Reserve Study for

Townes at Bluestone
Property Owners Association, Inc.
Harrisonburg, VA

October 5, 2026



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October 5, 2026

Ms. Sara Pittella
HOA Manager
Rocktown Realty
218 East Market Street
Harrisonburg, VA 22801

Dear Ms. Pittella,

Global Solution Partners is pleased to present the requested reserve study to the Townes at Bluestone Property Owners Association, Inc. We trust that you will find the report to be thorough, comprehensive, and informative. Once you've had the opportunity to review the report, please feel free to contact us with any questions. We are always happy to assist.

Property Description

Townes at Bluestone is a townhome community located in Harrisonburg, Virginia. The community consists of 131 dwelling units across 20 dwelling unit buildings and is approximately 17 years old. Some of the common assets of the Townes at Bluestone Property Owners Association, Inc. include streets, sidewalks, a gazebo at the community's entrance, fencing, retaining walls, a retention pond, and mailbox kiosks. The community appeared to be in good condition at the time of the site visit.

Reserve Study Defined

A reserve study is a budget planning tool that identifies the components a community association is responsible for maintaining or replacing, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures.

This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, budget reconciliation, accounting services, preventive maintenance plans, and structural or safety evaluations.

Executive Financial Summary

Based on the information collected during the reserve study process, the recommended reserve fund contribution for 2027 is $38,000. 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 2.72% 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.

This study is based on current conditions at the time of the site visit, which are expected to change over time. As a result, regular updates are essential to ensure the study remains accurate and relevant.

Date of Site Visit

The site visit for Townes at Bluestone Property Owners Association, Inc. was conducted by Ms. Nicole Norris, RS of Global Solution Partners on September 22, 2026.

Property Observations

- There are public and private streets within the community. The Association is responsible for the private streets, which include Lapis Lane, Tanzanite Drive, Sapphire Drive, and the newest section of Deyerle Avenue (townhome addresses 2208-2211). Global Solution Partners has only included the asphalt maintenance and eventual replacement of the Association-owned streets.
- The asphalt surfaces were observed to be in fair condition. Asphalt surfaces should be resealed on a five-year schedule to provide protection from oxidation due to exposure to the sun and elements, minimize surface cracking, and enhance the aesthetics of the community.
- The stormwater drainage system can reasonably be expected to last 50+ years depending on maintenance practices and geographical location. Evaluation of the stormwater drainage system is outside the scope of the Reserve Study. Global Solution Partners has included a stormwater drainage system allowance in the reserves for general repairs/maintenance and clearing of drains. Consult with a qualified contractor for specific concerns and maintenance recommendations.
- There is one retention pond located on site. Global Solution Partners recommends implementing a regular maintenance schedule for the pond to help preserve their functionality and extend their useful lifespan. Consistent upkeep minimizes sediment buildup, manages vegetation, and ensures the ponds' design features continue to operate effectively. Consult a qualified contractor for maintenance recommendations and schedules. Contractor recommendations may be used in future updates to this Reserve Study.

Depth of Study

This study is a full “Level 1” reserve study with a site visit. A site visit was conducted to verify the existing condition as it relates to the average life expectancies of the various reserve study components and to verify component quantities. The Reserve Study site visit is a visual evaluation intended to assess the current condition of a representative sampling of the components and systems included in the study. 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 table below contains a partial summary of information including the study start date, number of dues-paying members, and beginning reserve fund balance, provided by the client or client's representative for the Townes at Bluestone Property Owners Association, Inc. reserve funding study.

Reserve Study by Calendar Year Starting	January 1, 2027
Reserve Funding Study Length	30 years
Number of Dues-Paying Members	131
Reserve Balance as of January 1, 2027	$223,000
Annual Inflation Rate	2.72%
Interest Rate on Reserve Funds	0.50%
Dues Change Period	1 year

Recommended Payment Schedule

The table below 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
2027	$24.17	$3,167	$38,000	$261,781
2028	$24.83	$3,253	$39,034	$272,891
2029	$25.51	$3,341	$40,095	$313,942
2030	$26.20	$3,432	$41,186	$304,443
2031	$26.91	$3,526	$42,306	$335,412

Reserve Study Assumptions

The following 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

Inflation Estimate

An annual inflation multiplier of 2.72% 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 $223,000 on January 1, 2027. 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. Global Solution Partners recommends maintaining reserves at a minimum of 10% +/- threshold of the Fully Funded Balance at the lowest projected expense year throughout the 30-year study period.

