



Reserve Study for

**Old Still Homeowners Association, Inc.
Jacksonville, FL**

March 2, 2025



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Prepared by Global Solution Partners
Old Still Homeowners Association, Inc. Reserve Study

March 2, 2025

Mr. Terrance Burns
Community Association Manager
Old Still Homeowners Association, Inc. c/o Realmanage
10301 Deerwood Park Blvd Suite 3200
Jacksonville, FL 32256

Dear Mr. Burns,

Global Solution Partners is pleased to present to you and Old Still Homeowners Association, Inc. the requested Reserve Study. We believe that you will find this reserve funding study to be thorough and complete. After you have had an opportunity to review the report, please do not hesitate to contact us. We are always happy to answer any questions you may have.

Property Description

Old Still is a single-family home community located in Jacksonville, FL. The community consists of 124 homes and is approximately 10 years old. Some of the common assets of Old Still Homeowners Association, Inc. include the fencing, mailboxes, retention ponds, streets, and sidewalks. The community appeared to be in good condition at the time of the site visit.

Revised - March 2, 2025

Per the directive of the client, the following changes have been made to the document dated December 17, 2024:

- Removed the automatic gate entry control system from consideration in the study.
- Removed the automatic gate entry opener from consideration in the study.
- Removed the brick wall refurbishment from consideration in the study.
- Removed the entrance monuments and gates consideration in the study.
- Removed the pedestrian gate from consideration in the study.
- Removed the security system from consideration in the study.
- Removed the aluminum fencing and gate from consideration in the study.
- Removed the block retaining wall from consideration in the study.
- Removed the stormwater drainage and irrigation system from consideration in the study.
- Removed the concrete curbing and walkways from consideration in the study.
- Removed the pavers streets from consideration in the study.
- Changed the pond pumps and fountains' remaining life to 7 years.
- Changed the vinyl fencing remaining life to 20 years.

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- Reduced the cost associated with the pond maintenance by 50%.
- Reduced the cost associated with the street lights by 50% and increased the remaining life by 10 years.

The recommended reserve fund contributions have been adjusted accordingly.

Executive Financial Summary

Based on the information collected during the Reserve Study process, the recommended reserve fund contribution for 2025 is \$40,000. 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 2.40% 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 Old Still Homeowners Association, Inc. was conducted by Mr. Reanold Carter of Global Solution Partners on November 29, 2024.

Property Observations

- The asphalt surfaces were observed to be in good 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.
- There are two 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.

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 Old Still Homeowners Association, Inc. reserve funding study.

Reserve Study by Calendar Year Starting	January 1, 2025
Reserve Funding Study Length	30 years
Number of Dues Paying Members	124
Reserve Balance as of January 1, 2025	\$167,234
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	\$26.88	\$3,333	\$40,000	\$207,819
2026	\$27.53	\$3,413	\$40,960	\$249,507
2027	\$28.19	\$3,495	\$41,943	\$292,323
2028	\$28.86	\$3,579	\$42,950	\$336,296
2029	\$29.56	\$3,665	\$43,980	\$341,966

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

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 \$167,234 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 Old Still Homeowners Association, Inc. based upon the preservation of existing components within the community that the association is responsible for maintaining. The reserve study is limited in scope to those expense items listed in the [Reserve 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.

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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:

- Masonry retaining wall

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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
- Community letterboard
- Wood staircase in open space area

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
- Chain-link fencing

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 Old Still Homeowners Association, Inc. for the opportunity to be of service in the preparation of this Reserve Study. If you have any questions, please don't hesitate to contact us.

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Prepared by

Vince Carter
Project Manager
Global Solution Partners

Community Photos



Vinyl fencing



Retention pond



Retaining wall



Pedestrian gate



Street drain



Security system

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Pavers streets



Sidewalks



Pedestrian entrance



Community signage



Entrance gate



Street lights

Reserve Item Categories

Site



Item Name	Present Cost	Remaining		First Expense		Repeating Item?
		Life	Expected Life	Year	First Expense	
Mailbox pedestal kiosk replacement	\$29,400.00	15 Yrs	25 Yrs	2040	\$43,018.24	Y
Pond pumps and fountains replacement allowance	\$14,268.80	7 Yrs	7 Yrs	2032	\$17,042.37	Y
Retention pond maintenance and repair allowance	\$40,597.09	6 Yrs	10 Yrs	2031	\$47,273.42	Y
Street lighting replacement	\$61,419.05	28 Yrs	28 Yrs	2053	\$124,989.36	Y
Vinyl fencing replacement - community perimeter	\$57,312.36	20 Yrs	25 Yrs	2045	\$95,204.05	Y

