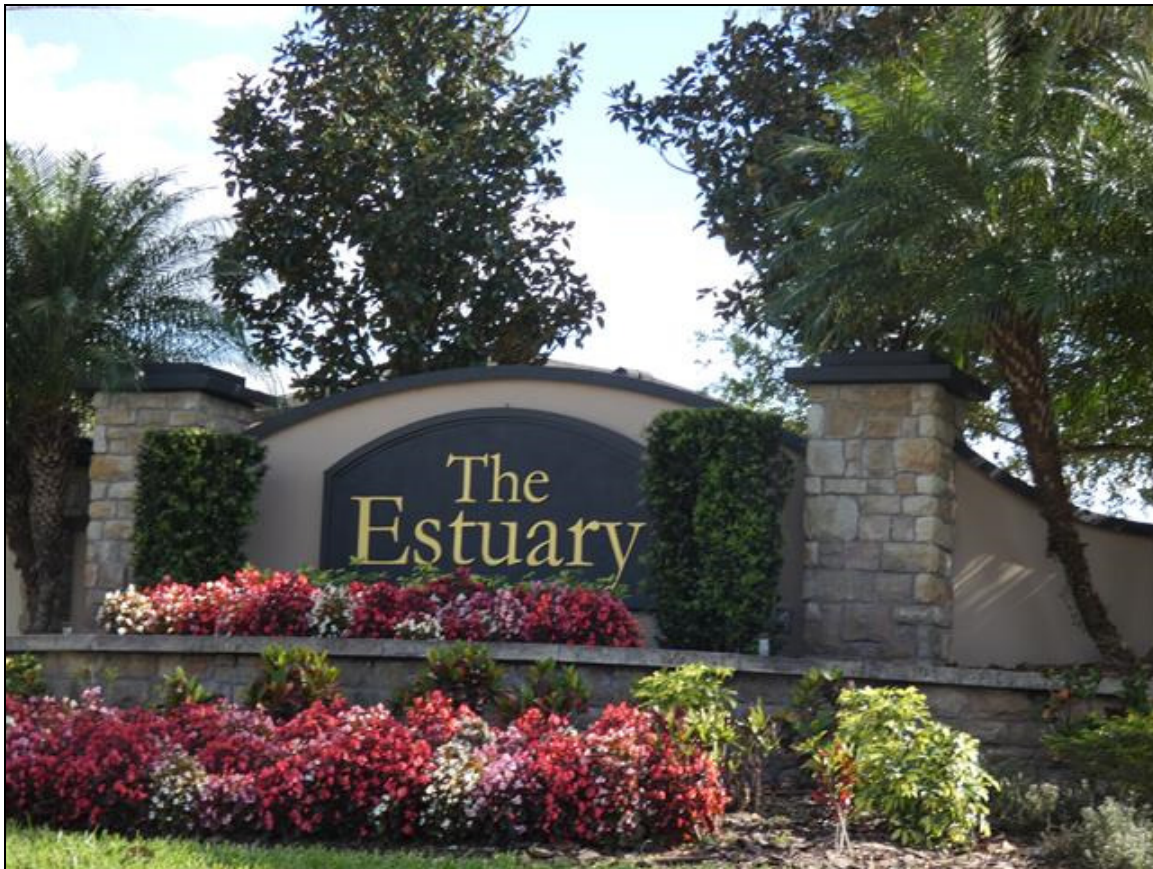




Florida Reserve Study and Appraisal, Inc.
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Reserve Study
for
The Estuary HOA

April 15, 2023



For Budget Period January 1, 2024- December 31, 2024

Reserve Study

for

The Estuary HOA

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April 15, 2023

The Estuary HOA
Estuary Preserve Drive
Riverview, FL 33569

Board of Directors,

We are pleased to present to The Estuary HOA the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call, we would be pleased to answer any questions you may have.

Project Description

The Estuary HOA is a single family residential development comprised of 262 lots. In total, there are five platted phases. The community was platted in 2012 and the first homes were built later that year. Construction in the community finished in 2015. The subdivision encompasses a total site size of 71.212 acres in Riverview, Hillsborough County, Florida.

Date of Physical Inspection

The subject property was physically inspected on March 22, 2023 by Paul Gallizzi and Steven Swartz.

Study Start and Study End

This Reserve Study encompasses the 2024 calendar year plus 30 years. The Study Start Date is January 1, 2024 and the study ends on December 31, 2054.

Governing Documents

A review was made of aerials and subdivision plats for the subject property.

Depth of Study

Reserve Study Update with Field Inspection. A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, 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 provided by for the The Estuary HOA funding study. For the purpose of this report, an annual operating budget was not considered, as this report focuses only on reserve items.