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, contractor quotes and invoices 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.

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

This study uses the Cash Flow Method (also known as the pooling method) to develop its reserve funding plan. This approach aims to ensure that reserve contributions are sufficient to cover annual projected expenses. Various funding scenarios were tested against the anticipated schedule of reserve costs until the desired funding goal was met.

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 structural engineering study.

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the Association are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component's useful life, effectively moving the component's 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.

Preventive Maintenance

Preventive maintenance is a critical aspect affecting a community's life cycle costs and structural safety. Global Solution Partners encourages every association to have a preventive maintenance manual prepared in conjunction with a reserve study.

The preventive maintenance manual should outline a proactive multi-year plan for ongoing maintenance, periodic structural inspections, and timely repair and replacement of common area components such as roofs, roads, mechanical equipment, and other portions of the community's common elements. The preventive maintenance plan should incorporate all applicable common elements, not just those addressed in the reserve study.

Keeping Your Reserve Study Current

Global Solution Partners recognizes reserve studies as an essential component of effective property management. Due to the ongoing changes in physical conditions and financial factors over time, the accuracy and relevance of a reserve study naturally diminish. Therefore, reserve studies typically remain useful for only a few years before an update is required.

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 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

The following list includes a sampling of items that are outside the scope of the reserve study. Some assets may require consultation with qualified contractors for further evaluation.

- Engineering analysis or structural stability of the building(s) or site
- 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
- Missing or omitted information not supplied by the client for purposes of reserve study preparation
- 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
- 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 the buildings or site
- 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, walls, or other things
- A pest inspection
- A roof inspection
- An electrical inspection
- A plumbing inspection

Virginia State Regulations

The requirements for community associations in the Commonwealth of Virginia are as follows:

Associations must conduct a reserve study at least once every five years to determine the necessity and amount of reserves required to repair, replace and restore the common elements or capital components. The board of directors must review the study at least annually and make adjustments as the board determines to keep the funding of reserves sufficient. The statutory provisions on reserves also include requirements for the contents of the association budget if reserves are determined to be a necessity (Section 55.1-1965). Resale certificates must include the current reserve study report or a summary thereof, a statement of the status and amount of any reserve or replacement fund and any portion of the fund designated for any specified project by the association (Section 55.1-1991).

Governing Documents

The CCR's (conditions, covenants, and restrictions) governing documents were not provided and therefore not reviewed as part of this study.

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:

- Gazebo building structure

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 typically covered by the operational budget are intentionally excluded from this study. Items considered to be operational are defined as assets that either individually or collectively have a repair or replacement cost under $1,000, and/or are considered part of routine maintenance. The following items have been identified as operational budget items and, therefore, are not included in this study:

- General landscaping
- General community signage
- Community name signage
- Cemetery

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:

- Townhome units and their lots - including rear yard fencing
- Street lights
- 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. This study was overseen by Cheryl Rorrer, RS.

Liability

This study has been performed in compliance with the Community Associations Institute (CAI) national reserve study standards, as well as any applicable state guidelines. Global Solution Partners and the Reserve Specialist overseeing the study shall incur no civil liability for performing the physical or financial portions of this reserve study, which has been performed in accordance with these standards.

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 Townes at Bluestone Property Owners Association, Inc. for the opportunity to be of service in the preparation of this reserve study. Should you have any questions, please don't hesitate to contact us.

Prepared by

Nicole Norris, RS
Project Manager
Global Solution Partners

Community Photos



Gazebo


Gazebo


Example of mailboxes



Example of pet waste stations


Retention pond


Vinyl fencing



Asphalt parking/street



Asphalt street/parking



Example of stormwater drain



Example of sidewalks



Retaining wall



Aluminium fencing

Reserve Item Categories

Site



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum fencing replacement	$3,475.68	8 Yrs	25 Yrs	2035	$4,308.04	Y
Concrete drains and stormwater drainage system repair allowance	$73,524.24	5 Yrs	15 Yrs	2032	$84,082.50	Y
Gazebo refurbishment	$11,140.02	4 Yrs	20 Yrs	2031	$12,402.41	Y
Mailbox pedestal kiosk replacement	$32,325.93	3 Yrs	25 Yrs	2030	$35,036.12	Y
Pet waste stations replacement	$2,506.50	3 Yrs	20 Yrs	2030	$2,716.64	Y
Retaining wall general repairs	$48,367.74	13 Yrs	40 Yrs	2040	$68,560.02	Y
Retention pond maintenance and repair allowance	$12,945.50	3 Yrs	15 Yrs	2030	$14,030.85	Y
Vinyl privacy fencing replacement	$14,174.09	15 Yrs	25 Yrs	2042	$21,199.25	Y

