



Reserve Study for

**Mixson Property Residential
North Charleston, SC**

May 9, 2024



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Prepared by Global Solution Partners
Mixon Property Residential Reserve Study

May 9, 2024

Ms. Miranda Dudley
HOA Manager
Leasing and Management
501 Folly Road
James Island, SC 29412

Dear Ms. Dudley,

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

Property Description

Mixon Property Residential is a single-family home and townhome community located in North Charleston, SC. The community consists of 297 homes. Some of the common assets of the Mixson Property Residential include the streets, street lighting, mailboxes, community parks, entrance monuments, and fencing. The community is approximately 18 years old and appeared to be in good condition at the time of the site visit.

Executive Financial Summary

Based on the information collected during the Reserve Study process, the recommended reserve fund contribution for 2025 is \$190,000. The annual contribution recommendations have been set to meet future expenses while avoiding special assessments and minimizing dues increases. The recommended contributions increase annually by 2.00% 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.

Most association board members find the [Cash Flow Analysis](#) table and the [Projected Reserve Contributions](#) table to be helpful overviews of the study. The cash flow table shows the recommended annual reserve payments by year for the entire 30-year study period. The Projected Reserve Contributions table breaks down the annual contribution based on the number of unit owners in the community and shows how much they will individually be contributing to the reserves on a monthly and annual basis.

It is important to realize that this study is a snapshot based on current conditions and circumstances which no doubt will change. With this in mind, it is essential to have the study updated periodically to maintain its relevance.

Date of Site Visit

The site visit for Mixson Property Residential was conducted by Mr. Stephen Tullock of Global Solution Partners on April 16, 2024. Mr. Tullock was met on-site by Board Member, Mr. Trever Etminan, who provided pertinent information used in this report.

Property Observations

- Per information provided by the client, the front entrance lighting and the uplighting at the oak tree need to be replaced. Global Solution Partners recommends using funds from the operating budget to address these replacements in the short-term.
- On-site observation showed that areas between some units have standing water and grading issues. Global Solution Partners recommends obtaining further evaluations and costs to cure from qualified contractors. Any new findings may be incorporated into a future update to this study.
- There is a retention pond located on site. Global Solution Partners has included a retention pond maintenance allowance in this Reserve Study. The allowance is based on the square footage of the pond's surface area, as the depth of the pond cannot be determined by a visual evaluation. Consult a qualified contractor for maintenance recommendations and schedules. Contractor recommendations may be used in future updates to this Reserve Study.
- On-site observation showed exposed and damaged irrigation lines. Per information provided by the client, the Association is experiencing issues with the irrigation system. Evaluation of the irrigation system for functionality is outside the scope of this Reserve Study. Global Solution Partners has included an irrigation system pumps and controls replacement allowance in the reserves. Global Solution Partners recommends consultation with a qualified contractor to determine the cause to cure and associated costs. Contractor recommendations may be incorporated into future updates to the Reserve Study.
- The stormwater drainage system can reasonably be expected to last 50+ years depending on maintenance practices and geographical location. Evaluation of the stormwater drainage system is outside the scope of the Reserve Study. Global Solution Partners has included a stormwater drainage system allowance in the reserves for general repairs/maintenance and clearing of drains. Consult with a qualified contractor for specific concerns and maintenance recommendations.
- Per information provided by the client, the Association is responsible for lot maintenance for the single-family homes and the common parks within the community boundaries. Global Solution Partners has included an annual allowance of \$99,480 for the maintenance contracts for the single-family home lots and an annual allowance of \$21,420 for the maintenance contract for the green space at the parks. Additional landscaping fees for owners within the different sections have not been factored into this report.
- Global Solution Partners has included a landscaping project allowance of \$20,000 over the next five years in the reserves to aid in the various upcoming landscaping projects the Association plans to address, such as tree trimming and replacement for non-viable trees. Additional landscaping fees for owners within the different sections have not been factored into this report.
- Chain-link fencing is present at the rear of Vinson Aly. The Association plans on replacing it with wood fencing at the end of the chain-link fencing's useful life. Based on this, Global Solution Partners has factored in a replacement for wood fencing in the reserves.

Depth of Study

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

Summary of Financial Assumptions

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

Reserve Study by Calendar Year Starting	January 1, 2025
Reserve Funding Study Length	30 years
Number of Dues Paying Members	297
Reserve Balance as of January 1, 2025	\$15,000
Annual Inflation Rate	2.57%
Interest Rate on Reserve Funds	0.50%
Dues Change Period	1 year

Recommended Payment Schedule

The below table contains Global Solution Partners' recommended schedule of reserve fund contribution payments for the next five years. See the [Projected Reserve Contributions](#) table later in this report for the full 30 years. Failure to follow the proposed schedule of payments may result in inadequate reserve funds and require the use of Special Assessments in the future. The recommended reserve fund contributions have been set to meet future capital expenses while avoiding special assessments and minimizing dues increases.

