

Full Reserve Study Wilford Preserve CDD Orange Park, Florida



**Prepared for FY 2023
Report Date: August 31, 2023**



August 31, 2023

Ms. Marilee Giles, District Manager
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine Florida 32092

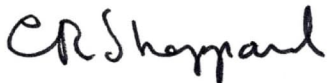
Re: Reserve Study Report for Wilford Preserve CDD

Dear Ms. Giles:

Community Advisors is pleased to provide this Reserve Study report for the above referenced District. A site visit was conducted to determine the condition of your major components and provide an opinion of their remaining useful life.

We have developed a plan to fund future capital component replacements which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by CAI and the Standards of Practice establish by APRA. Once you have reviewed this report and considered recent expenditures and any historic cost data, we will make necessary adjustments

Respectively submitted,



Charles R. Sheppard *RS PRA CCI*
Professional Reserve Analyst

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Jacksonville, FL 32256
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SPECIAL NOTICE

THIS RESERVE ANALYSIS INCLUDED A VISUAL OBSERVATION OF MAJOR COMPONENTS FOR YOUR PROPERTY. NO DESTRUCTION TESTING OR OTHER TESTING WAS CONDUCTED TO DETERMINE COMPONENT CONDITION. OUR ANALYSIS INCLUDES COMPONENTS WITH REPLACEMENT COST AND USEFUL LIFE PROJECTIONS THAT ARE TYPICAL FOR THIS TYPE OF FACILITY.

THIS ANALYSIS IS NOT A SAFETY INSPECTION OR STRUCTURAL INSPECTION AND WE RECOMMEND THE ASSOCIATION CONDUCT THOSE INSPECTIONS ON A REGULAR BASIS WITH OTHER CONSULTANTS.

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Executive Summary

Account Information

Account Name	Wilford Preserve CDD	Account Number	195
City	Orange Park	Last Site Visit	August, 25 2023
State	Florida	Report Date	August, 31 2023
In Service Date	January, 1 2022	Report Version	1
Total Units	445	Fiscal Year Start	October, 1 2023
Study Level	Level I Reserve Study	Fiscal year End	September, 30 2024

Reserve Fund Information

Current Component Replacement Cost	\$1,481,071
Number of Components	57
Reserve Fund Beginning Balance	\$0
Billing Term	Annually

Component Funding (Straight Line)

Recommended First Year Reserve Fund Contribution	\$86,118
Interest Rate on Reserve Deposits	0%
Inflation Rate on Replacement Cost	0%

Pooled Cash (Current Funding Plan) THIS SECTION NOT USED

Current Year Reserve Fund Contribution
Interest Rate on Reserve Deposits
Inflation Rate on Replacement Cost
Annual Contribution Increases

Pooled Cash (Recommended Funding Plan)

Recommended First Year Reserve Fund Contribution	\$75,708
Interest Rate on Reserve Deposits	3.0%
Inflation Rate on Replacement Cost	3.5%
Annual Contribution Increases	3.0%

Comments

- Streets have been completed by phase therefore this analysis assumes all streets have a inservice date of 2023.
- District has not established reserves, therefore the current contribution section of the report is omitted.
- Recommended funding plan requires moderate contributions for adequate funding.

Wilford Preserve CDD
Financial Summary - Recommended Funding Plan

Beginning Balance: \$0

Fully Funded: \$114,227

Tax Rate:0%

Year	Replacement Cost	Inflation Rate	Annual Reserve Contribution	Other Income	Interest Rate	Net Interest	Projected Expenditure	Year End Balance	Year End Fully Funded	Year End % Funded
23-24	1,481,071	3.5%	75,708	0	3.00%	2,271		77,979	199,237	39%
24-25	1,532,908	3.5%	77,979	0	3.00%	4,679		160,637	290,057	55%
25-26	1,586,560	3.5%	80,319	0	3.00%	7,229		248,184	386,990	64%
26-27	1,642,090	3.5%	82,728	0	3.00%	9,927		340,840	490,354	70%
27-28	1,699,563	3.5%	85,210	0	3.00%	12,782		438,832	600,479	73%
28-29	1,759,048	3.5%	87,766	0	3.00%	15,798		542,396	717,712	76%
29-30	1,820,614	3.5%	90,399	0	3.00%	18,687	9,902	641,579	832,166	77%
30-31	1,884,336	3.5%	93,111	0	3.00%	22,041		756,731	964,361	78%
31-32	1,950,287	3.5%	95,905	0	3.00%	25,579		878,215	1,104,790	79%
32-33	2,018,547	3.5%	98,782	0	3.00%	29,310		1,006,307	1,253,868	80%
33-34	2,089,197	3.5%	101,745	0	3.00%	24,208	301,123	831,136	1,100,365	76%
34-35	2,162,318	3.5%	104,798	0	3.00%	28,078		964,012	1,257,152	77%
35-36	2,238,000	3.5%	107,941	0	3.00%	32,159		1,104,112	1,423,567	78%
36-37	2,316,330	3.5%	111,180	0	3.00%	33,855	86,800	1,162,347	1,510,252	77%
37-38	2,397,401	3.5%	114,515	0	3.00%	37,915	13,040	1,301,737	1,680,748	77%
38-39	2,481,310	3.5%	117,951	0	3.00%	42,591		1,462,279	1,875,296	78%
39-40	2,568,156	3.5%	121,489	0	3.00%	47,513		1,631,281	2,081,404	78%
40-41	2,658,042	3.5%	125,134	0	3.00%	52,692		1,809,107	2,299,643	79%
41-42	2,751,073	3.5%	128,888	0	3.00%	53,288	161,743	1,829,539	2,363,204	77%
42-43	2,847,361	3.5%	132,754	0	3.00%	10,057	1,627,064	345,287	917,650	38%
43-44	2,947,018	3.5%	136,737	0	3.00%	14,461		496,485	1,110,963	45%
44-45	3,050,164	3.5%	140,839	0	3.00%	19,120		656,444	1,316,685	50%
45-46	3,156,919	3.5%	145,064	0	3.00%	9,880	472,189	339,199	1,046,730	32%
46-47	3,267,412	3.5%	149,416	0	3.00%	9,461	173,242	324,835	1,082,781	30%
47-48	3,381,771	3.5%	153,899	0	3.00%	14,362		493,096	1,305,654	38%
48-49	3,500,133	3.5%	158,516	0	3.00%	19,548		671,160	1,542,801	44%
49-50	3,622,638	3.5%	163,271	0	3.00%	25,033		859,464	1,794,950	48%
50-51	3,749,430	3.5%	168,169	0	3.00%	30,829		1,058,462	2,062,859	51%
51-52	3,880,660	3.5%	173,214	0	3.00%	23,561	446,320	808,917	1,885,382	43%
52-53	4,016,483	3.5%	178,411	0	3.00%	29,620		1,016,948	2,171,063	47%