<i>Fiscal Calendar Year Begins</i>	<i>January 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>January 1, 2024</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Dues Paying Members</i>	<i>262</i>
<i>Reserve Balance as of January 1, 2024¹</i>	<i>\$276,926</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Interest Earned</i>	<i>1.00%</i>
<i>Tax Rate on Reserve Interest</i>	<i>30.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Dues Change Period</i>	<i>1 Year</i>

¹ See "Financial Condition of Association" in this report.

Life Expectancy

The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the association.

Reserve Study Assumptions

- 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 throughout the year, as services are provided.

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. Also, some reserve items may have the phrase “allowance” after it. These reserve items are something that would not be fully replaced at one time, but a small portion may have to be replaced periodically.

Inflation Estimate

Inflation has been estimated at 2.50 percent over the 30-year window of the study.

Initial Reserves

As of January 31, 2023, there was \$251,362 set aside for reserves. The projected reserve balance on January 1, 2024 will be \$276,926. These numbers were obtained from the association on the January 2023 balance sheet and the 2023 budget. January 1, 2024 starts the next fiscal year. December 31, 2024 marks the end of the fiscal year.

Financial Condition of Association

The pooled method with inflation reserve projections estimate \$12.37 per member per month in 2024 and \$38,900 in total funding. The pooled method without inflation reserve projections estimate \$10.08 per member per month in 2024 and \$31,700 in total funding.

At the current time, the association is considered to be 108 percent funded. This represents a very well-funded status. The higher the percent funded, the more likely an association is to avoid a special assessment.

The following are general measures to the health of an association based on the percent funding model:

0- 30% funded:	poorly funded
30-70% funded:	fairly funded
70-100% funded:	well funded
100+% funded:	very well funded

Special Assessments

No reserve items will likely require special assessments if the funding schedule is followed. However, funding less than the suggested amounts will likely result in special assessments or for the replacement of an item to be delayed.

Reserve Funding Goal

The reserve fund is set to be as close to Fully Funded as possible on an annual basis. The pooled method without inflation, also shown in the report, utilizes baseline funding, where reserves are set to keep a balance above \$0.

Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. This approach is pragmatic, and allows human judgment and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using Marshall Swift cost data, historical costs, and our in-house database of costs. When possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

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 on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Summary of Findings

We have estimated future projected expenses for The Estuary HOA based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "The Estuary HOA Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years 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 attached funding study, it is our professional opinion that owner monthly fees as shown will realize this goal. The Estuary HOA represents and warrants that the information provided to us, including but not limited to that information contained in the attached reserve study information summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular reserve item (as listed in the reserve study) is unknown, The Estuary HOA shall provide to us their best-estimated age of that item. If The Estuary HOA is unable to provide an estimate of a reserve item's age, we shall make our own estimate of age of the reserve item. The reserve study is created for the association's use, and is a reflection of information provided to us. This

information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on-site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

Percent Funded

Many reserve studies use the concept of "percent funded" to measure the reserve account balance against a theoretically perfect value. Percent funded is often used as a measure of the "financial health" of an association. The assumption is, the higher the percentage, the greater the "financial health". We believe the basic premise of "fully funded" is sound, but we also believe that the validity of the fully funded value must be used with caution.

Associations often wonder what level of percent funded is enough? To answer the question, some understanding of percent funded is required. Fully funded is the sum of the depreciation of all the components by year. To get the percent funded, divide the year end reserve balance by the fully funded value and multiply by 100 to get a percentage. The concept of fully funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "percent funded" be used with caution.

Keeping Your Reserve Study Current

We believe that reserve 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, and certainly not more than five years. This reserve study should be updated:

- At least once every few years
- At changes in the number of assessment paying owners
- 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 site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.

- Invasions by pests, termites and any or all other destroying organisms, insects, 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 are also excluded from this study.
- Missing or omitted information supplied by the The Estuary HOA for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Stormwater Drainage Notes

The Estuary HOA has an overall land area of 71.21 acres comprising 262 home sites. The drainage for the association is comprised of 4 retention ponds consisting of 3.93 acres.

The ponds have been constructed to engineering standards that include proper slopes and shore line stabilization which includes erosion protection and approved backfill materials such as soils with a high clay content covered within 2 inches of sand.

The entire residential area including all roads and open areas have a complete drainage system. Overall, there are 4 drainage control structures, 8 mitered end section outlet structures, 41 curb inlets, and 19 manholes. In addition, there is 9,850 feet of reinforced concrete piping ranging in size from a 15 inch diameter to a 54 inch diameter.

