

70 units
Revised 01/02/25

Cost and Funding Recap
2025 Budget

Monthly Fees		Year		Annual Funds	Future Expenses	Net Accumulated Funds
Current Funds						35,312.98
69 units	325	13%	2016	58,288.70	-	93,601.68
69 units	325	15%	2017	45,984.91	46,966.68	92,619.91
70 units	355	21.90%	2018	70,606.91	59,195.04	104,031.78
70 units	355	21.90%	2019	66,598.28	30,881.55	139,748.51
70 units	360	21.59%	2020	66,735.47	24,650.00	181,833.98
70 units	367	21.18%	2021	65,320.04	28,790.13	218,363.89
70 units	395	19.83%	2022	66,191.92	9,601.59	274,954.22
70 units	435	23.70%	2023	85,921.74	49,038.03	311,837.93
70 units	454	21.70%	2024	97,557.41	25,847.04	383,548.30
70 units	454	21.70%	2025	90,039.87	128,015.38	345,572.79
			2026	92,380.82	32,008.49	405,945.12
			2027	94,025.24	61,481.64	438,488.72
			2028	95,841.85	50,850.24	483,480.33
			2029	94,914.61	142,029.62	436,365.32
			2030	96,209.91	51,738.48	480,836.75
			2031	96,924.31	82,397.17	495,363.89
			2032	98,717.39	59,100.42	534,980.86
			2033	94,137.21	251,389.68	377,728.39
			2034	93,094.53	138,893.67	331,929.25
			2035	91,520.43	145,565.11	277,884.57
			2036	93,595.49	22,352.64	349,127.42
			2037	82,605.60	31,014.41	400,718.61
			2038	82,605.60	45,542.72	437,781.49
			2039	86,541.41	7,723.75	516,599.15
			2040	86,620.52	11,298.82	591,920.85
			2041	86,701.22	1,324.92	677,297.15
			2042	82,605.60	498,576.06	261,326.69
			2043	82,605.60	10,000.00	333,932.29
			2044	82,605.60		416,537.89

2,427,498.19

2,046,273.28

The Magnolias Barnes Mill
Summary of Project Cost from 2017-2044

Revised 6/27/24

Item #	Category	Amount
1	Asphalt	560,304.29
2	Concrete Pavement	176,414.17
3	Clubhouse Furnishings	22,378.00
4	Pool Equipment/-resurfacing and tile etc	214,038.17
5	Fitness Equipment	24,757.87
6	Site & Amenity- area drainage	29,623.25
7	Wood Rot repairs	6,715.00
8	Clubhouse removal of Juniper (replaced with new plants)	1,895.50
9	Irrigation Upgrade	12,650.00
10	Directional Signs	2,219.60
11	Wood Fence/ Wood Timber Retaining walls	66,433.67
12	Sanitary & Domestic Water Service/Site Storm Drain System	59,844.28
13	Roof Replacement and Punch Out	537,910.65
14	Gutter Replacement	69,150.00
15	Aluminum Fence at Pool	20,000.00
16	Mailbox Replacement	12,464.00
17	Storm Damage	12,967.36
18	Misc Clubhouse Replacements	11,849.54
19	Kitchen and Bathroom Upgrades	18,305.39
20	HVAC Clubhouse	24,190.68
21	Reserve Taxes	55,921.96
22	Landscape Improvement for Community	21,239.90
23	Major Water Repair/Leaks on main lines	15,000.00
24	Large Tree Removal	70,000.00
TOTALS: 2017-2044		2,046,273.28

The Magnolias at Barnes Mill

Revised 6/27/24

Items Project Costs by Year

Cost Paid from Reserve Acct

2017

1 Asphalt Pavement Resealing	13,788.00	items completed
2 Concrete Pavement Service Drives- Repairs 10 yr warranty	13,553.40	items completed
3 Clubhouse Furnishings (clean)/Rugs Replace/Curtains	4,839.00	items completed
3 and interior painting of the Clubhouse	2,905.00	items completed
4 Pool Filtration Pump Replaced 3-5 years	775.00	items completed
5 Fitness Equipment- Replace treadmill	1,546.53	items completed
6 Site & Amenity Area Drainage- Maint (received quote)	970.00	items completed
7 Wood Rot repairs/Maint	1,550.00	items completed
17 Repairs on Suite 45	6,467.36	items completed
19 Refrigerator - Clubhouse	572.39	items completed
(confirmed by Asphalt Co this will last at least 10-15 years Will not have to have resurface until at 2027		

