



Reserve Study with SIRS for

**The Village at Haile Condominium Association, Inc.
Gainesville, FL**

April 8, 2025



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Prepared by Global Solution Partners
The Village at Haile Condominium Association, Inc. Reserve Study with SIRS

April 8, 2025

The Village at Haile Condominium Association, Inc.
PO Box 693
Newberry, FL 32608

Dear Board Members,

Global Solution Partners is pleased to present to you and The Village at Haile Condominium Association, Inc. the requested Reserve Study and Structural Integrity Reserve Study (SIRS). 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

The Village at Haile is a vibrant mixed-use development located in Gainesville, FL that combines businesses, shops, and restaurants with residential units. It consists of 131 units across 24 buildings. Some of the common assets of The Village at Haile Condominium Association, Inc. include the buildings' exterior surfaces, roofs, entrance doors, balconies, fire suppression, a pool, and a pool house. At the time of the site visit, the community appeared to be in good condition.

Revised - April 8, 2025

Per the directive of the client, the following changes have been made to the document dated March 27, 2025:

- *The SIRS assets, which include the roofing, exterior waterproofing/painting, structure, electrical (mechanical rooms/electrical panels), Association-maintained windows and doors, and exterior surfaces, have been re-categorized to only include buildings that are three stories and up.*

The recommended reserve fund contributions have been adjusted accordingly.

Revised - March 27, 2025

Per the directive of the client, the following changes have been made to the document dated February 20, 2025:

- *The client has provided updated local pricing dated March 20, 2025 from Cutting Edge Renovations and Painting, LLC., a vendor with an established presence in the Haile Village Center. This pricing reflects cost savings compared to the estimates previously included in this report. For example, window replacements are now priced at \$775.00 per unit, compared to the earlier estimate of \$1,096.55. Cement board siding replacement, originally estimated at \$12.97 per square foot, is now available at \$5.14 per square foot. Roofing costs have also been reduced significantly, with dimensional asphalt shingle roofing offered at \$2.50 per square foot instead of the earlier \$3.99 range. These reduced rates are attributed to the vendor's proximity to the site, volume of prior work within the community, and long-term working relationship with local associations. Accordingly, Global Solution Partners has incorporated Cutting Edge's updated pricing to provide a more accurate and cost-effective reserve projection. This has been applied to approximately 154 items.*
- *Per information provided by the client, the security system at Building 23 is maintained by the tenants. The upgrade allowance has been removed from the reserved and listed under the Items Maintained by Others section.*
- *Per information provided by the client, the window replacements for Buildings A through L, and Buildings 2, 3, 8, 12, 13, 17A, 17B, 20, 23, 32, 34, 52 are maintained by their respective homeowners or tenants. The window replacements have been removed from the reserved and listed under the Items Maintained by Others section.*
- *Per information provided by the client, new fitness equipment was recently purchased for the fitness center. The refurbishment cost has been reduced to be more in line with historical spending.*
- *Per information provided by the client, an upgrade for the fire sprinkler system repair and upgrade allowance for Buildings A through L and Building 20 is being completed in 2025. The remaining useful life has been adjusted.*
- *Per information provided by the client, an upgrade for the fire alarm system for Buildings A through L and Building 20 is being completed in 2025. The remaining useful life has been adjusted.*
- *Per information provided by the client, the remaining useful life of the pool deck surface sealing and waterproofing has been adjusted. This was done in 2024, and the pool deck was issued a 20-year warranty.*
- *Per the request of the client, the electrical system repair allowance for Buildings A through L and Building 20 has been adjusted to 5% every 10 years to reflect the historical spending of the Association.*

The recommended reserve fund contributions have been adjusted accordingly.

Executive Financial Summary

Florida State Law SB 154 requires communities to maintain a separate funding plan for SIRS items.

Based on the information collected during the Reserve Study process, the recommended **association (excluding SIRS) reserve fund contribution** for 2025 is \$94,500. 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 3.00% 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.

Based on the information collected during the Reserve Study process, the recommended **SIRS reserve fund contribution** for 2025 is \$186,000. 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](#) tables and the [Projected Reserve Contributions](#) tables 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 The Village at Haile Condominium Association, Inc. was conducted by Mr. Tom Tuttle of Global Solution Partners on November 14, 2024. Mr. Tuttle was met on site by Association Manager, Ms. Bobbie Jo Blackwell, who provided pertinent information used in this report.

Property Observations

- Per information provided by the client, Building 3 was renovated in 2023. The remaining useful life of the relevant assets has been updated.
- Per information provided by the client, the fire alarms, sprinklers, and sprinkler heads are tested annually and quarterly by the Association's servicer, Gator Fire. Repairs are made when discovered. New fire alarm control panels were recently ordered. The remaining useful life of the fire alarm control panel replacement has been adjusted to reflect this.
- Per information provided by the client, a special assessment is scheduled to take place in 2025 for Building D, Building F, Building G, and Building H. As part of this assessment, the roofs of these buildings will be replaced, all structural holes will be repaired, and the windows will be replaced. Additionally, Building 12 is currently under construction, and the client plans to complete an exterior restoration in 2025 as part of the special assessment. The remaining useful lives of these assets have been adjusted accordingly.
- The life expectancy of the current roofing system is approximately 25 years for dimensional shingle asphalt roofing, 20 years for asphalt shingle roofing, and 45 years for metal roofing. Various conditions may impact the actual life expectancy, therefore, it is recommended that periodic evaluations are performed by a qualified contractor and the Reserve Study is updated accordingly.
- The evaluation of the roofing system is limited to determining the approximate remaining useful life to allow for sufficient funds to be available for future replacement. The evaluation is visual in nature and does not include any detailed inspection or engineering analysis. Global Solution Partners recommends

that a qualified roofing contractor be retained to obtain a detailed inspection. Results of any third-party evaluation may be incorporated into a future update of this report.

- Per information provided by the client, the pool was resurfaced in 2019. The remaining useful life has been adjusted accordingly.
- The exterior painting of Buildings A through L, and Building 20 (the SIRS buildings) has been divided into two equal cycles to allow the Association the flexibility to decide which buildings to paint in each cycle. Per information provided by the client, the date of the last exterior painting was unknown.
- Buildings A through L, Buildings 20, 32, 23, 8, 12, 17A, 17B, and the pool house are clad with cement board (Hardie board) siding. 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.
- Buildings A through L, Buildings 20, 34, 32, 23, 12, 3, and 17A are clad with stucco that appears to be directly applied to the block framing, which has an expected useful life of 50+ years with minimal maintenance required, however, certain buildings are exhibiting wear at a faster rate than expected. An allowance for 10% of the residential buildings' stucco every 10 years has been included in the reserves to fund repairs and localized replacement throughout this study period.
- The brick veneer exterior siding present at Building 13 and Building 52 can reasonably be expected to last 100+ years depending on the geographical location of the property and the routine maintenance practices. Global Solution Partners has provided a brick tuckpointing allowance - based on 10% of the total square footage - to provide funding for the general maintenance or necessary repairs to the brick exterior surfaces throughout the study period.
- At the time of the site visit, a bent section of the aluminum downspout at Building 8 was observed. Global Solution Partners recommends allocating funds from the operating budget to repair this damaged section in the short term.

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.

The following systems were considered for the SIRS-related portion of the study:

- Roofing
- Exterior waterproofing/painting
- Structure
- Electrical
- Plumbing
- Fireproofing and fire protection systems
- Windows and doors (if association's responsibility)
- Exterior surfaces

Roofing

The evaluation of the roofing system as a SIRS item is limited to determining the approximate remaining useful life in order to allow for sufficient funds to be available for future replacement. The evaluation is visual in nature and does not include any detailed inspection or engineering analysis. Global Solution Partners recommends that a qualified roofing contractor be retained to obtain a detailed inspection. Results of any third-party evaluation may be incorporated into a future update of this report.

Exterior Painting and Waterproofing (Exterior Surfaces)

The evaluation of any exterior surfaces as a SIRS item is limited to determining the approximate remaining useful life of the current surface in order to allow for sufficient funds to be available for future replacement. The evaluation is visual in nature and does not include any detailed inspection or engineering analysis. Global Solution Partners recommends that a qualified contractor be retained to obtain a detailed inspection. Results of any third-party evaluation may be incorporated into a future update of this report.

Structure

The evaluation of the building's structure as a SIRS item is limited to determining the approximate remaining useful life in order to allow for sufficient funds to be available for future replacement or significant repairs. The evaluation is limited to accessible common areas, is visual in nature, and does not include any detailed inspection or engineering analysis. Global Solution Partners recommends that a qualified structural engineer be retained to obtain a detailed inspection. Results of any third-party evaluation may be incorporated into a future update of this report.

Global Solution Partners has allocated a concrete structure repair allowance within the SIRS reserves. This allowance is calculated based on 20% of the total square footage of the buildings every 10 years and is intended to fund repairs to the buildings' structural support system, load-bearing walls, common area breezeways, and internal stair structures. Global Solution Partners recommends consulting with a qualified contractor(s) to assess the specific maintenance needs of the residential buildings and to more accurately estimate future costs. Contractor recommendations may be included in future updates to this report.

Electrical

The evaluation of the electrical system is limited to determining the approximate remaining useful life to allow for sufficient funds to be available for future replacement. The evaluation is visual in nature and does not include any detailed inspection or engineering analysis. Global Solution Partners has included an electrical repair allowance in this study., which is intended to cover replacement of a portion of the panels, sub-panels, and wiring as-needed over time.

Plumbing

The evaluation of the plumbing as a SIRS item is limited to determining the approximate remaining useful life in order to allow for sufficient funds to be available for future replacement. The evaluation is visual in nature and does not include any detailed inspection or engineering analysis.

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A sanitary sewer piping repair allowance based on the number of units within the community has been included in this Reserve Study at the rate of 20% of the units' piping replacement every 10 years. Evaluation of the sanitary sewer piping is outside the scope of the Reserve Study site visit. We recommend consultation with a qualified contractor to determine the appropriate replacement schedule and associated costs. All contractor-provided costs and schedules may be factored into future updates to the Reserve Study.

A water supply piping repair allowance based on the number of units within the community has been included in this Reserve Study at the rate of 20% of the units' piping replacement every 10 years. Evaluation of the supply piping is outside the scope of the Reserve Study site visit. We recommend consultation with a qualified contractor to determine the appropriate replacement schedule and associated costs. All contractor-provided costs and schedules may be factored into future updates to the Reserve Study.

Fireproofing and fire protection systems

The evaluation of the fireproofing and fire protection system components as SIRS items is limited to determining the approximate remaining useful life in order to allow for sufficient funds to be available for future replacement. The evaluation does not include any detailed inspection or engineering analysis. Global Solution Partners recommends that a qualified contractor be retained to obtain a detailed inspection. Results of any third-party evaluation may be incorporated into a future update of this report.

Windows

The evaluation of the windows and doors as SIRS items is limited to determining the approximate remaining useful life in order to allow for sufficient funds to be available for future replacement, if they are the responsibility of the association. The evaluation is limited to accessible common areas, is visual in nature, and does not include any detailed inspection or engineering analysis. Global Solution Partners recommends that a qualified contractor be retained to obtain a detailed inspection. Results of any third-party evaluation may be incorporated into a future update of this report.

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 The Village at Haile Condominium 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	131
Reserve Balance as of January 1, 2025	\$172,783
SIRS Reserve Balance as of January 1, 2025	\$172,783

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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 for the SIRS and non-SIRS components combined. See the [Projected Reserve Contributions – Excluding SIRS Items](#) table and the [Projected Reserve Contributions – SIRS Items Only](#) table later in this report for the full 30 years for each account. 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.

Per information provided by the client, the owners of the units within The Village at Haile Condominium Association, Inc. each own a slightly different percentage of the common areas. To find the monthly or annual member payments, multiply the Monthly Reserve Payment column or the Annual Reserve Payment column by the appropriate percentage per unit. For example, if A-101 has a .73396% ownership, its monthly payment would be $.0073396 \times \$22,558 = \171.48 and its annual payment would be \$2,057.76.

Community Funding Plan — Reserve and SIRS Combined

Calendar Year	Member Monthly Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment	Proposed Reserve Balance
2025	Varies	\$23,375	\$280,500	\$378,558
2026	Varies	\$24,010	\$288,115	\$581,603
2027	Varies	\$24,662	\$295,938	\$773,667
2028	Varies	\$25,331	\$303,975	\$1,002,125
2029	Varies	\$26,019	\$312,231	\$1,145,087

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

Florida SB-4D requires that a separate account be created for SIRS items. Initial reserves for this Reserve Study were projected by the client to be \$345,565.12 on January 1, 2025. Global Solution Partners has split this reserve balance into \$186,000 for the SIRS items and \$94,500 for the remaining non-SIRS component items. The split of the original balance is proportional to the percentage of SIRS expenses to the non-SIRS expenses. 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

Global Solution Partners recommends 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 including 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.

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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 The Village at Haile Condominium 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.

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

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

- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of This Report

- Building or land appraisals for any purpose
- State or local zoning ordinance violations
- Building code violations
- Soil conditions, soil contamination, or geological stability of the site
- Engineering analysis or structural stability of the building(s) or site
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, or radon
- Water quality or other environmental hazards
- Invasions by termites and any or all other destroying organisms or insects
- Damage or destruction due to birds, bats, or animals to buildings or site
- This study is not a pest inspection
- Adequacy or efficiency of any system or component on-site
- Specifically excluded reserve items
- Septic systems and septic tanks
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis, spas, or similar items
- Items concealed by signs, carpets, or other things
- Missing or omitted information not supplied by the client for purposes of reserve study preparation
- Hidden improvements such as sewer, water, and electrical lines, or other buried or concealed items
- A Property Condition Assessment or other specialty or comprehensive inspection
- A roof inspection
- An electrical inspection
- A plumbing inspection

Florida State Regulations

The requirements for community associations in the State of Florida are as follows:

Condominium financial reporting rules must include, but not be limited to, standards for presenting a summary of association reserves, including a good faith estimate disclosing the annual amount of reserve funds that would be necessary for the association to fully fund reserves. Annual budgets shall include reserve accounts for items such as, but not limited to, roof replacement, pavement, painting, and other items with a replacement cost exceeding \$10,000.

Governing Documents

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

SIRS-related Documents

No applicable documentation for the SIRS components of this study were provided by the client and therefore not reviewed by Global Solution Partners.

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
- Iron handrails

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
- Water heater at the pool house
- Maintenance of the concrete walkway at the pool area
- Maintenance of the concrete patio entrance at Building 20
- Trash receptacles
- Maintenance of the brick veneer at Building 34
- Building-mounted lantern lighting at Building 34
- Maintenance of the balcony and railings at Building 34
- The restaurant vinyl patio enclosure at Building 32
- Maintenance of the wood handrail for side entrance at Building 32
- Maintenance of the wood handrail for street-facing entrance at Building 8
- Metal awning fabric and frame replacement at Building 13
- Metal awning fabric and frame replacement at Building 12
- Decorate string lighting at the exterior of Building 3
- Ceiling fans at the outside patio of Building 3
- Maintenance of the concrete and brick entrance stoop at Building 17B
- Maintenance of the concrete and brick entrance stoop at Building 17A
- Tile flooring replacement at second floor stairwell landing of Building 17A

Items Maintained by Others

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

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- Fire hydrants on site
- Water supply system
- Sewer system
- Transformers on site
- Interiors of the individual dwelling units
- Doors, windows, and mechanical equipment that serve the individual dwelling units
- Interiors of the retail and restaurant units
- Doors, windows, and mechanical equipment that serve the individual retail and restaurant units
- Rear yard fences
- Asphalt and paver streets and the associated concrete and paver flatwork
- Concrete and paver common walkways
- Unit driveways
- Mailboxes
- The Alachua County Sheriff's Office
- Day Lilly Park
- Dumpsters and their concrete dumpster pads
- Playgrounds
- Community postal center
- Perimeter fencing
- Wood picket fencing throughout the community
- Entrance monuments
- Maintenance building
- Little Free Libraries
- The security system at Building 23

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.

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Global Solution Partners would like to thank The Village at Haile Condominium 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

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Global Solution Partners

What is a Structural Integrity Reserve Study (SIRS)?

A **Structural Integrity Reserve Study (SIRS)** is a budget planning tool for a dwelling unit building three or more stories in height that ensures the availability of funding for future capital expenditures related to its safety and structural integrity. This SIRS is not a structural, engineering, or “Milestone” inspection. Neither is it an in-depth evaluation of any individual component. Instead, the SIRS is a financial planning tool that provides guidance to help ensure that funding will be available to maintain the safety and structure of the building. The SIRS evaluation is solely to estimate the remaining useful life of each component for the purpose of financial planning.