Estuary Storm Water Pipes

Diameter	Length	Cost/LF	Amount
15"	644'	63.00	\$ 40,572
18"	4831'	75.00	\$362,325
24"	1243'	99.00	\$123,057
30"	2162'	123.00	\$265,926
36"	334'	147.00	\$ 49,098
48"	439'	195.00	\$ 86,505
54"	197'	219.00	\$ 43,143

Control Structures	4@5000 = \$ 20,000
Manholes	19@3250 = \$ 61,750
Mitered End Sections	8@2000 = \$ 16,000
Curb Inlets	41@4000 = \$164,000

Grand Total \$1,231,476

In general, the drainage system including drainage structures and drainage pipes have a long lifespan. These improvements, however, may encounter problems from natural causes such as settlement or tree roots and man-made causes such as excavations or poor original design or poor construction. It has therefore been deemed necessary to set up a reserve for repair and replacement of the HOA owned drainage improvements.

For the purpose of this reserve study, it is our opinion that two percent of the original system cost should be set aside for reserves over a 5-year period, which would result in a yearly reserve of \$24,600. These reserves can also be used for deferred maintenance of the storm drainage system, as some minor problems may occur at various times. The amounts shown in this reserve study should be analyzed and adjusted in future reserve studies based upon actual HOA expenditures for such items.

Statement of Qualifications

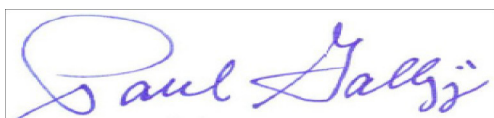
Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 300,000 apartment, villa, townhome, and condominium units. We have prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. We both hold engineering degrees from fully accredited universities. Paul Gallizzi is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465. Steven Swartz is a designated Reserve Specialist, RS No.214, from the Community Associations Institute as well as a State Certified General Real Estate Appraiser License Number RZ 3479.

Conflict of Interest

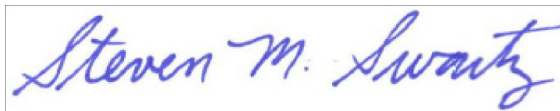
As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank The Estuary HOA for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:

A handwritten signature in blue ink that reads "Paul Gallizzi". The signature is enclosed in a thin black rectangular border.

Paul Gallizzi

A handwritten signature in blue ink that reads "Steven M. Swartz". The signature is enclosed in a thin black rectangular border.

Steven M. Swartz, RS

Enclosures:

3 Pages of Photographs Attached



Vinyl Fencing Solid



Vinyl Fencing Slotted



Retaining Walls



Park Bench



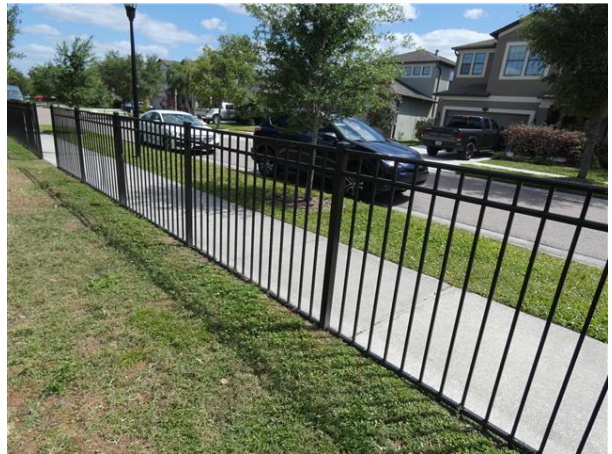
Picnic Tables



Playground Playstructure



Swingset



Aluminum Fencing



Irrigation Controller



Pressure Tank



Well



Aerator



Stormwater Drainage Control Structure



Stormwater Drainage Mitered End Section



Pond



Pond



Pond

The Estuary HOA Reserve Study Expense Item Summary

Category	Reserve Item Name	Unit Cost	No. of Units	Units	Current Cost	First Replacement Cost	Remaining Life	Estimated Life When New
Walls and Fencing	Vinyl Fencing Solid	42.00	7177	lf	\$301,434	\$385,861	10	20
Walls and Fencing	Vinyl Fencing Slotted	35.00	530	lf	\$18,550	\$23,746	10	20
Walls and Fencing	Retaining Walls Masonry	25.00	2484	sf	\$62,100	\$101,758	20	30
Park Area	Park Benches Group 1	1,000.00	4	ea	\$4,000	\$5,120	10	20
Park Area	Park Benches Group 2	1,000.00	2	ea	\$2,000	\$2,897	15	20
Park Area	Picnic Tables	1,500.00	1	ea	\$1,500	\$2,172	15	20
Park Area	Playground Playstructure	35,000.00	1	ea	\$35,000	\$39,599	5	15
Park Area	Swingset	6,000.00	1	ea	\$6,000	\$9,832	20	25
Park Area	Aluminum Fencing 4'	40.00	108	lf	\$4,320	\$7,623	23	25
Irrigation	Irrigation Controllers	3,500.00	3	ea	\$10,500	\$11,307	3	12
Irrigation	Irrigation Zones	2,400.00	23	ea	\$55,200	\$90,452	20	30
Irrigation	Irrigation Valves	125.00	23	ea	\$2,875	\$3,096	3	12
Irrigation	Well Pump	9,000.00	1	ea	\$9,000	\$11,240	9	10
Irrigation	Holding Tank	1,600.00	1	ea	\$1,600	\$1,640	1	10
Grounds	Entry Monument Refurbishment	7,000.00	1	ea	\$7,000	\$8,961	10	20
Grounds	Aerators	4,000.00	2	ea	\$8,000	\$9,509	7	10
Grounds	Stormwater Drainage Repairs	24,600.00	1	total	\$24,600	\$27,154	4	5
Grounds	Pond Banks Erosion Control	11,500.00	1	total	\$11,500	\$12,082	2	5