Gutter Repairs- Not Used moved to 2018 \$1000 0.00

2017 Total 46,966.68

2018

4 DC Pool (Surfacing and Tiling)	19,610.00	items completed
4 DC Pool (Deck Replacement)	10,800.00	items completed
6 Unlimited Landscape (Dry Creek bed)	6,440.00	items completed
7 Wood Rot repairs/Maint	5,165.00	items completed
8 Unlimited Clubhouse removal of Juniper etc, replace with new plants	1,895.50	items completed
9 Crabapple Irrigation repairs/replacement	12,650.00	items completed
14 Gutter repairs / Replacement	600.00	items completed
18 Flood Lights at Clubhouse	2,034.54	items completed
Fitness Equipment- Replace Elliptical (moved to following year)	0.00	
Screens for Clubhouse/blinds for fitness room	0.00	

2018 Total 59,195.04

2019

1 Briteline Asphalt- Crackseal	2,447.28	Items completed
2 Concrete Solutions - Service Drive repairs/handicap ramp, curb	12,427.00	Items completed
4 Pool Furniture	6,305.68	Items completed
5 Fitness Equipment-recumbent Cross Trainer	794.99	Items completed
10 Farmers Signage- Directional signs	606.60	Items completed
12 Sink hole by suite 16 and sewer drain by 15	1,800.00	item completed
17 Tree Removal storm damage	6,500.00	item completed
Site & Amenity Area Drainage- Maint \$ 1,590	0.00	Moved to 2020
Water Heater -Replacement \$1,366	0.00	Moved to 2020
Gutter replacement added to 2020 \$ 3,090	0.00	moved to 2020
Screens for Clubhouse/blinds for fitness room	0.00	Moved to 2020

2019 Total 30,881.55

2020

1 Brite Line Asphalt repairs on Sewer line drain	6,925.00	items completed
6 Site & Amenity Area Drainage- Maint (\$1590)	550.00	bal moved to 2021
11 Wood Fence (Replaced 2020)	12,600.00	items completed
13 Roof Punch Out- ste 1,2,3,4,5,6,8,9,10,11,12,15,16,17,18,19,20,21,25	4,235.00	items completed
21 Tax return for the Reserve account	340.00	items completed
Water Heater -Replacement (researched by Dar 2019)	0.00	moved to 2021
Fitness Center Equip-Replace as needed(\$2000)	0.00	moved to 2021
Screens for Clubhouse/blinds for fitness room(\$600)	0.00	moved to 2021
Aluminum Fence at Pool	0.00	moved to 2022
26,27,28,29,30,57,58,59,60,63,64,65,66,67,68,7(total 35)		
Gutter replacement(\$2000)	0.00	accumulative

2020 Total 24,650.00

2021

2 Concrete Pavement \$17,389	0.00	moved to 2022
5 Fitness Equipment - Threadmill	2,499.23	Items completed
6 Site & Amenity Area Drainage- Maint		moved to 2022
13 Roof Punch-out,13,14,22,23,24,31,32,33,34,35,36,37,38,39,40,41	4,356.00	Items completed
14 Gutter Replacement		moved to 2022
18 Water Heater -Replacement (researched by Dar 2019)		moved to 2022
18 Screens for Clubhouse/blinds for fitness room		moved to 2022
18 Attic Exhaust Fan- Replace (researched)		moved to 2022