Background on the Florida SB-4D and SB 154 laws

Florida SB-4D was signed into law on May 27, 2022. It requires that condo and co-op communities in FL that contain buildings three stories or greater must have “Structural Integrity Reserve Studies (SIRS)” performed periodically. Following a period of additional research and clarification, in May 2023 the Florida legislature passed SB 154 which addressed most of SB-4D’s shortcomings and provided clarification sufficient for Global Solution Partners to offer SIRS to our Florida clients.

Key points of SB-4D (2022) and SB 154 (2023)

- SIRS must be performed for residential condo or co-op communities with buildings that are three (3) stories or greater.
- Single-family, two-family, or three-family dwellings with three or fewer habitable stories above ground are exempt from the SIRS requirement.
- The SIRS must be completed by December 31, 2024.
- A full SIRS must be completed every ten years. However, like conventional reserve studies, Global Solution Partners highly recommends annual updates to the Structural Integrity Reserve Study, to keep the funding plan current with building, industry, and regulatory changes.
- SIRS must be performed or verified by a CAI-designated Reserve Specialist, APRA designated Professional Reserve Analyst, an engineer, or an architect.
- The Structural Integrity Reserve Study offered by Global Solution Partners also includes all the components of a conventional Reserve Study, which meets the requirements of Florida Statute 718.112 for condominium communities.
- Component Inventory. The following items are required in the SIRS by SB 154:
 - Roof
 - Structure, including load-bearing walls and/or other primary structural members and primary structural systems
 - Fireproofing and fire protection systems
 - Plumbing
 - Electrical systems
 - Waterproofing and exterior painting
 - Windows
 - Any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such item negatively affects the items listed above
- Components with a remaining useful life expectancy of 25 years or greater may be listed as long-lived and not included in the study.
- Florida SB-4D requires that the community create a separate reserve fund account for SIRS items.

Community Photos



Building Exteriors



Building Exteriors



Building Exteriors



Building Exteriors



Building Exteriors



Building Exteriors

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Building Exteriors



Building Exteriors



Building Exteriors



Building Exteriors



Roof View



Roof View

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Roof View



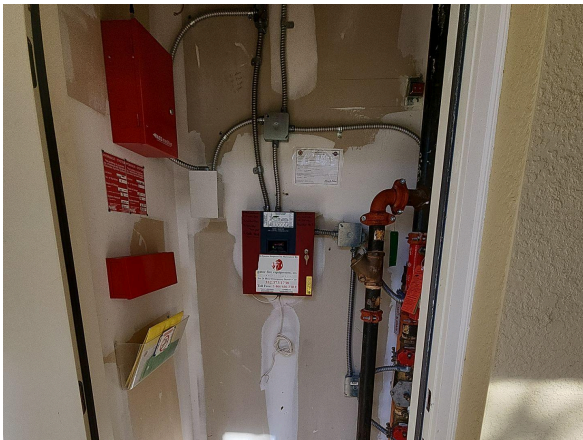
Entrance Doors



Windows



Typical Fire Alarm Control Panel



Fire Suppression Equipment



Fire Suppression Equipment

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Pool House



Fitness Center



Pool Restroom



Pool Restroom



Pool View



Storage Building and Fencing

Reserve Item Categories

SIRS Items



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum rain gutters replacement - Building 20	\$1,272.00	18 Yrs	25 Yrs	2043	\$2,008.42	Y
Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Buildings A through L and Building 20	\$34,735.09	5 Yrs	10 Yrs	2030	\$39,433.95	Y
Concrete structure repair allowance (20% every 10 years) - includes catwalks and stairwells - Buildings A through L and Building 20	\$182,020.00	0 Yrs	10 Yrs	2025	\$182,020.00	Y
Dimensional asphalt shingle roofing replacement - Building 20	\$4,098.31	23 Yrs	25 Yrs	2048	\$7,346.37	Y
Dimensional asphalt shingle roofing replacement - Building A	\$16,702.72	23 Yrs	25 Yrs	2048	\$29,940.24	Y
Dimensional asphalt shingle roofing replacement - Building B	\$16,702.72	23 Yrs	25 Yrs	2048	\$29,940.24	Y
Dimensional asphalt shingle roofing replacement - Building C	\$10,269.00	23 Yrs	25 Yrs	2048	\$18,407.56	Y

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Dimensional asphalt shingle roofing replacement - Building D	\$16,702.72	25 Yrs	25 Yrs	2050	\$31,498.94	Y
Dimensional asphalt shingle roofing replacement - Building E	\$12,661.49	22 Yrs	25 Yrs	2047	\$22,127.52	Y
Dimensional asphalt shingle roofing replacement - Building F	\$12,661.49	25 Yrs	25 Yrs	2050	\$23,877.77	Y
Dimensional asphalt shingle roofing replacement - Building G	\$11,490.00	25 Yrs	25 Yrs	2050	\$21,668.50	Y
Dimensional asphalt shingle roofing replacement - Building H	\$11,490.00	25 Yrs	25 Yrs	2050	\$21,668.50	Y
Dimensional asphalt shingle roofing replacement - Building I	\$9,918.27	22 Yrs	25 Yrs	2047	\$17,333.40	Y
Dimensional asphalt shingle roofing replacement - Building J	\$16,702.72	24 Yrs	25 Yrs	2049	\$30,709.70	Y
Dimensional asphalt shingle roofing replacement - Building K	\$9,918.27	24 Yrs	25 Yrs	2049	\$18,235.79	Y
Dimensional asphalt shingle roofing replacement - Building L	\$9,918.27	23 Yrs	25 Yrs	2048	\$17,778.87	Y
Electrical system repair allowance (including panels and wiring, 5% every 10 years) - Buildings A through L and Building 20	\$45,505.00	10 Yrs	10 Yrs	2035	\$58,649.28	Y
Exterior doors replacement (double) - for unit rear doors - Buildings A through L and Building 20	\$399,000.00	10 Yrs	30 Yrs	2035	\$514,252.55	Y
Exterior doors replacement (single) - for unit front doors - Buildings A through L and Building 20	\$229,500.00	20 Yrs	40 Yrs	2045	\$381,232.40	Y
Exterior doors replacement (single) - for utility room doors - Buildings A through L and Building 20	\$36,000.00	20 Yrs	40 Yrs	2045	\$59,801.16	Y
Exterior siding surfaces painting (Cycle 1) - Buildings A through L and Building 20	\$84,231.00	1 Yrs	8 Yrs	2026	\$86,395.74	Y
Exterior siding surfaces painting (Cycle 2) - Buildings A through L and Building 20	\$84,231.00	2 Yrs	8 Yrs	2027	\$88,616.11	Y

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Fire alarm system control panel replacement - Buildings A through L and Building 20	\$50,700.00	15 Yrs	15 Yrs	2040	\$74,184.52	Y
Fire alarm system upgrade - Buildings A through L and Building 20	\$130,000.00	30 Yrs	30 Yrs	2055	\$278,326.15	Y
Fire sprinkler system repair and upgrade allowance (includes pumps) - Buildings A through L and Building 20	\$396,807.96	20 Yrs	20 Yrs	2045	\$659,154.90	Y
Glass and aluminum exterior doors replacement (double door) - for retail entrance doors - Buildings A through L and Building 20	\$60,000.00	10 Yrs	30 Yrs	2035	\$77,331.21	Y
Glass and aluminum exterior doors replacement (single door) - Building 20	\$360,000.00	20 Yrs	30 Yrs	2045	\$598,011.60	Y
Metal exterior doors replacement (double door) - Building 20	\$2,000.00	25 Yrs	30 Yrs	2050	\$3,771.72	Y
Metal exterior doors replacement (single door) - for retail entrance doors - Buildings A through L and Building 20	\$10,000.00	10 Yrs	30 Yrs	2035	\$12,888.53	Y
Metal roofing replacement - Building 20	\$16,390.00	18 Yrs	45 Yrs	2043	\$25,878.87	Y
Potable water supply piping repair allowance (20% every 10 years) - Buildings A through L and Building 20	\$89,100.00	10 Yrs	10 Yrs	2035	\$114,836.85	Y
Sanitary sewer piping repair allowance (20% every 10 years) - Buildings A through L and Building 20	\$29,700.00	10 Yrs	10 Yrs	2035	\$38,278.95	Y
Stucco exterior siding surfaces repair allowance (10% every 10 years) - Buildings A through L and Building 20	\$122,134.95	5 Yrs	10 Yrs	2030	\$138,656.98	Y
Wood and concrete balcony restoration - Buildings A through L and Building 20	\$152,400.00	4 Yrs	20 Yrs	2029	\$168,681.09	Y

Mixed-Use Buildings



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum balcony railings replacement - Building 20	\$8,408.96	11 Yrs	40 Yrs	2036	\$11,116.45	Y
Aluminum rain gutters replacement - Building 13	\$1,368.00	14 Yrs	25 Yrs	2039	\$1,951.51	Y
Aluminum rain gutters replacement - Building 23	\$1,290.00	16 Yrs	25 Yrs	2041	\$1,936.04	Y
Aluminum rain gutters replacement - Building 3	\$2,324.00	18 Yrs	25 Yrs	2043	\$3,669.46	Y
Aluminum rain gutters replacement - Building 32	\$1,804.00	16 Yrs	25 Yrs	2041	\$2,707.46	Y
Aluminum rain gutters replacement - Building 52	\$3,990.00	0 Yrs	25 Yrs	2025	\$3,990.00	Y
Aluminum rain gutters replacement - Building 8	\$1,182.00	19 Yrs	25 Yrs	2044	\$1,914.27	Y
Asphalt shingle roofing replacement - Building 17B	\$3,972.12	11 Yrs	20 Yrs	2036	\$5,251.05	Y
Asphalt shingle roofing replacement - Building 2	\$7,851.09	11 Yrs	20 Yrs	2036	\$10,378.96	Y
Asphalt shingle roofing replacement - Building 3	\$5,757.50	18 Yrs	20 Yrs	2043	\$9,090.76	Y
Awnings fabric replacement - Building 34	\$1,648.50	0 Yrs	10 Yrs	2025	\$1,648.50	Y
Balcony restoration allowance (10% every 10 years) - Building 17A	\$17,600.00	9 Yrs	10 Yrs	2034	\$22,115.45	Y
Balcony restoration allowance (10% every 10 years) - Building 23	\$1,320.00	6 Yrs	10 Yrs	2031	\$1,537.08	Y

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Balcony restoration allowance (10% every 10 years) - Building 3	\$1,012.00	8 Yrs	10 Yrs	2033	\$1,239.78	Y
Balcony restoration allowance (10% every 10 years) - Building 32	\$2,079.00	7 Yrs	10 Yrs	2032	\$2,483.12	Y
Brick pavers patio replacement (rear patio) - Building 32	\$5,590.00	11 Yrs	30 Yrs	2036	\$7,389.85	Y
Brick veneer exterior siding surfaces tuckpointing and refurbishment (10% every 10 years) - Building 13	\$1,171.92	7 Yrs	10 Yrs	2032	\$1,399.72	Y
Brick veneer exterior siding surfaces tuckpointing and refurbishment (10% every 10 years) - Building 52	\$4,857.30	0 Yrs	10 Yrs	2025	\$4,857.30	Y
Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 12	\$1,190.42	10 Yrs	10 Yrs	2035	\$1,534.28	Y
Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 17A	\$1,233.60	8 Yrs	10 Yrs	2033	\$1,511.25	Y
Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 17B	\$15,008.80	8 Yrs	10 Yrs	2033	\$18,386.91	Y
Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 23	\$1,326.12	9 Yrs	10 Yrs	2034	\$1,666.35	Y
Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 32	\$1,994.32	5 Yrs	10 Yrs	2030	\$2,264.11	Y
Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 8	\$4,050.32	5 Yrs	10 Yrs	2030	\$4,598.23	Y
Decorative shutter replacement - Building 17A	\$1,200.00	16 Yrs	21 Yrs	2041	\$1,800.97	Y
Decorative shutter replacement - Building 17B	\$3,840.00	16 Yrs	21 Yrs	2041	\$5,763.11	Y
Dimensional asphalt shingle roofing replacement - Building 12	\$6,679.28	19 Yrs	25 Yrs	2044	\$10,817.24	Y
Dimensional asphalt shingle roofing replacement - Building 13	\$9,197.16	14 Yrs	25 Yrs	2039	\$13,120.15	Y
Dimensional asphalt shingle roofing replacement - Building 17A	\$6,700.32	19 Yrs	25 Yrs	2044	\$10,851.31	Y
Dimensional asphalt shingle roofing replacement - Building 23	\$6,042.30	16 Yrs	25 Yrs	2041	\$9,068.35	Y

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Dimensional asphalt shingle roofing replacement - Building 32	\$4,270.58	16 Yrs	25 Yrs	2041	\$6,409.32	Y
Dimensional asphalt shingle roofing replacement - Building 34	\$5,636.68	16 Yrs	25 Yrs	2041	\$8,459.58	Y
Dimensional asphalt shingle roofing replacement - Building 52	\$25,112.66	0 Yrs	25 Yrs	2025	\$25,112.66	Y
Dimensional asphalt shingle roofing replacement - Building 8	\$7,117.96	19 Yrs	25 Yrs	2044	\$11,527.69	Y
Exterior ceiling lighting replacement - Buildings A through L and Building 20	\$40,950.00	20 Yrs	20 Yrs	2045	\$68,023.82	Y
Exterior siding surfaces painting - Building 12	\$7,720.00	8 Yrs	8 Yrs	2033	\$9,457.58	Y
Exterior siding surfaces painting - Building 17A	\$6,000.00	2 Yrs	8 Yrs	2027	\$6,312.36	Y
Exterior siding surfaces painting - Building 17B	\$5,840.00	2 Yrs	8 Yrs	2027	\$6,144.03	Y
Exterior siding surfaces painting - Building 2	\$4,100.00	5 Yrs	8 Yrs	2030	\$4,654.64	Y
Exterior siding surfaces painting - Building 23	\$8,600.00	5 Yrs	8 Yrs	2030	\$9,763.38	Y
Exterior siding surfaces painting - Building 3	\$13,360.00	6 Yrs	8 Yrs	2031	\$15,557.10	Y
Exterior siding surfaces painting - Building 32	\$4,597.80	2 Yrs	8 Yrs	2027	\$4,837.16	Y
Exterior siding surfaces painting - Building 34	\$7,000.00	0 Yrs	8 Yrs	2025	\$7,000.00	Y
Exterior siding surfaces painting - Building 8	\$7,880.00	5 Yrs	8 Yrs	2030	\$8,945.98	Y
Flat roof replacement - Building 3	\$4,235.00	18 Yrs	20 Yrs	2043	\$6,686.82	Y
Glass and wood exterior doors replacement (double door) - Building 3	\$22,500.00	16 Yrs	30 Yrs	2041	\$33,768.22	Y
Glass and wood exterior doors replacement (double door) - Building 34	\$6,500.00	0 Yrs	30 Yrs	2025	\$6,500.00	Y
Glass and wood exterior doors replacement (double door) - Building 8	\$4,500.00	8 Yrs	30 Yrs	2033	\$5,512.84	Y
Glass and wood exterior doors replacement (double door) - for building entrance - Building 52	\$4,500.00	9 Yrs	30 Yrs	2034	\$5,654.52	Y
Glass and wood exterior doors replacement (single door with sidelights) - Building 12	\$3,500.00	3 Yrs	30 Yrs	2028	\$3,776.84	Y
Glass and wood exterior doors replacement (single door) - Building 12	\$9,300.00	3 Yrs	30 Yrs	2028	\$10,035.62	Y