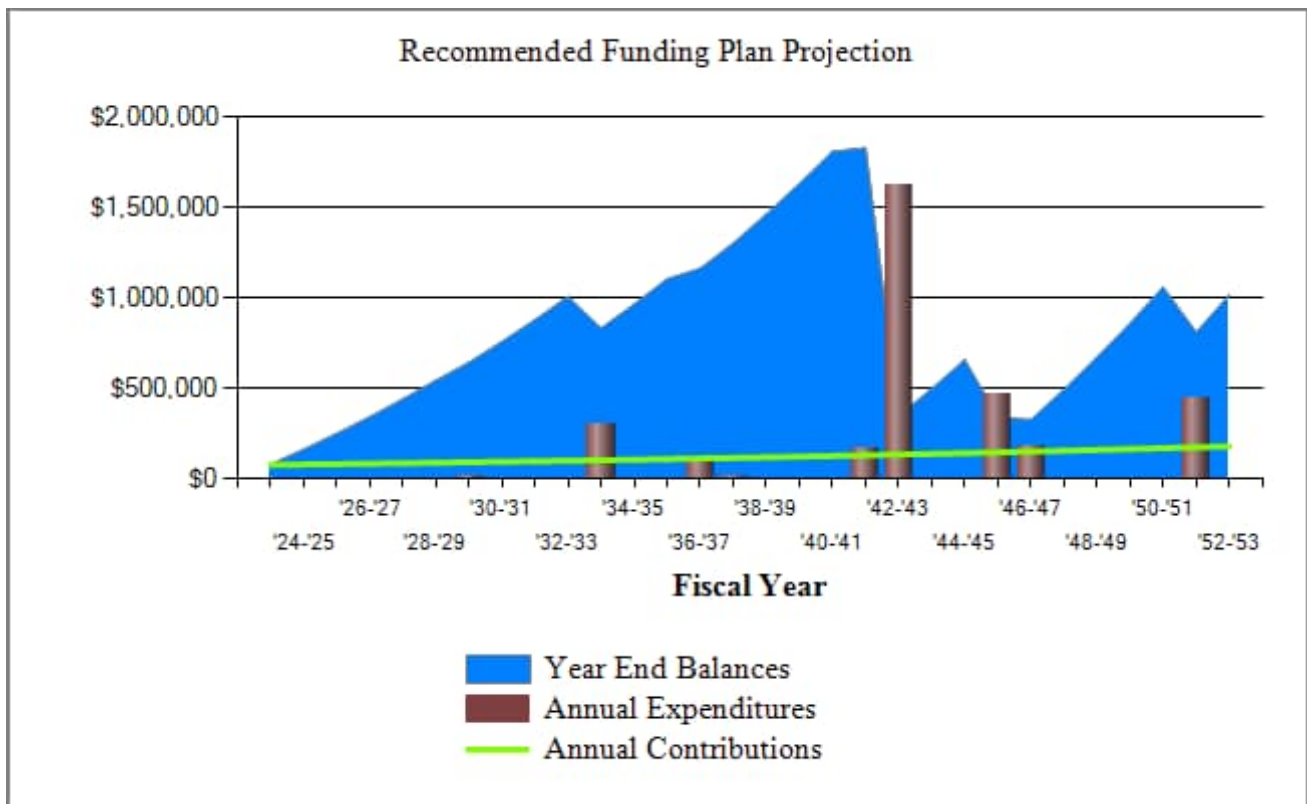
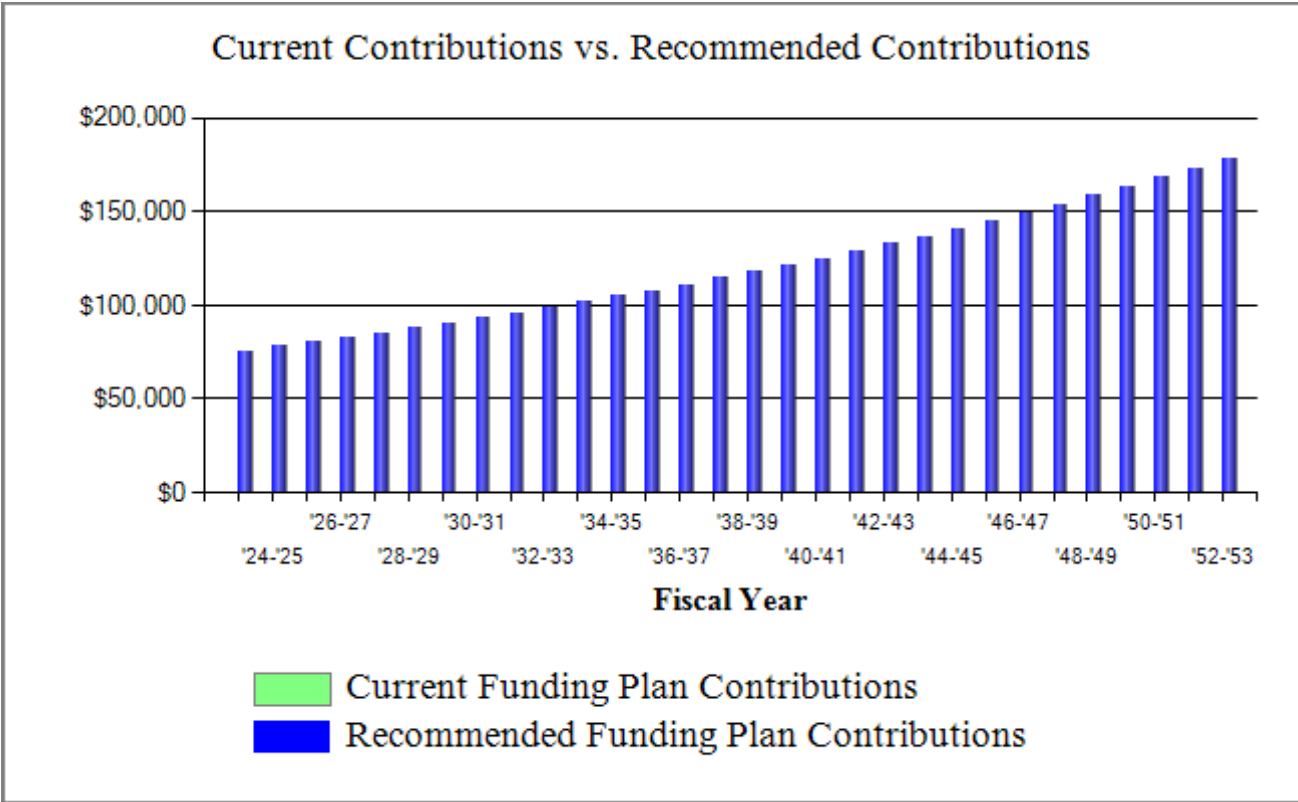


Chart illustrates year end balances and expenditures with the level of contributions necessary to maintain adequate funding.



This chart illustrates annual expenditures and compares the current funding plan to the recommended funding plan.

**Wilford Preserve CDD
Income & Expense Spreadsheet**

	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
Beginning Balance		77,979	160,637	248,184	340,840	438,832	542,396	641,579	756,731	878,215
Annual Assessment	75,708	77,979	80,319	82,728	85,210	87,766	90,399	93,111	95,905	98,782
Interest Earned	2,271	4,679	7,229	9,927	12,782	15,798	18,687	22,041	25,579	29,310
Expenditures							9,902			
Fully Funded Reserves	199,237	290,057	386,990	490,354	600,479	717,712	832,166	964,361	1,104,790	1,253,868
Percent Fully Funded	39%	55%	64%	70%	73%	76%	77%	78%	79%	80%
Ending Balance	77,979	160,637	248,184	340,840	438,832	542,396	641,579	756,731	878,215	1,006,307

Description

Misc. Site Components

Concrete Curb Allowance at Paving

Pedestal Cluster Mailboxes

Misc. Site Components Total:

Street/Parking Lot Resurfacing

Asphalt Mill/Overlay - Amenity Lot

Asphalt Mill/Overlay - Birch Tree Road

Asphalt Mill/Overlay - Copperwood Avenue

Asphalt Mill/Overlay - Firethorn Avenue

Asphalt Mill/Overlay - Flower Branch Avenue

Asphalt Mill/Overlay - Greywood Lane

Asphalt Mill/Overlay - Hackberry Court

Asphalt Mill/Overlay - Ivory Palm Road

Asphalt Mill/Overlay - Lancewood Court

Asphalt Mill/Overlay - Silverberry Avenue

Asphalt Mill/Overlay - Sycamore Way

Asphalt Mill/Overlay - Water Elm Place

Asphalt Mill/Overlay - White Heron Trail (Partial)

Street/Parking Lot Resurfacing Total:

Fencing/Gates/Access Control

Access Control System

Aluminum Fence - Pool

Vinyl Privacy Fence - Pool Filtration System

**Wilford Preserve CDD
Income & Expense Spreadsheet**

	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
Description										
<i>Fencing/Gates/Access Control continued...</i>										
Vinyl Privacy Fence/Metal Gates - Dumpster										
Wood Ranch Fence/Wire - Dog Park										
Fencing/Gates/Access Control Total:										
Site Lighting										
Decorative Light Pole Fixtures										
Site Lighting Total:										
Misc. Building Components										
Interior Refurbishment Allowance - Clubhouse										
Restroom Refurbishment Allowance										
Windows/Ext Door Allowance - Clubhouse										
Misc. Building Components Total:										
Roofing										
Asphalt Shingles - Clubhouse										
Metal Roofing - Amenity Pavilions										
Roofing Total:										
Painting										
Exterior Repair/Paint - Clubhouse							9,902			
Painting Total:							9,902			
Furniture Fixtures & Equipment										
Camera System Allowance										
Picnic Tables/Benches										
Pool Furniture Replacement Allowance										
Water Coolers (Pair)										
Furniture Fixtures & Equipment Total:										
HVAC										
Heat Pump - Clubhouse (2 ton)										
HVAC Total:										

**Wilford Preserve CDD
Income & Expense Spreadsheet**

Description	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
Swimming Pool										
Concrete Pavers - Pool Deck										
Pool Filtration Refurbishment Allowance										
Pool Lift										
Pool Resurfacing/Tile										
Shade Structure - Pool										
Swimming Pool Total:										
Playground										
Plastic Play Surface Border										
Play Equipment Allowance										
Single Post Swings - Three Bay										
Playground Total:										
Operating Expense										
Concrete Walk Repair	Unfunded									
Exhaust Fans	Unfunded									
Irrigation Repair	Unfunded									
Landscape Replacement	Unfunded									
Monument Sign Refurbishment	Unfunded									
Pool Filtration Partial Replacement	Unfunded									
Pool Furniture Partial Replacement	Unfunded									
Shade Structure Fabric - Pool	Unfunded									
Street Signs	Unfunded									
Components Not Included										
Building Foundation/Frame	Unfunded									
Concrete Pavers - Play Area	Unfunded									
Pool Shell	Unfunded									
Site Utilities	Unfunded									
Stormwater Pond Dredging	Unfunded									
Stormwater Pond Pipe/Structures	Unfunded									
Stormwater System Evaluation	Unfunded									
Utility Lines To/Inside Building	Unfunded									
Year Total:								9,902		

**Wilford Preserve CDD
Income & Expense Spreadsheet**

	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
Beginning Balance	1,006,307	831,136	964,012	1,104,112	1,162,347	1,301,737	1,462,279	1,631,281	1,809,107	1,829,539
Annual Assessment	101,745	104,798	107,941	111,180	114,515	117,951	121,489	125,134	128,888	132,754
Interest Earned	24,208	28,078	32,159	33,855	37,915	42,591	47,513	52,692	53,288	10,057
Expenditures	301,123			86,800	13,040				161,743	1,627,064
Fully Funded Reserves	1,100,365	1,257,152	1,423,567	1,510,252	1,680,748	1,875,296	2,081,404	2,299,643	2,363,204	917,650
Percent Fully Funded	76%	77%	78%	77%	77%	78%	78%	79%	77%	38%
Ending Balance	831,136	964,012	1,104,112	1,162,347	1,301,737	1,462,279	1,631,281	1,809,107	1,829,539	345,287

Description

Misc. Site Components

Concrete Curb Allowance at Paving										13,842
Pedestal Cluster Mailboxes										
Misc. Site Components Total:										13,842

Street/Parking Lot Resurfacing

Asphalt Mill/Overlay - Amenity Lot										67,890
Asphalt Mill/Overlay - Birch Tree Road										20,800
Asphalt Mill/Overlay - Copperwood Avenue										255,413
Asphalt Mill/Overlay - Firethorn Avenue										548,614
Asphalt Mill/Overlay - Flower Branch Avenue										64,984
Asphalt Mill/Overlay - Greywood Lane										128,934
Asphalt Mill/Overlay - Hackberry Court										20,283
Asphalt Mill/Overlay - Ivory Palm Road										72,735
Asphalt Mill/Overlay - Lancewood Court										39,436
Asphalt Mill/Overlay - Silverberry Avenue										24,482
Asphalt Mill/Overlay - Sycamore Way										312,160
Asphalt Mill/Overlay - Water Elm Place										29,294
Asphalt Mill/Overlay - White Heron Trail (Partial)										28,196
Street/Parking Lot Resurfacing Total:										1,613,222

Fencing/Gates/Access Control

Access Control System									26,934	
Aluminum Fence - Pool										
Vinyl Privacy Fence - Pool Filtration System										

**Wilford Preserve CDD
Income & Expense Spreadsheet**

	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
Description										
<i>Fencing/Gates/Access Control continued...</i>										
Vinyl Privacy Fence/Metal Gates - Dumpster										
Wood Ranch Fence/Wire - Dog Park										
Fencing/Gates/Access Control Total:									26,934	
Site Lighting										
Decorative Light Pole Fixtures										
Site Lighting Total:										
Misc. Building Components										
Interior Refurbishment Allowance - Clubhouse									22,290	
Restroom Refurbishment Allowance									52,010	
Windows/Ext Door Allowance - Clubhouse										
Misc. Building Components Total:									74,300	
Roofing										
Asphalt Shingles - Clubhouse									35,961	
Metal Roofing - Amenity Pavilions										
Roofing Total:									35,961	
Painting										
Exterior Repair/Paint - Clubhouse					13,040					
Painting Total:					13,040					
Furniture Fixtures & Equipment										
Camera System Allowance	5,642									
Picnic Tables/Benches				6,881						
Pool Furniture Replacement Allowance	28,212									
Water Coolers (Pair)				3,441						
Furniture Fixtures & Equipment Total:	33,854			10,322						
HVAC										
Heat Pump - Clubhouse (2 ton)	4,514									
HVAC Total:	4,514									

**Wilford Preserve CDD
Income & Expense Spreadsheet**

	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43
Description										
Swimming Pool										
Concrete Pavers - Pool Deck										
Pool Filtration Refurbishment Allowance										
Pool Lift									15,231	
Pool Resurfacing/Tile	262,755									
Shade Structure - Pool										
Swimming Pool Total:	262,755								15,231	
Playground										
Plastic Play Surface Border									9,317	
Play Equipment Allowance				62,558						
Single Post Swings - Three Bay				13,919						
Playground Total:				76,477					9,317	
Operating Expense										
Concrete Walk Repair	<i>Unfunded</i>									
Exhaust Fans	<i>Unfunded</i>									
Irrigation Repair	<i>Unfunded</i>									
Landscape Replacement	<i>Unfunded</i>									
Monument Sign Refurbishment	<i>Unfunded</i>									
Pool Filtration Partial Replacement	<i>Unfunded</i>									
Pool Furniture Partial Replacement	<i>Unfunded</i>									
Shade Structure Fabric - Pool	<i>Unfunded</i>									
Street Signs	<i>Unfunded</i>									
Components Not Included										
Building Foundation/Frame	<i>Unfunded</i>									
Concrete Pavers - Play Area	<i>Unfunded</i>									
Pool Shell	<i>Unfunded</i>									
Site Utilities	<i>Unfunded</i>									
Stormwater Pond Dredging	<i>Unfunded</i>									
Stormwater Pond Pipe/Structures	<i>Unfunded</i>									
Stormwater System Evaluation	<i>Unfunded</i>									
Utility Lines To/Inside Building	<i>Unfunded</i>									
Year Total:	301,123			86,800	13,040				161,743	1,627,064

**Wilford Preserve CDD
Income & Expense Spreadsheet**

	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53
Beginning Balance	345,287	496,485	656,444	339,199	324,835	493,096	671,160	859,464	1,058,462	808,917
Annual Assessment	136,737	140,839	145,064	149,416	153,899	158,516	163,271	168,169	173,214	178,411
Interest Earned	14,461	19,120	9,880	9,461	14,362	19,548	25,033	30,829	23,561	29,620
Expenditures			472,189	173,242					446,320	
Fully Funded Reserves	1,110,963	1,316,685	1,046,730	1,082,781	1,305,654	1,542,801	1,794,950	2,062,859	1,885,382	2,171,063
Percent Fully Funded	45%	50%	32%	30%	38%	44%	48%	51%	43%	47%
Ending Balance	496,485	656,444	339,199	324,835	493,096	671,160	859,464	1,058,462	808,917	1,016,948

