



Reserve Study for

Hayden Lakes
Cypress, TX

October 31, 2024



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Hayden Lakes Reserve Study

October 31, 2024

Ms. Aubrey Rodgers
Association Manager
Sterling ASI
1521 Green Oak Place, Suite 196
Kingwood, TX 77339

Dear Ms. Rodgers,

Global Solution Partners is pleased to present to you and the Hayden Lakes 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

Hayden Lakes is a single-family home community located in Cypress, TX. The community consists of 668 homes and is approximately nine years old. Some of the common assets of Hayden Lakes include several spacious outdoor common areas featuring two playgrounds, a dog park, five ponds with numerous fountains, and a fenced-in pool area with two pergolas and a pool house. The community also maintains the parking and walkway areas at the pool house, irrigation, mailboxes, multiple decorative monuments, and common area lighting. The community appeared to be in good condition at the time of the site visit.

Revised - December 27th, 2024

Per the directive of the client, the following changes have been made to the document dated December 27th, 2024:

- *The concrete walkways repair allowance No. of Units has been updated from 5,888 to 8,400*
- *The Lifeguard chair replacement Unit Cost has been updated from \$3,962.40 to \$2,000.00*
- *The Pool furniture replacement No. of units has been updated from 64 to 96 and the Unit Cost has been updated from \$952.50 to \$593.75*
- *The Pool equipment pumps and filters system replacement No. of Units has been updated from 1 to 5*
- *The Pond pumps and fountains replacement No. of Units has been updated from 5 to 4.5*
- *The mailbox pedestal kiosk replacement No. of Units has been updated from 45 to 51*
- *The Wood fencing replacement No. of Units has been updated from 1,300 to 1,856*
- *Aluminum fencing replacement - privacy fencing around lakes has been added into the reserves with 3,700 linear feet No. of Units and the Association maintains 50% responsibility so the total No. of Units is 1,850. The replacement is set at 25% of the 1,850 linear feet every 7 years*
- *The interest rate has been updated from .50% to 2%*
- *The Association states they are 501c4 and do have to pay taxes on their reserves savings. The tax rate therefore has been updated from 30% to 0%*

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- *The starting reserve fund contribution has been updated from \$130,000 in 2025 to \$165,000 in 2025 with a mid-study contribution change in 2033 for \$145,000*

Executive Financial Summary

Based on the information collected during the Reserve Study process, the recommended reserve fund contribution for 2025 is \$165,000. 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. Additionally, the annual reserve contribution will reset one time to \$145,000 in 2033 after some large capital expenditures have been realized in order to bring the cash flow closer in line with the anticipated expenses for the community.

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 Hayden Lakes was conducted by Ms. Ingrid VanAssendelft of Global Solution Partners on October 11, 2024. Ms. VanAssendelft was met on-site by Board Member, Mr. Eric Kuban, who provided pertinent information used in this report.

Property Observations

- Per information provided by the client, the pool was resurfaced in 2022. No invoice was provided to Global Solution Partners.
- The life expectancy of the current pool house roofing system is approximately 18 years when new. 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 pool house 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.
- The pool house building is clad with cement board (Hardie board) siding and stone/brick veneer. 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

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throughout the study period.

- There are five retention ponds located on site. Global Solution Partners has included a retention pond maintenance allowance in this Reserve Study. The allowance is based on the square footage of the ponds' surface area, as the depth of the ponds cannot be determined by a visual evaluation. Consult a qualified contractor for maintenance recommendations and schedules. Contractor recommendations may be used in future updates to this Reserve Study.
- Per information provided by the client, the perimeter fencing that lies on the lot line is a 50/50 split in maintenance and cost between the association and the dues-paying members. The perimeter fencing in this study includes 50% ownership of the Association.

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 Hayden Lakes reserve funding study.

Reserve Study by Calendar Year Starting	January 1, 2025
Reserve Funding Study Length	30 years
Number of Dues Paying Members	668
Reserve Balance as of January 1, 2025	\$221,730
Annual Inflation Rate	2.57%
Interest Rate on Reserve Funds	2%
Dues Change Period	1 year

Recommended Payment Schedule

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

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Calendar Year	Member Monthly Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment	Proposed Reserve Balance
2025	\$20.58	\$13,750	\$165,000	\$323,665
2026	\$21.11	\$14,103	\$169,241	\$98,012
2027	\$21.66	\$14,466	\$173,590	\$249,037
2028	\$22.21	\$14,838	\$178,051	\$373,516
2029	\$22.78	\$15,219	\$182,627	\$500,524

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 \$221,730 on January 1, 2025. An interest rate of 2% per year has been factored into this Reserve Study. The implicit assumption has been made that the reserve accounts were not drawn down between the date of the known reserve balance and the study start date.

