fencing stain and seal	\$16,154.77	0 Yrs	5 Yrs	2025	\$16,154.77	Y

Paving



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Concrete parking areas repair allowance (10% every 10 years)	\$12,034.85	7 Yrs	10 Yrs	2032	\$14,374.18	Y
Concrete pavilion and splash pad repair allowance (10% every 10 years)	\$9,998.79	7 Yrs	10 Yrs	2032	\$11,942.35	Y

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Funding Reserve Analysis

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Recreational Area	Children's playground equipment replacement	\$73312.50 lump sum	1 lump sum	\$73,313	14 Yrs	20 Yrs	2039 2059 2079	\$104,583 \$173,728 \$288,587	\$6,972 \$8,686 \$14,429
Recreational Area	Metal benches replacement	\$1288.00 ea	1 ea	\$1,288	14 Yrs	20 Yrs	2039 2059 2079	\$1,837 \$3,052 \$5,070	\$122 \$153 \$254
Recreational Area	Metal picnic table replacement	\$1489.25 ea	4 ea	\$5,957	19 Yrs	25 Yrs	2044 2069 2094	\$9,647 \$18,194 \$34,311	\$482 \$728 \$1,372
Recreational Area	Picnic pavilion upgrades and repair allowance	\$19320.00 lump sum	1 lump sum	\$19,320	14 Yrs	20 Yrs	2039 2059 2079	\$27,561 \$45,782 \$76,051	\$1,837 \$2,289 \$3,803
Recreational Area	Playground awning fabric replacement	\$19.84 sqft	1,000 sqft	\$19,840	9 Yrs	10 Yrs	2034 2044 2054	\$24,930 \$32,131 \$41,413	\$2,493 \$3,213 \$4,141
Recreational Area	Rubber playground surface replacement	\$10.06 sqft	2,960 sqft	\$29,778	9 Yrs	10 Yrs	2034 2044 2054	\$37,417 \$48,225 \$62,156	\$3,742 \$4,823 \$6,216
Recreational Area	Splash pad controllers replacement	\$2898.00 lump sum	1 lump sum	\$2,898	4 Yrs	10 Yrs	2029 2039 2049	\$3,208 \$4,134 \$5,328	\$642 \$413 \$533
Recreational Area	Splash pad features replacement	\$7406.00 lump sum	1 lump sum	\$7,406	6 Yrs	12 Yrs	2031 2043 2055	\$8,624 \$11,694 \$15,856	\$1,232 \$974 \$1,321
Site	Entrance and monuments refurbishment	\$27000.00 lump sum	1 lump sum	\$27,000	19 Yrs	25 Yrs	2044 2069 2094	\$43,727 \$82,463 \$155,514	\$2,186 \$3,299 \$6,221
Site	Iron fence sections stripping and painting	\$14.38 sqft	630 sq ft	\$9,059	4 Yrs	10 Yrs	2029 2039 2049	\$10,027 \$12,924 \$16,657	\$2,005 \$1,292 \$1,666
Site	Irrigation system equipment replacement allowance	\$4830.00 lump sum	1 lump sum	\$4,830	1 Yrs	7 Yrs	2026 2033 2040	\$4,954 \$5,917 \$7,067	\$2,477 \$845 \$1,010
Site	Lighting replacement	\$2133.25 ea	2 ea	\$4,267	22 Yrs	28 Yrs	2047 2075 2103	\$7,456 \$15,174 \$30,879	\$324 \$542 \$1,103
Site	Mailbox pedestal kiosk replacement -2019	\$2875.00 ea	4 ea	\$11,500	20 Yrs	25 Yrs	2045 2070 2095	\$19,103 \$36,026 \$67,940	\$910 \$1,441 \$2,718
Site	Mailbox pedestal kiosk replacement -2021	\$2875.00 ea	23 ea	\$66,125	21 Yrs	25 Yrs	2046 2071 2096	\$112,666 \$212,472 \$400,692	\$5,121 \$8,499 \$16,028

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	Wood fencing replacement allowance- 10% every 15 years	\$37.26 lnft	1,041 lnft	\$38,784	5 Yrs	15 Yrs	2030 2045 2060	\$44,031 \$64,426 \$94,268	\$7,338 \$4,295 \$6,285
Site	Wood fencing stain and seal	\$1.94 sqft	8,327 sq ft	\$16,155	0 Yrs	5 Yrs	2025 2030 2035	\$16,155 \$18,340 \$20,821	\$16,155 \$3,668 \$4,164
Paving	Concrete parking areas repair allowance (10% every 10 years)	\$15.65 sqft	769 sq ft	\$12,035	7 Yrs	10 Yrs	2032 2042 2052	\$14,374 \$18,526 \$23,878	\$1,797 \$1,853 \$2,388
Paving	Concrete pavilion and splash pad repair allowance (10% every 10 years)	\$15.65 sqft	639 sq ft	\$9,999	7 Yrs	10 Yrs	2032 2042 2052	\$11,942 \$15,392 \$19,838	\$1,493 \$1,539 \$1,984

