



Reserve Study for

Elmhurst Neighborhood

Sewickley, PA

November 11, 2022



Table of Contents

<u>Subject</u>	<u>Page</u>
Reserve Study Summary	3
Community Photos	10
Reserve Item Categories	12
Reserve Item Listing	14
Cash Flow Analysis	15
Cash Flow by Calendar Year	16
Projected Reserve Contributions	17
Annual Expenses	18

Tip: The table of contents is interactive. If viewing electronically, click to jump to each section.

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Elmhurst Neighborhood Reserve Study

November 11, 2022

Ms. Amy Gillenberger
Community Association Manager
RJ Community Management
4900 Perry Highway, Bldg. 1 Ste. 300
Pittsburgh, PA 15229

Dear Ms. Gillenberger,

Global Solution Partners is pleased to present to you and the Elmhurst Neighborhood 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

Elmhurst Neighborhood is a single-family home and townhome community located on Elmhurst Way in Sewickley, PA. The community comprises 10 single-family homes and four townhome buildings comprising four units each for a total of 26 homes. Some of the common assets of the Elmhurst Neighborhood include the asphalt streets, the concrete and granite paver curbing, the concrete and paver sidewalks, retaining walls, and signage. The community is approximately eight years old and appeared to be in good condition for its age.

Revised - November 11, 2022

Per the directive of the client, the following changes were made to the report document dated July 18, 2022:

- The projected reserve fund balance has increased to \$71,600.00.
- The interest rate for the client's investment account was decreased to 0.15%.
- The annual economic inflation rate has increased to 3.50%.
- The current annual allocation to the reserve funds has increased to \$12,000.00.
- The asphalt paved streets' square footage was increased to 31,800.00 square feet.
- The concrete and granite curbing linear feet was increased to 1,155.00 linear feet.
- The total square footage of the concrete sidewalks was increased to 8,575.00 square feet.
- The total square footage of the paver sidewalks was increased to 3,045.00 square feet.
- The total square footage of the paver driveway aprons was decreased to 1,785.00 square feet.
- The retaining wall's square footage was increased to 6,227.00 square feet.

The recommended reserve fund contributions have been adjusted accordingly.

Executive Financial Summary

Based on the information collected during the Reserve Study process, the recommended reserve fund contribution for 2023 is \$14,750.00. The annual contribution recommendations have been set to meet future expenses while avoiding special assessments and minimizing dues increases. The recommended

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contributions increase by the inflation rate of 3.50% 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.

COVID-19 Labor and Materials Costs

Due to the COVID-19 global pandemic, labor and material costs have increased significantly since the beginning of the pandemic; projections made in this report reflect the best information available for today's costs. Labor and material costs will continue to be evaluated by Global Solution Partners and will be reviewed in future updates.

Date of Site Visit

The site visit for Elmhurst Neighborhood was conducted by Mr. Donald Wheeler of Global Solution Partners on July 05, 2022. Mr. Wheeler was met on site by MR. Ken Kosko who provided pertinent information used in this report.

Property Observations

- There are three types of retaining walls on site. A brick and mortar wall is located at the entry to the community at Elmhurst Way and Boundary Street, stacked block retaining walls are located throughout the community, and a boulder wall is located between 331 and 334 Boundary Street. Although the walls should not require full replacement during this 30-year study period, Global Solution Partners has included a retaining wall refurbishment allowance to allow the Association to make repairs that may become necessary during the study period.

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 Elmhurst Neighborhood reserve funding study.

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Reserve Study by Calendar Year Starting	January 1, 2023
Reserve Funding Study Length	30 years
Number of Dues Paying Members	26
Reserve Balance as of January 1, 2023	\$71,600.00
Annual Inflation Rate	3.50%
Interest Rate on Reserve Funds	0.15%
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
2023	\$47.28	\$1,229	\$14,750	\$75,295
2024	\$48.93	\$1,272	\$15,266	\$90,640
2025	\$50.64	\$1,317	\$15,801	\$103,521
2026	\$52.42	\$1,363	\$16,354	\$119,983
2027	\$54.25	\$1,410	\$16,926	\$137,035

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 of 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

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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

Per the directive of the client, an annual inflation multiplier of 3.50% has been applied to all future expenses within the 30-year study period.