Financial Condition of the Association

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

Special Assessments

Special Assessments have not been factored into this Reserve Study.

Reserve Funding Goal

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

Study Method

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

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

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

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

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

Keeping Your Reserve Study Current

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

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

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

Items Beyond the Scope of This Report

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

Governing Documents

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

Items Considered to be Long-Lived

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

- Pool House building structure
- Pool structure
- Iron handrails
- Concrete and stone retaining wall at the enclave section between the playground and pond

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

Items Considered to be Operational

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

- General landscaping
- General community signage
- Low-voltage landscape lighting
- Pool maintenance contract
- Drinking fountains in the pool area
- Bike racks
- Trash receptacles
- Dog agility equipment
- Bench replacement
- Outdoor pool area rinse-off station
- Outdoor pool area ceiling fans
- Pool area grass replacement

Items Maintained by Others

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

- Single-family homes and their lots

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- Fire hydrants on site
- Water supply system
- Sewer system
- Transformers on site

Statement of Qualifications

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

Conflict of Interest

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

Global Solution Partners would like to thank the Hayden Lakes for the opportunity to be of service in the preparation of this Reserve Study. If you have any questions, please don't hesitate to contact us.

Prepared by

Alexis Bethea
Project Manager
Global Solution Partners

Community Photos



Pool surfaces



Pool concrete and pavers deck



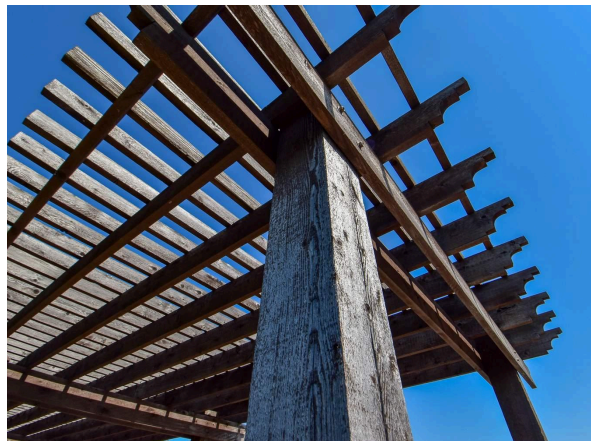
Pool equipment



Pool house exterior surfaces and rain gutters



Pool house restroom



Pool area pergola

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Pool area shed



Decorative horse monument



Roundabout pavers street



Wood perimeter fencing



Dog park and fencing



Irrigation equipment and pond fountain

Reserve Item Categories

Pool Area



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum fencing replacement	\$19,789.14	16 Yrs	25 Yrs	2041	\$29,699.74	Y
Aluminum rain gutters replacement - pool house	\$3,263.90	16 Yrs	25 Yrs	2041	\$4,898.49	Y
Cement board exterior siding surfaces replacement allowance (20% every 10 years) - pool house	\$2,562.96	6 Yrs	10 Yrs	2031	\$2,984.45	Y
Dimensional asphalt shingle roofing replacement - pool house	\$19,020.76	9 Yrs	18 Yrs	2034	\$23,900.72	Y
Exterior doors replacement (single) - pool house	\$10,318.75	30 Yrs	40 Yrs	2055	\$22,092.14	Y
Exterior siding surfaces painting - pool house	\$2,336.40	6 Yrs	8 Yrs	2031	\$2,720.63	Y
Lifeguard chair replacement	\$2,000.00	16 Yrs	25 Yrs	2041	\$3,001.62	Y
Pavers pool deck replacement	\$18,440.36	11 Yrs	25 Yrs	2036	\$24,377.73	Y
Pool coping replacement	\$16,059.15	11 Yrs	25 Yrs	2036	\$21,229.83	Y
Pool deck surface epoxy seal coating - concrete sections	\$64,326.90	1 Yrs	10 Yrs	2026	\$65,980.10	Y
Pool equipment pumps and filters system replacement	\$48,006.00	1 Yrs	10 Yrs	2026	\$49,239.75	Y

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Pool furniture replacement	\$57,000.00	4 Yrs	6 Yrs	2029	\$63,089.38	Y
Pool resurface	\$43,558.20	12 Yrs	15 Yrs	2037	\$59,062.82	Y
Pool tile replacement	\$10,706.10	12 Yrs	15 Yrs	2037	\$14,516.96	Y
Restrooms refurbishment - pool house	\$39,116.00	6 Yrs	15 Yrs	2031	\$45,548.76	Y
Shed replacement allowance	\$8,890.00	6 Yrs	15 Yrs	2031	\$10,351.99	Y
Stone and brick refurbishment - pool house	\$89,174.96	21 Yrs	30 Yrs	2046	\$151,939.39	Y
Wood pergola refurbishment	\$12,215.52	3 Yrs	15 Yrs	2028	\$13,181.75	Y