Description

Misc. Site Components

Concrete Curb Allowance at Paving

Pedestal Cluster Mailboxes

220,094

Misc. Site Components Total:

220,094

Street/Parking Lot Resurfacing

Asphalt Mill/Overlay - Amenity Lot

Asphalt Mill/Overlay - Birch Tree Road

Asphalt Mill/Overlay - Copperwood Avenue

Asphalt Mill/Overlay - Firethorn Avenue

Asphalt Mill/Overlay - Flower Branch Avenue

Asphalt Mill/Overlay - Greywood Lane

Asphalt Mill/Overlay - Hackberry Court

Asphalt Mill/Overlay - Ivory Palm Road

Asphalt Mill/Overlay - Lancewood Court

Asphalt Mill/Overlay - Silverberry Avenue

Asphalt Mill/Overlay - Sycamore Way

Asphalt Mill/Overlay - Water Elm Place

Asphalt Mill/Overlay - White Heron Trail (Partial)

Street/Parking Lot Resurfacing Total:

Fencing/Gates/Access Control

Access Control System

Aluminum Fence - Pool

41,818

Vinyl Privacy Fence - Pool Filtration System

11,319

**Wilford Preserve CDD
Income & Expense Spreadsheet**

	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53
Description										
<i>Fencing/Gates/Access Control continued...</i>										
Vinyl Privacy Fence/Metal Gates - Dumpster									7,546	
Wood Ranch Fence/Wire - Dog Park				37,345						
Fencing/Gates/Access Control Total:				37,345					60,683	
Site Lighting										
Decorative Light Pole Fixtures				38,828						
Site Lighting Total:				38,828						
Misc. Building Components										
Interior Refurbishment Allowance - Clubhouse										
Restroom Refurbishment Allowance										
Windows/Ext Door Allowance - Clubhouse										
Misc. Building Components Total:										
Roofing										
Asphalt Shingles - Clubhouse										
Metal Roofing - Amenity Pavilions									20,123	
Roofing Total:									20,123	
Painting										
Exterior Repair/Paint - Clubhouse			17,171							
Painting Total:			17,171							
Furniture Fixtures & Equipment										
Camera System Allowance			8,526							
Picnic Tables/Benches									11,529	
Pool Furniture Replacement Allowance			42,630							
Water Coolers (Pair)									5,764	
Furniture Fixtures & Equipment Total:			51,156						17,293	
HVAC										
Heat Pump - Clubhouse (2 ton)			6,821							
HVAC Total:			6,821							

**Wilford Preserve CDD
Income & Expense Spreadsheet**

	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53
Description										
Swimming Pool										
Concrete Pavers - Pool Deck										
Pool Filtration Refurbishment Allowance										
Pool Lift										
Pool Resurfacing/Tile			397,041							
Shade Structure - Pool				97,069						
Swimming Pool Total:			397,041	97,069						
Playground										
Plastic Play Surface Border										
Play Equipment Allowance									104,807	
Single Post Swings - Three Bay									23,320	
Playground Total:									128,126	
Operating Expense										
Concrete Walk Repair		Unfunded								
Exhaust Fans		Unfunded								
Irrigation Repair		Unfunded								
Landscape Replacement		Unfunded								
Monument Sign Refurbishment		Unfunded								
Pool Filtration Partial Replacement		Unfunded								
Pool Furniture Partial Replacement		Unfunded								
Shade Structure Fabric - Pool		Unfunded								
Street Signs		Unfunded								
Components Not Included										
Building Foundation/Frame		Unfunded								
Concrete Pavers - Play Area		Unfunded								
Pool Shell		Unfunded								
Site Utilities		Unfunded								
Stormwater Pond Dredging		Unfunded								
Stormwater Pond Pipe/Structures		Unfunded								
Stormwater System Evaluation		Unfunded								
Utility Lines To/Inside Building		Unfunded								
Year Total:			472,189	173,242					446,320	

**Wilford Preserve CDD
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 23-24</i>	
<i>No Replacement in 24-25</i>	
<i>No Replacement in 25-26</i>	
<i>No Replacement in 26-27</i>	
<i>No Replacement in 27-28</i>	
<i>No Replacement in 28-29</i>	
Replacement Year 29-30	
Painting	
Exterior Repair/Paint - Clubhouse	9,902
Total for 2029 - 2030	\$9,902
<i>No Replacement in 30-31</i>	
<i>No Replacement in 31-32</i>	
<i>No Replacement in 32-33</i>	
Replacement Year 33-34	
Furniture Fixtures & Equipment	
Camera System Allowance	5,642
Pool Furniture Replacement Allowance	28,212
HVAC	
Heat Pump - Clubhouse (2 ton)	4,514
Swimming Pool	
Pool Resurfacing/Tile	262,755
Total for 2033 - 2034	\$301,123
<i>No Replacement in 34-35</i>	
<i>No Replacement in 35-36</i>	
Replacement Year 36-37	
Furniture Fixtures & Equipment	
Picnic Tables/Benches	6,881
Water Coolers (Pair)	3,441
Playground	
Play Equipment Allowance	62,558

**Wilford Preserve CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 36-37 continued...</i>	
Single Post Swings - Three Bay	13,919
Total for 2036 - 2037	\$86,800
 Replacement Year 37-38	
Painting	
Exterior Repair/Paint - Clubhouse	13,040
Total for 2037 - 2038	\$13,040
 <i>No Replacement in 38-39</i>	
<i>No Replacement in 39-40</i>	
<i>No Replacement in 40-41</i>	
 Replacement Year 41-42	
Fencing/Gates/Access Control	
Access Control System	26,934
Misc. Building Components	
Interior Refurbishment Allowance - Clubhouse	22,290
Restroom Refurbishment Allowance	52,010
Roofing	
Asphalt Shingles - Clubhouse	35,961
Swimming Pool	
Pool Lift	15,231
Playground	
Plastic Play Surface Border	9,317
Total for 2041 - 2042	\$161,743
 Replacement Year 42-43	
Misc. Site Components	
Concrete Curb Allowance at Paving	13,842
Street/Parking Lot Resurfacing	
Asphalt Mill/Overlay - Amenity Lot	67,890
Asphalt Mill/Overlay - Birch Tree Road	20,800
Asphalt Mill/Overlay - Copperwood Avenue	255,413