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Glass and wood exterior doors replacement (single door) - Building 13	\$9,300.00	14 Yrs	30 Yrs	2039	\$13,266.85	Y
Glass and wood exterior doors replacement (single door) - Building 17A	\$9,300.00	20 Yrs	30 Yrs	2045	\$15,448.63	Y
Glass and wood exterior doors replacement (single door) - Building 2	\$9,300.00	19 Yrs	30 Yrs	2044	\$15,061.55	Y
Glass and wood exterior doors replacement (single door) - Building 23	\$6,200.00	18 Yrs	30 Yrs	2043	\$9,789.45	Y
Glass and wood exterior doors replacement (single door) - Building 3	\$6,200.00	16 Yrs	30 Yrs	2041	\$9,305.02	Y
Glass and wood exterior doors replacement (single door) - Building 34	\$6,200.00	0 Yrs	30 Yrs	2025	\$6,200.00	Y
Glass and wood exterior doors replacement (single door) - Building 8	\$12,400.00	8 Yrs	30 Yrs	2033	\$15,190.94	Y
Glass and wood exterior doors replacement (with hardware) - Building 32	\$38,000.00	3 Yrs	30 Yrs	2028	\$41,005.74	Y
Metal awnings fabric and frame replacement - Building 3	\$5,040.00	6 Yrs	8 Yrs	2031	\$5,868.85	Y
Metal awnings fabric and frame replacement - Building 32	\$2,700.00	4 Yrs	8 Yrs	2029	\$2,988.44	Y
Metal exterior doors replacement (double door) - Building 17A	\$2,000.00	20 Yrs	30 Yrs	2045	\$3,322.29	Y
Metal exterior doors replacement (double door) - Building 32	\$2,000.00	3 Yrs	30 Yrs	2028	\$2,158.20	Y
Metal exterior doors replacement (single door) - Building 12	\$2,000.00	3 Yrs	30 Yrs	2028	\$2,158.20	Y
Metal exterior doors replacement (single door) - Building 23	\$2,000.00	18 Yrs	30 Yrs	2043	\$3,157.89	Y
Metal exterior doors replacement (single door) - Building 8	\$2,000.00	8 Yrs	30 Yrs	2033	\$2,450.15	Y
Metal exterior doors replacement (single door) - for building rear entrance - Building 52	\$698,000.00	17 Yrs	30 Yrs	2042	\$1,074,487.74	Y
Metal roofing replacement - Building 3	\$15,770.00	18 Yrs	45 Yrs	2043	\$24,899.93	Y
Metal roofing replacement - Building 32	\$5,200.00	18 Yrs	45 Yrs	2043	\$8,210.50	Y
Patio replacement (The Queen's Arms restaurant) - Building 3	\$3,378.75	8 Yrs	30 Yrs	2033	\$4,139.22	Y

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Stucco and cement block exterior siding surfaces repair allowance (10% every 10 years) - Building 3	\$2,905.80	8 Yrs	10 Yrs	2033	\$3,559.82	Y
Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 12	\$2,238.80	10 Yrs	10 Yrs	2035	\$2,885.49	Y
Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 17A	\$2,610.00	8 Yrs	10 Yrs	2033	\$3,197.45	Y
Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 23	\$4,364.50	9 Yrs	10 Yrs	2034	\$5,484.26	Y
Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 32	\$2,813.00	0 Yrs	10 Yrs	2025	\$2,813.00	Y
Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 34	\$5,075.00	0 Yrs	10 Yrs	2025	\$5,075.00	Y
Vinyl railings replacement - Building 8	\$3,588.00	13 Yrs	40 Yrs	2038	\$4,990.19	Y
Wood balcony railings replacement - Building 17A	\$1,800.00	9 Yrs	20 Yrs	2034	\$2,261.81	Y
Wood balcony railings replacement - Building 23	\$1,600.00	16 Yrs	20 Yrs	2041	\$2,401.30	Y
Wood balcony railings replacement - Building 3	\$975.00	18 Yrs	20 Yrs	2043	\$1,539.47	Y
Wood balcony railings replacement - Building 32	\$975.00	15 Yrs	20 Yrs	2040	\$1,426.63	Y
Wood balcony railings replacement - Building 52	\$1,800.00	8 Yrs	20 Yrs	2033	\$2,205.14	Y
Wood balcony restoration - Building 52	\$5,400.00	8 Yrs	20 Yrs	2033	\$6,615.41	Y
Wood exterior doors replacement (double doors) - Building 3	\$1,000.00	4 Yrs	20 Yrs	2029	\$1,106.83	Y
Wood exterior doors replacement (single door) - Building 17B	\$1,500.00	3 Yrs	30 Yrs	2028	\$1,618.65	Y
Wood exterior siding surfaces replacement - Building 2	\$10,537.00	20 Yrs	25 Yrs	2045	\$17,503.47	Y
Wood exterior siding surfaces replacement - Building 3	\$24,034.64	22 Yrs	25 Yrs	2047	\$42,003.50	Y
Wood exterior siding surfaces replacement - Building 52	\$16,191.00	3 Yrs	30 Yrs	2028	\$17,471.68	Y
Wood interior staircase replacement - Building 17A	\$9,000.00	18 Yrs	25 Yrs	2043	\$14,210.49	Y

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Wood interior staircase replacement - Building 23	\$9,000.00	14 Yrs	25 Yrs	2039	\$12,838.89	Y
Wood pergola refurbishment - Building 32	\$1,608.00	10 Yrs	15 Yrs	2035	\$2,072.48	Y
Wood railings replacement (The Queen's Arms restaurant) - Building 3	\$1,475.00	18 Yrs	20 Yrs	2043	\$2,328.94	Y
Wood railings replacement - Building 12	\$3,475.00	20 Yrs	20 Yrs	2045	\$5,772.47	Y

Pool Area



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum rain gutters replacement - for pool house	\$1,482.00	23 Yrs	25 Yrs	2048	\$2,656.54	Y
Cement board exterior siding surfaces replacement allowance (20% every 10 years) - for pool house	\$2,539.16	18 Yrs	10 Yrs	2043	\$4,009.19	Y
Chain-link fencing replacement - surrounding pool equipment	\$968.00	5 Yrs	24 Yrs	2030	\$1,098.95	Y
Dimensional asphalt shingle roofing replacement - for pool house	\$10,362.96	23 Yrs	25 Yrs	2048	\$18,575.98	Y
Exterior siding surfaces painting - for pool house	\$4,940.00	8 Yrs	8 Yrs	2033	\$6,051.87	Y
Fitness center refurbishment	\$7,500.00	10 Yrs	10 Yrs	2035	\$9,666.40	Y
Fitness equipment replacement allowance - for pool house	\$62,107.50	6 Yrs	7 Yrs	2031	\$72,321.29	Y
Glass and wood exterior doors replacement (double door) - for pool house	\$9,000.00	16 Yrs	30 Yrs	2041	\$13,507.29	Y
HVAC system replacement - for pool house	\$3,500.00	0 Yrs	14 Yrs	2025	\$3,500.00	Y
Iron fencing replacement - surrounding pool area	\$7,160.00	30 Yrs	40 Yrs	2055	\$15,329.35	Y

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Iron fencing stripping and painting - surrounding pool area	\$2,148.00	10 Yrs	10 Yrs	2035	\$2,768.46	Y
Maintenance building repair allowance	\$4,500.00	12 Yrs	15 Yrs	2037	\$6,101.78	Y
Metal exterior doors replacement (single door) - for pool house	\$10,000.00	13 Yrs	30 Yrs	2038	\$13,908.00	Y
Pool deck surface sealing and waterproofing	\$7,126.00	19 Yrs	20 Yrs	2044	\$11,540.71	Y
Pool equipment pumps and filters system replacement	\$6,000.00	6 Yrs	10 Yrs	2031	\$6,986.72	Y
Pool furniture replacement	\$25,000.00	6 Yrs	8 Yrs	2031	\$29,111.34	Y
Pool resurface	\$7,232.00	9 Yrs	15 Yrs	2034	\$9,087.44	Y
Pool tile replacement	\$945.00	9 Yrs	15 Yrs	2034	\$1,187.45	Y
Restrooms refurbishment - for pool house	\$18,000.00	10 Yrs	15 Yrs	2035	\$23,199.36	Y
Roll-up service door replacement - for pool house	\$3,650.01	13 Yrs	30 Yrs	2038	\$5,076.43	Y
Vinyl split rail fencing replacement (3-rail)	\$460.00	12 Yrs	15 Yrs	2037	\$623.74	Y
Windows replacement - for pool house	\$13,175.00	15 Yrs	30 Yrs	2040	\$19,277.73	Y
Wood pergola refurbishment	\$1,048.00	8 Yrs	15 Yrs	2033	\$1,283.88	Y

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
SIRS Items	Aluminum rain gutters replacement - Building 20	\$8.00 lnft	159 lnft	\$1,272	18 Yrs	25 Yrs	2043 2068 2093	\$2,008 \$3,788 \$7,143	\$106 \$152 \$286
SIRS Items	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Buildings A through L and Building 20	\$5.14 sqft	6,758 sqft	\$34,735	5 Yrs	10 Yrs	2030 2040 2050	\$39,434 \$50,825 \$65,505	\$6,572 \$5,082 \$6,551
SIRS Items	Concrete structure repair allowance (20% every 10 years) - includes catwalks and stairwells - Buildings A through L and Building 20	\$5.00 sqft	36,404 sqft	\$182,020	0 Yrs	10 Yrs	2025 2035 2045	\$182,020 \$234,597 \$302,361	\$182,020 \$23,460 \$30,236
SIRS Items	Dimensional asphalt shingle roofing replacement - Building 20	\$2.50 sqft	1,639 sqft	\$4,098	23 Yrs	25 Yrs	2048 2073 2098	\$7,346 \$13,854 \$26,127	\$306 \$554 \$1,045
SIRS Items	Dimensional asphalt shingle roofing replacement - Building A	\$2.50 sqft	6,681 sqft	\$16,703	23 Yrs	25 Yrs	2048 2073 2098	\$29,940 \$56,463 \$106,481	\$1,248 \$2,259 \$4,259
SIRS Items	Dimensional asphalt shingle roofing replacement - Building B	\$2.50 sqft	6,681 sqft	\$16,703	23 Yrs	25 Yrs	2048 2073 2098	\$29,940 \$56,463 \$106,481	\$1,248 \$2,259 \$4,259
SIRS Items	Dimensional asphalt shingle roofing replacement - Building C	\$2.50 sqft	4,108 sqft	\$10,269	23 Yrs	25 Yrs	2048 2073 2098	\$18,408 \$34,714 \$65,466	\$767 \$1,389 \$2,619
SIRS Items	Dimensional asphalt shingle roofing replacement - Building D	\$2.50 sqft	6,681 sqft	\$16,703	25 Yrs	25 Yrs	2050 2075 2100	\$31,499 \$59,403 \$112,025	\$1,211 \$2,376 \$4,481
SIRS Items	Dimensional asphalt shingle roofing replacement - Building E	\$2.50 sqft	5,065 sqft	\$12,661	22 Yrs	25 Yrs	2047 2072 2097	\$22,128 \$41,729 \$78,696	\$962 \$1,669 \$3,148
SIRS Items	Dimensional asphalt shingle roofing replacement - Building F	\$2.50 sqft	5,065 sqft	\$12,661	25 Yrs	25 Yrs	2050 2075 2100	\$23,878 \$45,030 \$84,920	\$918 \$1,801 \$3,397

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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
SIRS Items	Dimensional asphalt shingle roofing replacement - Building G	\$2.50 sqft	4,596 sqft	\$11,490	25 Yrs	25 Yrs	2050 2075 2100	\$21,669 \$40,864 \$77,063	\$833 \$1,635 \$3,083
SIRS Items	Dimensional asphalt shingle roofing replacement - Building H	\$2.50 sqft	4,596 sqft	\$11,490	25 Yrs	25 Yrs	2050 2075 2100	\$21,669 \$40,864 \$77,063	\$833 \$1,635 \$3,083
SIRS Items	Dimensional asphalt shingle roofing replacement - Building I	\$2.50 sqft	3,967 sqft	\$9,918	22 Yrs	25 Yrs	2047 2072 2097	\$17,333 \$32,688 \$61,646	\$754 \$1,308 \$2,466
SIRS Items	Dimensional asphalt shingle roofing replacement - Building J	\$2.50 sqft	6,681 sqft	\$16,703	24 Yrs	25 Yrs	2049 2074 2099	\$30,710 \$57,914 \$109,218	\$1,228 \$2,317 \$4,369
SIRS Items	Dimensional asphalt shingle roofing replacement - Building K	\$2.50 sqft	3,967 sqft	\$9,918	24 Yrs	25 Yrs	2049 2074 2099	\$18,236 \$34,390 \$64,855	\$729 \$1,376 \$2,594
SIRS Items	Dimensional asphalt shingle roofing replacement - Building L	\$2.50 sqft	3,967 sqft	\$9,918	23 Yrs	25 Yrs	2048 2073 2098	\$17,779 \$33,528 \$63,230	\$741 \$1,341 \$2,529
SIRS Items	Electrical system repair allowance (including panels and wiring, 5% every 10 years) - Buildings A through L and Building 20	\$5.00 sqft	9,101 sqft	\$45,505	10 Yrs	10 Yrs	2035 2045 2055	\$58,649 \$75,590 \$97,425	\$5,332 \$7,559 \$9,742
SIRS Items	Exterior doors replacement (double) - for unit rear doors - Buildings A through L and Building 20	\$3500.00 set	114 set	\$399,000	10 Yrs	30 Yrs	2035 2065 2095	\$514,253 \$1,100,999 \$2,357,207	\$46,750 \$36,700 \$78,574
SIRS Items	Exterior doors replacement (single) - for unit front doors - Buildings A through L and Building 20	\$1500.00 ea	153 ea	\$229,500	20 Yrs	40 Yrs	2045 2085 2125	\$381,232 \$1,051,972 \$2,902,808	\$18,154 \$26,299 \$72,570
SIRS Items	Exterior doors replacement (single) - for utility room doors - Buildings A	\$1500.00 ea	24 ea	\$36,000	20 Yrs	40 Yrs	2045 2085 2125	\$59,801 \$165,015 \$455,342	\$2,848 \$4,125 \$11,384

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
	through L and Building 20								
SIRS Items	Exterior siding surfaces painting (Cycle 1) - Buildings A through L and Building 20	\$2.00 sqft	42,116 sqft	\$84,231	1 Yrs	8 Yrs	2026 2034 2042	\$86,396 \$105,841 \$129,664	\$43,198 \$13,230 \$16,208
SIRS Items	Exterior siding surfaces painting (Cycle 2) - Buildings A through L and Building 20	\$2.00 sqft	42,116 sqft	\$84,231	2 Yrs	8 Yrs	2027 2035 2043	\$88,616 \$108,561 \$132,996	\$29,539 \$13,570 \$16,624
SIRS Items	Fire alarm system control panel replacement - Buildings A through L and Building 20	\$3900.00 ea	13 ea	\$50,700	15 Yrs	15 Yrs	2040 2055 2070	\$74,185 \$108,547 \$158,827	\$4,637 \$7,236 \$10,588
SIRS Items	Fire alarm system upgrade - Buildings A through L and Building 20	\$10000.00 ea	13 ea	\$130,000	30 Yrs	30 Yrs	2055 2085 2115	\$278,326 \$595,888 \$1,275,779	\$8,978 \$19,863 \$42,526
SIRS Items	Fire sprinkler system repair and upgrade allowance (includes pumps) - Buildings A through L and Building 20	\$2.18 sqft	182,022 sqft	\$396,808	20 Yrs	20 Yrs	2045 2065 2085	\$659,155 \$1,094,951 \$1,818,870	\$31,388 \$54,748 \$90,944
SIRS Items	Glass and aluminum exterior doors replacement (double door) - for retail entrance doors - Buildings A through L and Building 20	\$5000.00 set	12 set	\$60,000	10 Yrs	30 Yrs	2035 2065 2095	\$77,331 \$165,564 \$354,467	\$7,030 \$5,519 \$11,816
SIRS Items	Glass and aluminum exterior doors replacement (single door) - Building 20	\$2500.00 ea	144 ea	\$360,000	20 Yrs	30 Yrs	2045 2075 2105	\$598,012 \$1,280,325 \$2,741,138	\$28,477 \$42,678 \$91,371
SIRS Items	Metal exterior doors replacement (double door) - Building 20	\$2000.00 set	1 set	\$2,000	25 Yrs	30 Yrs	2050 2080 2110	\$3,772 \$8,075 \$17,289	\$145 \$269 \$576
SIRS Items	Metal exterior doors replacement (single door) - for retail entrance doors -	\$2000.00 ea	5 ea	\$10,000	10 Yrs	30 Yrs	2035 2065 2095	\$12,889 \$27,594 \$59,078	\$1,172 \$920 \$1,969