Recreational Facilities



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum fencing replacement - dog park	\$8,405.99	16 Yrs	25 Yrs	2041	\$12,615.79	Y
Children's playground equipment replacement	\$161,925.00	11 Yrs	20 Yrs	2036	\$214,061.13	Y
Children's playground site upgrade allowance	\$32,822.14	11 Yrs	20 Yrs	2036	\$43,390.12	Y
Iron fencing stripping and painting - playground on Cutleaf Lane	\$23,311.84	2 Yrs	10 Yrs	2027	\$24,525.47	Y

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Site



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum fencing replacement (25% every 7 years) - privacy fencing around lakes	\$19,734.88	7 Yrs	7 Yrs	2032	\$23,570.94	Y
Concrete drainage catch basin replacement	\$10,668.00	30 Yrs	40 Yrs	2055	\$22,839.87	Y
Entrance and monuments refurbishment	\$106,680.00	26 Yrs	35 Yrs	2051	\$206,353.70	Y
Exterior lighting replacement - common areas	\$7,493.00	11 Yrs	20 Yrs	2036	\$9,905.57	Y
Irrigation system pumps and controls allowance	\$26,670.00	5 Yrs	12 Yrs	2030	\$30,277.83	Y
Mailbox pedestal kiosk replacement	\$161,925.00	16 Yrs	25 Yrs	2041	\$243,018.64	Y
Pond pumps and fountains replacement allowance (50% every 5 years)	\$67,500.00	0 Yrs	5 Yrs	2025	\$67,500.00	Y
Retention pond maintenance and repair allowance (10% every 5 years)	\$42,044.82	3 Yrs	5 Yrs	2028	\$45,370.50	Y
Security system upgrade allowance	\$17,780.00	1 Yrs	10 Yrs	2026	\$18,236.95	Y
Wood fencing replacement (25% allowance every 7 years) - perimeter	\$101,820.16	1 Yrs	7 Yrs	2026	\$104,436.94	Y

Paving



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Concrete parking areas repair allowance (10% every 10 years) - pool area	\$14,224.90	1 Yrs	10 Yrs	2026	\$14,590.48	Y
Concrete walkways repair allowance (10% every 10 years) - pool area, playground, dog park, and ponds	\$145,152.00	1 Yrs	10 Yrs	2026	\$148,882.41	Y
Pavers street and walkway replacement - roundabout next to pool area	\$145,804.80	11 Yrs	20 Yrs	2036	\$192,750.60	Y

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Funding Reserve Analysis

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Pool Area	Aluminum fencing replacement	\$53.34 Inft	371 Inft	\$19,789	16 Yrs	25 Yrs	2041 2066 2091	\$29,700 \$56,009 \$105,626	\$1,747 \$2,240 \$4,225
Pool Area	Aluminum rain gutters replacement - pool house	\$12.70 Inft	257 Inft	\$3,264	16 Yrs	25 Yrs	2041 2066 2091	\$4,898 \$9,238 \$17,421	\$288 \$370 \$697
Pool Area	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - pool house	\$18.10 sqft	142 sqft	\$2,563	6 Yrs	10 Yrs	2031 2041 2051	\$2,984 \$3,847 \$4,958	\$426 \$385 \$496
Pool Area	Dimensional asphalt shingle roofing replacement - pool house	\$5.56 sqft	3,421 sqft	\$19,021	9 Yrs	18 Yrs	2034 2052 2070	\$23,901 \$37,738 \$59,586	\$2,390 \$2,097 \$3,310
Pool Area	Exterior doors replacement (single) - pool house	\$2063.75 ea	5 ea	\$10,319	30 Yrs	40 Yrs	2055 2095 2135	\$22,092 \$60,961 \$168,216	\$713 \$1,524 \$4,205
Pool Area	Exterior siding surfaces painting - pool house	\$3.30 sqft	708 sqft	\$2,336	6 Yrs	8 Yrs	2031 2039 2047	\$2,721 \$3,333 \$4,083	\$389 \$417 \$510
Pool Area	Lifeguard chair replacement	\$2000.00 ea	1 ea	\$2,000	16 Yrs	25 Yrs	2041 2066 2091	\$3,002 \$5,661 \$10,675	\$177 \$226 \$427
Pool Area	Pavers pool deck replacement	\$18.21 sqft	1,013 sqft	\$18,440	11 Yrs	25 Yrs	2036 2061 2086	\$24,378 \$45,973 \$86,698	\$2,031 \$1,839 \$3,468
Pool Area	Pool coping replacement	\$57.15 Inft	281 Inft	\$16,059	11 Yrs	25 Yrs	2036 2061 2086	\$21,230 \$40,036 \$75,503	\$1,769 \$1,601 \$3,020
Pool Area	Pool deck surface epoxy seal coating - concrete sections	\$11.21 sqft	5,738 sqft	\$64,327	1 Yrs	10 Yrs	2026 2036 2046	\$65,980 \$85,039 \$109,602	\$32,990 \$8,504 \$10,960
Pool Area	Pool equipment pumps and filters system replacement	\$9601.20 ea	5 ea	\$48,006	1 Yrs	10 Yrs	2026 2036 2046	\$49,240 \$63,463 \$81,794	\$24,620 \$6,346 \$8,179
Pool Area	Pool furniture replacement	\$593.75 ea	96 ea	\$57,000	4 Yrs	6 Yrs	2029 2035 2041	\$63,089 \$73,465 \$85,546	\$12,618 \$12,244 \$14,258
Pool Area	Pool resurface	\$7.77 sqft	5,606 sqft	\$43,558	12 Yrs	15 Yrs	2037 2052 2067	\$59,063 \$86,421 \$126,452	\$4,543 \$5,761 \$8,430