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

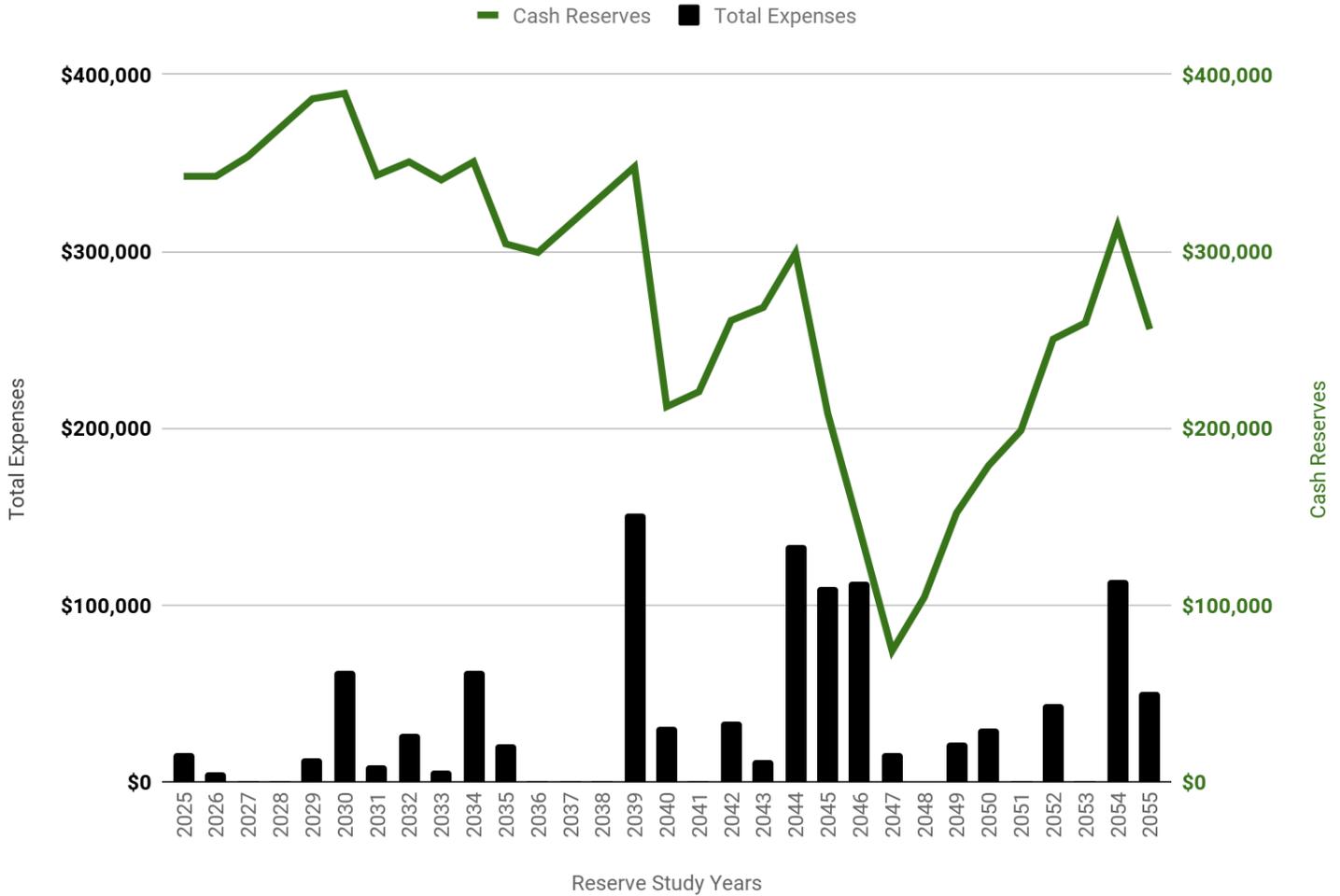
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Funding Reserve Analysis

Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2025	\$15,000	\$1,629	\$16,155	\$489	\$325,767
2026	\$15,000	\$1,629	\$4,954	\$489	\$336,953
2027	\$15,000	\$1,685	\$0	\$505	\$353,132
2028	\$15,000	\$1,766	\$0	\$530	\$369,368
2029	\$15,000	\$1,847	\$13,235	\$554	\$372,426
2030	\$15,000	\$1,862	\$62,371	\$559	\$326,359
2031	\$15,000	\$1,632	\$8,624	\$490	\$333,878
2032	\$15,000	\$1,669	\$26,317	\$501	\$323,730
2033	\$15,000	\$1,619	\$5,917	\$486	\$333,946
2034	\$15,000	\$1,670	\$62,347	\$501	\$287,767
2035	\$15,000	\$1,439	\$20,821	\$432	\$282,953
2036	\$15,000	\$1,415	\$0	\$424	\$298,943
2037	\$15,000	\$1,495	\$0	\$448	\$314,990
2038	\$15,000	\$1,575	\$0	\$472	\$331,092
2039	\$15,000	\$1,655	\$151,039	\$497	\$196,211
2040	\$15,000	\$981	\$30,705	\$294	\$181,193
2041	\$38,500	\$906	\$0	\$272	\$220,327
2042	\$39,489	\$1,102	\$33,918	\$330	\$226,670
2043	\$40,504	\$1,133	\$11,694	\$340	\$256,274
2044	\$41,545	\$1,281	\$133,731	\$384	\$164,985
2045	\$42,613	\$825	\$110,364	\$247	\$97,811
2046	\$43,708	\$489	\$112,666	\$147	\$29,195
2047	\$44,831	\$146	\$15,897	\$44	\$58,232
2048	\$45,984	\$291	\$0	\$87	\$104,419
2049	\$47,165	\$522	\$21,985	\$157	\$129,965
2050	\$48,378	\$650	\$30,466	\$195	\$148,332
2051	\$49,621	\$742	\$0	\$222	\$198,472
2052	\$50,896	\$992	\$43,716	\$298	\$206,347
2053	\$52,204	\$1,032	\$0	\$310	\$259,274
2054	\$53,546	\$1,296	\$113,650	\$389	\$200,077
2055	\$54,922	\$1,000	\$50,443	\$300	\$205,256
Totals	\$933,907	\$37,974	\$1,081,015	\$11,392	

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	\$3.38	\$40.54	\$1,250.00	\$15,000.00
2026	\$3.38	\$40.54	\$1,250.00	\$15,000.00
2027	\$3.38	\$40.54	\$1,250.00	\$15,000.00
2028	\$3.38	\$40.54	\$1,250.00	\$15,000.00
2029	\$3.38	\$40.54	\$1,250.00	\$15,000.00
2030	\$3.38	\$40.54	\$1,250.00	\$15,000.00
2031	\$3.38	\$40.54	\$1,250.00	\$15,000.00
2032	\$3.38	\$40.54	\$1,250.00	\$15,000.00
2033	\$3.38	\$40.54	\$1,250.00	\$15,000.00
2034	\$3.38	\$40.54	\$1,250.00	\$15,000.00
2035	\$3.38	\$40.54	\$1,250.00	\$15,000.00
2036	\$3.38	\$40.54	\$1,250.00	\$15,000.00
2037	\$3.38	\$40.54	\$1,250.00	\$15,000.00
2038	\$3.38	\$40.54	\$1,250.00	\$15,000.00
2039	\$3.38	\$40.54	\$1,250.00	\$15,000.00
2040	\$3.38	\$40.54	\$1,250.00	\$15,000.00
2041	\$8.67	\$104.05	\$3,208.33	\$38,500.00
2042	\$8.89	\$106.73	\$3,290.79	\$39,489.45
2043	\$9.12	\$109.47	\$3,375.36	\$40,504.33
2044	\$9.36	\$112.28	\$3,462.11	\$41,545.29
2045	\$9.60	\$115.17	\$3,551.08	\$42,613.00
2046	\$9.84	\$118.13	\$3,642.35	\$43,708.16
2047	\$10.10	\$121.17	\$3,735.95	\$44,831.46
2048	\$10.36	\$124.28	\$3,831.97	\$45,983.63
2049	\$10.62	\$127.47	\$3,930.45	\$47,165.41
2050	\$10.90	\$130.75	\$4,031.46	\$48,377.56
2051	\$11.18	\$134.11	\$4,135.07	\$49,620.86
2052	\$11.46	\$137.56	\$4,241.34	\$50,896.12
2053	\$11.76	\$141.09	\$4,350.35	\$52,204.15
2054	\$12.06	\$144.72	\$4,462.15	\$53,545.79
2055	\$12.37	\$148.44	\$4,576.83	\$54,921.92