Calendar Year	Member Monthly Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment	Proposed Reserve Balance
2025	\$53.31	\$15,833	\$190,000	\$43,363
2026	\$54.38	\$16,150	\$193,800	\$88,341
2027	\$55.46	\$16,473	\$197,676	\$138,091
2028	\$56.57	\$16,802	\$201,630	\$164,603
2029	\$57.71	\$17,139	\$205,662	\$201,719

Reserve Study Assumptions

The below-listed assumptions are implicit in this reserve study:

- Cost estimates and financial information are accurate and current
- No unforeseen circumstances will cause a significant reduction in reserves
- Sufficient comprehensive property insurance exists to protect from insurable risks
- The association plans to continue to maintain the existing common areas and amenities
- Reserve payments occur at the end of every calendar month
- Expenses occur at the end of the expense year

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the Association are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the Association. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the Association.

Inflation Estimate

An annual inflation multiplier of 2.57% has been applied to all future expenses within the 30-year study period. This annual inflation rate was obtained by averaging the previous 30-years' rates as published by the U.S. Bureau of Labor Statistics.

Initial Reserves

Initial reserves for this Reserve Study were projected by the client to be \$15,000 on January 1, 2025. An interest rate of 0.50% per year has been factored into this Reserve Study. The implicit assumption has been made that the reserve accounts were not drawn down between the date of the known reserve balance and the study start date.

Financial Condition of the Association

It is recommended that the association adjust its reserve fund contributions to align with the [Cash Flow Analysis](#) and [Projected Reserve Contributions](#) tables contained in this study.

Special Assessments

Special Assessments have not been factored into this Reserve Study.

Reserve Funding Goal

The reserve fund goal is to maintain a reserve account balance that meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.

Study Method

Every reserve item has been given an estimated remaining useful life, an estimated useful life when new, a present cost, and an estimated future cost based on inflation. The present costs of the reserve items in this report have been estimated using a variety of sources. These include professional cost-estimating resources, actual costs provided by the client, our proprietary database, and the knowledge and experience of our Reserve Analysts. Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end-of-period payment method. Interest earned, if applicable, on accumulated reserve funds and taxes on the reserve interest are also calculated. As you review this report, you may find the specifics e.g., quantities, costs, life expectancies, etc. of each reserve item in the [Reserve Study Expense Item Listing](#) table. We hope that you will appreciate the level of detail that is used in developing your customized funding plan.

Global Solution Partners has estimated future projected expenses for Mixson Property Residential based upon the preservation of existing components within the community that the association is responsible for maintaining. The reserve study is limited in scope to those expense items listed in the [Reserve Study Expense Item Listing](#) table. Expense items that have an expected life of more than 30 years may not be included in this reserve study unless payment for these items overlaps the 30-year reserve study envelope.

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

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

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

Keeping Your Reserve Study Current

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

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

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

Items Beyond the Scope of This Report

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

Governing Documents

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

Items Considered to be Long-Lived

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

- Detention ponds at Mixson Avenue and Homes Avenue

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

Items Considered to be Operational

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

- General landscaping
- General community signage
- Low-voltage landscape lighting
- Bike racks
- Trash receptacles
- Fire pit maintenance and replacement
- Pet waste stations
- Routine maintenance of the gravel walkways
- Retaining wall at one of the mailbox kiosk shelters

Items Maintained by Others

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

- Fire hydrants on site
- Water supply system
- Sewer system
- Transformers on site
- Single-family homes
- Townhome units and their lots
- Rear yard fences
- Asphalt streets and the associated concrete flatwork
- Street lights
- Unit driveways
- Perimeter chain-link fencing at the cemetery

Statement of Qualifications

Global Solution Partners is a professional firm in the business of preparing Reserve Studies and other related property services for resorts, hotels, and community associations. We are familiar with construction practices, construction costs, and contracting practices. Our staff members have vast experience in property due diligence and hold many certifications and licenses including but not limited to; contracting, engineering, roofing, code inspection, real estate, project management, home inspection, and pest control.