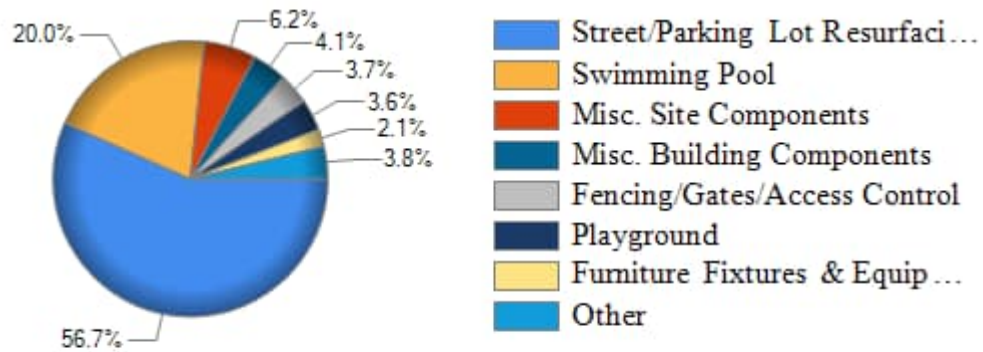
**Wilford Preserve CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 42-43 continued...</i>	
Asphalt Mill/Overlay - Firethorn Avenue	548,614
Asphalt Mill/Overlay - Flower Branch Avenue	64,984
Asphalt Mill/Overlay - Greywood Lane	128,934
Asphalt Mill/Overlay - Hackberry Court	20,283
Asphalt Mill/Overlay - Ivory Palm Road	72,735
Asphalt Mill/Overlay - Lancewood Court	39,436
Asphalt Mill/Overlay - Silverberry Avenue	24,482
Asphalt Mill/Overlay - Sycamore Way	312,160
Asphalt Mill/Overlay - Water Elm Place	29,294
Asphalt Mill/Overlay - White Heron Trail (Partial)	28,196
Total for 2042 - 2043	<u>\$1,627,064</u>
<i>No Replacement in 43-44</i>	
<i>No Replacement in 44-45</i>	
Replacement Year 45-46	
Painting	
Exterior Repair/Paint - Clubhouse	17,171
Furniture Fixtures & Equipment	
Camera System Allowance	8,526
Pool Furniture Replacement Allowance	42,630
HVAC	
Heat Pump - Clubhouse (2 ton)	6,821
Swimming Pool	
Pool Resurfacing/Tile	397,041
Total for 2045 - 2046	<u>\$472,189</u>
Replacement Year 46-47	
Fencing/Gates/Access Control	
Wood Ranch Fence/Wire - Dog Park	37,345
Site Lighting	
Decorative Light Pole Fixtures	38,828
Swimming Pool	
Shade Structure - Pool	97,069
Total for 2046 - 2047	<u>\$173,242</u>

**Wilford Preserve CDD
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 47-48</i>	
<i>No Replacement in 48-49</i>	
<i>No Replacement in 49-50</i>	
<i>No Replacement in 50-51</i>	
Replacement Year 51-52	
Misc. Site Components	
Pedestal Cluster Mailboxes	220,094
Fencing/Gates/Access Control	
Aluminum Fence - Pool	41,818
Vinyl Privacy Fence - Pool Filtration System	11,319
Vinyl Privacy Fence/Metal Gates - Dumpster	7,546
Roofing	
Metal Roofing - Amenity Pavilions	20,123
Furniture Fixtures & Equipment	
Picnic Tables/Benches	11,529
Water Coolers (Pair)	5,764
Playground	
Play Equipment Allowance	104,807
Single Post Swings - Three Bay	23,320
Total for 2051 - 2052	\$446,320
<i>No Replacement in 52-53</i>	

Asset Current Cost by Category



**Wilford Preserve CDD
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Misc. Site Components								
Concrete Curb Allowance at Paving	2023	42-43	20	0	19	200 Linear Feet	36.00	7,200
Pedestal Cluster Mailboxes	2022	51-52	30	0	28	30 Each	2,800.00	<u>84,000</u>
Misc. Site Components - Total								\$91,200
Street/Parking Lot Resurfacing								
Asphalt Mill/Overlay - Amenity Lot	2023	42-43	20	0	19	2,102 Square Yards	16.80	35,314
Asphalt Mill/Overlay - Birch Tree Road	2023	42-43	20	0	19	644 Square Yards	16.80	10,819
Asphalt Mill/Overlay - Copperwood Avenue	2023	42-43	20	0	19	7,908 Square Yards	16.80	132,854
Asphalt Mill/Overlay - Firethorn Avenue	2023	42-43	20	0	19	16,986 Square Yards	16.80	285,365
Asphalt Mill/Overlay - Flower Branch Aven..	2023	42-43	20	0	19	2,012 Square Yards	16.80	33,802
Asphalt Mill/Overlay - Greywood Lane	2023	42-43	20	0	19	3,992 Square Yards	16.80	67,066
Asphalt Mill/Overlay - Hackberry Court	2023	42-43	20	0	19	628 Square Yards	16.80	10,550
Asphalt Mill/Overlay - Ivory Palm Road	2023	42-43	20	0	19	2,252 Square Yards	16.80	37,834
Asphalt Mill/Overlay - Lancewood Court	2023	42-43	20	0	19	1,221 Square Yards	16.80	20,513
Asphalt Mill/Overlay - Silverberry Avenue	2023	42-43	20	0	19	758 Square Yards	16.80	12,734
Asphalt Mill/Overlay - Sycamore Way	2023	42-43	20	0	19	9,665 Square Yards	16.80	162,372
Asphalt Mill/Overlay - Water Elm Place	2023	42-43	20	0	19	907 Square Yards	16.80	15,238
Asphalt Mill/Overlay - White Heron Trail (..	2023	42-43	20	0	19	873 Square Yards	16.80	<u>14,666</u>
Street/Parking Lot Resurfacing - Total								\$839,126
Fencing/Gates/Access Control								
Access Control System	2022	41-42	20	0	18	1 Lump Sum	14,500.00	14,500
Aluminum Fence - Pool	2022	51-52	30	0	28	380 Linear Feet	42.00	15,960
Vinyl Privacy Fence - Pool Filtration System	2022	51-52	30	0	28	90 Linear Feet	48.00	4,320
Vinyl Privacy Fence/Metal Gates - Dumpster	2022	51-52	30	0	28	60 Linear Feet	48.00	2,880
Wood Ranch Fence/Wire - Dog Park	2022	46-47	25	0	23	529 Linear Feet	32.00	<u>16,928</u>
Fencing/Gates/Access Control - Total								\$54,588
Site Lighting								
Decorative Light Pole Fixtures	2022	46-47	25	0	23	22 Each	800.00	<u>17,600</u>
Site Lighting - Total								\$17,600
Misc. Building Components								
Interior Refurbishment Allowance - Clubho..	2022	41-42	20	0	18	1 Lump Sum	12,000.00	12,000
Restroom Refurbishment Allowance	2022	41-42	20	0	18	1 Lump Sum	28,000.00	28,000
Windows/Ext Door Allowance - Clubhouse	2022	61-62	40	0	38	1 Lump Sum	20,000.00	<u>20,000</u>
Misc. Building Components - Total								\$60,000
Roofing								
Asphalt Shingles - Clubhouse	2022	41-42	20	0	18	44 Squares	440.00	19,360
Metal Roofing - Amenity Pavilions	2022	51-52	30	0	28	800 Square Feet	9.60	<u>7,680</u>
Roofing - Total								\$27,040

Wilford Preserve CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Painting								
Exterior Repair/Paint - Clubhouse	2022	29-30	8	0	6	3,836 Square Feet	2.10	<u>8,056</u>
Painting - Total								\$8,056
Furniture Fixtures & Equipment								
Camera System Allowance	2022	33-34	12	0	10	1 Lump Sum	4,000.00	4,000
Picnic Tables/Benches	2022	36-37	15	0	13	4 Each	1,100.00	4,400
Pool Furniture Replacement Allowance	2022	33-34	12	0	10	1 Lump Sum	20,000.00	20,000
Water Coolers (Pair)	2022	36-37	15	0	13	1 Lump Sum	2,200.00	<u>2,200</u>
Furniture Fixtures & Equipment - Total								\$30,600
HVAC								
Heat Pump - Clubhouse (2 ton)	2022	33-34	12	0	10	1 Each	3,200.00	<u>3,200</u>
HVAC - Total								\$3,200
Swimming Pool								
Concrete Pavers - Pool Deck	2022	56-57	35	0	33	3,842 Square Feet	8.40	32,273
Pool Filtration Refurbishment Allowance	2022	56-57	35	0	33	1 Lump Sum	25,000.00	25,000
Pool Lift	2022	41-42	20	0	18	1 Each	8,200.00	8,200
Pool Resurfacing/Tile	2022	33-34	12	0	10	5,821 Square Feet	32.00	186,272
Shade Structure - Pool	2022	46-47	25	0	23	4 Each	11,000.00	<u>44,000</u>
Swimming Pool - Total								\$295,745
Playground								
Plastic Play Surface Border	2022	41-42	20	0	18	228 Linear Feet	22.00	5,016
Play Equipment Allowance	2022	36-37	15	0	13	1 Lump Sum	40,000.00	40,000
Single Post Swings - Three Bay	2022	36-37	15	0	13	1 Lump Sum	8,900.00	<u>8,900</u>
Playground - Total								\$53,916
Operating Expense								
Concrete Walk Repair	Unfunded							
Exhaust Fans	Unfunded							
Irrigation Repair	Unfunded							
Landscape Replacement	Unfunded							
Monument Sign Refurbishment	Unfunded							
Pool Filtration Partial Replacement	Unfunded							
Pool Furniture Partial Replacement	Unfunded							
Shade Structure Fabric - Pool	Unfunded							
Street Signs	Unfunded							
Operating Expense - Total								
Components Not Included								
Building Foundation/Frame	Unfunded							
Concrete Pavers - Play Area	Unfunded							
Pool Shell	Unfunded							