Prepared by Global Solution Partners
Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2025	Site	Wood fencing stain and seal	\$16,155
Total for 2025:			\$16,155
2026	Site	Irrigation system equipment replacement allowance	\$4,954
Total for 2026:			\$4,954
2027		No reserve items for this year.	\$0
Total for 2027:			\$0
2028		No reserve items for this year.	\$0
Total for 2028:			\$0
2029	Recreational Area	Splash pad controllers replacement	\$3,208
2029	Site	Iron fence sections stripping and painting	\$10,027
Total for 2029:			\$13,235
2030	Site	Wood fencing replacement allowance- 10% every 15 years	\$44,031
2030	Site	Wood fencing stain and seal	\$18,340
Total for 2030:			\$62,371
2031	Recreational Area	Splash pad features replacement	\$8,624
Total for 2031:			\$8,624
2032	Paving	Concrete pavilion and splash pad repair allowance (10% every 10 years)	\$11,942
2032	Paving	Concrete parking areas repair allowance (10% every 10 years)	\$14,374
Total for 2032:			\$26,317
2033	Site	Irrigation system equipment replacement allowance	\$5,917
Total for 2033:			\$5,917
2034	Recreational Area	Playground awning fabric replacement	\$24,930
2034	Recreational Area	Rubber playground surface replacement	\$37,417
Total for 2034:			\$62,347
2035	Site	Wood fencing stain and seal	\$20,821
Total for 2035:			\$20,821
2036		No reserve items for this year.	\$0
Total for 2036:			\$0
2037		No reserve items for this year.	\$0
Total for 2037:			\$0
2038		No reserve items for this year.	\$0
Total for 2038:			\$0

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2039	Recreational Area	Children's playground equipment replacement	\$104,583
2039	Recreational Area	Metal benches replacement	\$1,837
2039	Recreational Area	Splash pad controllers replacement	\$4,134
2039	Recreational Area	Picnic pavilion upgrades and repair allowance	\$27,561
2039	Site	Iron fence sections stripping and painting	\$12,924
Total for 2039:			\$151,039
2040	Site	Wood fencing stain and seal	\$23,638
2040	Site	Irrigation system equipment replacement allowance	\$7,067
Total for 2040:			\$30,705
2041		No reserve items for this year.	\$0
Total for 2041:			\$0
2042	Paving	Concrete pavilion and splash pad repair allowance (10% every 10 years)	\$15,392
2042	Paving	Concrete parking areas repair allowance (10% every 10 years)	\$18,526
Total for 2042:			\$33,918
2043	Recreational Area	Splash pad features replacement	\$11,694
Total for 2043:			\$11,694
2044	Recreational Area	Playground awning fabric replacement	\$32,131
2044	Recreational Area	Metal picnic table replacement	\$9,647
2044	Recreational Area	Rubber playground surface replacement	\$48,225
2044	Site	Entrance and monuments refurbishment	\$43,727
Total for 2044:			\$133,731
2045	Site	Mailbox pedestal kiosk replacement -2019	\$19,103
2045	Site	Wood fencing replacement allowance- 10% every 15 years	\$64,426
2045	Site	Wood fencing stain and seal	\$26,835
Total for 2045:			\$110,364
2046	Site	Mailbox pedestal kiosk replacement -2021	\$112,666
Total for 2046:			\$112,666
2047	Site	Lighting replacement	\$7,456
2047	Site	Irrigation system equipment replacement allowance	\$8,441
Total for 2047:			\$15,897
2048		No reserve items for this year.	\$0
Total for 2048:			\$0
2049	Recreational Area	Splash pad controllers replacement	\$5,328

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Annual Expenses

Year	Category	Reserve Item	Cost
2049	Site	Iron fence sections stripping and painting	\$16,657
Total for 2049:			\$21,985
2050	Site	Wood fencing stain and seal	\$30,466
Total for 2050:			\$30,466
2051		No reserve items for this year.	\$0
Total for 2051:			\$0
2052	Paving	Concrete pavilion and splash pad repair allowance (10% every 10 years)	\$19,838
2052	Paving	Concrete parking areas repair allowance (10% every 10 years)	\$23,878
Total for 2052:			\$43,716
2053		No reserve items for this year.	\$0
Total for 2053:			\$0
2054	Recreational Area	Playground awning fabric replacement	\$41,413
2054	Recreational Area	Rubber playground surface replacement	\$62,156
2054	Site	Irrigation system equipment replacement allowance	\$10,082
Total for 2054:			\$113,650
2055	Recreational Area	Splash pad features replacement	\$15,856
2055	Site	Wood fencing stain and seal	\$34,587
Total for 2055:			\$50,443