Annual Reserve Funding Projections

The first funding projection provided will be the 30 year pooled “cash flow” method. To calculate the annual contribution amount using this method, a 30 year cash flow analysis is performed to determine that there will be adequate reserve funds on deposit as the reserve components of the property age and are repaired and/or replaced. This analysis takes the total beginning year reserve balance along with the projected annual reserve expenditures over a thirty year period, and through pooling of all of the reserve funds and creating one general reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and adequate reserve account balance over the next 30 years. It is advisable that this plan be considered because it makes reserve contributions fairly level over time. This plan is fully funded and uses inflation.

Similar to the pooled "cash flow" method, is the pooled method that does not use inflation. The state of Florida allows the use of inflation, but does not mandate that it be used. Associations can choose to fund reserves in present dollars, or they can choose to incorporate inflation into the reserve funding schedule. The reserve study funding amounts must be shown to produce a reserve balance at the end of the year above \$0. At a minimum, the pooled method with present dollars has to be shown. This is essentially a minimum funding amount for the pooled method. However, the use of inflation can be used to show a more real world approach. It should be noted that the use of ballooning payments is prohibited, where a large increase is used from one year to the next or when proper funding is pushed well into the future to fund an inadequate current amount. The pooled method without inflation is on later pages.

Pooled Method with Inflation Summary

Year	Annual Reserves	Annual Interest	Annual Income Tax	Annual Expenses	Year-End Balance	% Funded
2024	\$38,900	\$2,964	\$889	\$1,640	\$316,261	106.2%
2025	\$39,873	\$3,362	\$1,009	\$12,082	\$346,404	102.2%
2026	\$40,869	\$3,668	\$1,101	\$14,403	\$375,438	101.2%
2027	\$41,891	\$3,964	\$1,189	\$27,154	\$392,950	97.6%
2028	\$42,938	\$4,144	\$1,243	\$39,599	\$399,190	94.4%
2029	\$44,012	\$4,212	\$1,264	\$0	\$446,150	103.3%
2030	\$45,112	\$4,687	\$1,406	\$23,179	\$471,364	97.7%
2031	\$46,240	\$4,945	\$1,483	\$0	\$521,065	101.8%
2032	\$47,396	\$5,448	\$1,634	\$41,962	\$530,312	93.6%
2033	\$48,581	\$5,546	\$1,664	\$423,688	\$159,088	27.4%
2034	\$49,795	\$1,840	\$552	\$2,099	\$208,072	101.6%
2035	\$51,040	\$2,336	\$701	\$15,466	\$245,281	97.0%
2036	\$52,316	\$2,714	\$814	\$0	\$299,497	103.4%
2037	\$53,624	\$3,263	\$979	\$34,759	\$320,646	93.1%
2038	\$54,965	\$3,481	\$1,044	\$24,440	\$353,608	96.6%
2039	\$56,339	\$3,818	\$1,145	\$0	\$412,619	103.2%
2040	\$57,747	\$4,415	\$1,324	\$29,672	\$443,785	96.3%
2041	\$59,191	\$4,734	\$1,420	\$0	\$506,290	102.4%
2042	\$60,671	\$5,366	\$1,610	\$53,715	\$517,002	92.2%
2043	\$62,187	\$5,481	\$1,644	\$259,393	\$323,633	56.3%
2044	\$63,742	\$3,555	\$1,067	\$2,687	\$387,177	102.1%
2045	\$65,336	\$4,198	\$1,260	\$19,798	\$435,653	98.1%
2046	\$66,969	\$4,691	\$1,407	\$7,623	\$498,283	100.9%
2047	\$68,643	\$5,326	\$1,598	\$44,495	\$526,160	94.1%
2048	\$70,359	\$5,613	\$1,684	\$0	\$600,449	101.8%
2049	\$72,118	\$6,365	\$1,910	\$0	\$677,023	101.3%
2050	\$73,921	\$7,140	\$2,142	\$64,034	\$691,908	92.2%
2051	\$75,769	\$7,298	\$2,189	\$0	\$772,786	100.3%
2052	\$77,664	\$8,116	\$2,435	\$68,759	\$787,372	91.7%
2053	\$79,605	\$8,272	\$2,482	\$694,261	\$178,506	20.3%
2054	\$81,595	\$2,193	\$658	\$3,440	\$258,197	98.3%
Totals	\$1,789,411	\$143,156	\$42,947	\$1,908,349		