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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
	Buildings A through L and Building 20								
SIRS Items	Metal roofing replacement - Building 20	\$10.00 sqft	1,639 sqft	\$16,390	18 Yrs	45 Yrs	2043 2088 2133	\$25,879 \$81,070 \$253,967	\$1,362 \$1,802 \$5,644
SIRS Items	Potable water supply piping repair allowance (20% every 10 years) - Buildings A through L and Building 20	\$4500.00 ea	20 ea	\$89,100	10 Yrs	10 Yrs	2035 2045 2055	\$114,837 \$148,008 \$190,760	\$10,440 \$14,801 \$19,076
SIRS Items	Sanitary sewer piping repair allowance (20% every 10 years) - Buildings A through L and Building 20	\$1500.00 ea	20 ea	\$29,700	10 Yrs	10 Yrs	2035 2045 2055	\$38,279 \$49,336 \$63,587	\$3,480 \$4,934 \$6,359
SIRS Items	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Buildings A through L and Building 20	\$14.50 sqft	8,423 sqft	\$122,135	5 Yrs	10 Yrs	2030 2040 2050	\$138,657 \$178,709 \$230,329	\$23,109 \$17,871 \$23,033
SIRS Items	Wood and concrete balcony restoration - Buildings A through L and Building 20	\$25.00 sqft	6,096 sqft	\$152,400	4 Yrs	20 Yrs	2029 2049 2069	\$168,681 \$280,203 \$465,458	\$33,736 \$14,010 \$23,273
Mixed-Use Buildings	Aluminum balcony railings replacement - Building 20	\$75.08 lnft	112 lnft	\$8,409	11 Yrs	40 Yrs	2036 2076 2116	\$11,116 \$30,675 \$84,644	\$926 \$767 \$2,116
Mixed-Use Buildings	Aluminum rain gutters replacement - Building 13	\$8.00 lnft	171 lnft	\$1,368	14 Yrs	25 Yrs	2039 2064 2089	\$1,952 \$3,680 \$6,940	\$130 \$147 \$278
Mixed-Use Buildings	Aluminum rain gutters replacement - Building 23	\$8.00 lnft	161 lnft	\$1,290	16 Yrs	25 Yrs	2041 2066 2091	\$1,936 \$3,651 \$6,885	\$114 \$146 \$275
Mixed-Use Buildings	Aluminum rain gutters replacement - Building 3	\$8.00 lnft	291 lnft	\$2,324	18 Yrs	25 Yrs	2043 2068 2093	\$3,669 \$6,920 \$13,050	\$193 \$277 \$522
Mixed-Use Buildings	Aluminum rain gutters replacement - Building 32	\$8.00 lnft	226 lnft	\$1,804	16 Yrs	25 Yrs	2041 2066 2091	\$2,707 \$5,106 \$9,629	\$159 \$204 \$385
Mixed-Use Buildings	Aluminum rain gutters replacement - Building 52	\$8.00 lnft	499 lnft	\$3,990	0 Yrs	25 Yrs	2025 2050 2075	\$3,990 \$7,525 \$14,190	\$3,990 \$301 \$568

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
Mixed-Use Buildings	Aluminum rain gutters replacement - Building 8	\$8.00 lft	148 lft	\$1,182	19 Yrs	25 Yrs	2044 2069 2094	\$1,914 \$3,610 \$6,808	\$096 \$144 \$272
Mixed-Use Buildings	Asphalt shingle roofing replacement - Building 17B	\$2.50 sqft	1,589 sqft	\$3,972	11 Yrs	20 Yrs	2036 2056 2076	\$5,251 \$8,723 \$14,490	\$438 \$436 \$724
Mixed-Use Buildings	Asphalt shingle roofing replacement - Building 2	\$2.50 sqft	3,140 sqft	\$7,851	11 Yrs	20 Yrs	2036 2056 2076	\$10,379 \$17,241 \$28,640	\$865 \$862 \$1,432
Mixed-Use Buildings	Asphalt shingle roofing replacement - Building 3	\$2.50 sqft	2,303 sqft	\$5,758	18 Yrs	20 Yrs	2043 2063 2083	\$9,091 \$15,101 \$25,085	\$478 \$755 \$1,254
Mixed-Use Buildings	Awnings fabric replacement - Building 34	\$15.70 sqft	105 sqft	\$1,649	0 Yrs	10 Yrs	2025 2035 2045	\$1,649 \$2,125 \$2,738	\$1,649 \$212 \$274
Mixed-Use Buildings	Balcony restoration allowance (10% every 10 years) - Building 17A	\$55.00 sqft	320 sqft	\$17,600	9 Yrs	10 Yrs	2034 2044 2054	\$22,115 \$28,504 \$36,737	\$2,212 \$2,850 \$3,674
Mixed-Use Buildings	Balcony restoration allowance (10% every 10 years) - Building 23	\$55.00 sqft	24 sqft	\$1,320	6 Yrs	10 Yrs	2031 2041 2051	\$1,537 \$1,981 \$2,553	\$220 \$198 \$255
Mixed-Use Buildings	Balcony restoration allowance (10% every 10 years) - Building 3	\$55.00 sqft	18 sqft	\$1,012	8 Yrs	10 Yrs	2033 2043 2053	\$1,240 \$1,598 \$2,059	\$138 \$160 \$206
Mixed-Use Buildings	Balcony restoration allowance (10% every 10 years) - Building 32	\$55.00 sqft	38 sqft	\$2,079	7 Yrs	10 Yrs	2032 2042 2052	\$2,483 \$3,200 \$4,125	\$310 \$320 \$412
Mixed-Use Buildings	Brick pavers patio replacement (rear patio) - Building 32	\$10.75 sqft	520 sqft	\$5,590	11 Yrs	30 Yrs	2036 2066 2096	\$7,390 \$15,821 \$33,873	\$616 \$527 \$1,129
Mixed-Use Buildings	Brick veneer exterior siding surfaces tuckpointing and refurbishment (10% every 10 years) - Building 13	\$5.14 sqft	228 sqft	\$1,172	7 Yrs	10 Yrs	2032 2042 2052	\$1,400 \$1,804 \$2,325	\$175 \$180 \$233
Mixed-Use Buildings	Brick veneer exterior siding surfaces tuckpointing and refurbishment (10%	\$5.14 sqft	945 sqft	\$4,857	0 Yrs	10 Yrs	2025 2035 2045	\$4,857 \$6,260 \$8,069	\$4,857 \$626 \$807

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
	every 10 years) - Building 52								
Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 12	\$5.14 sqft	232 sqft	\$1,190	10 Yrs	10 Yrs	2035 2045 2055	\$1,534 \$1,977 \$2,549	\$139 \$198 \$255
Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 17A	\$5.14 sqft	240 sqft	\$1,234	8 Yrs	10 Yrs	2033 2043 2053	\$1,511 \$1,948 \$2,510	\$168 \$195 \$251
Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 17B	\$5.14 sqft	2,920 sqft	\$15,009	8 Yrs	10 Yrs	2033 2043 2053	\$18,387 \$23,698 \$30,543	\$2,043 \$2,370 \$3,054
Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 23	\$5.14 sqft	258 sqft	\$1,326	9 Yrs	10 Yrs	2034 2044 2054	\$1,666 \$2,148 \$2,768	\$167 \$215 \$277
Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 32	\$5.14 sqft	388 sqft	\$1,994	5 Yrs	10 Yrs	2030 2040 2050	\$2,264 \$2,918 \$3,761	\$377 \$292 \$376
Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 8	\$5.14 sqft	788 sqft	\$4,050	5 Yrs	10 Yrs	2030 2040 2050	\$4,598 \$5,926 \$7,638	\$766 \$593 \$764
Mixed-Use Buildings	Decorative shutter replacement - Building 17A	\$60.00 ea	20 ea	\$1,200	16 Yrs	21 Yrs	2041 2062 2083	\$1,801 \$3,069 \$5,228	\$106 \$146 \$249

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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
Mixed-Use Buildings	Decorative shutter replacement - Building 17B	\$60.00 ea	64 ea	\$3,840	16 Yrs	21 Yrs	2041 2062 2083	\$5,763 \$9,819 \$16,731	\$339 \$468 \$797
Mixed-Use Buildings	Dimensional asphalt shingle roofing replacement - Building 12	\$2.50 sqft	2,672 sqft	\$6,679	19 Yrs	25 Yrs	2044 2069 2094	\$10,817 \$20,400 \$38,471	\$541 \$816 \$1,539
Mixed-Use Buildings	Dimensional asphalt shingle roofing replacement - Building 13	\$2.50 sqft	3,679 sqft	\$9,197	14 Yrs	25 Yrs	2039 2064 2089	\$13,120 \$24,743 \$46,661	\$875 \$990 \$1,866
Mixed-Use Buildings	Dimensional asphalt shingle roofing replacement - Building 17A	\$2.50 sqft	2,680 sqft	\$6,700	19 Yrs	25 Yrs	2044 2069 2094	\$10,851 \$20,464 \$38,592	\$543 \$819 \$1,544
Mixed-Use Buildings	Dimensional asphalt shingle roofing replacement - Building 23	\$2.50 sqft	2,417 sqft	\$6,042	16 Yrs	25 Yrs	2041 2066 2091	\$9,068 \$17,102 \$32,251	\$533 \$684 \$1,290
Mixed-Use Buildings	Dimensional asphalt shingle roofing replacement - Building 32	\$2.50 sqft	1,708 sqft	\$4,271	16 Yrs	25 Yrs	2041 2066 2091	\$6,409 \$12,087 \$22,794	\$377 \$483 \$912
Mixed-Use Buildings	Dimensional asphalt shingle roofing replacement - Building 34	\$2.50 sqft	2,255 sqft	\$5,637	16 Yrs	25 Yrs	2041 2066 2091	\$8,460 \$15,954 \$30,086	\$498 \$638 \$1,203
Mixed-Use Buildings	Dimensional asphalt shingle roofing replacement - Building 52	\$2.50 sqft	10,045 sqft	\$25,113	0 Yrs	25 Yrs	2025 2050 2075	\$25,113 \$47,359 \$89,312	\$25,113 \$1,894 \$3,572
Mixed-Use Buildings	Dimensional asphalt shingle roofing replacement - Building 8	\$2.50 sqft	2,847 sqft	\$7,118	19 Yrs	25 Yrs	2044 2069 2094	\$11,528 \$21,740 \$40,998	\$576 \$870 \$1,640
Mixed-Use Buildings	Exterior ceiling lighting replacement - Buildings A through L and Building 20	\$204.75 ea	200 ea	\$40,950	20 Yrs	20 Yrs	2045 2065 2085	\$68,024 \$112,997 \$187,705	\$3,239 \$5,650 \$9,385
Mixed-Use Buildings	Exterior siding surfaces painting - Building 12	\$2.00 sqft	3,860 sqft	\$7,720	8 Yrs	8 Yrs	2033 2041 2049	\$9,458 \$11,586 \$14,194	\$1,051 \$1,448 \$1,774
Mixed-Use Buildings	Exterior siding surfaces painting - Building 17A	\$2.00 sqft	3,000 sqft	\$6,000	2 Yrs	8 Yrs	2027 2035 2043	\$6,312 \$7,733 \$9,474	\$2,104 \$967 \$1,184

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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
Mixed-Use Buildings	Exterior siding surfaces painting - Building 17B	\$2.00 sqft	2,920 sqft	\$5,840	2 Yrs	8 Yrs	2027 2035 2043	\$6,144 \$7,527 \$9,221	\$2,048 \$941 \$1,153
Mixed-Use Buildings	Exterior siding surfaces painting - Building 2	\$2.00 sqft	2,050 sqft	\$4,100	5 Yrs	8 Yrs	2030 2038 2046	\$4,655 \$5,702 \$6,986	\$776 \$713 \$873
Mixed-Use Buildings	Exterior siding surfaces painting - Building 23	\$2.00 sqft	4,300 sqft	\$8,600	5 Yrs	8 Yrs	2030 2038 2046	\$9,763 \$11,961 \$14,653	\$1,627 \$1,495 \$1,832
Mixed-Use Buildings	Exterior siding surfaces painting - Building 3	\$2.00 sqft	6,680 sqft	\$13,360	6 Yrs	8 Yrs	2031 2039 2047	\$15,557 \$19,059 \$23,348	\$2,222 \$2,382 \$2,919
Mixed-Use Buildings	Exterior siding surfaces painting - Building 32	\$2.37 sqft	1,940 sqft	\$4,598	2 Yrs	8 Yrs	2027 2035 2043	\$4,837 \$5,926 \$7,260	\$1,612 \$741 \$907
Mixed-Use Buildings	Exterior siding surfaces painting - Building 34	\$2.00 sqft	3,500 sqft	\$7,000	0 Yrs	8 Yrs	2025 2033 2041	\$7,000 \$8,576 \$10,506	\$7,000 \$1,072 \$1,313
Mixed-Use Buildings	Exterior siding surfaces painting - Building 8	\$2.00 sqft	3,940 sqft	\$7,880	5 Yrs	8 Yrs	2030 2038 2046	\$8,946 \$10,960 \$13,426	\$1,491 \$1,370 \$1,678
Mixed-Use Buildings	Flat roof replacement - Building 3	\$7.00 sqft	605 sqft	\$4,235	18 Yrs	20 Yrs	2043 2063 2083	\$6,687 \$11,108 \$18,452	\$352 \$555 \$923
Mixed-Use Buildings	Glass and wood exterior doors replacement (double door) - Building 3	\$4500.00 set	5 set	\$22,500	16 Yrs	30 Yrs	2041 2071 2101	\$33,768 \$72,297 \$154,785	\$1,986 \$2,410 \$5,160
Mixed-Use Buildings	Glass and wood exterior doors replacement (double door) - Building 34	\$6500.00 set	1 set	\$6,500	0 Yrs	30 Yrs	2025 2055 2085	\$6,500 \$13,916 \$29,794	\$6,500 \$464 \$993
Mixed-Use Buildings	Glass and wood exterior doors replacement (double door) - Building 8	\$4500.00 set	1 set	\$4,500	8 Yrs	30 Yrs	2033 2063 2093	\$5,513 \$11,803 \$25,270	\$613 \$393 \$842
Mixed-Use Buildings	Glass and wood exterior doors replacement (double door) - for building entrance - Building 52	\$4500.00 set	1 set	\$4,500	9 Yrs	30 Yrs	2034 2064 2094	\$5,655 \$12,106 \$25,919	\$565 \$404 \$864

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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
Mixed-Use Buildings	Glass and wood exterior doors replacement (single door with sidelights) - Building 12	\$3500.00 ea	1 ea	\$3,500	3 Yrs	30 Yrs	2028 2058 2088	\$3,777 \$8,086 \$17,312	\$944 \$270 \$577
Mixed-Use Buildings	Glass and wood exterior doors replacement (single door) - Building 12	\$3100.00 ea	3 ea	\$9,300	3 Yrs	30 Yrs	2028 2058 2088	\$10,036 \$21,486 \$46,001	\$2,509 \$716 \$1,533
Mixed-Use Buildings	Glass and wood exterior doors replacement (single door) - Building 13	\$3100.00 ea	3 ea	\$9,300	14 Yrs	30 Yrs	2039 2069 2099	\$13,267 \$28,404 \$60,812	\$884 \$947 \$2,027
Mixed-Use Buildings	Glass and wood exterior doors replacement (single door) - Building 17A	\$3100.00 ea	3 ea	\$9,300	20 Yrs	30 Yrs	2045 2075 2105	\$15,449 \$33,075 \$70,813	\$736 \$1,103 \$2,360
Mixed-Use Buildings	Glass and wood exterior doors replacement (single door) - Building 2	\$3100.00 ea	3 ea	\$9,300	19 Yrs	30 Yrs	2044 2074 2104	\$15,062 \$32,246 \$69,038	\$753 \$1,075 \$2,301
Mixed-Use Buildings	Glass and wood exterior doors replacement (single door) - Building 23	\$3100.00 ea	2 ea	\$6,200	18 Yrs	30 Yrs	2043 2073 2103	\$9,789 \$20,959 \$44,872	\$515 \$699 \$1,496
Mixed-Use Buildings	Glass and wood exterior doors replacement (single door) - Building 3	\$3100.00 ea	2 ea	\$6,200	16 Yrs	30 Yrs	2041 2071 2101	\$9,305 \$19,922 \$42,652	\$547 \$664 \$1,422
Mixed-Use Buildings	Glass and wood exterior doors replacement (single door) - Building 34	\$3100.00 ea	2 ea	\$6,200	0 Yrs	30 Yrs	2025 2055 2085	\$6,200 \$13,274 \$28,419	\$6,200 \$442 \$947
Mixed-Use Buildings	Glass and wood exterior doors replacement (single door) - Building 8	\$3100.00 ea	4 ea	\$12,400	8 Yrs	30 Yrs	2033 2063 2093	\$15,191 \$32,523 \$69,632	\$1,688 \$1,084 \$2,321
Mixed-Use Buildings	Glass and wood exterior doors replacement (with hardware) - Building 32	\$9500.00 set	4 set	\$38,000	3 Yrs	30 Yrs	2028 2058 2088	\$41,006 \$87,792 \$187,960	\$10,251 \$2,926 \$6,265
Mixed-Use Buildings	Metal awnings fabric and frame replacement - Building 3	\$30.00 sqft	168 sqft	\$5,040	6 Yrs	8 Yrs	2031 2039 2047	\$5,869 \$7,190 \$8,808	\$838 \$899 \$1,101