Initial Reserves

Initial reserves for this Reserve Study were projected by the client to be \$71,600.00 on January 1, 2023. An interest rate of 0.15% 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 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 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. 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 Elmhurst Neighborhood 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 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 a year
- At changes in interest rates
- At 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
- Soils conditions, soils contamination or geological stability of site
- Engineering analysis or structural stability of the site
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, or radon

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Elmhurst Neighborhood Reserve Study

- 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 and 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

Governing Documents

The CCR's (conditions, covenants, and restrictions) governing documents were provided and reviewed as part of this study to assist in determining which assets the Association is responsible for maintaining.

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
- Full replacement of the retaining walls on site

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
- Wood benches

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:

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- Single-family homes and their lots
- Townhome units and their lots
- Yard fences
- The doors, windows, and garage doors that serve the individual units
- The mechanical equipment that serves the individual units
- 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 Elmhurst Neighborhood 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

Jeff Radke
Project Manager
Global Solution Partners

Community Photos



Paver Sidewalk



Island



Community View



Paver Driveway Aprons



Brick Retaining Wall



Block Retaining Wall

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Elmhurst Neighborhood Reserve Study



Block Retaining Wall



Boulder Retaining Wall



Storm Drain



Post Light

Reserve Item Categories

Paving



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Asphalt paved streets mill and overlay	\$59,466.00	17 Yrs	25 Yrs	2040	\$106,722.18	Y
Asphalt paved streets patch and seal	\$11,130.00	0 Yrs	5 Yrs	2023	\$11,130.00	Y
Concrete and granite curbing repair allowance - 10% every 10 years	\$3,927.00	10 Yrs	10 Yrs	2033	\$5,539.42	Y
Concrete sidewalks repair allowance (10% every 10 years)	\$12,167.93	10 Yrs	10 Yrs	2033	\$17,164.06	Y
Paver driveway aprons repair or replacement allowance - 10% every 25 years	\$2,814.95	2 Yrs	10 Yrs	2025	\$3,015.44	Y
Pavers sidewalks replacement - 10% every 10 years - perimeter	\$3,751.44	5 Yrs	10 Yrs	2028	\$4,455.53	Y

Site Elements



Item Name	Present Cost	Remaining Life	Expected Life	First Expense		Repeating Item?
				Year	First Expense	
Entrance signage	\$3,212.00	8 Yrs	12 Yrs	2031	\$4,229.59	Y
Mailbox pedestal kiosk replacement - townhomes	\$4,672.00	17 Yrs	25 Yrs	2040	\$8,384.72	Y
Masonry retaining wall refurbishment - 20% every 20 years	\$53,826.19	20 Yrs	20 Yrs	2043	\$107,102.75	Y
Post light replacement	\$23,140.00	20 Yrs	28 Yrs	2043	\$46,043.71	Y
Stormwater drainage system repair allowance	\$37,960.00	7 Yrs	15 Yrs	2030	\$48,295.72	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
Paving	Asphalt paved streets mill and overlay	\$1.87 sqft	31,800 sqft	\$59,466	17 Yrs	25 Yrs	2040 2065 2090	\$106,722 \$252,211 \$596,036	\$5,929 \$10,088 \$23,841
Paving	Asphalt paved streets patch and seal	\$0.35 sqft	31,800 sqft	\$11,130	0 Yrs	5 Yrs	2023 2028 2033	\$11,130 \$13,219 \$15,700	\$11,130 \$2,644 \$3,140
Paving	Concrete and granite curbing repair allowance - 10% every 10 years	\$34.00 Inft	116 Inft	\$3,927	10 Yrs	10 Yrs	2033 2043 2053	\$5,539 \$7,814 \$11,022	\$504 \$781 \$1,102
Paving	Concrete sidewalks repair allowance (10% every 10 years)	\$14.19 sqft	858 sqft	\$12,168	10 Yrs	10 Yrs	2033 2043 2053	\$17,164 \$24,212 \$34,153	\$1,560 \$2,421 \$3,415
Paving	Paver driveway aprons repair or replacement allowance - 10% every 25 years	\$15.77 sqft	179 sqft	\$2,815	2 Yrs	10 Yrs	2025 2035 2045	\$3,015 \$4,254 \$6,000	\$1,005 \$425 \$600
Paving	Pavers sidewalks replacement - 10% every 10 years - perimeter	\$12.32 sqft	305 sqft	\$3,751	5 Yrs	10 Yrs	2028 2038 2048	\$4,456 \$6,285 \$8,866	\$743 \$628 \$887
Site Elements	Entrance signage	\$3212.00 ea	1 ea	\$3,212	8 Yrs	12 Yrs	2031 2043 2055	\$4,230 \$6,391 \$9,658	\$470 \$533 \$805
Site Elements	Mailbox pedestal kiosk replacement - townhomes	\$2336.00 ea	2 ea	\$4,672	17 Yrs	25 Yrs	2040 2065 2090	\$8,385 \$19,815 \$46,828	\$466 \$793 \$1,873
Site Elements	Masonry retaining wall refurbishment - 20% every 20 years	\$43.22 sqft	1,245 sqft	\$53,826	20 Yrs	20 Yrs	2043 2063 2083	\$107,103 \$213,112 \$424,048	\$5,100 \$10,656 \$21,202
Site Elements	Post light replacement	\$890.00 ea	26 ea	\$23,140	20 Yrs	28 Yrs	2043 2071 2099	\$46,044 \$120,642 \$316,104	\$2,193 \$4,309 \$11,289
Site Elements	Stormwater drainage system repair allowance	\$2920.00 ea	13 ea	\$37,960	7 Yrs	15 Yrs	2030 2045 2060	\$48,296 \$80,912 \$135,556	\$6,037 \$5,394 \$9,037