18 Clubhouse Sport Flooring- Replace		moved to 2022
19 Garbage Disposal	295.00	item completed
21 Tax return for the Reserve account	400.00	Items completed
22 Landscape Improvement for the community	21,239.90	Items completed
42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,61,62,69,70,clubhse (total 37)		
2021 Total	28,790.13	
2022		
1 storm drain repair and asphalt	9,167.59	item completed
19 Dishwasher for Clubhouse	434.00	item completed
2022 Total	9,601.59	
2023		
1 Brite Line Asphalt- crack seal	5,513.75	Completed 3- 2023
2 Concrete Solutions - crack chasing /curb repairs	13,730.00	Completed 10-15-2023
4 Pool Cover (Confirmed with DC Pool will need to be replaced)	0.00	Moved to 2024
4 Pool Repairs	2,000.00	completed 1/2/23
4 Pool Chlorination Equip- Repair/replace	0.00	Moved to 2024
4 Pool Filtration Equip Repair/replace as needed	0.00	Moved to 2024
4 Acid wash pool	0.00	Moved to 2024
4 Concrete Solutions - Pool Decking	16,490.00	Completed 10-15-2023
6 Site & Amentiy Area Drainage- Maint	0.00	Moved to 2024
12 Replace Hydrant by Suite 11	5,500.00	Completed 1-11-23
12 Hydrants Repairs	1,904.28	Completed 6-2023
12 Leak Detection Service	1,950.00	Completed 1-11-23
12 Leak Detection Service	1,950.00	Completed 5-2023
14 Gutter Replacement	0.00	Moved to 2024
18 Water Heater -Replacement (researched by Dar 2019)	0.00	Moved to 2024
18 Screens for Clubhouse/blinds for fitness room	0.00	Moved to 2024
18 Attic Exhaust Fan- Replace (researched)	0.00	Moved to 2024
18 Ceiling Fans Replacement- Clubhouse	0.00	Moved to 2024
18 Clubhouse Sport Flooring- Replace (should last 7-10 years)		Moved to 2024
2023 Total	49,038.03	
2024		
1 Brite Line Asphalt- Seal Coat	17,954.75	Contract 2023
4 Pool Filtration Equip Repair/replace as needed	1,305.00	Contract 2024
org estimated cost was \$4,686.31 (adj 3381.31 moved to 2027)		
4 Pool Cover (Confirmed with DC Pool will need to be replaced)	5,420.00	Contract 2024
Org estimated cost was 9575.96 (adj \$4,155.96)		
21 Reserve Taxes	1,167.29	Tax return 2023
2024 Total	25,847.04	
2025		
2 Service replacement behind Suite 34-35	9,143.00	Contract 2025
3 Clubhouse Furnishings/Rugs- Replace/upgrade	10,134.00	accumulative
3 Clubhouse Floor Refinishing	4,500.00	Quote 2024
4 Pool Chlorination Equip- Repair/replace Quote 2024	1,136.02	accumulative
4 Acid wash pool Quote 2024	2,916.11	accumulative
6 Site & Amentiy Area Drainage- Maint	9,338.25	accumulative
10 Entry Monument Signs- Replacement (All Signage)	1,613.00	
12 Site Storm Drain System Major Repairs as needed	23,370.00	accumulative
13 Roof Punch Out- ste 1,2,3,4,5,6,8,9,10,11,12,15,16,17,18,19,20,21,25 26,27,28,29,30,57,58,59,60,63,64,65,66,67,68,7(total 35)	4,235.00	Quote 2024
14 Gutter Replacement	22,655.00	accumulative
15 Aluminum Fence at Pool use \$ 5K which was for wood Fence	20,000.00	accumulative
18 Water Heater -Replacement (researched by Dar 2019)	1,500.00	accumulative
18 Screens for Clubhouse/blinds for fitness room	600.00	accumulative
18 Attic Exhaust Fan- Replace (researched)	580.00	accumulative
18 Ceiling Fans Replacement- Clubhouse	1,500.00	accumulative
18 Clubhouse Sport Flooring- Replace	1,000.00	accumulative
21 Reserve Taxes paid	3,795.00	based on calculations
24 large Tee Removal	10,000.00	Finance Committee
2025 Total	128,015.38	
2026		