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
Mixed-Use Buildings	Metal awnings fabric and frame replacement - Building 32	\$30.00 sqft	90 sqft	\$2,700	4 Yrs	8 Yrs	2029 2037 2045	\$2,988 \$3,661 \$4,485	\$598 \$458 \$561
Mixed-Use Buildings	Metal exterior doors replacement (double door) - Building 17A	\$2000.00 set	1 set	\$2,000	20 Yrs	30 Yrs	2045 2075 2105	\$3,322 \$7,113 \$15,229	\$158 \$237 \$508
Mixed-Use Buildings	Metal exterior doors replacement (double door) - Building 32	\$2000.00 set	1 set	\$2,000	3 Yrs	30 Yrs	2028 2058 2088	\$2,158 \$4,621 \$9,893	\$540 \$154 \$330
Mixed-Use Buildings	Metal exterior doors replacement (single door) - Building 12	\$2000.00 ea	1 ea	\$2,000	3 Yrs	30 Yrs	2028 2058 2088	\$2,158 \$4,621 \$9,893	\$540 \$154 \$330
Mixed-Use Buildings	Metal exterior doors replacement (single door) - Building 23	\$2000.00 ea	1 ea	\$2,000	18 Yrs	30 Yrs	2043 2073 2103	\$3,158 \$6,761 \$14,475	\$166 \$225 \$482
Mixed-Use Buildings	Metal exterior doors replacement (single door) - Building 8	\$2000.00 ea	1 ea	\$2,000	8 Yrs	30 Yrs	2033 2063 2093	\$2,450 \$5,246 \$11,231	\$272 \$175 \$374
Mixed-Use Buildings	Metal exterior doors replacement (single door) - for building rear entrance - Building 52	\$2000.00 ea	349 ea	\$698,000	17 Yrs	30 Yrs	2042 2072 2102	\$1,074,488 \$2,300,446 \$4,925,188	\$59,694 \$76,682 \$164,173
Mixed-Use Buildings	Metal roofing replacement - Building 3	\$10.00 sqft	1,577 sqft	\$15,770	18 Yrs	45 Yrs	2043 2088 2133	\$24,900 \$78,004 \$244,360	\$1,311 \$1,733 \$5,430
Mixed-Use Buildings	Metal roofing replacement - Building 32	\$10.00 sqft	520 sqft	\$5,200	18 Yrs	45 Yrs	2043 2088 2133	\$8,211 \$25,721 \$80,575	\$432 \$572 \$1,791
Mixed-Use Buildings	Patio replacement (The Queen's Arms restaurant) - Building 3	\$12.75 sqft	265 sqft	\$3,379	8 Yrs	30 Yrs	2033 2063 2093	\$4,139 \$8,862 \$18,973	\$460 \$295 \$632
Mixed-Use Buildings	Stucco and cement block exterior siding surfaces repair allowance (10% every 10 years) - Building 3	\$14.50 sqft	200 sqft	\$2,906	8 Yrs	10 Yrs	2033 2043 2053	\$3,560 \$4,588 \$5,913	\$396 \$459 \$591
Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 12	\$14.50 sqft	154 sqft	\$2,239	10 Yrs	10 Yrs	2035 2045 2055	\$2,885 \$3,719 \$4,793	\$262 \$372 \$479

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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
Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 17A	\$14.50 sqft	180 sqft	\$2,610	8 Yrs	10 Yrs	2033 2043 2053	\$3,197 \$4,121 \$5,311	\$355 \$412 \$531
Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 23	\$14.50 sqft	301 sqft	\$4,365	9 Yrs	10 Yrs	2034 2044 2054	\$5,484 \$7,068 \$9,110	\$548 \$707 \$911
Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 32	\$14.50 sqft	194 sqft	\$2,813	0 Yrs	10 Yrs	2025 2035 2045	\$2,813 \$3,626 \$4,673	\$2,813 \$363 \$467
Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 34	\$14.50 sqft	350 sqft	\$5,075	0 Yrs	10 Yrs	2025 2035 2045	\$5,075 \$6,541 \$8,430	\$5,075 \$654 \$843
Mixed-Use Buildings	Vinyl railings replacement - Building 8	\$39.00 Inft	92 Inft	\$3,588	13 Yrs	40 Yrs	2038 2078 2118	\$4,990 \$13,770 \$37,997	\$356 \$344 \$950
Mixed-Use Buildings	Wood balcony railings replacement - Building 17A	\$25.00 Inft	72 Inft	\$1,800	9 Yrs	20 Yrs	2034 2054 2074	\$2,262 \$3,757 \$6,241	\$226 \$188 \$312
Mixed-Use Buildings	Wood balcony railings replacement - Building 23	\$25.00 Inft	64 Inft	\$1,600	16 Yrs	20 Yrs	2041 2061 2081	\$2,401 \$3,989 \$6,626	\$141 \$199 \$331
Mixed-Use Buildings	Wood balcony railings replacement - Building 3	\$25.00 Inft	39 Inft	\$975	18 Yrs	20 Yrs	2043 2063 2083	\$1,539 \$2,557 \$4,248	\$081 \$128 \$212
Mixed-Use Buildings	Wood balcony railings replacement - Building 32	\$25.00 Inft	39 Inft	\$975	15 Yrs	20 Yrs	2040 2060 2080	\$1,427 \$2,370 \$3,937	\$089 \$118 \$197
Mixed-Use Buildings	Wood balcony railings replacement - Building 52	\$25.00 Inft	72 Inft	\$1,800	8 Yrs	20 Yrs	2033 2053 2073	\$2,205 \$3,663 \$6,085	\$245 \$183 \$304
Mixed-Use Buildings	Wood balcony restoration - Building 52	\$25.00 sqft	216 sqft	\$5,400	8 Yrs	20 Yrs	2033 2053 2073	\$6,615 \$10,989 \$18,255	\$735 \$549 \$913
Mixed-Use Buildings	Wood exterior doors replacement (double doors) - Building 3	\$1000.00 set	1 set	\$1,000	4 Yrs	20 Yrs	2029 2049 2069	\$1,107 \$1,839 \$3,054	\$221 \$092 \$153

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
Mixed-Use Buildings	Wood exterior doors replacement (single door) - Building 17B	\$1500.00 ea	1 ea	\$1,500	3 Yrs	30 Yrs	2028 2058 2088	\$1,619 \$3,465 \$7,419	\$405 \$116 \$247
Mixed-Use Buildings	Wood exterior siding surfaces replacement - Building 2	\$5.14 sqft	2,050 sqft	\$10,537	20 Yrs	25 Yrs	2045 2070 2095	\$17,503 \$33,009 \$62,250	\$833 \$1,320 \$2,490
Mixed-Use Buildings	Wood exterior siding surfaces replacement - Building 3	\$5.14 sqft	4,676 sqft	\$24,035	22 Yrs	25 Yrs	2047 2072 2097	\$42,003 \$79,213 \$149,384	\$1,826 \$3,169 \$5,975
Mixed-Use Buildings	Wood exterior siding surfaces replacement - Building 52	\$5.14 sqft	3,150 sqft	\$16,191	3 Yrs	30 Yrs	2028 2058 2088	\$17,472 \$37,406 \$80,086	\$4,368 \$1,247 \$2,670
Mixed-Use Buildings	Wood interior staircase replacement - Building 17A	\$3000.00 ea	3 ea	\$9,000	18 Yrs	25 Yrs	2043 2068 2093	\$14,210 \$26,799 \$50,539	\$748 \$1,072 \$2,022
Mixed-Use Buildings	Wood interior staircase replacement - Building 23	\$3000.00 ea	3 ea	\$9,000	14 Yrs	25 Yrs	2039 2064 2089	\$12,839 \$24,212 \$45,661	\$856 \$968 \$1,826
Mixed-Use Buildings	Wood pergola refurbishment - Building 32	\$8.00 sqft	201 sqft	\$1,608	10 Yrs	15 Yrs	2035 2050 2065	\$2,072 \$3,032 \$4,437	\$188 \$202 \$296
Mixed-Use Buildings	Wood railings replacement (The Queen's Arms restaurant) - Building 3	\$25.00 Inft	59 Inft	\$1,475	18 Yrs	20 Yrs	2043 2063 2083	\$2,329 \$3,869 \$6,426	\$123 \$193 \$321
Mixed-Use Buildings	Wood railings replacement - Building 12	\$25.00 Inft	139 Inft	\$3,475	20 Yrs	20 Yrs	2045 2065 2085	\$5,772 \$9,589 \$15,929	\$275 \$479 \$796
Pool Area	Aluminum rain gutters replacement - for pool house	\$8.00 Inft	185 Inft	\$1,482	23 Yrs	25 Yrs	2048 2073 2098	\$2,657 \$5,010 \$9,448	\$111 \$200 \$378
Pool Area	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - for pool house	\$5.14 sqft	494 sqft	\$2,539	18 Yrs	10 Yrs	2043 2053 2063	\$4,009 \$5,167 \$6,660	\$211 \$517 \$666
Pool Area	Chain-link fencing replacement -	\$22.00 Inft	44 Inft	\$968	5 Yrs	24 Yrs	2030 2054 2078	\$1,099 \$2,021 \$3,715	\$183 \$084 \$155

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
	surrounding pool equipment								
Pool Area	Dimensional asphalt shingle roofing replacement - for pool house	\$2.50 sqft	4,145 sqft	\$10,363	23 Yrs	25 Yrs	2048 2073 2098	\$18,576 \$35,032 \$66,065	\$774 \$1,401 \$2,643
Pool Area	Exterior siding surfaces painting - for pool house	\$2.00 sqft	2,470 sqft	\$4,940	8 Yrs	8 Yrs	2033 2041 2049	\$6,052 \$7,414 \$9,083	\$672 \$927 \$1,135
Pool Area	Fitness center refurbishment	\$7500.00 lump sum	1 lump sum	\$7,500	10 Yrs	10 Yrs	2035 2045 2055	\$9,666 \$12,459 \$16,057	\$879 \$1,246 \$1,606
Pool Area	Fitness equipment replacement allowance - for pool house	\$4777.50 ea	13 ea	\$62,108	6 Yrs	7 Yrs	2031 2038 2045	\$72,321 \$86,379 \$103,169	\$10,332 \$12,340 \$14,738
Pool Area	Glass and wood exterior doors replacement (double door) - for pool house	\$4500.00 set	2 set	\$9,000	16 Yrs	30 Yrs	2041 2071 2101	\$13,507 \$28,919 \$61,914	\$795 \$964 \$2,064
Pool Area	HVAC system replacement - for pool house	\$3500.00 ea	1 ea	\$3,500	0 Yrs	14 Yrs	2025 2039 2053	\$3,500 \$4,993 \$7,123	\$3,500 \$357 \$509
Pool Area	Iron fencing replacement - surrounding pool area	\$40.00 Inft	179 Inft	\$7,160	30 Yrs	40 Yrs	2055 2095 2135	\$15,329 \$42,300 \$116,722	\$494 \$1,057 \$2,918
Pool Area	Iron fencing stripping and painting - surrounding pool area	\$2.00 sqft	1,074 sqft	\$2,148	10 Yrs	10 Yrs	2035 2045 2055	\$2,768 \$3,568 \$4,599	\$252 \$357 \$460
Pool Area	Maintenance building repair allowance	\$4500.00 lump sum	1 lump sum	\$4,500	12 Yrs	15 Yrs	2037 2052 2067	\$6,102 \$8,928 \$13,064	\$469 \$595 \$871
Pool Area	Metal exterior doors replacement (single door) - for pool house	\$2000.00 ea	5 ea	\$10,000	13 Yrs	30 Yrs	2038 2068 2098	\$13,908 \$29,777 \$63,751	\$993 \$993 \$2,125
Pool Area	Pool deck surface sealing and waterproofing	\$2.00 sqft	3,563 sqft	\$7,126	19 Yrs	20 Yrs	2044 2064 2084	\$11,541 \$19,171 \$31,845	\$577 \$959 \$1,592
Pool Area	Pool equipment pumps and filters system replacement	\$6000.00 ea	1 ea	\$6,000	6 Yrs	10 Yrs	2031 2041 2051	\$6,987 \$9,005 \$11,606	\$998 \$900 \$1,161

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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	Pool furniture replacement	\$500.00 ea	50 ea	\$25,000	6 Yrs	8 Yrs	2031 2039 2047	\$29,111 \$35,664 \$43,691	\$4,159 \$4,458 \$5,461
Pool Area	Pool resurface	\$4.00 sqft	1,808 sqft	\$7,232	9 Yrs	15 Yrs	2034 2049 2064	\$9,087 \$13,297 \$19,456	\$909 \$886 \$1,297
Pool Area	Pool tile replacement	\$7.00 Inft	135 Inft	\$945	9 Yrs	15 Yrs	2034 2049 2064	\$1,187 \$1,737 \$2,542	\$119 \$116 \$169
Pool Area	Restrooms refurbishment - for pool house	\$9000.00 ea	2 ea	\$18,000	10 Yrs	15 Yrs	2035 2050 2065	\$23,199 \$33,945 \$49,669	\$2,109 \$2,263 \$3,311
Pool Area	Roll-up service door replacement - for pool house	\$3650.01 ea	1 ea	\$3,650	13 Yrs	30 Yrs	2038 2068 2098	\$5,076 \$10,868 \$23,269	\$363 \$362 \$776
Pool Area	Vinyl split rail fencing replacement (3-rail)	\$10.00 Inft	46 Inft	\$460	12 Yrs	15 Yrs	2037 2052 2067	\$0,624 \$0,913 \$1,335	\$048 \$061 \$089
Pool Area	Windows replacement - for pool house	\$775.00 ea	17 ea	\$13,175	15 Yrs	30 Yrs	2040 2070 2100	\$19,278 \$41,273 \$88,364	\$1,205 \$1,376 \$2,945
Pool Area	Wood pergola refurbishment	\$8.00 sqft	131 sqft	\$1,048	8 Yrs	15 Yrs	2033 2048 2063	\$1,284 \$1,879 \$2,749	\$143 \$125 \$183

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 – Excluding SIRS Items

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2025	\$94,500	\$864	\$66,696	\$259	\$201,191
2026	\$97,335	\$1,006	\$0	\$302	\$299,230
2027	\$100,255	\$1,496	\$17,294	\$449	\$383,239
2028	\$103,263	\$1,916	\$78,225	\$575	\$409,618
2029	\$106,361	\$2,048	\$4,095	\$614	\$513,317
2030	\$109,551	\$2,567	\$31,325	\$770	\$593,340
2031	\$112,838	\$2,967	\$131,382	\$890	\$576,872
2032	\$116,223	\$2,884	\$3,883	\$865	\$691,231
2033	\$119,710	\$3,456	\$89,378	\$1,037	\$723,982
2034	\$123,301	\$3,620	\$47,457	\$1,086	\$802,360
2035	\$127,000	\$4,012	\$81,864	\$1,204	\$850,305
2036	\$130,810	\$4,252	\$34,136	\$1,275	\$949,955
2037	\$134,734	\$4,750	\$10,387	\$1,425	\$1,077,627
2038	\$138,776	\$5,388	\$138,976	\$1,616	\$1,081,199
2039	\$142,940	\$5,406	\$108,082	\$1,622	\$1,119,841
2040	\$147,228	\$5,599	\$29,549	\$1,680	\$1,241,439
2041	\$151,645	\$6,207	\$135,619	\$1,862	\$1,261,810
2042	\$156,194	\$6,309	\$1,079,492	\$1,893	\$342,929
2043	\$160,880	\$1,715	\$149,500	\$514	\$355,509
2044	\$165,706	\$1,778	\$99,432	\$533	\$423,027
2045	\$170,678	\$2,115	\$263,359	\$635	\$331,826
2046	\$175,798	\$1,659	\$35,065	\$498	\$473,721
2047	\$181,072	\$2,369	\$117,850	\$711	\$538,600
2048	\$186,504	\$2,693	\$23,111	\$808	\$703,878
2049	\$192,099	\$3,519	\$53,020	\$1,056	\$845,421
2050	\$197,862	\$4,227	\$103,261	\$1,268	\$942,981
2051	\$203,798	\$4,715	\$45,955	\$1,414	\$1,104,124
2052	\$209,912	\$5,521	\$139,514	\$1,656	\$1,178,386
2053	\$216,209	\$5,892	\$78,775	\$1,768	\$1,319,945
2054	\$222,695	\$6,600	\$97,350	\$1,980	\$1,449,910
2055	\$229,376	\$7,250	\$194,252	\$2,175	\$1,490,109
Totals	\$4,725,253	\$114,798	\$3,488,285	\$34,439	