Paving



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Asphalt parking areas mill and overlay	$43,490.25	11 Yrs	25 Yrs	2038	$58,424.77	Y
Asphalt parking areas patch and seal	$6,822.00	1 Yrs	5 Yrs	2028	$7,007.56	Y
Asphalt streets mill and overlay	$194,823.20	11 Yrs	25 Yrs	2038	$261,725.35	Y
Asphalt streets patch and seal	$21,253.44	1 Yrs	5 Yrs	2028	$21,831.53	Y
Concrete curbing replacement allowance (10% every 10 years)	$35,815.50	5 Yrs	10 Yrs	2032	$40,958.69	Y
Concrete sidewalks repair allowance (10% every 10 years)	$53,550.70	5 Yrs	10 Yrs	2032	$61,240.71	Y

Prepared by Global Solution Partners
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	Aluminum fencing replacement	$33.42 lnft	104 lnft	$3,476	8 Yrs	25 Yrs	2035 2060 2085	$4,308 $8,427 $16,483	$479 $337 $659
Site	Concrete drains and stormwater drainage system repair allowance	$3063.51 ea	24 ea	$73,524	5 Yrs	15 Yrs	2032 2047 2062	$84,082 $125,757 $188,086	$14,014 $8,384 $12,539
Site	Gazebo refurbishment	$11140.02 lump sum	1 lump sum	$11,140	4 Yrs	20 Yrs	2031 2051 2071	$12,402 $21,213 $36,283	$2,480 $1,061 $1,814
Site	Mailbox pedestal kiosk replacement	$2486.61 ea	13 ea	$32,326	3 Yrs	25 Yrs	2030 2055 2080	$35,036 $68,532 $134,050	$8,759 $2,741 $5,362
Site	Pet waste stations replacement	$835.50 ea	3 ea	$2,507	3 Yrs	20 Yrs	2030 2050 2070	$2,717 $4,647 $7,948	$679 $232 $397
Site	Retaining wall general repairs	$66.44 sqft	728 sqft	$48,368	13 Yrs	40 Yrs	2040 2080 2120	$68,560 $200,572 $586,775	$4,897 $5,014 $14,669
Site	Retention pond maintenance and repair allowance	$0.85 sqft	15,230 sqft	$12,946	3 Yrs	15 Yrs	2030 2045 2060	$14,031 $20,985 $31,386	$3,508 $1,399 $2,092
Site	Vinyl privacy fencing replacement	$37.50 lnft	378 lnft	$14,174	15 Yrs	25 Yrs	2042 2067 2092	$21,199 $41,466 $81,109	$1,325 $1,659 $3,244
Paving	Asphalt parking areas mill and overlay	$1.53 sqft	28,425 sqft	$43,490	11 Yrs	25 Yrs	2038 2063 2088	$58,425 $114,281 $223,536	$4,869 $4,571 $8,941
Paving	Asphalt parking areas patch and seal	$0.24 sqft	28,425 sqft	$6,822	1 Yrs	5 Yrs	2028 2033 2038	$7,008 $8,014 $9,165	$3,504 $1,603 $1,833
Paving	Asphalt streets mill and overlay	$2.20 sqft	88,556 sqft	$194,823	11 Yrs	25 Yrs	2038 2063 2088	$261,725 $511,942 $1,001,374	$21,810 $20,478 $40,055
Paving	Asphalt streets patch and seal	$0.24 sqft	88,556 sqft	$21,253	1 Yrs	5 Yrs	2028 2033 2038	$21,832 $24,967 $28,552	$10,916 $4,993 $5,710
Paving	Concrete curbing replacement allowance (10% every 10 years)	$31.50 lnft	1,137 lnft	$35,816	5 Yrs	10 Yrs	2032 2042 2052	$40,959 $53,567 $70,056	$6,826 $5,357 $7,006
Paving	Concrete sidewalks repair allowance (10% every 10 years)	$13.54 sqft	3,955 sqft	$53,551	5 Yrs	10 Yrs	2032 2042 2052	$61,241 $80,092 $104,747	$10,207 $8,009 $10,475