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 tile replacement	\$38.10 Inft	281 Inft	\$10,706	12 Yrs	15 Yrs	2037 2052 2067	\$14,517 \$21,241 \$31,080	\$1,117 \$1,416 \$2,072
Pool Area	Restrooms refurbishment - pool house	\$19558.00 ea	2 ea	\$39,116	6 Yrs	15 Yrs	2031 2046 2061	\$45,549 \$66,647 \$97,519	\$6,507 \$4,443 \$6,501
Pool Area	Shed replacement allowance	\$8890.00 lump sum	1 lump sum	\$8,890	6 Yrs	15 Yrs	2031 2046 2061	\$10,352 \$15,147 \$22,163	\$1,479 \$1,010 \$1,478
Pool Area	Stone and brick refurbishment - pool house	\$53.98 sqft	1,652 sqft	\$89,175	21 Yrs	30 Yrs	2046 2076 2106	\$151,939 \$325,298 \$696,453	\$6,906 \$10,843 \$23,215
Pool Area	Wood pergola refurbishment	\$14.97 sqft	816 sqft	\$12,216	3 Yrs	15 Yrs	2028 2043 2058	\$13,182 \$19,288 \$28,222	\$3,295 \$1,286 \$1,881
Recreational Facilities	Aluminum fencing replacement - dog park	\$42.67 Inft	197 Inft	\$8,406	16 Yrs	25 Yrs	2041 2066 2091	\$12,616 \$23,792 \$44,868	\$742 \$952 \$1,795
Recreational Facilities	Children's playground equipment replacement	\$80962.50 lump sum	2 lump sum	\$161,925	11 Yrs	20 Yrs	2036 2056 2076	\$214,061 \$355,586 \$590,680	\$17,838 \$17,779 \$29,534
Recreational Facilities	Children's playground site upgrade allowance	\$5.33 sqft	6,158 sqft	\$32,822	11 Yrs	20 Yrs	2036 2056 2076	\$43,390 \$72,077 \$119,731	\$3,616 \$3,604 \$5,987
Recreational Facilities	Iron fencing stripping and painting - playground on Cutleaf Lane	\$15.88 sqft	1,468 sqft	\$23,312	2 Yrs	10 Yrs	2027 2037 2047	\$24,525 \$31,610 \$40,740	\$8,175 \$3,161 \$4,074
Site	Aluminum fencing replacement (25% every 7 years) - privacy fencing around lakes	\$42.67 Inft	463 Inft	\$19,735	7 Yrs	7 Yrs	2032 2039 2046	\$23,571 \$28,153 \$33,625	\$2,946 \$4,022 \$4,804
Site	Concrete drainage catch basin replacement	\$2133.60 ea	5 ea	\$10,668	30 Yrs	40 Yrs	2055 2095 2135	\$22,840 \$63,024 \$173,909	\$737 \$1,576 \$4,348
Site	Entrance and monuments refurbishment	\$17780.00 lump sum	6 lump sum	\$106,680	26 Yrs	35 Yrs	2051 2086 2121	\$206,354 \$501,562 \$1,219,094	\$7,643 \$14,330 \$34,831
Site	Exterior lighting replacement - common areas	\$374.65 ea	20 ea	\$7,493	11 Yrs	20 Yrs	2036 2056 2076	\$9,906 \$16,455 \$27,333	\$825 \$823 \$1,367
Site	Irrigation system pumps and controls	\$26670.00 lump sum	1 lump sum	\$26,670	5 Yrs	12 Yrs	2030 2042	\$30,278 \$41,055	\$5,046 \$3,421