Conflict of Interest

As the preparer of this reserve study, Global Solution Partners certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

Global Solution Partners would like to thank Mixson Property Residential 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

Sarah Eastridge
Project Manager
Global Solution Partners

Community Photos



Streets



Fencing



Street Lighting



Mailboxes



Park View



Recreational Building

Reserve Item Categories

Site



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Concrete drainage catch basin replacement - for detention and retention ponds	\$4,989.60	22 Yrs	40 Yrs	2047	\$8,719.94	Y
Concrete drains and stormwater drainage system repair allowance	\$4,554.00	10 Yrs	15 Yrs	2035	\$5,869.44	Y
Concrete planter with built-in wood bench refurbishment	\$2,500.00	4 Yrs	14 Yrs	2029	\$2,767.08	Y
Do not enter/one way/speed limit/no parking signage replacement	\$5,276.70	12 Yrs	30 Yrs	2037	\$7,154.95	Y
Entrance and monuments refurbishment	\$20,790.00	17 Yrs	35 Yrs	2042	\$32,003.73	Y
Irrigation system pumps and controls allowance	\$20,790.00	0 Yrs	12 Yrs	2025	\$20,790.00	Y
Landscaping project allowance	\$20,000.00	0 Yrs	1 Yrs	2025	\$20,000.00	N
Landscaping project allowance	\$20,000.00	1 Yrs	1 Yrs	2026	\$20,514.00	N
Landscaping project allowance	\$20,000.00	2 Yrs	1 Yrs	2027	\$21,041.21	N
Landscaping project allowance	\$20,000.00	3 Yrs	1 Yrs	2028	\$21,581.97	N

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Landscaping project allowance	\$20,000.00	4 Yrs	1 Yrs	2029	\$22,136.63	N
Mailbox kiosk shelter refurbishment	\$3,960.00	8 Yrs	20 Yrs	2033	\$4,851.30	Y
Mailbox pedestal kiosk replacement	\$21,874.05	8 Yrs	25 Yrs	2033	\$26,797.36	Y
Park maintenance	\$21,420.00	0 Yrs	1 Yrs	2025	\$21,420.00	Y
Recreation building repair allowance - 4398 McCarthy St.	\$9,930.00	9 Yrs	15 Yrs	2034	\$12,477.64	Y
Retention pond maintenance and repair allowance	\$12,625.22	10 Yrs	10 Yrs	2035	\$16,272.06	Y
Single-family homes lot maintenance	\$99,480.00	0 Yrs	1 Yrs	2025	\$99,480.00	Y
Stop signage replacement	\$8,954.55	12 Yrs	30 Yrs	2037	\$12,141.94	Y
Street lighting replacement	\$135,634.95	10 Yrs	28 Yrs	2035	\$174,813.58	Y
Street signage replacement	\$18,874.35	12 Yrs	30 Yrs	2037	\$25,592.71	Y
Wood benches and table replacement	\$1,455.30	1 Yrs	14 Yrs	2026	\$1,492.70	Y
Wood fencing replacement - perimeter	\$80,920.84	9 Yrs	16 Yrs	2034	\$101,681.88	Y
Wood fencing replacement - rear of Vinson Aly	\$30,067.31	5 Yrs	16 Yrs	2030	\$34,134.72	Y
Wood split-rail fencing - 2 rail replacement - intersection of Mixson Ave and Holmes Ave.	\$3,954.34	3 Yrs	15 Yrs	2028	\$4,267.12	Y

Paving



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Asphalt streets mill and overlay - for alleys	\$163,111.20	7 Yrs	25 Yrs	2032	\$194,816.74	Y
Asphalt streets patch and seal - for alleys	\$17,875.20	3 Yrs	5 Yrs	2028	\$19,289.10	Y
Concrete curbing repair allowance (10% every 10 years) - for alleys	\$11,253.93	8 Yrs	10 Yrs	2033	\$13,786.91	Y
Pavers replacement allowance (20% every 5 years) - at parks	\$2,885.22	1 Yrs	5 Yrs	2026	\$2,959.37	Y
Pavers streets replacement allowance (10% every 5 years)	\$9,398.17	4 Yrs	5 Yrs	2029	\$10,402.18	Y