Wilford Preserve CDD Component Inventory

Description	Date in Service	Replacement Year	Useful Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Components Not Included continued...</i>							
Site Utilities		Unfunded					
Stormwater Pond Dredging		Unfunded					
Stormwater Pond Pipe/Structures		Unfunded					
Stormwater System Evaluation		Unfunded					
Utility Lines To/Inside Building		Unfunded					
Components Not Included - Total							
Total Asset Summary							\$1,481,071

**Wilford Preserve CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
Misc. Site Components			
1056	Concrete Curb Allowance at Paving	42-43	5-7
1011	Pedestal Cluster Mailboxes	51-52	5-7
Street/Parking Lot Resurfacing			
1001	Asphalt Mill/Overlay - Amenity Lot	42-43	5-8
1037	Asphalt Mill/Overlay - Birch Tree Road	42-43	5-8
1003	Asphalt Mill/Overlay - Copperwood Avenue	42-43	5-8
1002	Asphalt Mill/Overlay - Firethorn Avenue	42-43	5-9
1008	Asphalt Mill/Overlay - Flower Branch Avenue	42-43	5-9
1007	Asphalt Mill/Overlay - Greywood Lane	42-43	5-9
1038	Asphalt Mill/Overlay - Hackberry Court	42-43	5-10
1004	Asphalt Mill/Overlay - Ivory Palm Road	42-43	5-10
1009	Asphalt Mill/Overlay - Lancewood Court	42-43	5-10
1005	Asphalt Mill/Overlay - Silverberry Avenue	42-43	5-11
1006	Asphalt Mill/Overlay - Sycamore Way	42-43	5-11
1036	Asphalt Mill/Overlay - Water Elm Place	42-43	5-11
1058	Asphalt Mill/Overlay - White Heron Trail (Partial)	42-43	5-12
Fencing/Gates/Access Control			
1022	Access Control System	41-42	5-13
1027	Aluminum Fence - Pool	51-52	5-13
1024	Vinyl Privacy Fence - Pool Filtration System	51-52	5-14
1023	Vinyl Privacy Fence/Metal Gates - Dumpster	51-52	5-14
1034	Wood Ranch Fence/Wire - Dog Park	46-47	5-15
Site Lighting			
1010	Decorative Light Pole Fixtures	46-47	5-16
Misc. Building Components			
1025	Interior Refurbishment Allowance - Clubhouse	41-42	5-17
1020	Restroom Refurbishment Allowance	41-42	5-17
1048	Windows/Ext Door Allowance - Clubhouse	61-62	5-18
Roofing			
1015	Asphalt Shingles - Clubhouse	41-42	5-19
1012	Metal Roofing - Amenity Pavilions	51-52	5-19

**Wilford Preserve CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
Painting			
1014	Exterior Repair/Paint - Clubhouse	29-30	5-20
Furniture Fixtures & Equipment			
1021	Camera System Allowance	33-34	5-21
1013	Picnic Tables/Benches	36-37	5-21
1031	Pool Furniture Replacement Allowance	33-34	5-22
1019	Water Coolers (Pair)	36-37	5-22
HVAC			
1026	Heat Pump - Clubhouse (2 ton)	33-34	5-23
Swimming Pool			
1040	Concrete Pavers - Pool Deck	56-57	5-24
1032	Pool Filtration Refurbishment Allowance	56-57	5-24
1033	Pool Lift	41-42	5-25
1030	Pool Resurfacing/Tile	33-34	5-25
1028	Shade Structure - Pool	46-47	5-26
Playground			
1016	Plastic Play Surface Border	41-42	5-27
1017	Play Equipment Allowance	36-37	5-27
1018	Single Post Swings - Three Bay	36-37	5-28
Operating Expense			
1049	Concrete Walk Repair	23-24	5-29
1050	Exhaust Fans	23-24	5-29
1052	Irrigation Repair	23-24	5-29
1051	Landscape Replacement	23-24	5-29
1035	Monument Sign Refurbishment	23-24	5-30
1047	Pool Filtration Partial Replacement	23-24	5-30
1046	Pool Furniture Partial Replacement	23-24	5-31
1029	Shade Structure Fabric - Pool	23-24	5-31
1057	Street Signs	23-24	5-32
Components Not Included			
1042	Building Foundation/Frame	23-24	5-33
1041	Concrete Pavers - Play Area	23-24	5-33

**Wilford Preserve CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Components Not Included Continued...</i>			
1043	Pool Shell	23-24	5-33
1044	Site Utilities	23-24	5-34
1053	Stormwater Pond Dredging	23-24	5-34
1054	Stormwater Pond Pipe/Structures	23-24	5-34
1055	Stormwater System Evaluation	23-24	5-34
1045	Utility Lines To/Inside Building	23-24	5-35
	Total Funded Assets	40	
	Total Unfunded Assets	<u>17</u>	
	Total Assets	57	

**Wilford Preserve CDD
Component Detail**

Concrete Curb Allowance at Paving - 2042

Asset ID	1056	200 Linear Feet	@ \$36.00
		Asset Actual Cost	\$7,200.00
		Percent Replacement	100%
Category Misc. Site Components		Future Cost	\$13,842.01
Placed in Service	January 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	19		

Pedestal Cluster Mailboxes - 2051

Asset ID	1011	30 Each	@ \$2,800.00
		Asset Actual Cost	\$84,000.00
		Percent Replacement	100%
Category Misc. Site Components		Future Cost	\$220,094.44
Placed in Service	January 2022		
Useful Life	30		
Replacement Year	51-52		
Remaining Life	28		



**Wilford Preserve CDD
Component Detail**

Asphalt Mill/Overlay - Amenity Lot - 2042

Asset ID	1001	2,102 Square Yards	@ \$16.80
Category	Street/Parking Lot Resurfacing	Asset Actual Cost	\$35,313.60
Placed in Service	January 2023	Percent Replacement	100%
Useful Life	20	Future Cost	\$67,890.44
Replacement Year	42-43		
Remaining Life	19		



Asphalt Mill/Overlay - Birch Tree Road - 2042

Asset ID	1037	644 Square Yards	@ \$16.80
Category	Street/Parking Lot Resurfacing	Asset Actual Cost	\$10,819.20
Placed in Service	January 2023	Percent Replacement	100%
Useful Life	20	Future Cost	\$20,799.93
Replacement Year	42-43		
Remaining Life	19		

Asphalt Mill/Overlay - Copperwood Avenue - 2042

Asset ID	1003	7,908 Square Yards	@ \$16.80
Category	Street/Parking Lot Resurfacing	Asset Actual Cost	\$132,854.40
Placed in Service	January 2023	Percent Replacement	100%
Useful Life	20	Future Cost	\$255,412.76
Replacement Year	42-43		
Remaining Life	19		

**Wilford Preserve CDD
Component Detail**

Asphalt Mill/Overlay - Firethorn Avenue - 2042

Asset ID	1002	16,986 Square Yards	@ \$16.80
		Asset Actual Cost	\$285,364.80
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$548,614.20
Placed in Service	January 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	19		

Asphalt Mill/Overlay - Flower Branch Avenue - 2042

Asset ID	1008	2,012 Square Yards	@ \$16.80
		Asset Actual Cost	\$33,801.60
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$64,983.62
Placed in Service	January 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	19		