Pooling Method with Inflation

Category	Reserve Items	Remaining Life	Estimated Life	Present Cost of Replacement	2024	2025	2026	2027	2028
Walls and Fencing	Vinyl Fencing Solid	10	20	\$301,434					
Walls and Fencing	Vinyl Fencing Slotted	10	20	\$18,550					
Walls and Fencing	Retaining Walls Masonry	20	30	\$62,100					
Park Area	Park Benches Group 1	10	20	\$4,000					
Park Area	Park Benches Group 2	15	20	\$2,000					
Park Area	Picnic Tables	15	20	\$1,500					
Park Area	Playground Playstucture	5	15	\$35,000					39599
Park Area	Swingset	20	25	\$6,000					
Park Area	Aluminum Fencing 4'	23	25	\$4,320					
Irrigation	Irrigation Controllers	3	12	\$10,500			11307		
Irrigation	Irrigation Zones	20	30	\$55,200					
Irrigation	Irrigation Valves	3	12	\$2,875			3096		
Irrigation	Well Pump	9	10	\$9,000					
Irrigation	Holding Tank	1	10	\$1,600	1640				
Grounds	Entry Monument Refurbishment	10	20	\$7,000					
Grounds	Aerators	7	10	\$8,000					
Grounds	Stormwater Drainage Repairs	4	5	\$24,600				27154	
Grounds	Pond Banks Erosion Control	2	5	\$11,500		12082			
Total Expenses All Years :					\$1,908,349				
Total Expenses By Year:					\$1,640	\$12,082	\$14,403	\$27,154	\$39,599
Starting Balance:					\$276,926	\$316,261	\$346,404	\$375,438	\$392,950
Reserve Funding Amount:					\$38,900	\$39,873	\$40,869	\$41,891	\$42,938
Ending Balance:					\$316,261	\$346,404	\$375,438	\$392,950	\$399,190
Reserve Fees/Unit/Month					\$12.37	\$12.68	\$13.00	\$13.32	\$13.66

Pooling Method with Inflation

Category	Reserve Items	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Walls and Fencing	Vinyl Fencing Solid					385861					
Walls and Fencing	Vinyl Fencing Slotted					23746					
Walls and Fencing	Retaining Walls Masonry										
Park Area	Park Benches Group 1					5120					
Park Area	Park Benches Group 2										2897
Park Area	Picnic Tables										2172
Park Area	Playground Playstucture										
Park Area	Swingset										
Park Area	Aluminum Fencing 4'										
Irrigation	Irrigation Controllers										15207
Irrigation	Irrigation Zones										
Irrigation	Irrigation Valves										4164
Irrigation	Well Pump				11240						
Irrigation	Holding Tank						2099				
Grounds	Entry Monument Refurbishment					8961					
Grounds	Aerators		9509								
Grounds	Stormwater Drainage Repairs				30722					34759	
Grounds	Pond Banks Erosion Control		13670					15466			
Total Expenses All Years :											
Total Expenses By Year:			\$23,179		\$41,962	\$423,688	\$2,099	\$15,466		\$34,759	\$24,440
Starting Balance:		\$399,190	\$446,150	\$471,364	\$521,065	\$530,312	\$159,088	\$208,072	\$245,281	\$299,497	\$320,646
Reserve Funding Amount:		\$44,012	\$45,112	\$46,240	\$47,396	\$48,581	\$49,795	\$51,040	\$52,316	\$53,624	\$54,965
Ending Balance:		\$446,150	\$471,364	\$521,065	\$530,312	\$530,312	\$159,088	\$208,072	\$245,281	\$299,497	\$320,646
Reserve Fees/Unit/Month		\$14.00	\$14.35	\$14.71	\$15.08	\$15.45	\$15.84	\$16.23	\$16.64	\$17.06	\$17.48