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

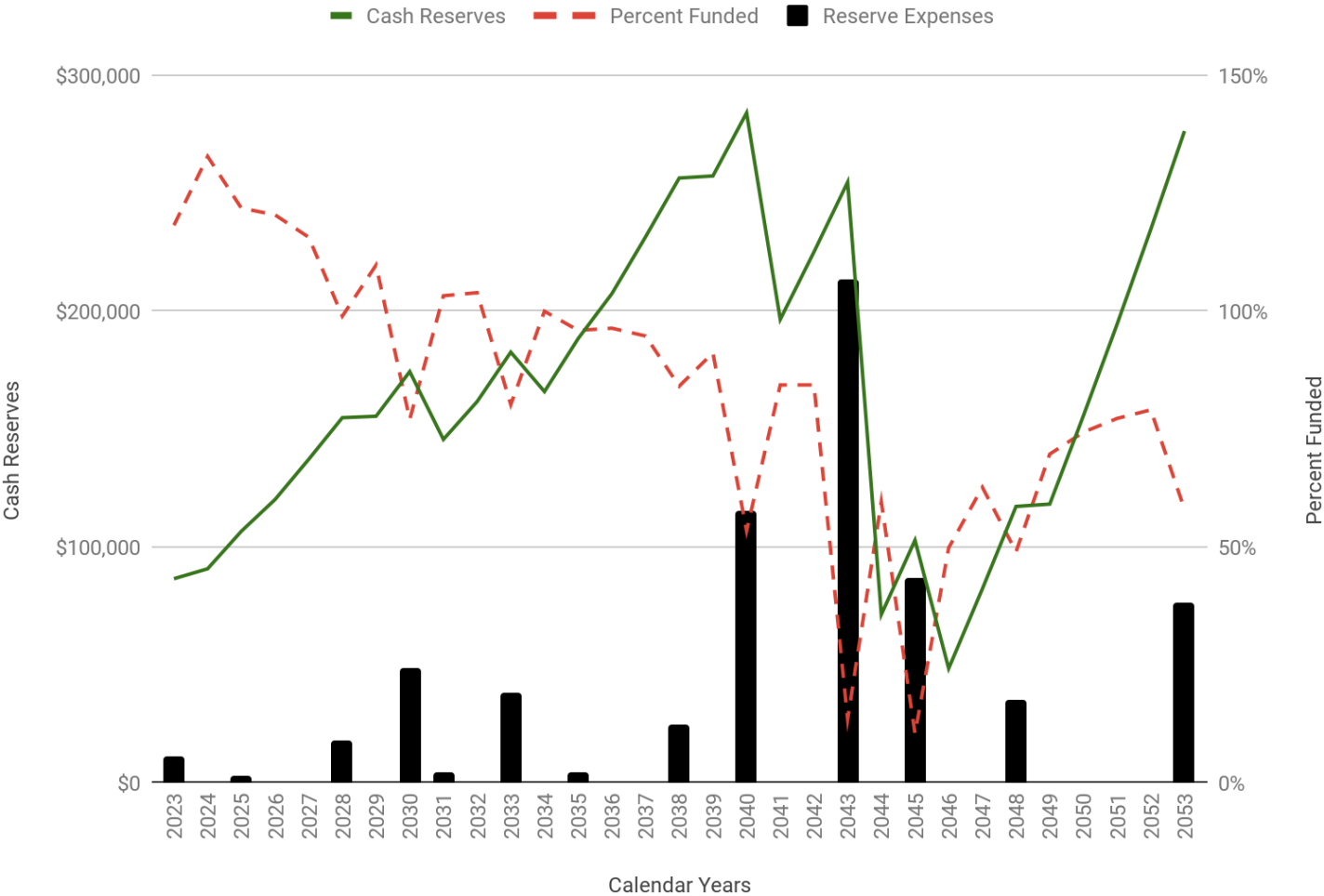
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Funding Reserve Analysis

Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2023	\$14,750	\$107	\$11,130	\$32	\$75,295
2024	\$15,266	\$113		\$34	\$90,640
2025	\$15,801	\$136	\$3,015	\$41	\$103,521
2026	\$16,354	\$155		\$47	\$119,983
2027	\$16,926	\$180		\$54	\$137,035
2028	\$17,518	\$206	\$17,674	\$62	\$137,023
2029	\$18,132	\$206		\$62	\$155,298
2030	\$18,766	\$233	\$48,296	\$70	\$125,932
2031	\$19,423	\$189	\$4,230	\$57	\$141,257
2032	\$20,103	\$212		\$64	\$161,508
2033	\$20,806	\$242	\$38,403	\$73	\$144,081
2034	\$21,535	\$216		\$65	\$165,767
2035	\$22,288	\$249	\$4,254	\$75	\$183,975
2036	\$23,068	\$276		\$83	\$207,237
2037	\$23,876	\$311		\$93	\$231,330
2038	\$24,711	\$347	\$24,932	\$104	\$231,353
2039	\$25,576	\$347		\$104	\$257,172
2040	\$26,471	\$386	\$115,107	\$116	\$168,807
2041	\$27,398	\$253		\$76	\$196,382
2042	\$28,357	\$295		\$88	\$224,945
2043	\$29,349	\$337	\$213,710	\$101	\$40,821
2044	\$30,377	\$61		\$18	\$71,241
2045	\$31,440	\$107	\$86,912	\$32	\$15,843
2046	\$32,540	\$24		\$7	\$48,400
2047	\$33,679	\$73		\$22	\$82,130
2048	\$34,858	\$123	\$35,168	\$37	\$81,905
2049	\$36,078	\$123		\$37	\$118,069
2050	\$37,341	\$177		\$53	\$155,534
2051	\$38,648	\$233		\$70	\$194,345
2052	\$40,000	\$292		\$87	\$234,549
2053	\$41,400	\$352	\$76,415	\$106	\$199,781
Totals	\$802,835	\$6,559	\$679,246	\$1,968	

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
2023	\$47.28	\$567.31	\$1,229.17	\$14,750.00
2024	\$48.93	\$587.16	\$1,272.19	\$15,266.25
2025	\$50.64	\$607.71	\$1,316.71	\$15,800.57
2026	\$52.42	\$628.98	\$1,362.80	\$16,353.59
2027	\$54.25	\$651.00	\$1,410.50	\$16,925.96
2028	\$56.15	\$673.78	\$1,459.86	\$17,518.37
2029	\$58.11	\$697.37	\$1,510.96	\$18,131.52
2030	\$60.15	\$721.77	\$1,563.84	\$18,766.12
2031	\$62.25	\$747.04	\$1,618.58	\$19,422.93
2032	\$64.43	\$773.18	\$1,675.23	\$20,102.74
2033	\$66.69	\$800.24	\$1,733.86	\$20,806.33
2034	\$69.02	\$828.25	\$1,794.55	\$21,534.55
2035	\$71.44	\$857.24	\$1,857.36	\$22,288.26
2036	\$73.94	\$887.24	\$1,922.36	\$23,068.35
2037	\$76.52	\$918.30	\$1,989.65	\$23,875.74
2038	\$79.20	\$950.44	\$2,059.28	\$24,711.40
2039	\$81.98	\$983.70	\$2,131.36	\$25,576.29
2040	\$84.84	\$1,018.13	\$2,205.96	\$26,471.46
2041	\$87.81	\$1,053.77	\$2,283.16	\$27,397.97
2042	\$90.89	\$1,090.65	\$2,363.07	\$28,356.89
2043	\$94.07	\$1,128.82	\$2,445.78	\$29,349.39
2044	\$97.36	\$1,168.33	\$2,531.38	\$30,376.61
2045	\$100.77	\$1,209.22	\$2,619.98	\$31,439.80
2046	\$104.30	\$1,251.55	\$2,711.68	\$32,540.19
2047	\$107.95	\$1,295.35	\$2,806.59	\$33,679.10
2048	\$111.72	\$1,340.69	\$2,904.82	\$34,857.86
2049	\$115.63	\$1,387.61	\$3,006.49	\$36,077.89
2050	\$119.68	\$1,436.18	\$3,111.72	\$37,340.61
2051	\$123.87	\$1,486.44	\$3,220.63	\$38,647.54
2052	\$128.21	\$1,538.47	\$3,333.35	\$40,000.20
2053	\$132.69	\$1,592.32	\$3,450.02	\$41,400.21