Paving



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Asphalt streets mill and overlay	\$322,570.50	14 Yrs	25 Yrs	2039	\$460,160.81	Y
Asphalt streets patch and seal	\$35,676.00	4 Yrs	5 Yrs	2029	\$39,487.31	Y
Concrete sidewalks repair allowance (10% every 10 years)	\$41,233.94	5 Yrs	10 Yrs	2030	\$46,811.94	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
Site	Mailbox pedestal kiosk replacement	\$2450.00 ea	12 ea	\$29,400	15 Yrs	25 Yrs	2040 2065 2090	\$43,018 \$81,126 \$152,993	\$2,689 \$3,245 \$6,120
Site	Pond pumps and fountains replacement allowance	\$7134.40 ea	2 ea	\$14,269	7 Yrs	7 Yrs	2032 2039 2046	\$17,042 \$20,355 \$24,312	\$2,130 \$2,908 \$3,473
Site	Retention pond maintenance and repair allowance	\$0.36 sqft	114,358 sqft	\$40,597	6 Yrs	10 Yrs	2031 2041 2051	\$47,273 \$60,929 \$78,528	\$6,753 \$6,093 \$7,853
Site	Street lighting replacement	\$1428.35 ea	43 ea	\$61,419	28 Yrs	28 Yrs	2053 2081 2109	\$124,989 \$254,357 \$517,622	\$4,310 \$9,084 \$18,487
Site	Vinyl fencing replacement - community perimeter	\$26.46 lnft	2,166 lnft	\$57,312	20 Yrs	25 Yrs	2045 2070 2095	\$95,204 \$179,541 \$338,589	\$4,534 \$7,182 \$13,544
Paving	Asphalt streets mill and overlay	\$2.17 sqft	148,650 sqft	\$322,571	14 Yrs	25 Yrs	2039 2064 2089	\$460,161 \$867,798 \$1,636,543	\$30,677 \$34,712 \$65,462
Paving	Asphalt streets patch and seal	\$0.24 sqft	148,650 sqft	\$35,676	4 Yrs	5 Yrs	2029 2034 2039	\$39,487 \$44,829 \$50,893	\$7,897 \$8,966 \$10,179
Paving	Concrete sidewalks repair allowance (10% every 10 years)	\$13.34 sqft	3,091 sqft	\$41,234	5 Yrs	10 Yrs	2030 2040 2050	\$46,812 \$60,334 \$77,761	\$7,802 \$6,033 \$7,776

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	\$40,000	\$836	\$0	\$251	\$207,819
2026	\$40,960	\$1,039	\$0	\$312	\$249,507
2027	\$41,943	\$1,248	\$0	\$374	\$292,323
2028	\$42,950	\$1,462	\$0	\$438	\$336,296
2029	\$43,980	\$1,681	\$39,487	\$504	\$341,966
2030	\$45,036	\$1,710	\$46,812	\$513	\$341,387
2031	\$46,117	\$1,707	\$47,273	\$512	\$341,425
2032	\$47,224	\$1,707	\$17,042	\$512	\$372,802
2033	\$48,357	\$1,864	\$0	\$559	\$422,463
2034	\$49,518	\$2,112	\$44,829	\$634	\$428,631
2035	\$50,706	\$2,143	\$0	\$643	\$480,837
2036	\$51,923	\$2,404	\$0	\$721	\$534,443
2037	\$53,169	\$2,672	\$0	\$802	\$589,482
2038	\$54,445	\$2,947	\$0	\$884	\$645,991
2039	\$55,752	\$3,230	\$531,409	\$969	\$172,594
2040	\$57,090	\$863	\$103,352	\$259	\$126,936
2041	\$58,460	\$635	\$60,929	\$190	\$124,912
2042	\$59,863	\$625	\$0	\$187	\$185,212
2043	\$61,300	\$926	\$0	\$278	\$247,161
2044	\$62,771	\$1,236	\$57,778	\$371	\$253,019
2045	\$64,278	\$1,265	\$95,204	\$380	\$222,978
2046	\$65,820	\$1,115	\$24,312	\$334	\$265,267
2047	\$67,400	\$1,326	\$0	\$398	\$333,595
2048	\$69,017	\$1,668	\$0	\$500	\$403,780
2049	\$70,674	\$2,019	\$65,594	\$606	\$410,273
2050	\$72,370	\$2,051	\$77,761	\$615	\$406,318
2051	\$74,107	\$2,032	\$78,528	\$609	\$403,319
2052	\$75,886	\$2,017	\$0	\$605	\$480,616
2053	\$77,707	\$2,403	\$154,027	\$721	\$405,978
2054	\$79,572	\$2,030	\$74,467	\$609	\$412,503
Totals	\$1,728,393	\$50,973	\$1,518,805	\$15,292	