Pooling Method with Inflation

Category	Reserve Items	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Walls and Fencing	Vinyl Fencing Solid										
Walls and Fencing	Vinyl Fencing Slotted										
Walls and Fencing	Retaining Walls Masonry					101758					
Park Area	Park Benches Group 1										
Park Area	Park Benches Group 2										
Park Area	Picnic Tables										
Park Area	Playground Playstucture					57352					
Park Area	Swingset					9832					
Park Area	Aluminum Fencing 4'								7623		
Irrigation	Irrigation Controllers										
Irrigation	Irrigation Zones					90452					
Irrigation	Irrigation Valves										
Irrigation	Well Pump				14388						
Irrigation	Holding Tank						2687				
Grounds	Entry Monument Refurbishment										
Grounds	Aerators		12173								
Grounds	Stormwater Drainage Repairs				39327					44495	
Grounds	Pond Banks Erosion Control		17499					19798			
Total Expenses All Years :											
Total Expenses By Year:			\$29,672		\$53,715	\$259,393	\$2,687	\$19,798	\$7,623	\$44,495	
Starting Balance:		\$353,608	\$412,619	\$443,785	\$506,290	\$517,002	\$323,633	\$387,177	\$435,653	\$498,283	\$526,160
Reserve Funding Amount:		\$56,339	\$57,747	\$59,191	\$60,671	\$62,187	\$63,742	\$65,336	\$66,969	\$68,643	\$70,359
Ending Balance:		\$412,619	\$443,785	\$506,290	\$517,002	\$323,633	\$387,177	\$435,653	\$498,283	\$526,160	\$600,449
Reserve Fees/Unit/Month		\$17.92	\$18.37	\$18.83	\$19.30	\$19.78	\$20.27	\$20.78	\$21.30	\$21.83	\$22.38

Pooling Method with Inflation

Category	Reserve Items	2049	2050	2051	2052	2053	2054
Walls and Fencing	Vinyl Fencing Solid					632278	
Walls and Fencing	Vinyl Fencing Slotted					38910	
Walls and Fencing	Retaining Walls Masonry						
Park Area	Park Benches Group 1					8390	
Park Area	Park Benches Group 2						
Park Area	Picnic Tables						
Park Area	Playground Playstructure						
Park Area	Swingset						
Park Area	Aluminum Fencing 4'						
Irrigation	Irrigation Controllers		20452				
Irrigation	Irrigation Zones						
Irrigation	Irrigation Valves		5600				
Irrigation	Well Pump				18418		
Irrigation	Holding Tank						3440
Grounds	Entry Monument Refurbishment					14683	
Grounds	Aerators		15582				
Grounds	Stormwater Drainage Repairs				50342		
Grounds	Pond Banks Erosion Control		22400				
Total Expenses All Years :							
Total Expenses By Year:			\$64,034		\$68,759	\$694,261	\$3,440
Starting Balance:		\$600,449	\$677,023	\$691,908	\$772,786	\$787,372	\$178,506
Reserve Funding Amount:		\$72,118	\$73,921	\$75,769	\$77,664	\$79,605	\$81,595
Ending Balance:		\$677,023	\$691,908	\$772,786	\$787,372	\$178,506	\$258,197
Reserve Fees/Unit/Month		\$22.94	\$23.51	\$24.10	\$24.70	\$25.32	\$25.95

Pooling Method without Inflation

Category	Reserve Items	Remaining Life	Estimated Life	Present Cost of Replacement	2024	2025	2026	2027	2028
Walls and Fencing	Vinyl Fencing Solid	10	20	\$301,434					
Walls and Fencing	Vinyl Fencing Slotted	10	20	\$18,550					
Walls and Fencing	Retaining Walls Masonry	20	30	\$62,100					
Park Area	Park Benches Group 1	10	20	\$4,000					
Park Area	Park Benches Group 2	15	20	\$2,000					
Park Area	Picnic Tables	15	20	\$1,500					
Park Area	Playground Playstucture	5	15	\$35,000					35000
Park Area	Swingset	20	25	\$6,000					
Park Area	Aluminum Fencing 4'	23	25	\$4,320					
Irrigation	Irrigation Controllers	3	12	\$10,500			10500		
Irrigation	Irrigation Zones	20	30	\$55,200					
Irrigation	Irrigation Valves	3	12	\$2,875			2875		
Irrigation	Well Pump	9	10	\$9,000					
Irrigation	Holding Tank	1	10	\$1,600	1600				
Grounds	Entry Monument Refurbishment	10	20	\$7,000					
Grounds	Aerators	7	10	\$8,000					
Grounds	Stormwater Drainage Repairs	4	5	\$24,600				24600	
Grounds	Pond Banks Erosion Control	2	5	\$11,500		11500			
Total Expenses All Years :					\$1,177,213				
Total Expenses By Year:					\$1,600	\$11,500	\$13,375	\$24,600	\$35,000
Starting Balance:					\$276,926	\$307,026	\$327,226	\$345,551	\$352,651
Reserve Funding Amount:					\$31,700	\$31,700	\$31,700	\$31,700	\$31,700
Ending Balance:					\$307,026	\$327,226	\$345,551	\$352,651	\$349,351
Reserve Fees/Unit/Month					\$10.08	\$10.08	\$10.08	\$10.08	\$10.08