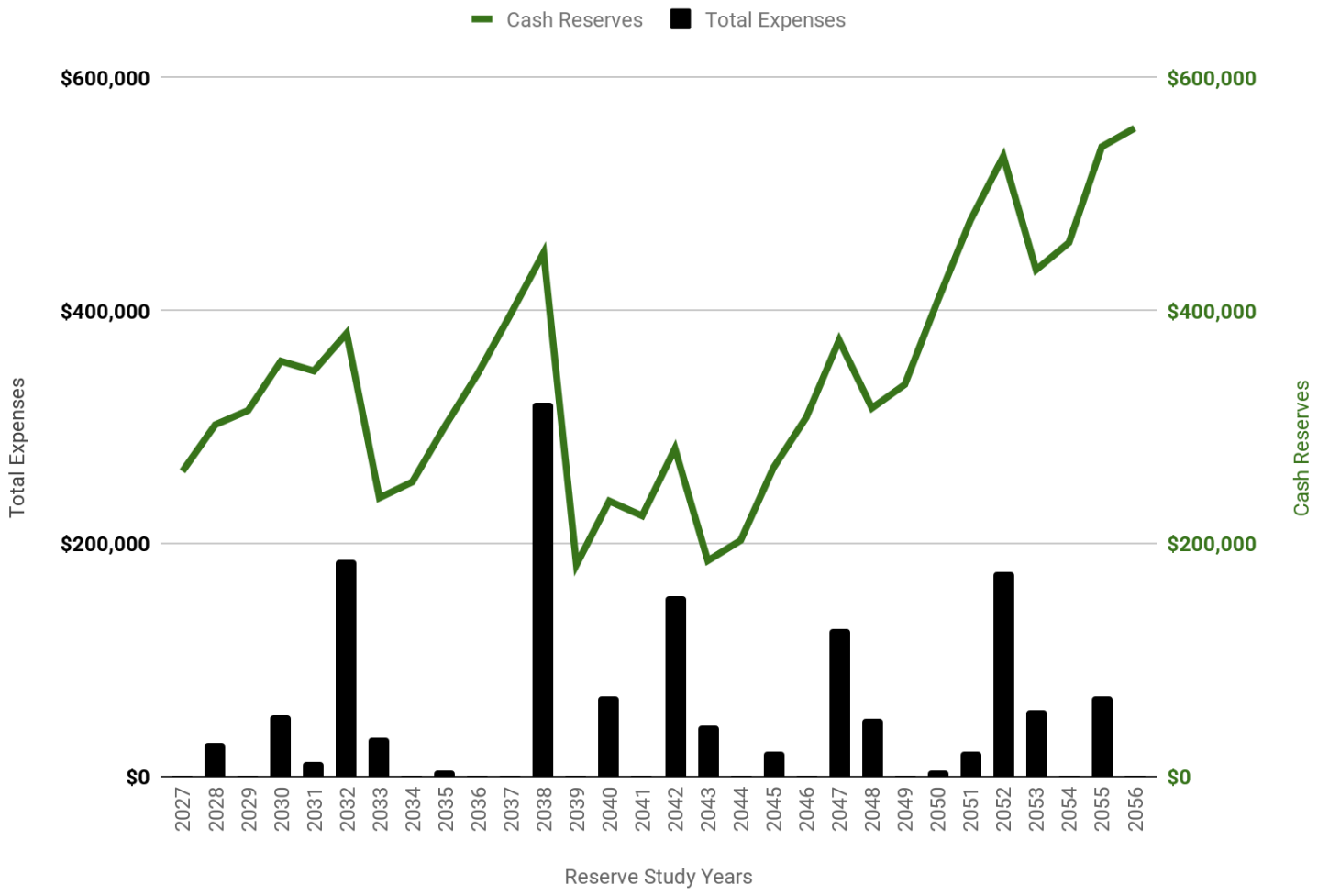
Note for communities using straight line funding: Straight Line Annual Payments do not include earned interest, tax adjustments, or payments made with initial reserves.

Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2027	$38,000	$1,115	$0	$335	$261,781
2028	$39,034	$1,309	$28,839	$393	$272,891
2029	$40,095	$1,364	$0	$409	$313,942
2030	$41,186	$1,570	$51,784	$471	$304,443
2031	$42,306	$1,522	$12,402	$457	$335,412
2032	$43,457	$1,677	$186,282	$503	$193,761
2033	$44,639	$969	$32,980	$291	$206,098
2034	$45,853	$1,030	$0	$309	$252,672
2035	$47,100	$1,263	$4,308	$379	$296,349
2036	$48,381	$1,482	$0	$445	$345,767
2037	$49,697	$1,729	$0	$519	$396,675
2038	$51,049	$1,983	$320,150	$595	$128,962
2039	$52,438	$645	$0	$193	$181,851
2040	$53,864	$909	$68,560	$273	$167,792
2041	$55,329	$839	$0	$252	$223,708
2042	$56,834	$1,119	$154,858	$336	$126,467
2043	$58,380	$632	$43,133	$190	$142,157
2044	$59,968	$711	$0	$213	$202,622
2045	$61,599	$1,013	$20,985	$304	$243,946
2046	$63,275	$1,220	$0	$366	$308,074
2047	$64,996	$1,540	$125,757	$462	$248,391
2048	$66,763	$1,242	$49,327	$373	$266,697
2049	$68,579	$1,333	$0	$400	$336,210
2050	$70,445	$1,681	$4,647	$504	$403,185
2051	$72,361	$2,016	$21,213	$605	$455,744
2052	$74,329	$2,279	$174,803	$684	$356,865
2053	$76,351	$1,784	$56,410	$535	$378,055
2054	$78,428	$1,890	$0	$567	$457,806
2055	$80,561	$2,289	$68,532	$687	$471,437
2056	$82,752	$2,357	$0	$707	$555,839
Totals	**$1,728,049**	**$42,514**	**$1,424,969**	**$12,754**	

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
2027	$24.17	$290.08	$3,166.67	$38,000.00
2028	$24.83	$297.97	$3,252.80	$39,033.60
2029	$25.51	$306.07	$3,341.28	$40,095.31
2030	$26.20	$314.40	$3,432.16	$41,185.91
2031	$26.91	$322.95	$3,525.51	$42,306.16
2032	$27.64	$331.73	$3,621.41	$43,456.89
2033	$28.40	$340.76	$3,719.91	$44,638.92
2034	$29.17	$350.02	$3,821.09	$45,853.10
2035	$29.96	$359.54	$3,925.03	$47,100.30
2036	$30.78	$369.32	$4,031.79	$48,381.43
2037	$31.61	$379.37	$4,141.45	$49,697.40
2038	$32.47	$389.69	$4,254.10	$51,049.17
2039	$33.36	$400.29	$4,369.81	$52,437.71
2040	$34.26	$411.18	$4,488.67	$53,864.02
2041	$35.20	$422.36	$4,610.76	$55,329.12
2042	$36.15	$433.85	$4,736.17	$56,834.07
2043	$37.14	$445.65	$4,865.00	$58,379.96
2044	$38.15	$457.77	$4,997.32	$59,967.89
2045	$39.19	$470.22	$5,133.25	$61,599.02
2046	$40.25	$483.01	$5,272.88	$63,274.51
2047	$41.35	$496.15	$5,416.30	$64,995.58
2048	$42.47	$509.64	$5,563.62	$66,763.46
2049	$43.63	$523.51	$5,714.95	$68,579.42
2050	$44.81	$537.75	$5,870.40	$70,444.78
2051	$46.03	$552.37	$6,030.07	$72,360.88
2052	$47.28	$567.40	$6,194.09	$74,329.10
2053	$48.57	$582.83	$6,362.57	$76,350.85
2054	$49.89	$598.68	$6,535.63	$78,427.59
2055	$51.25	$614.97	$6,713.40	$80,560.82
2056	$52.64	$631.70	$6,896.01	$82,752.08

Annual Expenses

Year	Category	Reserve Item	Cost
2027		No reserve items for this year.	$0
Total for 2027:			**$0**
2028	Paving	Asphalt streets patch and seal	$21,832
2028	Paving	Asphalt parking areas patch and seal	$7,008
Total for 2028:			**$28,839**
2029		No reserve items for this year.	$0
Total for 2029:			**$0**
2030	Site	Mailbox pedestal kiosk replacement	$35,036
2030	Site	Retention pond maintenance and repair allowance	$14,031
2030	Site	Pet waste stations replacement	$2,717
Total for 2030:			**$51,784**
2031	Site	Gazebo refurbishment	$12,402
Total for 2031:			**$12,402**
2032	Site	Concrete drains and stormwater drainage system repair allowance	$84,082
2032	Paving	Concrete curbing replacement allowance (10% every 10 years)	$40,959
2032	Paving	Concrete sidewalks repair allowance (10% every 10 years)	$61,241
Total for 2032:			**$186,282**
2033	Paving	Asphalt streets patch and seal	$24,967
2033	Paving	Asphalt parking areas patch and seal	$8,014
Total for 2033:			**$32,980**
2034		No reserve items for this year.	$0
Total for 2034:			**$0**
2035	Site	Aluminum fencing replacement	$4,308
Total for 2035:			**$4,308**
2036		No reserve items for this year.	$0
Total for 2036:			**$0**
2037		No reserve items for this year.	$0
Total for 2037:			**$0**
2038	Paving	Asphalt streets mill and overlay	$261,725
2038	Paving	Asphalt parking areas mill and overlay	$58,425
Total for 2038:			**$320,150**
2039		No reserve items for this year.	$0