Asphalt Mill/Overlay - Greywood Lane - 2042

Asset ID	1007	3,992 Square Yards	@ \$16.80
		Asset Actual Cost	\$67,065.60
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$128,933.70
Placed in Service	January 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	19		

**Wilford Preserve CDD
Component Detail**

Asphalt Mill/Overlay - Hackberry Court - 2042

Asset ID	1038	628 Square Yards	@ \$16.80
		Asset Actual Cost	\$10,550.40
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$20,283.16
Placed in Service	January 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	19		

Asphalt Mill/Overlay - Ivory Palm Road - 2042

Asset ID	1004	2,252 Square Yards	@ \$16.80
		Asset Actual Cost	\$37,833.60
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$72,735.14
Placed in Service	January 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	19		

Asphalt Mill/Overlay - Lancewood Court - 2042

Asset ID	1009	1,221 Square Yards	@ \$16.80
		Asset Actual Cost	\$20,512.80
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$39,435.88
Placed in Service	January 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	19		

**Wilford Preserve CDD
Component Detail**

Asphalt Mill/Overlay - Silverberry Avenue - 2042

Asset ID	1005	758 Square Yards	@ \$16.80
		Asset Actual Cost	\$12,734.40
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$24,481.90
Placed in Service	January 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	19		

Asphalt Mill/Overlay - Sycamore Way - 2042

Asset ID	1006	9,665 Square Yards	@ \$16.80
		Asset Actual Cost	\$162,372.00
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$312,160.38
Placed in Service	January 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	19		

Asphalt Mill/Overlay - Water Elm Place - 2042

Asset ID	1036	907 Square Yards	@ \$16.80
		Asset Actual Cost	\$15,237.60
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$29,294.30
Placed in Service	January 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	19		

Wilford Preserve CDD
Component Detail

Asphalt Mill/Overlay - White Heron Trail (Partial) - 2042

Asset ID	1058	873 Square Yards	@ \$16.80
		Asset Actual Cost	\$14,666.40
		Percent Replacement	100%
Category	Street/Parking Lot Resurfacing	Future Cost	\$28,196.17
Placed in Service	January 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	19		

**Wilford Preserve CDD
Component Detail**

Access Control System - 2041

Asset ID	1022	1 Lump Sum	@ \$14,500.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$14,500.00
Placed in Service	January 2022	Percent Replacement	100%
Useful Life	20	Future Cost	\$26,933.59
Replacement Year	41-42		
Remaining Life	18		



Aluminum Fence - Pool - 2051

Asset ID	1027	380 Linear Feet	@ \$42.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$15,960.00
Placed in Service	January 2022	Percent Replacement	100%
Useful Life	30	Future Cost	\$41,817.94
Replacement Year	51-52		
Remaining Life	28		



**Wilford Preserve CDD
Component Detail**

Vinyl Privacy Fence - Pool Filtration System - 2051

Asset ID	1024	90 Linear Feet	@ \$48.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$4,320.00
Placed in Service	January 2022	Percent Replacement	100%
Useful Life	30	Future Cost	\$11,319.14
Replacement Year	51-52		
Remaining Life	28		



Vinyl Privacy Fence/Metal Gates - Dumpster - 2051

Asset ID	1023	60 Linear Feet	@ \$48.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$2,880.00
Placed in Service	January 2022	Percent Replacement	100%
Useful Life	30	Future Cost	\$7,546.09
Replacement Year	51-52		
Remaining Life	28		



Wilford Preserve CDD
Component Detail

Wood Ranch Fence/Wire - Dog Park - 2046

Asset ID	1034	529 Linear Feet	@ \$32.00
		Asset Actual Cost	\$16,928.00
		Percent Replacement	100%
		Future Cost	\$37,345.10
Category	Fencing/Gates/Access Control		
Placed in Service	January 2022		
Useful Life	25		
Replacement Year	46-47		
Remaining Life	23		



Wilford Preserve CDD
Component Detail

Decorative Light Pole Fixtures - 2046		22 Each	@ \$800.00
Asset ID	1010	Asset Actual Cost	\$17,600.00
		Percent Replacement	100%
Category	Site Lighting	Future Cost	\$38,827.61
Placed in Service	January 2022		
Useful Life	25		
Replacement Year	46-47		
Remaining Life	23		



**Wilford Preserve CDD
Component Detail**

Interior Refurbishment Allowance - Clubhouse - 2041

Asset ID	1025	1 Lump Sum	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
		Future Cost	\$22,289.87
Category	Misc. Building Components		
Placed in Service	January 2022		
Useful Life	20		
Replacement Year	41-42		
Remaining Life	18		



Restroom Refurbishment Allowance - 2041

Asset ID	1020	1 Lump Sum	@ \$28,000.00
		Asset Actual Cost	\$28,000.00
		Percent Replacement	100%
		Future Cost	\$52,009.70
Category	Misc. Building Components		
Placed in Service	January 2022		
Useful Life	20		
Replacement Year	41-42		
Remaining Life	18		



Wilford Preserve CDD
Component Detail

Windows/Ext Door Allowance - Clubhouse - 2061

Asset ID	1048	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
		Future Cost	\$73,920.22
Category	Misc. Building Components		
Placed in Service	January 2022		
Useful Life	40		
Replacement Year	61-62		
Remaining Life	38		



**Wilford Preserve CDD
Component Detail**

Asphalt Shingles - Clubhouse - 2041

Asset ID	1015	44 Squares	@ \$440.00
Category	Roofing	Asset Actual Cost	\$19,360.00
Placed in Service	January 2022	Percent Replacement	100%
Useful Life	20	Future Cost	\$35,960.99
Replacement Year	41-42		
Remaining Life	18		



Metal Roofing - Amenity Pavilions - 2051

Asset ID	1012	800 Square Feet	@ \$9.60
Category	Roofing	Asset Actual Cost	\$7,680.00
Placed in Service	January 2022	Percent Replacement	100%
Useful Life	30	Future Cost	\$20,122.92
Replacement Year	51-52		
Remaining Life	28		



Wilford Preserve CDD
Component Detail

Exterior Repair/Paint - Clubhouse - 2029

Asset ID	1014	3,836 Square Feet	@ \$2.10
Category	Painting	Asset Actual Cost	\$8,055.60
Placed in Service	January 2022	Percent Replacement	100%
Useful Life	8	Future Cost	\$9,902.39
Replacement Year	29-30		
Remaining Life	6		



**Wilford Preserve CDD
Component Detail**

Camera System Allowance - 2033

Asset ID	1021	1 Lump Sum	@ \$4,000.00
Category	Fixtures & Equipment	Asset Actual Cost	\$4,000.00
Placed in Service	January 2022	Percent Replacement	100%
Useful Life	12	Future Cost	\$5,642.39
Replacement Year	33-34		
Remaining Life	10		



Picnic Tables/Benches - 2036

Asset ID	1013	4 Each	@ \$1,100.00
Category	Fixtures & Equipment	Asset Actual Cost	\$4,400.00
Placed in Service	January 2022	Percent Replacement	100%
Useful Life	15	Future Cost	\$6,881.41
Replacement Year	36-37		
Remaining Life	13		



**Wilford Preserve CDD
Component Detail**

Pool Furniture Replacement Allowance - 2033

Asset ID	1031	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Fixtures & Equipment	Future Cost	\$28,211.97
Placed in Service	January 2022		
Useful Life	12		
Replacement Year	33-34		
Remaining Life	10		



Water Coolers (Pair) - 2036

Asset ID	1019	1 Lump Sum	@ \$2,200.00
		Asset Actual Cost	\$2,200.00
		Percent Replacement	100%
Category	Fixtures & Equipment	Future Cost	\$3,440.70
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	36-37		
Remaining Life	13		