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Funding Reserve Analysis

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Site	Concrete drainage catch basin replacement - for detention and retention ponds	\$1663.20 ea	3 ea	\$4,990	22 Yrs	40 Yrs	2047 2087 2127	\$8,720 \$24,062 \$66,396	\$379 \$602 \$1,660
Site	Concrete drains and stormwater drainage system repair allowance	\$1138.50 ea	4 ea	\$4,554	10 Yrs	15 Yrs	2035 2050 2065	\$5,869 \$8,588 \$12,566	\$534 \$573 \$838
Site	Concrete planter with built-in wood bench refurbishment	\$2500.00 lump sum	1 lump sum	\$2,500	4 Yrs	14 Yrs	2029 2043 2057	\$2,767 \$3,947 \$5,631	\$553 \$282 \$402
Site	Do not enter/one way/speed limit/no parking signage replacement	\$202.95 ea	26 ea	\$5,277	12 Yrs	30 Yrs	2037 2067 2097	\$7,155 \$15,319 \$32,797	\$550 \$511 \$1,093
Site	Entrance and monuments refurbishment	\$6930.00 lump sum	3 lump sum	\$20,790	17 Yrs	35 Yrs	2042 2077 2112	\$32,004 \$77,788 \$189,071	\$1,778 \$2,223 \$5,402
Site	Irrigation system pumps and controls allowance	\$20790.00 lump sum	1 lump sum	\$20,790	0 Yrs	12 Yrs	2025 2037 2049	\$20,790 \$28,190 \$38,225	\$20,790 \$2,349 \$3,185
Site	Landscaping project allowance	\$20000.00 lump sum	1 lump sum	\$20,000	0 Yrs	1 Yrs	2025	\$20,000	\$20,000
Site	Landscaping project allowance	\$20000.00 lump sum	1 lump sum	\$20,000	1 Yrs	1 Yrs	2026	\$20,514	\$10,257
Site	Landscaping project allowance	\$20000.00 lump sum	1 lump sum	\$20,000	2 Yrs	1 Yrs	2027	\$21,041	\$7,014
Site	Landscaping project allowance	\$20000.00 lump sum	1 lump sum	\$20,000	3 Yrs	1 Yrs	2028	\$21,582	\$5,395
Site	Landscaping project allowance	\$20000.00 lump sum	1 lump sum	\$20,000	4 Yrs	1 Yrs	2029	\$22,137	\$4,427
Site	Mailbox kiosk shelter refurbishment	\$1980.00 ea	2 ea	\$3,960	8 Yrs	20 Yrs	2033 2053 2073	\$4,851 \$8,059 \$13,387	\$539 \$403 \$669
Site	Mailbox pedestal kiosk replacement	\$2430.45 ea	9 ea	\$21,874	8 Yrs	25 Yrs	2033 2058 2083	\$26,797 \$50,536 \$95,304	\$2,977 \$2,021 \$3,812
Site	Park maintenance	\$21420.00 lump sum	1 lump sum	\$21,420	0 Yrs	1 Yrs	2025 2026 2027	\$21,420 \$21,970 \$22,535	\$21,420 \$21,970 \$22,535
Site	Recreation building repair allowance - 4398 McCarthy St.	\$9930.00 lump sum	1 lump sum	\$9,930	9 Yrs	15 Yrs	2034 2049 2064	\$12,478 \$18,257 \$26,714	\$1,248 \$1,217 \$1,781

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Funding Reserve Analysis

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Site	Retention pond maintenance and repair allowance	\$0.71 sqft	17,782 sqft	\$12,625	10 Yrs	10 Yrs	2035 2045 2055	\$16,272 \$20,972 \$27,030	\$1,479 \$2,097 \$2,703
Site	Single-family homes lot maintenance	\$99480.00 lump sum	1 lump sum	\$99,480	0 Yrs	1 Yrs	2025 2026 2027	\$99,480 \$102,037 \$104,659	\$99,480 \$102,037 \$104,659
Site	Stop signage replacement	\$331.65 ea	27 ea	\$8,955	12 Yrs	30 Yrs	2037 2067 2097	\$12,142 \$25,996 \$55,656	\$934 \$867 \$1,855
Site	Street lighting replacement	\$2885.85 ea	47 ea	\$135,635	10 Yrs	28 Yrs	2035 2063 2091	\$174,814 \$355,750 \$723,961	\$15,892 \$12,705 \$25,856
Site	Street signage replacement	\$608.85 ea	31 ea	\$18,874	12 Yrs	30 Yrs	2037 2067 2097	\$25,593 \$54,793 \$117,311	\$1,969 \$1,826 \$3,910
Site	Wood benches and table replacement	\$485.10 ea	3 ea	\$1,455	1 Yrs	14 Yrs	2026 2040 2054	\$1,493 \$2,129 \$3,038	\$746 \$152 \$217
Site	Wood fencing replacement - perimeter	\$42.77 lnft	1,892 lnft	\$80,921	9 Yrs	16 Yrs	2034 2050 2066	\$101,682 \$152,605 \$229,031	\$10,168 \$9,538 \$14,314
Site	Wood fencing replacement - rear of Vinson Aly	\$42.77 lnft	703 lnft	\$30,067	5 Yrs	16 Yrs	2030 2046 2062	\$34,135 \$51,230 \$76,886	\$5,689 \$3,202 \$4,805
Site	Wood split-rail fencing - 2 rail replacement - intersection of Mixson Ave and Holmes Ave.	\$17.42 lnft	227 lnft	\$3,954	3 Yrs	15 Yrs	2028 2043 2058	\$4,267 \$6,244 \$9,136	\$1,067 \$416 \$609
Paving	Asphalt streets mill and overlay - for alleys	\$2.19 sqft	74,480 sqft	\$163,111	7 Yrs	25 Yrs	2032 2057 2082	\$194,817 \$367,397 \$692,858	\$24,352 \$14,696 \$27,714
Paving	Asphalt streets patch and seal - for alleys	\$0.24 sqft	74,480 sqft	\$17,875	3 Yrs	5 Yrs	2028 2033 2038	\$19,289 \$21,898 \$24,861	\$4,822 \$4,380 \$4,972
Paving	Concrete curbing repair allowance (10% every 10 years) - for alleys	\$15.11 lnft	745 lnft	\$11,254	8 Yrs	10 Yrs	2033 2043 2053	\$13,787 \$17,769 \$22,902	\$1,532 \$1,777 \$2,290
Paving	Pavers replacement allowance (20% every 5 years) - at parks	\$11.70 sqft	247 sqft	\$2,885	1 Yrs	5 Yrs	2026 2031 2036	\$2,959 \$3,360 \$3,814	\$1,480 \$672 \$763