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Funding Reserve Analysis

Cash Flow Analysis – SIRS Items Only

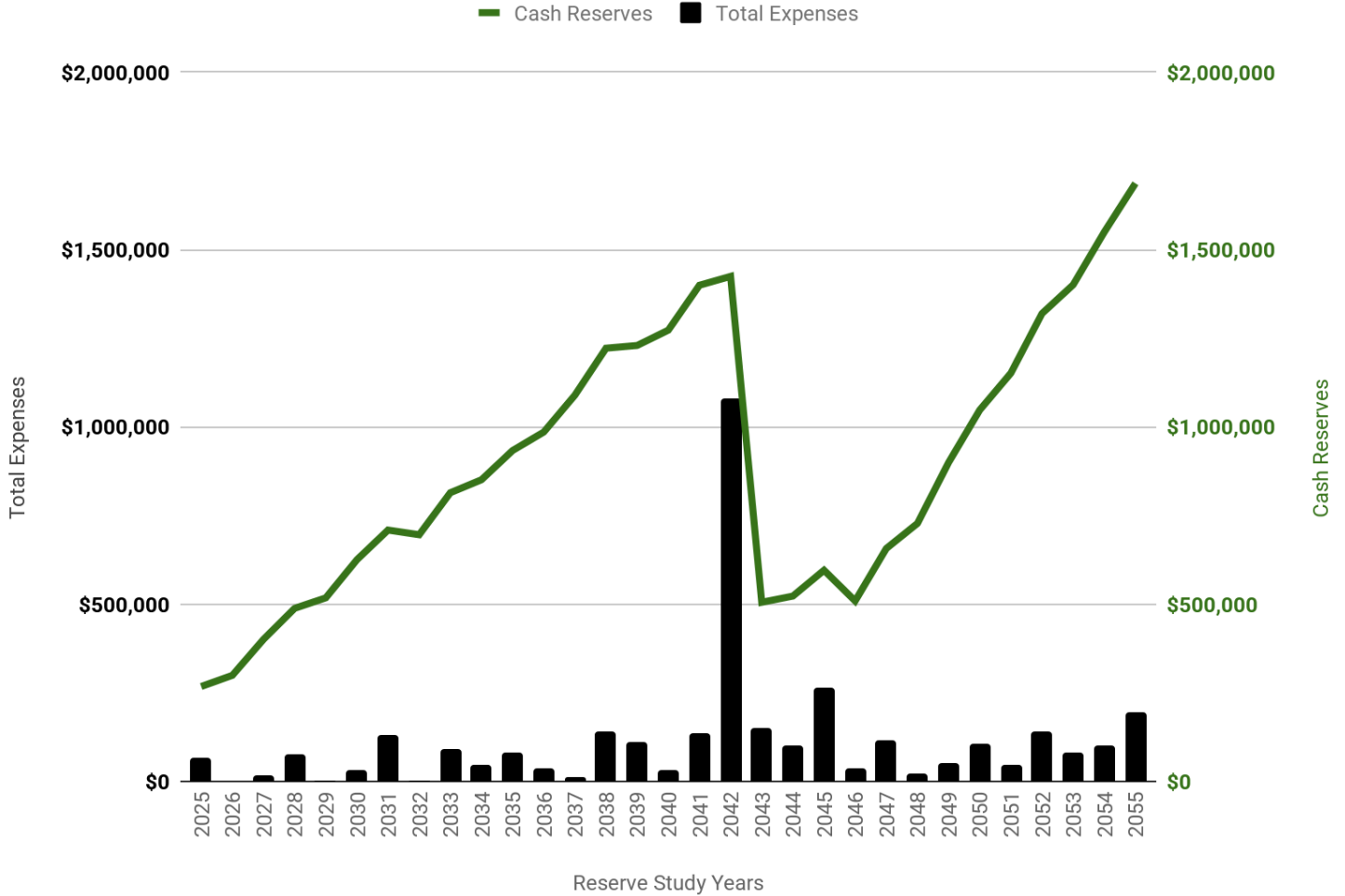
Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2025	\$252,000	\$864	\$243,568	\$259	\$181,819
2026	\$258,476	\$909	\$86,396	\$273	\$354,536
2027	\$265,119	\$1,773	\$105,910	\$532	\$514,987
2028	\$271,933	\$2,575	\$78,225	\$772	\$710,497
2029	\$278,921	\$3,552	\$169,788	\$1,066	\$822,117
2030	\$286,090	\$4,111	\$208,317	\$1,233	\$902,767
2031	\$293,442	\$4,514	\$17,094	\$1,354	\$1,182,275
2032	\$300,984	\$5,911	\$3,883	\$1,773	\$1,483,514
2033	\$308,719	\$7,418	\$75,698	\$2,225	\$1,721,728
2034	\$316,653	\$8,609	\$140,762	\$2,583	\$1,903,645
2035	\$324,791	\$9,518	\$1,201,428	\$2,855	\$1,033,670
2036	\$333,138	\$5,168	\$15,630	\$1,551	\$1,354,796
2037	\$341,700	\$6,774	\$0	\$2,032	\$1,701,238
2038	\$350,482	\$8,506	\$28,623	\$2,552	\$2,029,051
2039	\$359,489	\$10,145	\$60,236	\$3,044	\$2,335,406
2040	\$368,728	\$11,677	\$312,562	\$3,503	\$2,399,745
2041	\$378,204	\$11,999	\$103,291	\$3,600	\$2,683,058
2042	\$387,924	\$13,415	\$1,209,156	\$4,025	\$1,871,216
2043	\$397,894	\$9,356	\$302,506	\$2,807	\$1,973,154
2044	\$408,119	\$9,866	\$87,892	\$2,960	\$2,300,287
2045	\$418,608	\$11,501	\$2,336,638	\$3,450	\$390,308
2046	\$429,366	\$1,952	\$35,065	\$585	\$785,976
2047	\$440,401	\$3,930	\$104,813	\$1,179	\$1,124,315
2048	\$451,719	\$5,622	\$103,413	\$1,686	\$1,476,556
2049	\$463,329	\$7,383	\$358,052	\$2,215	\$1,587,001
2050	\$475,236	\$7,935	\$623,450	\$2,381	\$1,444,341
2051	\$487,450	\$7,222	\$197,279	\$2,167	\$1,739,567
2052	\$499,977	\$8,698	\$6,450	\$2,609	\$2,239,182
2053	\$512,827	\$11,196	\$57,327	\$3,359	\$2,702,519
2054	\$526,006	\$13,513	\$91,572	\$4,054	\$3,146,412
2055	\$539,525	\$15,732	\$1,218,768	\$4,720	\$2,478,181
Totals	\$11,727,250	\$231,342	\$9,583,791	\$69,403	

Cash Flow Analysis – Reserve and SIRS Combined

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2025	\$280,500	\$1,728	\$248,716	\$518	\$378,558
2026	\$288,115	\$1,893	\$86,396	\$568	\$581,603
2027	\$295,938	\$2,908	\$105,910	\$872	\$773,667
2028	\$303,975	\$3,868	\$78,225	\$1,161	\$1,002,125
2029	\$312,231	\$5,011	\$172,776	\$1,503	\$1,145,087
2030	\$320,713	\$5,725	\$209,416	\$1,718	\$1,260,391
2031	\$329,426	\$6,302	\$131,382	\$1,891	\$1,462,847
2032	\$338,378	\$7,314	\$3,883	\$2,194	\$1,802,462
2033	\$347,574	\$9,012	\$89,378	\$2,704	\$2,066,966
2034	\$357,021	\$10,335	\$153,299	\$3,100	\$2,277,923
2035	\$366,727	\$11,390	\$1,241,260	\$3,417	\$1,411,363
2036	\$376,698	\$7,057	\$34,136	\$2,117	\$1,758,864
2037	\$386,941	\$8,794	\$10,387	\$2,638	\$2,141,575
2038	\$397,465	\$10,708	\$138,976	\$3,212	\$2,407,560
2039	\$408,277	\$12,038	\$108,082	\$3,611	\$2,716,181
2040	\$419,384	\$13,581	\$333,267	\$4,074	\$2,811,805
2041	\$430,795	\$14,059	\$135,619	\$4,218	\$3,116,823
2042	\$442,519	\$15,584	\$1,209,156	\$4,675	\$2,361,095
2043	\$454,563	\$11,805	\$310,383	\$3,542	\$2,513,539
2044	\$466,937	\$12,568	\$99,432	\$3,770	\$2,889,841
2045	\$479,650	\$14,449	\$2,536,854	\$4,335	\$842,752
2046	\$492,711	\$4,214	\$35,065	\$1,264	\$1,303,348
2047	\$506,130	\$6,517	\$157,311	\$1,955	\$1,656,728
2048	\$519,916	\$8,284	\$126,524	\$2,485	\$2,055,918
2049	\$534,080	\$10,280	\$382,169	\$3,084	\$2,215,024
2050	\$548,632	\$11,075	\$660,428	\$3,323	\$2,110,980
2051	\$563,582	\$10,555	\$208,885	\$3,166	\$2,473,065
2052	\$578,943	\$12,365	\$139,514	\$3,710	\$2,921,149
2053	\$594,724	\$14,606	\$78,775	\$4,382	\$3,447,323
2054	\$610,938	\$17,237	\$97,350	\$5,171	\$3,972,976
2055	\$627,597	\$19,865	\$1,322,597	\$5,959	\$3,291,881
Totals	\$13,381,080	\$301,126	\$10,645,552	\$90,338	

Cash Flow by Calendar Year – Excluding SIRS Items

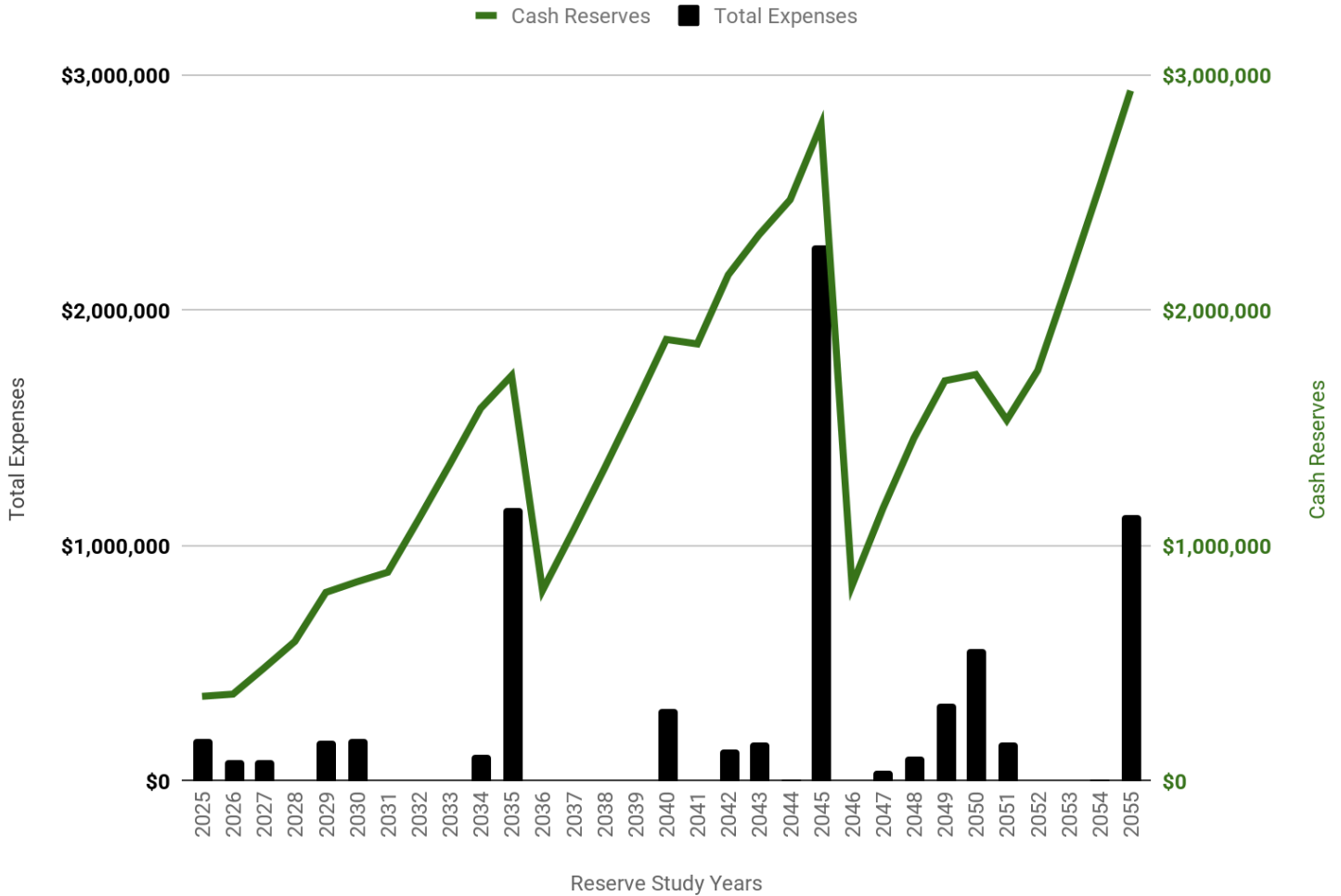
The following chart shows that the reserve account balance meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.



These Cash Flow charts are a visual representation of the Cash Flow Analysis table on the previous pages.

Cash Flow by Calendar Year – SIRS Items Only

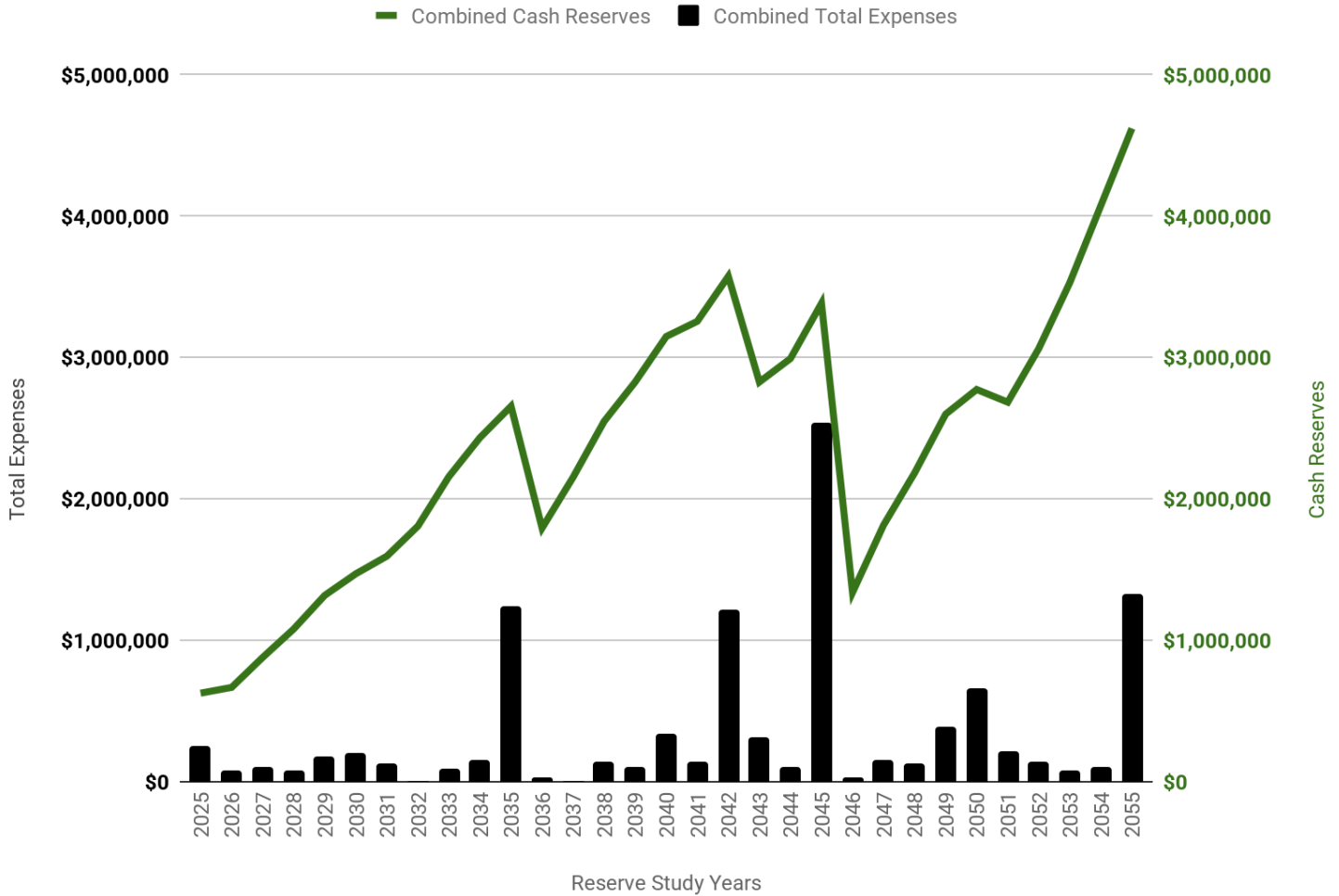
The following chart shows that the reserve account balance meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.



These Cash Flow charts are a visual representation of the Cash Flow Analysis tables on the previous pages.