5 Fitness Center Equipment- Replace as needed	4,202.18	Quote 2022
13 Roof Punch-out,13,14,22,23,24,31,32,33,34,35,36,37,38,39,40,41	4,356.00	Quote 2023
42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,61,62,69,70,clbhse (total 37)		
14 Gutter Replacement	1,305.00	Quote 2022
18 Int/ext. Elect/Lighting-Clbhse Repair/Upgrade	2,688.00	
19 Kitchen- Upgrade-Finishes/Fixtures/Appl/Flooring	8,000.00	
19 Restroom Upgrades Finishs/Fixtures/Acc/Flooring	8,063.00	
19 Toilet Exhaust Fans- Replace (reseached)	941.00	
21 Reserve Taxes paid	2,453.31	based on calculations
2026 Total	32,008.49	
2027		
2 Concrete Pavement	50,000.00	Quote 2023
4 Pool Filtration equip bal from 2024	3,914.29	accumulative
5 Fitness Center Equip-Replace as needed	2,941.53	Quote 2022
14 Gutter Replacement	1,400.00	Quote 2022
21 Reserve Taxes paid	3,225.82	based on calculations
2027 Total	61,481.64	
2028		
1 Crackseal every 5 years	7,378.64	Quote2024
5 Fitness Center Equip-Replace as needed	2,517.21	Quote 2022
11 Wood Timber Retaining Wall (replace with concrete block)	25,740.91	Quote 2022
14 Gutter Replacement	1,445.00	Quote 2022
21 Reserve Taxes paid	3,768.48	based on calculations
24 large Tee Removal	10,000.00	Finance Committee
2028 Total	50,850.24	
2029		
4 Pool Resurface Quote 2024	61,427.15	based on calculations
4 Pool Coping- Replace Quote 2024	23,869.99	based on calculations
4 Pool Tile- Replace quote 2024	19,372.36	based on calculations
5 Fitness Center Equip-Replace as needed	1,621.52	Quote 2022
6 Site & Amentiy Area Drainage- Maint	2,195.00	Quote 2022
13 Replace Roof Shingles Bldg ,25,26,	24,636.89	Revised based on Quote 2024 plus 3%
14 Gutter Replacement	4,538.75	Quote 2022
21 Reserve Taxes paid	4,367.96	based on calculations
2029 Total	142,029.62	
2030		
1 Brite Line Asphalt Overlay		Moved to 2028
11 Wooden Fence Replacement	28,092.76	Quote 2022
14 Gutter Replacement	4,583.75	Quote 2022
21 Reserve Taxes paid	4,061.97	based on calculations
23 Major water repairs/leak on mainlines	15,000.00	
Pool Cover - Replacement (move 2038)	-	
2030 Total	51,738.48	
2031		
1 Sealcost every 7 years	26,997.31	Quote 2024
5 Fitness Center Equipment -Replace as needed	8,044.74	Quote 2022
5 Fitness Center Equipment -Replace as needed	589.95	Quote 2022
6 Site & Amentiy Area Drainage- Maint	2,330.00	Quote 2022
12 Sanitary& Domestic Water Service	23,370.00	Quote 2022
14 Gutter Replacement	4,628.75	
16 Mailboxes (postal service will repair locks replace keys only)		moved to 2037
18 Hot Water Heater	1,947.00	
21 Reserve Taxes paid	4,489.42	based on calculations
24 large Tee Removal	10,000.00	Finance Committee
Site Storm Drain System Major Repairs moved 2022	0.00	
2031 Total	82,397.17	
2032		
1 Asphalt Pavement- Sealcoat(s/b done 5 yrs after resurfacing)		moved to 2035
4 Pool Filtration Equip Repair/Replace as Needed Quote 2024	24,525.24	based on calculations
4 Pool Chlorination Equip- Repair/Replace as needed Quote 2024	5,659.32	based on calculations
20 HVAC- System- Replace	24,190.68	Quote 2024
21 Reserve Taxes paid	4,725.18	based on calculations
If Asphalt Overlay is done in 2030		
2032 Total	59,100.42	

2033

1 Crackseal	9,874.29	Quote 2024
6 Site & Amentiy Area Drainage- Maint	2,475.00	
13 Replace Roof Shingles Bldgs 10,20,21,27-30,68	121,147.67	Revised based on Quote 2024 plus 3%
13 Replace Roof Shingles Bldgs 11,12,15,59,60,65,66	112,575.83	Revised based on Quote 2024 plus 3%
21 Reserve Taxes paid	5,316.89	based on calculations
2033 Total	251,389.68	

2034

4 Pool Furniture- Replace		moved to 2036
13 Replace Roof Shingles Bldgs- 8,9,16-19,57,63	125,088.24	Revised based on Quote 2024 plus 3%
21 Reserve Taxes paid	3,805.43	based on calculations
24 large Tee Removal	10,000.00	Finance Committee
2034 Total	138,893.67	

2035

13 Replace Roof Shingles Bldgs- 1-6,58,64,67	137,280.01	Revised based on Quote 2024 plus 3%
14 Gutter Replacement	4,823.75	
21 Reserve Taxes paid	3,461.35	based on calculations
2035 Total	145,565.11	

2036

4 Pool Furniture- Replace	8,512.00	
6 Site & Amentiy Area Drainage- Maint	2,625.00	Quote 2022
14 Gutter Replacement	8,273.75	Quote 2022
21 Reserve Taxes paid	2,941.89	based on calculations
2036 Total	22,352.64	

2037

14 Gutter Replacement	4,923.75	Quote 2022
16 Mailboxes (postal service will repair locks replace keys only)	12,464.00	
21 Reserve Taxes paid	3,626.66	based on calculations
24 large Tee Removal	10,000.00	Finance Committee
2037 Total	31,014.41	

2038

1 Sealcoat every 7 years	40,593.97	Quote 2024
14 Gutter Replacement	4,948.75	Quote 2022
Total	45,542.72	

2039

6 Site & Amentiy Area Drainage- Maint	2,700.00	
14 Gutter Replacement	5,023.75	
Total	7,723.75	

2040

21 Reserve Taxes paid	1,298.82	based on calculations
24 large Tee Removal	10,000.00	Finance Committee
Total	11,298.82	

2041

21 Reserve Taxes paid	1,324.92	based on calculations
Total	1,324.92	

2042

21 Reserve Taxes paid	1,351.55	based on calculations
1 Brite Line Asphalt Overlay	497,224.51	Quote 2024
Total	498,576.06	

2043

24 large Tee Removal	10,000.00	Finance Committee
Total	10,000.00	

2044

Total	
TOTALS: 2017-2044	2,046,273.28