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
Paving	Pavers streets replacement allowance (10% every 5 years)	\$14.97 sqft	628 sqft	\$9,398	4 Yrs	5 Yrs	2029	\$10,402	\$2,080
							2034	\$11,809	\$2,362
							2039	\$13,407	\$2,681

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

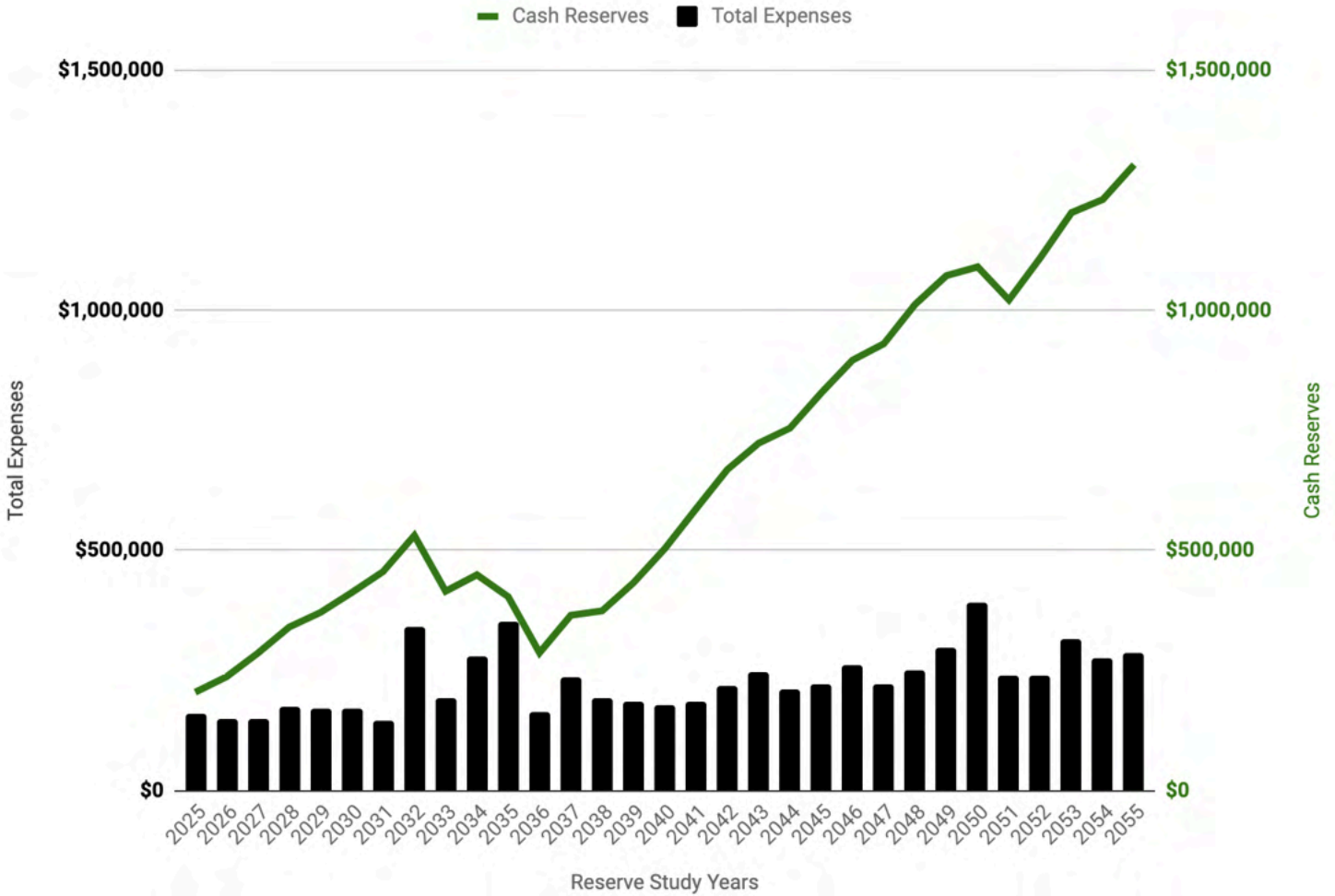
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Funding Reserve Analysis

Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2025	\$190,000	\$75	\$161,690	\$23	\$43,363
2026	\$193,800	\$217	\$148,973	\$65	\$88,341
2027	\$197,676	\$442	\$148,235	\$133	\$138,091
2028	\$201,630	\$690	\$175,601	\$207	\$164,603
2029	\$205,662	\$823	\$169,122	\$247	\$201,719
2030	\$209,775	\$1,009	\$171,390	\$303	\$240,811
2031	\$213,971	\$1,204	\$144,142	\$361	\$311,482
2032	\$218,250	\$1,557	\$339,217	\$467	\$191,605
2033	\$222,615	\$958	\$193,547	\$287	\$221,344
2034	\$227,068	\$1,107	\$277,887	\$332	\$171,299
2035	\$231,609	\$856	\$352,777	\$257	\$50,731
2036	\$236,241	\$254	\$163,641	\$76	\$123,508
2037	\$240,966	\$618	\$237,014	\$185	\$127,892
2038	\$245,785	\$639	\$193,009	\$192	\$181,116
2039	\$250,701	\$906	\$185,876	\$272	\$246,575
2040	\$255,715	\$1,233	\$179,031	\$370	\$324,122
2041	\$260,829	\$1,621	\$185,778	\$486	\$400,308
2042	\$266,046	\$2,002	\$218,115	\$600	\$449,640
2043	\$271,367	\$2,248	\$247,078	\$674	\$475,502
2044	\$276,794	\$2,378	\$211,021	\$713	\$542,940
2045	\$282,330	\$2,715	\$221,805	\$814	\$605,365
2046	\$287,977	\$3,027	\$262,139	\$908	\$633,321
2047	\$293,736	\$3,167	\$220,008	\$950	\$709,267
2048	\$299,611	\$3,546	\$248,760	\$1,064	\$762,600
2049	\$305,603	\$3,813	\$296,049	\$1,144	\$774,823
2050	\$311,715	\$3,874	\$389,194	\$1,162	\$700,057
2051	\$317,949	\$3,500	\$239,441	\$1,050	\$781,016
2052	\$324,308	\$3,905	\$239,870	\$1,172	\$868,188
2053	\$330,795	\$4,341	\$313,372	\$1,302	\$888,649
2054	\$337,410	\$4,443	\$275,012	\$1,333	\$954,158
2055	\$344,159	\$4,771	\$285,874	\$1,431	\$1,015,782
Totals	\$8,052,094	\$61,937	\$7,094,668	\$18,581	

Cash Flow by Calendar Year

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



Projected Reserve Contributions

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2025	\$53.31	\$639.73	\$15,833.33	\$190,000.00
2026	\$54.38	\$652.53	\$16,150.00	\$193,800.00
2027	\$55.46	\$665.58	\$16,473.00	\$197,676.00
2028	\$56.57	\$678.89	\$16,802.46	\$201,629.52
2029	\$57.71	\$692.47	\$17,138.51	\$205,662.11
2030	\$58.86	\$706.31	\$17,481.28	\$209,775.35
2031	\$60.04	\$720.44	\$17,830.90	\$213,970.86
2032	\$61.24	\$734.85	\$18,187.52	\$218,250.28
2033	\$62.46	\$749.55	\$18,551.27	\$222,615.28
2034	\$63.71	\$764.54	\$18,922.30	\$227,067.59
2035	\$64.99	\$779.83	\$19,300.74	\$231,608.94
2036	\$66.29	\$795.42	\$19,686.76	\$236,241.12
2037	\$67.61	\$811.33	\$20,080.50	\$240,965.94
2038	\$68.96	\$827.56	\$20,482.10	\$245,785.26
2039	\$70.34	\$844.11	\$20,891.75	\$250,700.96
2040	\$71.75	\$860.99	\$21,309.58	\$255,714.98
2041	\$73.18	\$878.21	\$21,735.77	\$260,829.28
2042	\$74.65	\$895.78	\$22,170.49	\$266,045.87
2043	\$76.14	\$913.69	\$22,613.90	\$271,366.79
2044	\$77.66	\$931.97	\$23,066.18	\$276,794.12
2045	\$79.22	\$950.61	\$23,527.50	\$282,330.01
2046	\$80.80	\$969.62	\$23,998.05	\$287,976.61
2047	\$82.42	\$989.01	\$24,478.01	\$293,736.14
2048	\$84.07	\$1,008.79	\$24,967.57	\$299,610.86
2049	\$85.75	\$1,028.97	\$25,466.92	\$305,603.08
2050	\$87.46	\$1,049.55	\$25,976.26	\$311,715.14
2051	\$89.21	\$1,070.54	\$26,495.79	\$317,949.44
2052	\$91.00	\$1,091.95	\$27,025.70	\$324,308.43
2053	\$92.82	\$1,113.79	\$27,566.22	\$330,794.60
2054	\$94.67	\$1,136.06	\$28,117.54	\$337,410.49
2055	\$96.57	\$1,158.78	\$28,679.89	\$344,158.70