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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
	allowance						2054	\$55,669	\$4,639
Site	Mailbox pedestal kiosk replacement	\$3175.00 ea	51 ea	\$161,925	16 Yrs	25 Yrs	2041 2066 2091	\$243,019 \$458,299 \$864,286	\$14,295 \$18,332 \$34,571
Site	Pond pumps and fountains replacement allowance (50% every 5 years)	\$15000.00 ea	4.5 ea	\$67,500	0 Yrs	5 Yrs	2025 2030 2035	\$67,500 \$76,631 \$86,998	\$67,500 \$15,326 \$17,400
Site	Retention pond maintenance and repair allowance (10% every 5 years)	\$0.91 sqft	46,203 sqft	\$42,045	3 Yrs	5 Yrs	2028 2033 2038	\$45,371 \$51,508 \$58,476	\$11,343 \$10,302 \$11,695
Site	Security system upgrade allowance	\$17780.00 ea	1 ea	\$17,780	1 Yrs	10 Yrs	2026 2036 2046	\$18,237 \$23,505 \$30,294	\$9,118 \$2,350 \$3,029
Site	Wood fencing replacement (25% allowance every 7 years) - perimeter	\$54.86 lnft	1,856 lnft	\$101,820	1 Yrs	7 Yrs	2026 2033 2040	\$104,437 \$124,737 \$148,984	\$52,218 \$17,820 \$21,283
Paving	Concrete parking areas repair allowance (10% every 10 years) - pool area	\$17.28 sqft	823 sqft	\$14,225	1 Yrs	10 Yrs	2026 2036 2046	\$14,590 \$18,805 \$24,237	\$7,295 \$1,880 \$2,424
Paving	Concrete walkways repair allowance (10% every 10 years) - pool area, playground, dog park, and ponds	\$17.28 sqft	8,400 sqft	\$145,152	1 Yrs	10 Yrs	2026 2036 2046	\$148,882 \$191,888 \$247,315	\$74,441 \$19,189 \$24,732

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

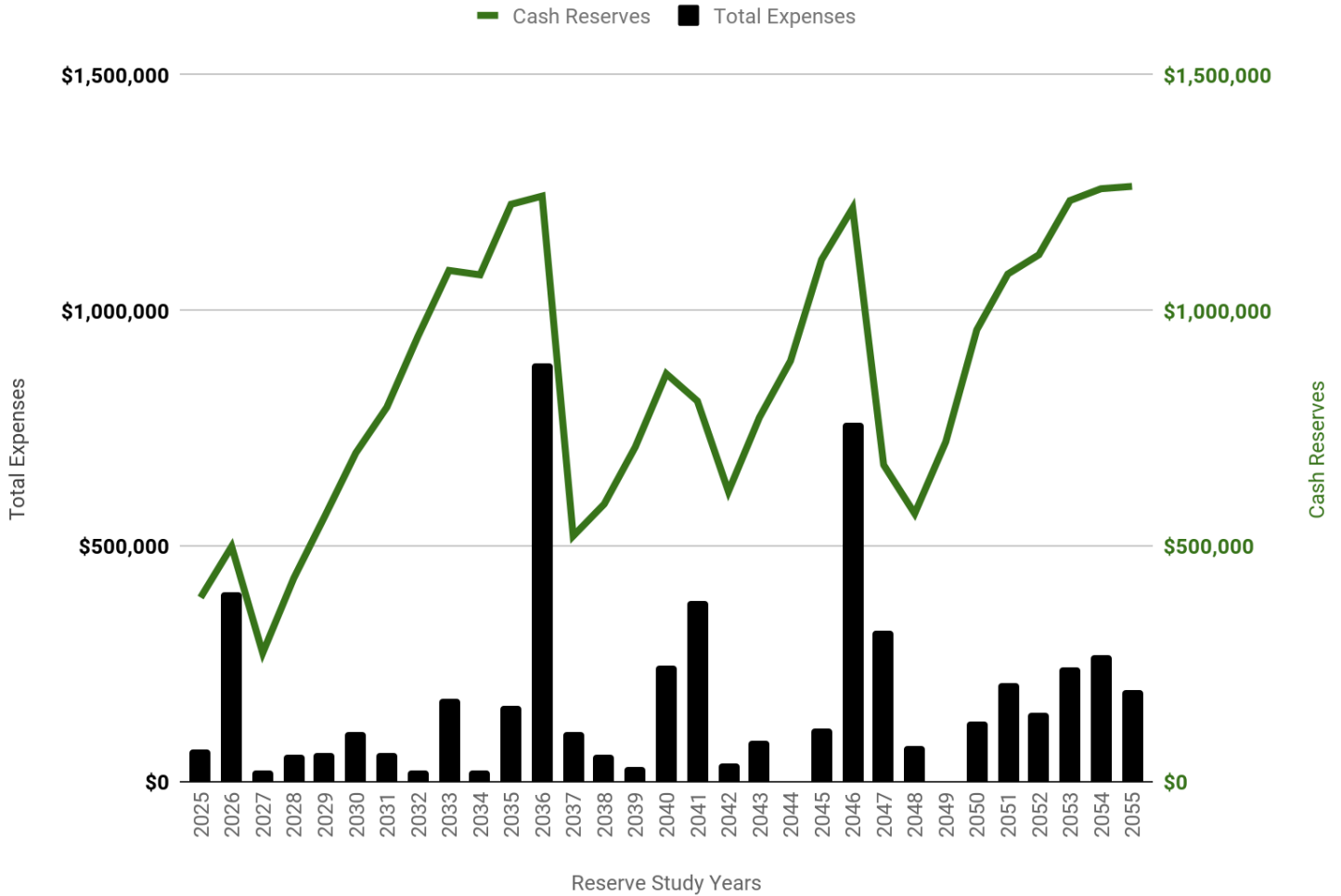
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Funding Reserve Analysis

Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2025	\$165,000	\$4,435	\$67,500	\$0	\$323,665
2026	\$169,241	\$6,473	\$401,367	\$0	\$98,012
2027	\$173,590	\$1,960	\$24,525	\$0	\$249,037
2028	\$178,051	\$4,981	\$58,552	\$0	\$373,516
2029	\$182,627	\$7,470	\$63,089	\$0	\$500,524
2030	\$187,321	\$10,010	\$106,909	\$0	\$590,946
2031	\$192,135	\$11,819	\$61,606	\$0	\$733,294
2032	\$197,073	\$14,666	\$23,571	\$0	\$921,462
2033	\$145,000	\$18,429	\$176,245	\$0	\$908,646
2034	\$148,727	\$18,173	\$23,901	\$0	\$1,051,645
2035	\$152,549	\$21,033	\$160,462	\$0	\$1,064,764
2036	\$156,469	\$21,295	\$888,414	\$0	\$354,115
2037	\$160,491	\$7,082	\$105,190	\$0	\$416,498
2038	\$164,615	\$8,330	\$58,476	\$0	\$530,967
2039	\$168,846	\$10,619	\$31,486	\$0	\$678,947
2040	\$173,185	\$13,579	\$247,750	\$0	\$617,960
2041	\$177,636	\$12,359	\$382,627	\$0	\$425,329
2042	\$182,201	\$8,507	\$41,055	\$0	\$574,981
2043	\$186,884	\$11,500	\$85,674	\$0	\$687,690
2044	\$191,687	\$13,754	\$0	\$0	\$893,131
2045	\$196,613	\$17,863	\$112,127	\$0	\$995,479
2046	\$201,666	\$19,910	\$760,601	\$0	\$456,454
2047	\$206,849	\$9,129	\$322,381	\$0	\$350,050
2048	\$212,165	\$7,001	\$75,367	\$0	\$493,849
2049	\$217,617	\$9,877	\$0	\$0	\$721,343
2050	\$223,210	\$14,427	\$127,295	\$0	\$831,685
2051	\$228,947	\$16,634	\$211,311	\$0	\$865,954
2052	\$234,831	\$17,319	\$145,400	\$0	\$972,704
2053	\$240,866	\$19,454	\$241,720	\$0	\$991,304
2054	\$247,056	\$19,826	\$268,201	\$0	\$989,985
2055	\$253,405	\$19,800	\$194,450	\$0	\$1,068,741
Totals	\$5,916,550	\$397,713	\$5,467,253	\$0	