Cash Flow by Calendar Year

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



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

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Funding Reserve Analysis

Projected Reserve Contributions

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2025	\$26.88	\$322.58	\$3,333.33	\$40,000.00
2026	\$27.53	\$330.32	\$3,413.33	\$40,960.00
2027	\$28.19	\$338.25	\$3,495.25	\$41,943.04
2028	\$28.86	\$346.37	\$3,579.14	\$42,949.67
2029	\$29.56	\$354.68	\$3,665.04	\$43,980.47
2030	\$30.27	\$363.19	\$3,753.00	\$45,036.00
2031	\$30.99	\$371.91	\$3,843.07	\$46,116.86
2032	\$31.74	\$380.84	\$3,935.31	\$47,223.66
2033	\$32.50	\$389.98	\$4,029.75	\$48,357.03
2034	\$33.28	\$399.34	\$4,126.47	\$49,517.60
2035	\$34.08	\$408.92	\$4,225.50	\$50,706.02
2036	\$34.89	\$418.73	\$4,326.91	\$51,922.97
2037	\$35.73	\$428.78	\$4,430.76	\$53,169.12
2038	\$36.59	\$439.07	\$4,537.10	\$54,445.18
2039	\$37.47	\$449.61	\$4,645.99	\$55,751.86
2040	\$38.37	\$460.40	\$4,757.49	\$57,089.91
2041	\$39.29	\$471.45	\$4,871.67	\$58,460.07
2042	\$40.23	\$482.77	\$4,988.59	\$59,863.11
2043	\$41.20	\$494.35	\$5,108.32	\$61,299.82
2044	\$42.18	\$506.22	\$5,230.92	\$62,771.02
2045	\$43.20	\$518.37	\$5,356.46	\$64,277.52
2046	\$44.23	\$530.81	\$5,485.02	\$65,820.18
2047	\$45.30	\$543.55	\$5,616.66	\$67,399.87
2048	\$46.38	\$556.59	\$5,751.46	\$69,017.46
2049	\$47.50	\$569.95	\$5,889.49	\$70,673.88
2050	\$48.64	\$583.63	\$6,030.84	\$72,370.06
2051	\$49.80	\$597.64	\$6,175.58	\$74,106.94
2052	\$51.00	\$611.98	\$6,323.79	\$75,885.50
2053	\$52.22	\$626.67	\$6,475.56	\$77,706.76
2054	\$53.48	\$641.71	\$6,630.98	\$79,571.72

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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		No reserve items for this year.	\$0
Total for 2026:			\$0
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	Paving	Asphalt streets patch and seal	\$39,487
Total for 2029:			\$39,487
2030	Paving	Concrete sidewalks repair allowance (10% every 10 years)	\$46,812
Total for 2030:			\$46,812
2031	Site	Retention pond maintenance and repair allowance	\$47,273
Total for 2031:			\$47,273
2032	Site	Pond pumps and fountains replacement allowance	\$17,042
Total for 2032:			\$17,042
2033		No reserve items for this year.	\$0
Total for 2033:			\$0
2034	Paving	Asphalt streets patch and seal	\$44,829
Total for 2034:			\$44,829
2035		No reserve items for this year.	\$0
Total for 2035:			\$0
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
2039	Site	Pond pumps and fountains replacement allowance	\$20,355
2039	Paving	Asphalt streets mill and overlay	\$460,161
2039	Paving	Asphalt streets patch and seal	\$50,893
Total for 2039:			\$531,409

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2040	Site	Mailbox pedestal kiosk replacement	\$43,018
2040	Paving	Concrete sidewalks repair allowance (10% every 10 years)	\$60,334
Total for 2040:			\$103,352
2041	Site	Retention pond maintenance and repair allowance	\$60,929
Total for 2041:			\$60,929
2042		No reserve items for this year.	\$0
Total for 2042:			\$0
2043		No reserve items for this year.	\$0
Total for 2043:			\$0
2044	Paving	Asphalt streets patch and seal	\$57,778
Total for 2044:			\$57,778
2045	Site	Vinyl fencing replacement - community perimeter	\$95,204
Total for 2045:			\$95,204
2046	Site	Pond pumps and fountains replacement allowance	\$24,312
Total for 2046:			\$24,312
2047		No reserve items for this year.	\$0
Total for 2047:			\$0
2048		No reserve items for this year.	\$0
Total for 2048:			\$0
2049	Paving	Asphalt streets patch and seal	\$65,594
Total for 2049:			\$65,594
2050	Paving	Concrete sidewalks repair allowance (10% every 10 years)	\$77,761
Total for 2050:			\$77,761
2051	Site	Retention pond maintenance and repair allowance	\$78,528
Total for 2051:			\$78,528
2052		No reserve items for this year.	\$0
Total for 2052:			\$0
2053	Site	Pond pumps and fountains replacement allowance	\$29,037
2053	Site	Street lighting replacement	\$124,989
Total for 2053:			\$154,027
2054	Paving	Asphalt streets patch and seal	\$74,467
Total for 2054:			\$74,467