Annual Expenses

Year	Category	Reserve Item	Cost
Total for 2039:			**$0**
2040	Site	Retaining wall general repairs	$68,560
Total for 2040:			**$68,560**
2041		No reserve items for this year.	$0
Total for 2041:			**$0**
2042	Site	Vinyl privacy fencing replacement	$21,199
2042	Paving	Concrete curbing replacement allowance (10% every 10 years)	$53,567
2042	Paving	Concrete sidewalks repair allowance (10% every 10 years)	$80,092
Total for 2042:			**$154,858**
2043	Paving	Asphalt streets patch and seal	$32,652
2043	Paving	Asphalt parking areas patch and seal	$10,481
Total for 2043:			**$43,133**
2044		No reserve items for this year.	$0
Total for 2044:			**$0**
2045	Site	Retention pond maintenance and repair allowance	$20,985
Total for 2045:			**$20,985**
2046		No reserve items for this year.	$0
Total for 2046:			**$0**
2047	Site	Concrete drains and stormwater drainage system repair allowance	$125,757
Total for 2047:			**$125,757**
2048	Paving	Asphalt streets patch and seal	$37,341
2048	Paving	Asphalt parking areas patch and seal	$11,986
Total for 2048:			**$49,327**
2049		No reserve items for this year.	$0
Total for 2049:			**$0**
2050	Site	Pet waste stations replacement	$4,647
Total for 2050:			**$4,647**
2051	Site	Gazebo refurbishment	$21,213
Total for 2051:			**$21,213**
2052	Paving	Concrete curbing replacement allowance (10% every 10 years)	$70,056
2052	Paving	Concrete sidewalks repair allowance (10% every 10 years)	$104,747

Annual Expenses

Year	Category	Reserve Item	Cost
Total for 2052:			**$174,803**
2053	Paving	Asphalt streets patch and seal	$42,703
2053	Paving	Asphalt parking areas patch and seal	$13,707
Total for 2053:			**$56,410**
2054		No reserve items for this year.	$0
Total for 2054:			**$0**
2055	Site	Mailbox pedestal kiosk replacement	$68,532
Total for 2055:			**$68,532**
2056		No reserve items for this year.	$0
Total for 2056:			**$0**

Additional Services for Your Community

Global Solution Partners

Reserve Studies
A comprehensive analysis of your community's reserve fund needs, helping you plan for future repairs and replacements with confidence and clarity.

SIRS (Structural Integrity Reserve Studies)
A Florida State-mandated funding study for the structural elements of buildings three stories or taller. We help you stay compliant while planning for long-term safety.

Insurance Appraisals
A replacement cost analysis that estimates how much it would cost to rebuild or replace a structure for insurance purposes. Unlike market valuations, it focuses solely on the cost approach and the community's insurable assets.

Contractor Solutions (pilot program)
From routine maintenance to large-scale construction, Global Solution Partners sources competitive bids from vetted, high-quality contractors, so you don't have to.

Property Condition Assessment
An evaluation of a property's physical condition to identify existing deficiencies, maintenance needs, and potential future repair or replacement costs. Commonly performed before a property is bought, financed, or leased, the assessment helps buyers, lenders, and investors better understand the property's overall condition and associated risks.

GSP Engineers

Our sister company, GSP Engineers, offers a range of professional engineering services to support your property's longevity and integrity.

Building/Property Structural Inspections & Assessments
If you've spotted cracks, leaning walls, or other signs of movement, we'll assess the condition of visible structural systems and outline next steps, including stamped repair plans if needed.

Property Alterations
Planning to change how a space is used? We are happy to review the proposed changes and certify them for the new loading requirements per the most recent and applicable building codes/provisions.

Project Management
Coordinating multiple repairs or upgrades? We offer engineering oversight to keep your project compliant, on schedule, and done right.

Third Party Structural Review
Need a second opinion? We provide independent structural reviews to ensure safety, compliance, and peace of mind before you move forward.

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