Cash Flow by Calendar Year

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



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

Projected Reserve Contributions

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2025	\$20.58	\$247.01	\$13,750.00	\$165,000.00
2026	\$21.11	\$253.35	\$14,103.38	\$169,240.50
2027	\$21.66	\$259.87	\$14,465.83	\$173,589.98
2028	\$22.21	\$266.54	\$14,837.60	\$178,051.24
2029	\$22.78	\$273.39	\$15,218.93	\$182,627.16
2030	\$23.37	\$280.42	\$15,610.06	\$187,320.68
2031	\$23.97	\$287.63	\$16,011.23	\$192,134.82
2032	\$24.58	\$295.02	\$16,422.72	\$197,072.68
2033	\$18.09	\$217.07	\$12,083.33	\$145,000.00
2034	\$18.55	\$222.64	\$12,393.88	\$148,726.50
2035	\$19.03	\$228.37	\$12,712.40	\$152,548.77
2036	\$19.52	\$234.24	\$13,039.11	\$156,469.27
2037	\$20.02	\$240.26	\$13,374.21	\$160,490.53
2038	\$20.54	\$246.43	\$13,717.93	\$164,615.14
2039	\$21.06	\$252.76	\$14,070.48	\$168,845.75
2040	\$21.60	\$259.26	\$14,432.09	\$173,185.09
2041	\$22.16	\$265.92	\$14,803.00	\$177,635.94
2042	\$22.73	\$272.76	\$15,183.43	\$182,201.19
2043	\$23.31	\$279.77	\$15,573.65	\$186,883.76
2044	\$23.91	\$286.96	\$15,973.89	\$191,686.67
2045	\$24.53	\$294.33	\$16,384.42	\$196,613.02
2046	\$25.16	\$301.90	\$16,805.50	\$201,665.97
2047	\$25.80	\$309.65	\$17,237.40	\$206,848.79
2048	\$26.47	\$317.61	\$17,680.40	\$212,164.80
2049	\$27.15	\$325.77	\$18,134.79	\$217,617.44
2050	\$27.85	\$334.15	\$18,600.85	\$223,210.20
2051	\$28.56	\$342.73	\$19,078.89	\$228,946.71
2052	\$29.30	\$351.54	\$19,569.22	\$234,830.64
2053	\$30.05	\$360.58	\$20,072.15	\$240,865.78
2054	\$30.82	\$369.84	\$20,588.00	\$247,056.04
2055	\$31.61	\$379.35	\$21,117.11	\$253,405.38

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2025	Site	Pond pumps and fountains replacement allowance (50% every 5 years)	\$67,500
Total for 2025:			\$67,500
2026	Pool Area	Pool deck surface epoxy seal coating - concrete sections	\$65,980
2026	Pool Area	Pool equipment pumps and filters system replacement	\$49,240
2026	Site	Wood fencing replacement (25% allowance every 7 years) - perimeter	\$104,437
2026	Site	Security system upgrade allowance	\$18,237
2026	Paving	Concrete parking areas repair allowance (10% every 10 years) - pool area	\$14,590
2026	Paving	Concrete walkways repair allowance (10% every 10 years) - pool area, playground, dog park, and ponds	\$148,882
Total for 2026:			\$401,367
2027	Recreational Facilities	Iron fencing stripping and painting - playground on Cutleaf Lane	\$24,525
Total for 2027:			\$24,525
2028	Pool Area	Wood pergola refurbishment	\$13,182
2028	Site	Retention pond maintenance and repair allowance (10% every 5 years)	\$45,371
Total for 2028:			\$58,552
2029	Pool Area	Pool furniture replacement	\$63,089
Total for 2029:			\$63,089
2030	Site	Pond pumps and fountains replacement allowance (50% every 5 years)	\$76,631
2030	Site	Irrigation system pumps and controls allowance	\$30,278
Total for 2030:			\$106,909
2031	Pool Area	Shed replacement allowance	\$10,352
2031	Pool Area	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - pool house	\$2,984
2031	Pool Area	Exterior siding surfaces painting - pool house	\$2,721
2031	Pool Area	Restrooms refurbishment - pool house	\$45,549
Total for 2031:			\$61,606
2032	Site	Aluminum fencing replacement (25% every 7 years) - privacy fencing around lakes	\$23,571
Total for 2032:			\$23,571
2033	Site	Wood fencing replacement (25% allowance every 7 years) - perimeter	\$124,737

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2033	Site	Retention pond maintenance and repair allowance (10% every 5 years)	\$51,508
Total for 2033:			\$176,245
2034	Pool Area	Dimensional asphalt shingle roofing replacement - pool house	\$23,901
Total for 2034:			\$23,901
2035	Pool Area	Pool furniture replacement	\$73,465
2035	Site	Pond pumps and fountains replacement allowance (50% every 5 years)	\$86,998
Total for 2035:			\$160,462
2036	Pool Area	Pool coping replacement	\$21,230
2036	Pool Area	Pool deck surface epoxy seal coating - concrete sections	\$85,039
2036	Pool Area	Pavers pool deck replacement	\$24,378
2036	Pool Area	Pool equipment pumps and filters system replacement	\$63,463
2036	Recreational Facilities	Children's playground equipment replacement	\$214,061
2036	Recreational Facilities	Children's playground site upgrade allowance	\$43,390
2036	Site	Exterior lighting replacement - common areas	\$9,906
2036	Site	Security system upgrade allowance	\$23,505
2036	Paving	Concrete parking areas repair allowance (10% every 10 years) - pool area	\$18,805
2036	Paving	Concrete walkways repair allowance (10% every 10 years) - pool area, playground, dog park, and ponds	\$191,888
2036	Paving	Pavers street and walkway replacement - roundabout next to pool area	\$192,751
Total for 2036:			\$888,414
2037	Pool Area	Pool resurface	\$59,063
2037	Pool Area	Pool tile replacement	\$14,517
2037	Recreational Facilities	Iron fencing stripping and painting - playground on Cutleaf Lane	\$31,610
Total for 2037:			\$105,190
2038	Site	Retention pond maintenance and repair allowance (10% every 5 years)	\$58,476
Total for 2038:			\$58,476
2039	Pool Area	Exterior siding surfaces painting - pool house	\$3,333
2039	Site	Aluminum fencing replacement (25% every 7 years) - privacy fencing around lakes	\$28,153
Total for 2039:			\$31,486