Pooling Method without Inflation

Category	Reserve Items	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Walls and Fencing	Vinyl Fencing Solid					301434					
Walls and Fencing	Vinyl Fencing Slotted					18550					
Walls and Fencing	Retaining Walls Masonry										
Park Area	Park Benches Group 1					4000					
Park Area	Park Benches Group 2										2000
Park Area	Picnic Tables										1500
Park Area	Playground Playstucture										
Park Area	Swingset										
Park Area	Aluminum Fencing 4'										
Irrigation	Irrigation Controllers										10500
Irrigation	Irrigation Zones										
Irrigation	Irrigation Valves										2875
Irrigation	Well Pump				9000						
Irrigation	Holding Tank						1600				
Grounds	Entry Monument Refurbishment					7000					
Grounds	Aerators		8000								
Grounds	Stormwater Drainage Repairs				24600					24600	
Grounds	Pond Banks Erosion Control		11500					11500			
Total Expenses All Years :											
Total Expenses By Year:			\$19,500		\$33,600	\$330,984	\$1,600	\$11,500		\$24,600	\$16,875
Starting Balance:		\$349,351	\$381,051	\$393,251	\$424,951	\$423,051	\$123,767	\$153,867	\$174,067	\$205,767	\$212,867
Reserve Funding Amount:		\$31,700	\$31,700	\$31,700	\$31,700	\$31,700	\$31,700	\$31,700	\$31,700	\$31,700	\$31,700
Ending Balance:		\$381,051	\$393,251	\$424,951	\$423,051	\$123,767	\$153,867	\$174,067	\$205,767	\$212,867	\$227,692
Reserve Fees/Unit/Month		\$10.08	\$10.08	\$10.08	\$10.08	\$10.08	\$10.08	\$10.08	\$10.08	\$10.08	\$10.08

Pooling Method without Inflation

Category	Reserve Items	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Walls and Fencing	Vinyl Fencing Solid										
Walls and Fencing	Vinyl Fencing Slotted										
Walls and Fencing	Retaining Walls Masonry					62100					
Park Area	Park Benches Group 1										
Park Area	Park Benches Group 2										
Park Area	Picnic Tables										
Park Area	Playground Playstucture					35000					
Park Area	Swingset					6000					
Park Area	Aluminum Fencing 4'								4320		
Irrigation	Irrigation Controllers										
Irrigation	Irrigation Zones					55200					
Irrigation	Irrigation Valves										
Irrigation	Well Pump				9000						
Irrigation	Holding Tank						1600				
Grounds	Entry Monument Refurbishment										
Grounds	Aerators		8000								
Grounds	Stormwater Drainage Repairs				24600					24600	
Grounds	Pond Banks Erosion Control		11500					11500			
Total Expenses All Years :											
Total Expenses By Year:			\$19,500		\$33,600	\$158,300	\$1,600	\$11,500	\$4,320	\$24,600	
Starting Balance:		\$227,692	\$259,392	\$271,592	\$303,292	\$301,392	\$174,792	\$204,892	\$225,092	\$252,472	\$259,572
Reserve Funding Amount:		\$31,700	\$31,700	\$31,700	\$31,700	\$31,700	\$31,700	\$31,700	\$31,700	\$31,700	\$31,700
Ending Balance:		\$259,392	\$271,592	\$303,292	\$301,392	\$174,792	\$204,892	\$225,092	\$252,472	\$259,572	\$291,272
Reserve Fees/Unit/Month		\$10.08	\$10.08	\$10.08	\$10.08	\$10.08	\$10.08	\$10.08	\$10.08	\$10.08	\$10.08

Pooling Method without Inflation

Category	Reserve Items	2049	2050	2051	2052	2053	2054
Walls and Fencing	Vinyl Fencing Solid					301434	
Walls and Fencing	Vinyl Fencing Slotted					18550	
Walls and Fencing	Retaining Walls Masonry						
Park Area	Park Benches Group 1					4000	
Park Area	Park Benches Group 2						
Park Area	Picnic Tables						
Park Area	Playground Playstructure						
Park Area	Swingset						
Park Area	Aluminum Fencing 4'						
Irrigation	Irrigation Controllers		10500				
Irrigation	Irrigation Zones						
Irrigation	Irrigation Valves		2875				
Irrigation	Well Pump				9000		
Irrigation	Holding Tank						1600
Grounds	Entry Monument Refurbishment					7000	
Grounds	Aerators		8000				
Grounds	Stormwater Drainage Repairs				24600		
Grounds	Pond Banks Erosion Control		11500				
Total Expenses All Years :							
Total Expenses By Year:			\$32,875		\$33,600	\$330,984	\$1,600
Starting Balance:		\$291,272	\$322,972	\$321,797	\$353,497	\$351,597	\$52,313
Reserve Funding Amount:		\$31,700	\$31,700	\$31,700	\$31,700	\$31,700	\$31,700
Ending Balance:		\$322,972	\$321,797	\$353,497	\$351,597	\$52,313	\$82,413
Reserve Fees/Unit/Month		\$10.08	\$10.08	\$10.08	\$10.08	\$10.08	\$10.08