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2023	Paving	Asphalt paved streets patch and seal	\$11,130
Total for 2023:			\$11,130
2024		No reserve items for this year.	\$0
Total for 2024:			\$0
2025	Paving	Paver driveway aprons repair or replacement allowance - 10% every 25 years	\$3,015
Total for 2025:			\$3,015
2026		No reserve items for this year.	\$0
Total for 2026:			\$0
2027		No reserve items for this year.	\$0
Total for 2027:			\$0
2028	Paving	Asphalt paved streets patch and seal	\$13,219
2028	Paving	Pavers sidewalks replacement - 10% every 10 years - perimeter	\$4,456
Total for 2028:			\$17,674
2029		No reserve items for this year.	\$0
Total for 2029:			\$0
2030	Site Elements	Stormwater drainage system repair allowance	\$48,296
Total for 2030:			\$48,296
2031	Site Elements	Entrance signage	\$4,230
Total for 2031:			\$4,230
2032		No reserve items for this year.	\$0
Total for 2032:			\$0
2033	Paving	Asphalt paved streets patch and seal	\$15,700
2033	Paving	Concrete and granite curbing repair allowance - 10% every 10 years	\$5,539
2033	Paving	Concrete sidewalks repair allowance (10% every 10 years)	\$17,164
Total for 2033:			\$38,403
2034		No reserve items for this year.	\$0
Total for 2034:			\$0
2035	Paving	Paver driveway aprons repair or replacement allowance - 10% every 25 years	\$4,254
Total for 2035:			\$4,254
2036		No reserve items for this year.	\$0
Total for 2036:			\$0

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2037		No reserve items for this year.	\$0
Total for 2037:			\$0
2038	Paving	Asphalt paved streets patch and seal	\$18,647
2038	Paving	Pavers sidewalks replacement - 10% every 10 years - perimeter	\$6,285
Total for 2038:			\$24,932
2039		No reserve items for this year.	\$0
Total for 2039:			\$0
2040	Paving	Asphalt paved streets mill and overlay	\$106,722
2040	Site Elements	Mailbox pedestal kiosk replacement - townhomes	\$8,385
Total for 2040:			\$115,107
2041		No reserve items for this year.	\$0
Total for 2041:			\$0
2042		No reserve items for this year.	\$0
Total for 2042:			\$0
2043	Paving	Asphalt paved streets patch and seal	\$22,146
2043	Paving	Concrete and granite curbing repair allowance - 10% every 10 years	\$7,814
2043	Paving	Concrete sidewalks repair allowance (10% every 10 years)	\$24,212
2043	Site Elements	Entrance signage	\$6,391
2043	Site Elements	Masonry retaining wall refurbishment - 20% every 20 years	\$107,103
2043	Site Elements	Post light replacement	\$46,044
Total for 2043:			\$213,710
2044		No reserve items for this year.	\$0
Total for 2044:			\$0
2045	Paving	Paver driveway aprons repair or replacement allowance - 10% every 25 years	\$6,000
2045	Site Elements	Stormwater drainage system repair allowance	\$80,912
Total for 2045:			\$86,912
2046		No reserve items for this year.	\$0
Total for 2046:			\$0
2047		No reserve items for this year.	\$0
Total for 2047:			\$0
2048	Paving	Asphalt paved streets patch and seal	\$26,303
2048	Paving	Pavers sidewalks replacement - 10% every 10 years -	\$8,866

Prepared by Global Solution Partners
Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
		perimeter	
Total for 2048:			\$35,168
2049		No reserve items for this year.	\$0
Total for 2049:			\$0
2050		No reserve items for this year.	\$0
Total for 2050:			\$0
2051		No reserve items for this year.	\$0
Total for 2051:			\$0
2052		No reserve items for this year.	\$0
Total for 2052:			\$0
2053	Paving	Asphalt paved streets patch and seal	\$31,240
2053	Paving	Concrete and granite curbing repair allowance - 10% every 10 years	\$11,022
2053	Paving	Concrete sidewalks repair allowance (10% every 10 years)	\$34,153
Total for 2053:			\$76,415