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2040	Site	Wood fencing replacement (25% allowance every 7 years) - perimeter	\$148,984
2040	Site	Pond pumps and fountains replacement allowance (50% every 5 years)	\$98,766
Total for 2040:			\$247,750
2041	Pool Area	Pool furniture replacement	\$85,546
2041	Pool Area	Aluminum fencing replacement	\$29,700
2041	Pool Area	Aluminum rain gutters replacement - pool house	\$4,898
2041	Pool Area	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - pool house	\$3,847
2041	Pool Area	Lifeguard chair replacement	\$3,002
2041	Recreational Facilities	Aluminum fencing replacement - dog park	\$12,616
2041	Site	Mailbox pedestal kiosk replacement	\$243,019
Total for 2041:			\$382,627
2042	Site	Irrigation system pumps and controls allowance	\$41,055
Total for 2042:			\$41,055
2043	Pool Area	Wood pergola refurbishment	\$19,288
2043	Site	Retention pond maintenance and repair allowance (10% every 5 years)	\$66,386
Total for 2043:			\$85,674
2044		No reserve items for this year.	\$0
Total for 2044:			\$0
2045	Site	Pond pumps and fountains replacement allowance (50% every 5 years)	\$112,127
Total for 2045:			\$112,127
2046	Pool Area	Pool deck surface epoxy seal coating - concrete sections	\$109,602
2046	Pool Area	Pool equipment pumps and filters system replacement	\$81,794
2046	Pool Area	Shed replacement allowance	\$15,147
2046	Pool Area	Stone and brick refurbishment - pool house	\$151,939
2046	Pool Area	Restrooms refurbishment - pool house	\$66,647
2046	Site	Security system upgrade allowance	\$30,294
2046	Site	Aluminum fencing replacement (25% every 7 years) - privacy fencing around lakes	\$33,625
2046	Paving	Concrete parking areas repair allowance (10% every 10 years) - pool area	\$24,237
2046	Paving	Concrete walkways repair allowance (10% every 10 years) - pool area, playground, dog park, and ponds	\$247,315

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
Total for 2046:			\$760,601
2047	Pool Area	Pool furniture replacement	\$99,615
2047	Pool Area	Exterior siding surfaces painting - pool house	\$4,083
2047	Recreational Facilities	Iron fencing stripping and painting - playground on Cutleaf Lane	\$40,740
2047	Site	Wood fencing replacement (25% allowance every 7 years) - perimeter	\$177,943
Total for 2047:			\$322,381
2048	Site	Retention pond maintenance and repair allowance (10% every 5 years)	\$75,367
Total for 2048:			\$75,367
2049		No reserve items for this year.	\$0
Total for 2049:			\$0
2050	Site	Pond pumps and fountains replacement allowance (50% every 5 years)	\$127,295
Total for 2050:			\$127,295
2051	Pool Area	Cement board exterior siding surfaces replacement allowance (20% every 10 years) - pool house	\$4,958
2051	Site	Entrance and monuments refurbishment	\$206,354
Total for 2051:			\$211,311
2052	Pool Area	Pool resurface	\$86,421
2052	Pool Area	Pool tile replacement	\$21,241
2052	Pool Area	Dimensional asphalt shingle roofing replacement - pool house	\$37,738
Total for 2052:			\$145,400
2053	Pool Area	Pool furniture replacement	\$115,996
2053	Site	Retention pond maintenance and repair allowance (10% every 5 years)	\$85,562
2053	Site	Aluminum fencing replacement (25% every 7 years) - privacy fencing around lakes	\$40,161
Total for 2053:			\$241,720
2054	Site	Wood fencing replacement (25% allowance every 7 years) - perimeter	\$212,532
2054	Site	Irrigation system pumps and controls allowance	\$55,669
Total for 2054:			\$268,201
2055	Pool Area	Exterior siding surfaces painting - pool house	\$5,002
2055	Pool Area	Exterior doors replacement (single) - pool house	\$22,092

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2055	Site	Concrete drainage catch basin replacement	\$22,840
2055	Site	Pond pumps and fountains replacement allowance (50% every 5 years)	\$144,516
Total for 2055:			\$194,450