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2025	Site	Irrigation system pumps and controls allowance	\$20,790
2025	Site	Single-family homes lot maintenance	\$99,480
2025	Site	Park maintenance	\$21,420
2025	Site	Landscaping project allowance	\$20,000
Total for 2025:			\$161,690
2026	Site	Wood benches and table replacement	\$1,493
2026	Site	Single-family homes lot maintenance	\$102,037
2026	Site	Park maintenance	\$21,970
2026	Site	Landscaping project allowance	\$20,514
2026	Paving	Pavers replacement allowance (20% every 5 years) - at parks	\$2,959
Total for 2026:			\$148,973
2027	Site	Single-family homes lot maintenance	\$104,659
2027	Site	Park maintenance	\$22,535
2027	Site	Landscaping project allowance	\$21,041
Total for 2027:			\$148,235
2028	Site	Wood split-rail fencing - 2 rail replacement - intersection of Mixson Ave and Holmes Ave.	\$4,267
2028	Site	Single-family homes lot maintenance	\$107,349
2028	Site	Park maintenance	\$23,114
2028	Site	Landscaping project allowance	\$21,582
2028	Paving	Asphalt streets patch and seal - for alleys	\$19,289
Total for 2028:			\$175,601
2029	Site	Concrete planter with built-in wood bench refurbishment	\$2,767
2029	Site	Single-family homes lot maintenance	\$110,108
2029	Site	Park maintenance	\$23,708
2029	Site	Landscaping project allowance	\$22,137
2029	Paving	Pavers streets replacement allowance (10% every 5 years)	\$10,402
Total for 2029:			\$169,122
2030	Site	Wood fencing replacement - rear of Vinson Aly	\$34,135
2030	Site	Single-family homes lot maintenance	\$112,937
2030	Site	Park maintenance	\$24,318
Total for 2030:			\$171,390
2031	Site	Single-family homes lot maintenance	\$115,840
2031	Site	Park maintenance	\$24,943

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2031	Paving	Pavers replacement allowance (20% every 5 years) - at parks	\$3,360
Total for 2031:			\$144,142
2032	Site	Single-family homes lot maintenance	\$118,817
2032	Site	Park maintenance	\$25,584
2032	Paving	Asphalt streets mill and overlay - for alleys	\$194,817
Total for 2032:			\$339,217
2033	Site	Mailbox pedestal kiosk replacement	\$26,797
2033	Site	Mailbox kiosk shelter refurbishment	\$4,851
2033	Site	Single-family homes lot maintenance	\$121,871
2033	Site	Park maintenance	\$26,241
2033	Paving	Concrete curbing repair allowance (10% every 10 years) - for alleys	\$13,787
Total for 2033:			\$193,547
2034	Site	Wood fencing replacement - perimeter	\$101,682
2034	Site	Recreation building repair allowance - 4398 McCarthy St.	\$12,478
2034	Site	Single-family homes lot maintenance	\$125,003
2034	Site	Park maintenance	\$26,916
2034	Paving	Pavers streets replacement allowance (10% every 5 years)	\$11,809
Total for 2034:			\$277,887
2035	Site	Street lighting replacement	\$174,814
2035	Site	Concrete drains and stormwater drainage system repair allowance	\$5,869
2035	Site	Retention pond maintenance and repair allowance	\$16,272
2035	Site	Single-family homes lot maintenance	\$128,215
2035	Site	Park maintenance	\$27,607
Total for 2035:			\$352,777
2036	Site	Single-family homes lot maintenance	\$131,510
2036	Site	Park maintenance	\$28,317
2036	Paving	Pavers replacement allowance (20% every 5 years) - at parks	\$3,814
Total for 2036:			\$163,641
2037	Site	Street signage replacement	\$25,593
2037	Site	Stop signage replacement	\$12,142
2037	Site	Do not enter/one way/speed limit/no parking signage replacement	\$7,155