Cash Flow by Calendar Year – Reserve and SIRS Combined

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 – Excluding SIRS Items

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2025	Varies	Varies	\$7,875.00	\$94,500.00
2026	Varies	Varies	\$8,111.25	\$97,335.00
2027	Varies	Varies	\$8,354.59	\$100,255.05
2028	Varies	Varies	\$8,605.23	\$103,262.70
2029	Varies	Varies	\$8,863.38	\$106,360.58
2030	Varies	Varies	\$9,129.28	\$109,551.40
2031	Varies	Varies	\$9,403.16	\$112,837.94
2032	Varies	Varies	\$9,685.26	\$116,223.08
2033	Varies	Varies	\$9,975.81	\$119,709.77
2034	Varies	Varies	\$10,275.09	\$123,301.07
2035	Varies	Varies	\$10,583.34	\$127,000.10
2036	Varies	Varies	\$10,900.84	\$130,810.10
2037	Varies	Varies	\$11,227.87	\$134,734.40
2038	Varies	Varies	\$11,564.70	\$138,776.44
2039	Varies	Varies	\$11,911.64	\$142,939.73
2040	Varies	Varies	\$12,268.99	\$147,227.92
2041	Varies	Varies	\$12,637.06	\$151,644.76
2042	Varies	Varies	\$13,016.18	\$156,194.10
2043	Varies	Varies	\$13,406.66	\$160,879.92
2044	Varies	Varies	\$13,808.86	\$165,706.32
2045	Varies	Varies	\$14,223.13	\$170,677.51
2046	Varies	Varies	\$14,649.82	\$175,797.84
2047	Varies	Varies	\$15,089.31	\$181,071.77
2048	Varies	Varies	\$15,541.99	\$186,503.93
2049	Varies	Varies	\$16,008.25	\$192,099.04
2050	Varies	Varies	\$16,488.50	\$197,862.01
2051	Varies	Varies	\$16,983.16	\$203,797.87
2052	Varies	Varies	\$17,492.65	\$209,911.81
2053	Varies	Varies	\$18,017.43	\$216,209.17
2054	Varies	Varies	\$18,557.95	\$222,695.44
2055	Varies	Varies	\$19,114.69	\$229,376.30

Projected Reserve Contributions – SIRS Items Only

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2025	Varies	Varies	\$15,500.00	\$186,000.00
2026	Varies	Varies	\$15,898.35	\$190,780.20
2027	Varies	Varies	\$16,306.94	\$195,683.25
2028	Varies	Varies	\$16,726.03	\$200,712.31
2029	Varies	Varies	\$17,155.88	\$205,870.62
2030	Varies	Varies	\$17,596.79	\$211,161.49
2031	Varies	Varies	\$18,049.03	\$216,588.34
2032	Varies	Varies	\$18,512.89	\$222,154.66
2033	Varies	Varies	\$18,988.67	\$227,864.04
2034	Varies	Varies	\$19,476.68	\$233,720.14
2035	Varies	Varies	\$19,977.23	\$239,726.75
2036	Varies	Varies	\$20,490.64	\$245,887.73
2037	Varies	Varies	\$21,017.25	\$252,207.04
2038	Varies	Varies	\$21,557.40	\$258,688.76
2039	Varies	Varies	\$22,111.42	\$265,337.07
2040	Varies	Varies	\$22,679.69	\$272,156.23
2041	Varies	Varies	\$23,262.55	\$279,150.64
2042	Varies	Varies	\$23,860.40	\$286,324.81
2043	Varies	Varies	\$24,473.61	\$293,683.36
2044	Varies	Varies	\$25,102.59	\$301,231.02
2045	Varies	Varies	\$25,747.72	\$308,972.66
2046	Varies	Varies	\$26,409.44	\$316,913.26
2047	Varies	Varies	\$27,088.16	\$325,057.93
2048	Varies	Varies	\$27,784.33	\$333,411.92
2049	Varies	Varies	\$28,498.38	\$341,980.61
2050	Varies	Varies	\$29,230.79	\$350,769.51
2051	Varies	Varies	\$29,982.02	\$359,784.28
2052	Varies	Varies	\$30,752.56	\$369,030.74
2053	Varies	Varies	\$31,542.90	\$378,514.83
2054	Varies	Varies	\$32,353.56	\$388,242.66
2055	Varies	Varies	\$33,185.04	\$398,220.50

Projected Reserve Contributions – Reserve and SIRS Combined

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2025	Varies	Varies	\$23,375.00	\$280,500.00
2026	Varies	Varies	\$24,009.60	\$288,115.20
2027	Varies	Varies	\$24,661.53	\$295,938.30
2028	Varies	Varies	\$25,331.25	\$303,975.01
2029	Varies	Varies	\$26,019.27	\$312,231.20
2030	Varies	Varies	\$26,726.07	\$320,712.89
2031	Varies	Varies	\$27,452.19	\$329,426.28
2032	Varies	Varies	\$28,198.15	\$338,377.74
2033	Varies	Varies	\$28,964.48	\$347,573.81
2034	Varies	Varies	\$29,751.77	\$357,021.21
2035	Varies	Varies	\$30,560.57	\$366,726.85
2036	Varies	Varies	\$31,391.49	\$376,697.83
2037	Varies	Varies	\$32,245.12	\$386,941.45
2038	Varies	Varies	\$33,122.10	\$397,465.20
2039	Varies	Varies	\$34,023.07	\$408,276.79
2040	Varies	Varies	\$34,948.68	\$419,384.15
2041	Varies	Varies	\$35,899.62	\$430,795.40
2042	Varies	Varies	\$36,876.58	\$442,518.92
2043	Varies	Varies	\$37,880.27	\$454,563.29
2044	Varies	Varies	\$38,911.45	\$466,937.35
2045	Varies	Varies	\$39,970.85	\$479,650.17
2046	Varies	Varies	\$41,059.26	\$492,711.10
2047	Varies	Varies	\$42,177.48	\$506,129.70
2048	Varies	Varies	\$43,326.32	\$519,915.84
2049	Varies	Varies	\$44,506.64	\$534,079.65
2050	Varies	Varies	\$45,719.29	\$548,631.52
2051	Varies	Varies	\$46,965.18	\$563,582.16
2052	Varies	Varies	\$48,245.21	\$578,942.55
2053	Varies	Varies	\$49,560.33	\$594,723.99
2054	Varies	Varies	\$50,911.51	\$610,938.10
2055	Varies	Varies	\$52,299.73	\$627,596.80

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2025	SIRS Items	Concrete structure repair allowance (20% every 10 years) - includes catwalks and stairwells - Buildings A through L and Building 20	\$182,020
2025	Mixed-Use Buildings	Brick veneer exterior siding surfaces tuckpointing and refurbishment (10% every 10 years) - Building 52	\$4,857
2025	Mixed-Use Buildings	Aluminum rain gutters replacement - Building 52	\$3,990
2025	Mixed-Use Buildings	Dimensional asphalt shingle roofing replacement - Building 52	\$25,113
2025	Pool Area	HVAC system replacement - for pool house	\$3,500
2025	Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 34	\$5,075
2025	Mixed-Use Buildings	Exterior siding surfaces painting - Building 34	\$7,000
2025	Mixed-Use Buildings	Awnings fabric replacement - Building 34	\$1,649
2025	Mixed-Use Buildings	Glass and wood exterior doors replacement (double door) - Building 34	\$6,500
2025	Mixed-Use Buildings	Glass and wood exterior doors replacement (single door) - Building 34	\$6,200
2025	Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 32	\$2,813
Total for 2025:			\$248,716
2026	SIRS Items	Exterior siding surfaces painting (Cycle 1) - Buildings A through L and Building 20	\$86,396
Total for 2026:			\$86,396
2027	SIRS Items	Exterior siding surfaces painting (Cycle 2) - Buildings A through L and Building 20	\$88,616
2027	Mixed-Use Buildings	Exterior siding surfaces painting - Building 32	\$4,837
2027	Mixed-Use Buildings	Exterior siding surfaces painting - Building 17B	\$6,144
2027	Mixed-Use Buildings	Exterior siding surfaces painting - Building 17A	\$6,312
Total for 2027:			\$105,910
2028	Mixed-Use Buildings	Wood exterior siding surfaces replacement - Building 52	\$17,472
2028	Mixed-Use Buildings	Glass and wood exterior doors replacement (with hardware) - Building 32	\$41,006
2028	Mixed-Use Buildings	Metal exterior doors replacement (double door) - Building 32	\$2,158
2028	Mixed-Use Buildings	Metal exterior doors replacement (single door) - Building 12	\$2,158
2028	Mixed-Use Buildings	Glass and wood exterior doors replacement (single door with sidelights) - Building 12	\$3,777
2028	Mixed-Use Buildings	Glass and wood exterior doors replacement (single door) - Building 12	\$10,036

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Annual Expenses

Year	Category	Reserve Item	Cost
2028	Mixed-Use Buildings	Wood exterior doors replacement (single door) - Building 17B	\$1,619
Total for 2028:			\$78,225
2029	SIRS Items	Wood and concrete balcony restoration - Buildings A through L and Building 20	\$168,681
2029	Mixed-Use Buildings	Metal awnings fabric and frame replacement - Building 32	\$2,988
2029	Mixed-Use Buildings	Wood exterior doors replacement (double doors) - Building 3	\$1,107
Total for 2029:			\$172,776
2030	SIRS Items	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Buildings A through L and Building 20	\$39,434
2030	SIRS Items	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Buildings A through L and Building 20	\$138,657
2030	Pool Area	Chain-link fencing replacement - surrounding pool equipment	\$1,099
2030	Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 32	\$2,264
2030	Mixed-Use Buildings	Exterior siding surfaces painting - Building 23	\$9,763
2030	Mixed-Use Buildings	Exterior siding surfaces painting - Building 8	\$8,946
2030	Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 8	\$4,598
2030	Mixed-Use Buildings	Exterior siding surfaces painting - Building 2	\$4,655
Total for 2030:			\$209,416
2031	Pool Area	Pool equipment pumps and filters system replacement	\$6,987
2031	Pool Area	Pool furniture replacement	\$29,111
2031	Pool Area	Fitness equipment replacement allowance - for pool house	\$72,321
2031	Mixed-Use Buildings	Balcony restoration allowance (10% every 10 years) - Building 23	\$1,537
2031	Mixed-Use Buildings	Exterior siding surfaces painting - Building 3	\$15,557
2031	Mixed-Use Buildings	Metal awnings fabric and frame replacement - Building 3	\$5,869
Total for 2031:			\$131,382
2032	Mixed-Use Buildings	Balcony restoration allowance (10% every 10 years) - Building 32	\$2,483
2032	Mixed-Use Buildings	Brick veneer exterior siding surfaces tuckpointing and refurbishment (10% every 10 years) - Building 13	\$1,400
Total for 2032:			\$3,883
2033	Mixed-Use Buildings	Wood balcony restoration - Building 52	\$6,615
2033	Mixed-Use Buildings	Wood balcony railings replacement - Building 52	\$2,205

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Annual Expenses

Year	Category	Reserve Item	Cost
2033	Pool Area	Exterior siding surfaces painting - for pool house	\$6,052
2033	Pool Area	Wood pergola refurbishment	\$1,284
2033	Mixed-Use Buildings	Exterior siding surfaces painting - Building 34	\$8,576
2033	Mixed-Use Buildings	Glass and wood exterior doors replacement (single door) - Building 8	\$15,191
2033	Mixed-Use Buildings	Glass and wood exterior doors replacement (double door) - Building 8	\$5,513
2033	Mixed-Use Buildings	Metal exterior doors replacement (single door) - Building 8	\$2,450
2033	Mixed-Use Buildings	Exterior siding surfaces painting - Building 12	\$9,458
2033	Mixed-Use Buildings	Stucco and cement block exterior siding surfaces repair allowance (10% every 10 years) - Building 3	\$3,560
2033	Mixed-Use Buildings	Balcony restoration allowance (10% every 10 years) - Building 3	\$1,240
2033	Mixed-Use Buildings	Patio replacement (The Queen's Arms restaurant) - Building 3	\$4,139
2033	Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 17B	\$18,387
2033	Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 17A	\$1,511
2033	Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 17A	\$3,197
Total for 2033:			\$89,378
2034	SIRS Items	Exterior siding surfaces painting (Cycle 1) - Buildings A through L and Building 20	\$105,841
2034	Mixed-Use Buildings	Glass and wood exterior doors replacement (double door) - for building entrance - Building 52	\$5,655
2034	Pool Area	Pool resurface	\$9,087
2034	Pool Area	Pool tile replacement	\$1,187
2034	Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 23	\$5,484
2034	Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 23	\$1,666
2034	Mixed-Use Buildings	Balcony restoration allowance (10% every 10 years) - Building 17A	\$22,115
2034	Mixed-Use Buildings	Wood balcony railings replacement - Building 17A	\$2,262
Total for 2034:			\$153,299
2035	SIRS Items	Exterior siding surfaces painting (Cycle 2) - Buildings A through L and Building 20	\$108,561

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Annual Expenses

Year	Category	Reserve Item	Cost
2035	SIRS Items	Concrete structure repair allowance (20% every 10 years) - includes catwalks and stairwells - Buildings A through L and Building 20	\$234,597
2035	SIRS Items	Electrical system repair allowance (including panels and wiring, 5% every 10 years) - Buildings A through L and Building 20	\$58,649
2035	SIRS Items	Sanitary sewer piping repair allowance (20% every 10 years) - Buildings A through L and Building 20	\$38,279
2035	SIRS Items	Potable water supply piping repair allowance (20% every 10 years) - Buildings A through L and Building 20	\$114,837
2035	SIRS Items	Glass and aluminum exterior doors replacement (double door) - for retail entrance doors - Buildings A through L and Building 20	\$77,331
2035	SIRS Items	Metal exterior doors replacement (single door) - for retail entrance doors - Buildings A through L and Building 20	\$12,889
2035	SIRS Items	Exterior doors replacement (double) - for unit rear doors - Buildings A through L and Building 20	\$514,253
2035	Mixed-Use Buildings	Brick veneer exterior siding surfaces tuckpointing and refurbishment (10% every 10 years) - Building 52	\$6,260
2035	Pool Area	Restrooms refurbishment - for pool house	\$23,199
2035	Pool Area	Iron fencing stripping and painting - surrounding pool area	\$2,768
2035	Pool Area	Fitness center refurbishment	\$9,666
2035	Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 34	\$6,541
2035	Mixed-Use Buildings	Awnings fabric replacement - Building 34	\$2,125
2035	Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 32	\$3,626
2035	Mixed-Use Buildings	Exterior siding surfaces painting - Building 32	\$5,926
2035	Mixed-Use Buildings	Wood pergola refurbishment - Building 32	\$2,072
2035	Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 12	\$1,534
2035	Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 12	\$2,885
2035	Mixed-Use Buildings	Exterior siding surfaces painting - Building 17B	\$7,527
2035	Mixed-Use Buildings	Exterior siding surfaces painting - Building 17A	\$7,733
Total for 2035:			\$1,241,260
2036	Mixed-Use Buildings	Aluminum balcony railings replacement - Building 20	\$11,116
2036	Mixed-Use Buildings	Brick pavers patio replacement (rear patio) - Building 32	\$7,390
2036	Mixed-Use Buildings	Asphalt shingle roofing replacement - Building 2	\$10,379
2036	Mixed-Use Buildings	Asphalt shingle roofing replacement - Building 17B	\$5,251

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Annual Expenses

Year	Category	Reserve Item	Cost
Total for 2036:			\$34,136
2037	Pool Area	Maintenance building repair allowance	\$6,102
2037	Pool Area	Vinyl split rail fencing replacement (3-rail)	\$624
2037	Mixed-Use Buildings	Metal awnings fabric and frame replacement - Building 32	\$3,661
Total for 2037:			\$10,387
2038	Pool Area	Metal exterior doors replacement (single door) - for pool house	\$13,908
2038	Pool Area	Roll-up service door replacement - for pool house	\$5,076
2038	Pool Area	Fitness equipment replacement allowance - for pool house	\$86,379
2038	Mixed-Use Buildings	Exterior siding surfaces painting - Building 23	\$11,961
2038	Mixed-Use Buildings	Exterior siding surfaces painting - Building 8	\$10,960
2038	Mixed-Use Buildings	Vinyl railings replacement - Building 8	\$4,990
2038	Mixed-Use Buildings	Exterior siding surfaces painting - Building 2	\$5,702
Total for 2038:			\$138,976
2039	Pool Area	HVAC system replacement - for pool house	\$4,993
2039	Pool Area	Pool furniture replacement	\$35,664
2039	Mixed-Use Buildings	Wood interior staircase replacement - Building 23	\$12,839
2039	Mixed-Use Buildings	Dimensional asphalt shingle roofing replacement - Building 13	\$13,120
2039	Mixed-Use Buildings	Aluminum rain gutters replacement - Building 13	\$1,952
2039	Mixed-Use Buildings	Glass and wood exterior doors replacement (single door) - Building 13	\$13,267
2039	Mixed-Use Buildings	Exterior siding surfaces painting - Building 3	\$19,059
2039	Mixed-Use Buildings	Metal awnings fabric and frame replacement - Building 3	\$7,190
Total for 2039:			\$108,082
2040	SIRS Items	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Buildings A through L and Building 20	\$50,825
2040	SIRS Items	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Buildings A through L and Building 20	\$178,709
2040	SIRS Items	Fire alarm system control panel replacement - Buildings A through L and Building 20	\$74,185
2040	Pool Area	Windows replacement - for pool house	\$19,278
2040	Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 32	\$2,918
2040	Mixed-Use Buildings	Wood balcony railings replacement - Building 32	\$1,427
2040	Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 8	\$5,926