Wilford Preserve CDD
Component Detail

Heat Pump - Clubhouse (2 ton) - 2033		1 Each	@ \$3,200.00
Asset ID	1026	Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
Category	HVAC	Future Cost	\$4,513.92
Placed in Service	January 2022		
Useful Life	12		
Replacement Year	33-34		
Remaining Life	10		



**Wilford Preserve CDD
Component Detail**

Concrete Pavers - Pool Deck - 2056

Asset ID	1040	3,842 Square Feet	@ \$8.40
		Asset Actual Cost	\$32,272.80
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$100,431.09
Placed in Service	January 2022		
Useful Life	35		
Replacement Year	56-57		
Remaining Life	33		



Pool Filtration Refurbishment Allowance - 2056

Asset ID	1032	1 Lump Sum	@ \$25,000.00
		Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$77,798.56
Placed in Service	January 2022		
Useful Life	35		
Replacement Year	56-57		
Remaining Life	33		



**Wilford Preserve CDD
Component Detail**

Pool Lift - 2041

Asset ID	1033	1 Each	@ \$8,200.00
		Asset Actual Cost	\$8,200.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$15,231.41
Placed in Service	January 2022		
Useful Life	20		
Replacement Year	41-42		
Remaining Life	18		



Pool Resurfacing/Tile - 2033

Asset ID	1030	5,821 Square Feet	@ \$32.00
		Asset Actual Cost	\$186,272.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$262,755.05
Placed in Service	January 2022		
Useful Life	12		
Replacement Year	33-34		
Remaining Life	10		



Wilford Preserve CDD
Component Detail

Shade Structure - Pool - 2046		4 Each	@ \$11,000.00
Asset ID	1028	Asset Actual Cost	\$44,000.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$97,069.04
Placed in Service	January 2022		
Useful Life	25		
Replacement Year	46-47		
Remaining Life	23		



**Wilford Preserve CDD
Component Detail**

Plastic Play Surface Border - 2041

Asset ID	1016	228 Linear Feet	@ \$22.00
Category	Playground	Asset Actual Cost	\$5,016.00
Placed in Service	January 2022	Percent Replacement	100%
Useful Life	20	Future Cost	\$9,317.16
Replacement Year	41-42		
Remaining Life	18		



Play Equipment Allowance - 2036

Asset ID	1017	1 Lump Sum	@ \$40,000.00
Category	Playground	Asset Actual Cost	\$40,000.00
Placed in Service	January 2022	Percent Replacement	100%
Useful Life	15	Future Cost	\$62,558.24
Replacement Year	36-37		
Remaining Life	13		



Wilford Preserve CDD
Component Detail

Single Post Swings - Three Bay - 2036

Asset ID	1018	1 Lump Sum	@ \$8,900.00
		Asset Actual Cost	\$8,900.00
		Percent Replacement	100%
Category	Playground	Future Cost	\$13,919.21
Placed in Service	January 2022		
Useful Life	15		
Replacement Year	36-37		
Remaining Life	13		



**Wilford Preserve CDD
Component Detail**

Concrete Walk Repair

Asset ID	1049	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	
No Useful Life			

Exhaust Fans

Asset ID	1050	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	
No Useful Life			

Irrigation Repair

Asset ID	1052	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	
No Useful Life			

Landscape Replacement

Asset ID	1051	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	
No Useful Life			

Wilford Preserve CDD Component Detail

Monument Sign Refurbishment

Asset ID	1035	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	
No Useful Life			



Pool Filtration Partial Replacement

Asset ID	1047	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	
No Useful Life			



**Wilford Preserve CDD
Component Detail**

Pool Furniture Partial Replacement

Asset ID	1046	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	
No Useful Life			



Shade Structure Fabric - Pool

Asset ID	1029	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	
No Useful Life			



Wilford Preserve CDD
Component Detail

Street Signs			
Asset ID	1057	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	
No Useful Life			

Wilford Preserve CDD Component Detail

Building Foundation/Frame

Asset ID	1042	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	
No Useful Life			

Concrete Pavers - Play Area

Asset ID	1041	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	
No Useful Life			



Pool Shell

Asset ID	1043	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	
No Useful Life			

Wilford Preserve CDD
Component Detail

Site Utilities

Asset ID	1044	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	
No Useful Life			

Stormwater Pond Dredging

Asset ID	1053	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	
No Useful Life			

Stormwater Pond Pipe/Structures

Asset ID	1054	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	
No Useful Life			

Stormwater System Evaluation

Asset ID	1055	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	
No Useful Life			

Wilford Preserve CDD
Component Detail

Utility Lines To/Inside Building			
Asset ID	1045	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	
No Useful Life			

Report Navigation

- **Executive Summary** provides information about projected year end reserve balance, current annual contribution, interest, and inflation rates:
 - Level of Service is the type of reserve study
 - Funding Method is either Component Funding or Pooled Cash
 - Component Funding Contribution is a year one only amount
 - Current Funding Plan currently used by the Association
 - Recommended Funding Plan maintains adequate funding
- **Funding Model Projections** include both your current plan and our recommended plan. The information included in each column is described below:
 - Year begins with your study year generally for a 30-year term
 - Current cost is the current replacement of all components
 - Annual contribution is the amount placed in reserves each year
 - Annual interest earned on your funds
 - Annual expenditures are the projected component replacement cost by year
 - Projected ending balance is the year end reserve fund balance
 - Fully funded reserves are the fully funded balance for that year. Fully Funded formula is $\text{Fully Funded Balance} = \text{Component cost} \times \text{Age/Useful Life}$
 - Percent Funded is a measure of fund strength
- **Current Funding Projection** is your current funding plan and how it performs
- **Recommended Funding Model Projection** is the plan we recommend
- **Cash Flow** is a 30-year statement that provides both income and expense information to quickly find when expenditures occur and the resulting financial status of your reserves
- **Annual Expenditure Detail** provides a year to year list of your projected expenditures This is a good section to review each year when preparing your budgets
- **Condition Assessment (if included)** is a brief description of major component condition
- **Component Inventory** contains a list of your components, remaining useful life and quantities we determined from our site visit and other means of measurement
- **Component Detail Index** allows quick access to the detail we have included for each component separated into categories
- **Component Detail** provides a listing of each component, quantities or allowances and photographs of major ones
- **Methodology - Terms of Service – Company Profile** are our Disclosure sections with information about our assumptions, methods of work and our credentials

METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the District can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Component must be a commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors and comparison of similar component cost found at other properties.

The funding plan we develop includes; adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Percent Funded is defined by industry standards as 70-100% strong, 30-70% fair or adequate and below 30% weak or inadequate. Baseline Funding maintains funds above zero resulting is a high risk of special assessments or deferred maintenance and should be avoided. Threshold Funding maintains reserves above a “Threshold” level providing adequate funding with moderate risk; using this method requires regular analysis updates.

CREDENTIALS

Community Advisors, LLC provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums and commercial investment properties.

Personal Service attention to detail, quick response and valued client relationships.

Range of Experience includes a broad selection of building types, ages and uses from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structure we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street and other site improvements.

Detailed Site Evaluation is Conducted to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. *Financial Plan Meets CAI & APRA Standards* with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining community value.

Reserve Analyst Credentials: Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day to day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

TERMS OF SERVICE

We have completed an analysis of your capital components that serves as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purposes of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist and independent contractors. Reserve fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component condition and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. In order to maintain accuracy of your funding plan updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors and Vendors shall be limited to the consulting fee agreed upon for the production of this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our Clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure for both parties is completed.

DEFINITIONS

Adjustment to Useful Life: Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

Cash Flow Method: A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

Component Method: A funding method that fully funds each reserve component then sums those for the annual contribution.

Current Funding Plan: The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

Effective Age: Difference of useful and remaining useful life.

Fully Funded Balance: Represents the cost of used component life represented by the formula.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

Interest Contribution: The interest that should be earned on invested reserves.

Percent Funded: Ratio of reserve balance to fully funded balance.

Remaining Life: Number of years a component is projected to continue to function.

Threshold Funding: This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

Useful Life: The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history.