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2037	Site	Irrigation system pumps and controls allowance	\$28,190
2037	Site	Single-family homes lot maintenance	\$134,890
2037	Site	Park maintenance	\$29,044
Total for 2037:			\$237,014
2038	Site	Single-family homes lot maintenance	\$138,357
2038	Site	Park maintenance	\$29,791
2038	Paving	Asphalt streets patch and seal - for alleys	\$24,861
Total for 2038:			\$193,009
2039	Site	Single-family homes lot maintenance	\$141,913
2039	Site	Park maintenance	\$30,557
2039	Paving	Pavers streets replacement allowance (10% every 5 years)	\$13,407
Total for 2039:			\$185,876
2040	Site	Wood benches and table replacement	\$2,129
2040	Site	Single-family homes lot maintenance	\$145,560
2040	Site	Park maintenance	\$31,342
Total for 2040:			\$179,031
2041	Site	Single-family homes lot maintenance	\$149,301
2041	Site	Park maintenance	\$32,147
2041	Paving	Pavers replacement allowance (20% every 5 years) - at parks	\$4,330
Total for 2041:			\$185,778
2042	Site	Entrance and monuments refurbishment	\$32,004
2042	Site	Single-family homes lot maintenance	\$153,138
2042	Site	Park maintenance	\$32,974
Total for 2042:			\$218,115
2043	Site	Wood split-rail fencing - 2 rail replacement - intersection of Mixson Ave and Holmes Ave.	\$6,244
2043	Site	Concrete planter with built-in wood bench refurbishment	\$3,947
2043	Site	Single-family homes lot maintenance	\$157,073
2043	Site	Park maintenance	\$33,821
2043	Paving	Asphalt streets patch and seal - for alleys	\$28,224
2043	Paving	Concrete curbing repair allowance (10% every 10 years) - for alleys	\$17,769
Total for 2043:			\$247,078
2044	Site	Single-family homes lot maintenance	\$161,110
2044	Site	Park maintenance	\$34,690

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2044	Paving	Pavers streets replacement allowance (10% every 5 years)	\$15,221
Total for 2044:			\$211,021
2045	Site	Retention pond maintenance and repair allowance	\$20,972
2045	Site	Single-family homes lot maintenance	\$165,251
2045	Site	Park maintenance	\$35,582
Total for 2045:			\$221,805
2046	Site	Wood fencing replacement - rear of Vinson Aly	\$51,230
2046	Site	Single-family homes lot maintenance	\$169,497
2046	Site	Park maintenance	\$36,496
2046	Paving	Pavers replacement allowance (20% every 5 years) - at parks	\$4,916
Total for 2046:			\$262,139
2047	Site	Concrete drainage catch basin replacement - for detention and retention ponds	\$8,720
2047	Site	Single-family homes lot maintenance	\$173,854
2047	Site	Park maintenance	\$37,434
Total for 2047:			\$220,008
2048	Site	Single-family homes lot maintenance	\$178,322
2048	Site	Park maintenance	\$38,396
2048	Paving	Asphalt streets patch and seal - for alleys	\$32,042
Total for 2048:			\$248,760
2049	Site	Recreation building repair allowance - 4398 McCarthy St.	\$18,257
2049	Site	Irrigation system pumps and controls allowance	\$38,225
2049	Site	Single-family homes lot maintenance	\$182,904
2049	Site	Park maintenance	\$39,383
2049	Paving	Pavers streets replacement allowance (10% every 5 years)	\$17,280
Total for 2049:			\$296,049
2050	Site	Concrete drains and stormwater drainage system repair allowance	\$8,588
2050	Site	Wood fencing replacement - perimeter	\$152,605
2050	Site	Single-family homes lot maintenance	\$187,605
2050	Site	Park maintenance	\$40,395
Total for 2050:			\$389,194
2051	Site	Single-family homes lot maintenance	\$192,427
2051	Site	Park maintenance	\$41,433

Annual Expenses

Year	Category	Reserve Item	Cost
2051	Paving	Pavers replacement allowance (20% every 5 years) - at parks	\$5,581
Total for 2051:			\$239,441
2052	Site	Single-family homes lot maintenance	\$197,372
2052	Site	Park maintenance	\$42,498
Total for 2052:			\$239,870
2053	Site	Mailbox kiosk shelter refurbishment	\$8,059
2053	Site	Single-family homes lot maintenance	\$202,444
2053	Site	Park maintenance	\$43,590
2053	Paving	Asphalt streets patch and seal - for alleys	\$36,376
2053	Paving	Concrete curbing repair allowance (10% every 10 years) - for alleys	\$22,902
Total for 2053:			\$313,372
2054	Site	Wood benches and table replacement	\$3,038
2054	Site	Single-family homes lot maintenance	\$207,647
2054	Site	Park maintenance	\$44,711
2054	Paving	Pavers streets replacement allowance (10% every 5 years)	\$19,617
Total for 2054:			\$275,012
2055	Site	Retention pond maintenance and repair allowance	\$27,030
2055	Site	Single-family homes lot maintenance	\$212,984
2055	Site	Park maintenance	\$45,860
Total for 2055:			\$285,874