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April 15, 2023

Expense Summary by Year

Year	Category	Item Name	Expense
2024	Irrigation	Holding Tank	\$1,640.00
		2024 Annual Expense Total = \$1,640.00	
2025	Grounds	Pond Banks Erosion Control	\$12,082.19
		2025 Annual Expense Total = \$12,082.19	
2026	Irrigation	Irrigation Controllers	\$11,307.35
		Irrigation Valves	\$3,096.06
		2026 Annual Expense Total = \$14,403.41	
2027	Grounds	Stormwater Drainage Repairs	\$27,153.80
		2027 Annual Expense Total = \$27,153.80	
2028	Park Area	Playground Playstructure	\$39,599.29
		2028 Annual Expense Total = \$39,599.29	
2030	Grounds	Aerators	\$9,509.49
		Pond Banks Erosion Control	\$13,669.89
		2030 Annual Expense Total = \$23,179.37	
2032	Irrigation	Well Pump	\$11,239.77
		Grounds	Stormwater Drainage Repairs
	2032 Annual Expense Total = \$41,961.80		
2033	Walls and Fencing	Vinyl Fencing Solid	\$385,861.00
		Vinyl Fencing Slotted	\$23,745.57
		Walls and Fencing Subtotal = \$409,606.57	
	Park Area	Park Benches Group 1	\$5,120.34
	Grounds	Entry Monument Refurbishment	\$8,960.59
2033 Annual Expense Total = \$423,687.50			
2034	Irrigation	Holding Tank	\$2,099.34
		2034 Annual Expense Total = \$2,099.34	
2035	Grounds	Pond Banks Erosion Control	\$15,466.22
		2035 Annual Expense Total = \$15,466.22	
2037	Grounds	Stormwater Drainage Repairs	\$34,759.16
		2037 Annual Expense Total = \$34,759.16	

Year	Category	Item Name	Expense
2038	Park Area	Park Benches Group 2	\$2,896.60
		Picnic Tables	\$2,172.45
		Park Area Subtotal = \$5,069.04	
	Irrigation	Irrigation Controllers	\$15,207.13
		Irrigation Valves	\$4,163.86
		Irrigation Subtotal = \$19,370.99	
2038 Annual Expense Total = \$24,440.03			
2040	Grounds	Aerators	\$12,172.95
		Pond Banks Erosion Control	\$17,498.61
	2040 Annual Expense Total = \$29,671.56		
2042	Irrigation	Well Pump	\$14,387.85
	Grounds	Stormwater Drainage Repairs	\$39,326.79
	2042 Annual Expense Total = \$53,714.65		
2043	Walls and Fencing	Retaining Walls Masonry	\$101,758.08
	Park Area	Playground Playstructure	\$57,351.58
		Swingset	\$9,831.70
		Park Area Subtotal = \$67,183.27	
	Irrigation	Irrigation Zones	\$90,451.63
2043 Annual Expense Total = \$259,392.98			
2044	Irrigation	Holding Tank	\$2,687.33
	2044 Annual Expense Total = \$2,687.33		
2045	Grounds	Pond Banks Erosion Control	\$19,798.07
	2045 Annual Expense Total = \$19,798.07		
2046	Park Area	Aluminum Fencing 4'	\$7,623.12
	2046 Annual Expense Total = \$7,623.12		
2047	Grounds	Stormwater Drainage Repairs	\$44,494.66
	2047 Annual Expense Total = \$44,494.66		
2050	Irrigation	Irrigation Controllers	\$20,451.90
		Irrigation Valves	\$5,599.93
		Irrigation Subtotal = \$26,051.83	
	Grounds	Aerators	\$15,582.40
		Pond Banks Erosion Control	\$22,399.70
		Grounds Subtotal = \$37,982.10	
2050 Annual Expense Total = \$64,033.93			
2052	Irrigation	Well Pump	\$18,417.67
	Grounds	Stormwater Drainage Repairs	\$50,341.62
	2052 Annual Expense Total = \$68,759.29		

Year	Category	Item Name	Expense
2053	Walls and Fencing	Vinyl Fencing Solid	\$632,278.19
		Vinyl Fencing Slotted	\$38,909.88
		Walls and Fencing Subtotal = \$671,188.06	
	Park Area	Park Benches Group 1	\$8,390.27
	Grounds	Entry Monument Refurbishment	\$14,682.97
2053 Annual Expense Total = \$694,261.31			
2054	Irrigation	Holding Tank	\$3,440.01
	2054 Annual Expense Total = \$3,440.01		