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Annual Expenses

Year	Category	Reserve Item	Cost
Total for 2040:			\$333,267
2041	Pool Area	Pool equipment pumps and filters system replacement	\$9,005
2041	Pool Area	Exterior siding surfaces painting - for pool house	\$7,414
2041	Pool Area	Glass and wood exterior doors replacement (double door) - for pool house	\$13,507
2041	Mixed-Use Buildings	Dimensional asphalt shingle roofing replacement - Building 34	\$8,460
2041	Mixed-Use Buildings	Exterior siding surfaces painting - Building 34	\$10,506
2041	Mixed-Use Buildings	Dimensional asphalt shingle roofing replacement - Building 32	\$6,409
2041	Mixed-Use Buildings	Aluminum rain gutters replacement - Building 32	\$2,707
2041	Mixed-Use Buildings	Dimensional asphalt shingle roofing replacement - Building 23	\$9,068
2041	Mixed-Use Buildings	Aluminum rain gutters replacement - Building 23	\$1,936
2041	Mixed-Use Buildings	Wood balcony railings replacement - Building 23	\$2,401
2041	Mixed-Use Buildings	Balcony restoration allowance (10% every 10 years) - Building 23	\$1,981
2041	Mixed-Use Buildings	Exterior siding surfaces painting - Building 12	\$11,586
2041	Mixed-Use Buildings	Glass and wood exterior doors replacement (single door) - Building 3	\$9,305
2041	Mixed-Use Buildings	Glass and wood exterior doors replacement (double door) - Building 3	\$33,768
2041	Mixed-Use Buildings	Decorative shutter replacement - Building 17B	\$5,763
2041	Mixed-Use Buildings	Decorative shutter replacement - Building 17A	\$1,801
Total for 2041:			\$135,619
2042	SIRS Items	Exterior siding surfaces painting (Cycle 1) - Buildings A through L and Building 20	\$129,664
2042	Mixed-Use Buildings	Metal exterior doors replacement (single door) - for building rear entrance - Building 52	\$1,074,488
2042	Mixed-Use Buildings	Balcony restoration allowance (10% every 10 years) - Building 32	\$3,200
2042	Mixed-Use Buildings	Brick veneer exterior siding surfaces tuckpointing and refurbishment (10% every 10 years) - Building 13	\$1,804
Total for 2042:			\$1,209,156
2043	SIRS Items	Metal roofing replacement - Building 20	\$25,879
2043	SIRS Items	Aluminum rain gutters replacement - Building 20	\$2,008
2043	SIRS Items	Exterior siding surfaces painting (Cycle 2) - Buildings A through L and Building 20	\$132,996

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Annual Expenses

Year	Category	Reserve Item	Cost
2043	Pool Area	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - for pool house	\$4,009
2043	Mixed-Use Buildings	Metal roofing replacement - Building 32	\$8,211
2043	Mixed-Use Buildings	Exterior siding surfaces painting - Building 32	\$7,260
2043	Mixed-Use Buildings	Glass and wood exterior doors replacement (single door) - Building 23	\$9,789
2043	Mixed-Use Buildings	Metal exterior doors replacement (single door) - Building 23	\$3,158
2043	Mixed-Use Buildings	Metal roofing replacement - Building 3	\$24,900
2043	Mixed-Use Buildings	Asphalt shingle roofing replacement - Building 3	\$9,091
2043	Mixed-Use Buildings	Flat roof replacement - Building 3	\$6,687
2043	Mixed-Use Buildings	Aluminum rain gutters replacement - Building 3	\$3,669
2043	Mixed-Use Buildings	Stucco and cement block exterior siding surfaces repair allowance (10% every 10 years) - Building 3	\$4,588
2043	Mixed-Use Buildings	Balcony restoration allowance (10% every 10 years) - Building 3	\$1,598
2043	Mixed-Use Buildings	Wood railings replacement (The Queen's Arms restaurant) - Building 3	\$2,329
2043	Mixed-Use Buildings	Wood balcony railings replacement - Building 3	\$1,539
2043	Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 17B	\$23,698
2043	Mixed-Use Buildings	Exterior siding surfaces painting - Building 17B	\$9,221
2043	Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 17A	\$1,948
2043	Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 17A	\$4,121
2043	Mixed-Use Buildings	Exterior siding surfaces painting - Building 17A	\$9,474
2043	Mixed-Use Buildings	Wood interior staircase replacement - Building 17A	\$14,210
Total for 2043:			\$310,383
2044	Pool Area	Pool deck surface sealing and waterproofing	\$11,541
2044	Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 23	\$7,068
2044	Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 23	\$2,148
2044	Mixed-Use Buildings	Dimensional asphalt shingle roofing replacement - Building 8	\$11,528
2044	Mixed-Use Buildings	Aluminum rain gutters replacement - Building 8	\$1,914
2044	Mixed-Use Buildings	Dimensional asphalt shingle roofing replacement - Building 12	\$10,817
2044	Mixed-Use Buildings	Glass and wood exterior doors replacement (single door) - Building 2	\$15,062

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Annual Expenses

Year	Category	Reserve Item	Cost
2044	Mixed-Use Buildings	Dimensional asphalt shingle roofing replacement - Building 17A	\$10,851
2044	Mixed-Use Buildings	Balcony restoration allowance (10% every 10 years) - Building 17A	\$28,504
Total for 2044:			\$99,432
2045	SIRS Items	Concrete structure repair allowance (20% every 10 years) - includes catwalks and stairwells - Buildings A through L and Building 20	\$302,361
2045	SIRS Items	Electrical system repair allowance (including panels and wiring, 5% every 10 years) - Buildings A through L and Building 20	\$75,590
2045	SIRS Items	Fire sprinkler system repair and upgrade allowance (includes pumps) - Buildings A through L and Building 20	\$659,155
2045	SIRS Items	Sanitary sewer piping repair allowance (20% every 10 years) - Buildings A through L and Building 20	\$49,336
2045	SIRS Items	Potable water supply piping repair allowance (20% every 10 years) - Buildings A through L and Building 20	\$148,008
2045	SIRS Items	Exterior doors replacement (single) - for unit front doors - Buildings A through L and Building 20	\$381,232
2045	SIRS Items	Exterior doors replacement (single) - for utility room doors - Buildings A through L and Building 20	\$59,801
2045	SIRS Items	Glass and aluminum exterior doors replacement (single door) - Building 20	\$598,012
2045	Mixed-Use Buildings	Exterior ceiling lighting replacement - Buildings A through L and Building 20	\$68,024
2045	Mixed-Use Buildings	Brick veneer exterior siding surfaces tuckpointing and refurbishment (10% every 10 years) - Building 52	\$8,069
2045	Pool Area	Iron fencing stripping and painting - surrounding pool area	\$3,568
2045	Pool Area	Fitness center refurbishment	\$12,459
2045	Pool Area	Fitness equipment replacement allowance - for pool house	\$103,169
2045	Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 34	\$8,430
2045	Mixed-Use Buildings	Awnings fabric replacement - Building 34	\$2,738
2045	Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 32	\$4,673
2045	Mixed-Use Buildings	Metal awnings fabric and frame replacement - Building 32	\$4,485
2045	Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 12	\$1,977
2045	Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 12	\$3,719
2045	Mixed-Use Buildings	Wood railings replacement - Building 12	\$5,772

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Annual Expenses

Year	Category	Reserve Item	Cost
2045	Mixed-Use Buildings	Wood exterior siding surfaces replacement - Building 2	\$17,503
2045	Mixed-Use Buildings	Glass and wood exterior doors replacement (single door) - Building 17A	\$15,449
2045	Mixed-Use Buildings	Metal exterior doors replacement (double door) - Building 17A	\$3,322
Total for 2045:			\$2,536,854
2046	Mixed-Use Buildings	Exterior siding surfaces painting - Building 23	\$14,653
2046	Mixed-Use Buildings	Exterior siding surfaces painting - Building 8	\$13,426
2046	Mixed-Use Buildings	Exterior siding surfaces painting - Building 2	\$6,986
Total for 2046:			\$35,065
2047	SIRS Items	Dimensional asphalt shingle roofing replacement - Building E	\$22,128
2047	SIRS Items	Dimensional asphalt shingle roofing replacement - Building I	\$17,333
2047	Pool Area	Pool furniture replacement	\$43,691
2047	Mixed-Use Buildings	Wood exterior siding surfaces replacement - Building 3	\$42,003
2047	Mixed-Use Buildings	Exterior siding surfaces painting - Building 3	\$23,348
2047	Mixed-Use Buildings	Metal awnings fabric and frame replacement - Building 3	\$8,808
Total for 2047:			\$157,311
2048	SIRS Items	Dimensional asphalt shingle roofing replacement - Building A	\$29,940
2048	SIRS Items	Dimensional asphalt shingle roofing replacement - Building B	\$29,940
2048	SIRS Items	Dimensional asphalt shingle roofing replacement - Building C	\$18,408
2048	SIRS Items	Dimensional asphalt shingle roofing replacement - Building L	\$17,779
2048	SIRS Items	Dimensional asphalt shingle roofing replacement - Building 20	\$7,346
2048	Pool Area	Dimensional asphalt shingle roofing replacement - for pool house	\$18,576
2048	Pool Area	Aluminum rain gutters replacement - for pool house	\$2,657
2048	Pool Area	Wood pergola refurbishment	\$1,879
Total for 2048:			\$126,524
2049	SIRS Items	Dimensional asphalt shingle roofing replacement - Building J	\$30,710
2049	SIRS Items	Dimensional asphalt shingle roofing replacement - Building K	\$18,236
2049	SIRS Items	Wood and concrete balcony restoration - Buildings A through L and Building 20	\$280,203

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Annual Expenses

Year	Category	Reserve Item	Cost
2049	Pool Area	Pool resurface	\$13,297
2049	Pool Area	Pool tile replacement	\$1,737
2049	Pool Area	Exterior siding surfaces painting - for pool house	\$9,083
2049	Mixed-Use Buildings	Exterior siding surfaces painting - Building 34	\$12,870
2049	Mixed-Use Buildings	Exterior siding surfaces painting - Building 12	\$14,194
2049	Mixed-Use Buildings	Wood exterior doors replacement (double doors) - Building 3	\$1,839
Total for 2049:			\$382,169
2050	SIRS Items	Dimensional asphalt shingle roofing replacement - Building D	\$31,499
2050	SIRS Items	Dimensional asphalt shingle roofing replacement - Building F	\$23,878
2050	SIRS Items	Dimensional asphalt shingle roofing replacement - Building G	\$21,669
2050	SIRS Items	Dimensional asphalt shingle roofing replacement - Building H	\$21,669
2050	SIRS Items	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Buildings A through L and Building 20	\$65,505
2050	SIRS Items	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Buildings A through L and Building 20	\$230,329
2050	SIRS Items	Exterior siding surfaces painting (Cycle 1) - Buildings A through L and Building 20	\$158,848
2050	SIRS Items	Metal exterior doors replacement (double door) - Building 20	\$3,772
2050	Mixed-Use Buildings	Aluminum rain gutters replacement - Building 52	\$7,525
2050	Mixed-Use Buildings	Dimensional asphalt shingle roofing replacement - Building 52	\$47,359
2050	Pool Area	Restrooms refurbishment - for pool house	\$33,945
2050	Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 32	\$3,761
2050	Mixed-Use Buildings	Wood pergola refurbishment - Building 32	\$3,032
2050	Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 8	\$7,638
Total for 2050:			\$660,428
2051	SIRS Items	Exterior siding surfaces painting (Cycle 2) - Buildings A through L and Building 20	\$162,930
2051	Pool Area	Pool equipment pumps and filters system replacement	\$11,606
2051	Mixed-Use Buildings	Exterior siding surfaces painting - Building 32	\$8,894
2051	Mixed-Use Buildings	Balcony restoration allowance (10% every 10 years) - Building 23	\$2,553

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Annual Expenses

Year	Category	Reserve Item	Cost
2051	Mixed-Use Buildings	Exterior siding surfaces painting - Building 17B	\$11,296
2051	Mixed-Use Buildings	Exterior siding surfaces painting - Building 17A	\$11,606
Total for 2051:			\$208,885
2052	Pool Area	Fitness equipment replacement allowance - for pool house	\$123,224
2052	Pool Area	Maintenance building repair allowance	\$8,928
2052	Pool Area	Vinyl split rail fencing replacement (3-rail)	\$913
2052	Mixed-Use Buildings	Balcony restoration allowance (10% every 10 years) - Building 32	\$4,125
2052	Mixed-Use Buildings	Brick veneer exterior siding surfaces tuckpointing and refurbishment (10% every 10 years) - Building 13	\$2,325
Total for 2052:			\$139,514
2053	Mixed-Use Buildings	Wood balcony restoration - Building 52	\$10,989
2053	Mixed-Use Buildings	Wood balcony railings replacement - Building 52	\$3,663
2053	Pool Area	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - for pool house	\$5,167
2053	Pool Area	HVAC system replacement - for pool house	\$7,123
2053	Mixed-Use Buildings	Metal awnings fabric and frame replacement - Building 32	\$5,495
2053	Mixed-Use Buildings	Stucco and cement block exterior siding surfaces repair allowance (10% every 10 years) - Building 3	\$5,913
2053	Mixed-Use Buildings	Balcony restoration allowance (10% every 10 years) - Building 3	\$2,059
2053	Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 17B	\$30,543
2053	Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 17A	\$2,510
2053	Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 17A	\$5,311
Total for 2053:			\$78,775
2054	Pool Area	Chain-link fencing replacement - surrounding pool equipment	\$2,021
2054	Mixed-Use Buildings	Exterior siding surfaces painting - Building 23	\$17,951
2054	Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 23	\$9,110
2054	Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 23	\$2,768
2054	Mixed-Use Buildings	Exterior siding surfaces painting - Building 8	\$16,448
2054	Mixed-Use Buildings	Exterior siding surfaces painting - Building 2	\$8,558
2054	Mixed-Use Buildings	Balcony restoration allowance (10% every 10 years) - Building 17A	\$36,737

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2054	Mixed-Use Buildings	Wood balcony railings replacement - Building 17A	\$3,757
Total for 2054:			\$97,350
2055	SIRS Items	Concrete structure repair allowance (20% every 10 years) - includes catwalks and stairwells - Buildings A through L and Building 20	\$389,699
2055	SIRS Items	Electrical system repair allowance (including panels and wiring, 5% every 10 years) - Buildings A through L and Building 20	\$97,425
2055	SIRS Items	Fire alarm system control panel replacement - Buildings A through L and Building 20	\$108,547
2055	SIRS Items	Fire alarm system upgrade - Buildings A through L and Building 20	\$278,326
2055	SIRS Items	Sanitary sewer piping repair allowance (20% every 10 years) - Buildings A through L and Building 20	\$63,587
2055	SIRS Items	Potable water supply piping repair allowance (20% every 10 years) - Buildings A through L and Building 20	\$190,760
2055	Mixed-Use Buildings	Brick veneer exterior siding surfaces tuckpointing and refurbishment (10% every 10 years) - Building 52	\$10,399
2055	Pool Area	Iron fencing stripping and painting - surrounding pool area	\$4,599
2055	Pool Area	Iron fencing replacement - surrounding pool area	\$15,329
2055	Pool Area	Pool furniture replacement	\$53,524
2055	Pool Area	Fitness center refurbishment	\$16,057
2055	Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 34	\$10,865
2055	Mixed-Use Buildings	Awnings fabric replacement - Building 34	\$3,529
2055	Mixed-Use Buildings	Glass and wood exterior doors replacement (double door) - Building 34	\$13,916
2055	Mixed-Use Buildings	Glass and wood exterior doors replacement (single door) - Building 34	\$13,274
2055	Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 32	\$6,023
2055	Mixed-Use Buildings	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - Building 12	\$2,549
2055	Mixed-Use Buildings	Stucco exterior siding surfaces repair allowance (10% every 10 years) - Building 12	\$4,793
2055	Mixed-Use Buildings	Exterior siding surfaces painting - Building 3	\$28,603
2055	Mixed-Use Buildings	Metal awnings fabric and frame replacement - Building 3	\$10,790
Total for 2055:			\$1,322,597