



***PARKLAND PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Workshop Meeting***

***Monday  
December 8, 2025***

***4:30 p.m.***

***Location:  
Parkland Preserve  
Amenity Center  
835 Parkland Trail  
St. Augustine, FL 32095***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.***

# Parkland Preserve Community Development District

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250 International Parkway, Suite 208  
Lake Mary FL 32746  
321-263-0132 Ext. 226

Board of Supervisors  
**Parkland Preserve**  
**Community Development District**

Dear Board Members:

The Workshop Meeting of the Board of Supervisors of the Parkland Preserve Community Development District is scheduled for **Monday, December 8, 2025, at 1:30 p.m.** at the **Parkland Preserve Amenity Center, 835 Parkland Trail, St. Augustine, FL 32095.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be presented at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-226 or [dharden@vestapropertyservices.com](mailto:dharden@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*Dana Harden*  
District Manager

District: **PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, December 8, 2025

Time: 1:30 PM

Location: Parkland Preserve  
Amenity Center  
835 Parkland Trail  
St. Augustine, FL 32095

[Microsoft Teams Meeting](#)

ID: 243 954 129 225

Passcode: HMWBbV

### ***Agenda***

**I. Roll Call**

**II. Pledge of Allegiance**

**III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*

The Audience Comment portion of the agenda is where individuals who are present may make remarks on matters that concern the District. Each individual is limited to three (3) minutes for such remarks. Speakers are expected to refrain from personal attacks on the Board of Supervisors or Staff. The Board of Supervisors or Staff are not obligated to provide an immediate response as some issues require research, discussion and deliberation. If the comment concerns a maintenance related item, it should be first addressed with the General Manager outside of the context of the meeting.

**IV. Discussion Topics**

A. Discussion of the 5-Year Plan

- Parkland Preserve CDD Reserve Study

[Exhibit 1](#)

B. Discussion of Integrated Access Solutions Barcode Scanner Replacement

[Exhibit 2](#)

- Correspondence with IAS and District Staff

[Exhibit 3](#)

**V. Audience Comments For Non-Agenda Items** – *(limited to 3 minutes per individual)*

**VI. Supervisors Requests**

**VII. Adjournment**

# EXHIBIT 1

# **Full Reserve Study Parkland Preserve CDD St. Augustine, Florida**



**Prepared for FY 2025  
Report Date: March 13, 2025**





March 13, 2025

Board of Supervisors  
C/o Vesta Property Services  
250 International Parkway, Suite 208  
Lake Mary Florida 32746

Re: Reserve Study Report for Parkland Preserve CDD

Dear Supervisors:

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

10459 Hunters Creek Court  
Jacksonville, FL 32256  
(904) 303-3275  
[www.communityadvisors.com](http://www.communityadvisors.com)



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**Parkland Preserve CDD**  
 St. Augustine, Florida  
**Funding Model Summary**

		<i>Report Parameters</i>	
Report Date	March 13, 2025	Inflation	3.00%
Account Number	2147	Annual Assessment Increase	3.00%
Version	1	Interest Rate on Reserve Deposit	3.00%
Budget Year Beginning	October 1, 2025		
Budget Year Ending	September 30, 2026		
Total Units	367	2025 Beginning Balance	

**GENERAL INFORMATION**

- Date of Completion: January 1, 2020
- Date of site visit: February 6, 2025
- Components Included: 50
- Current replacement cost: \$1,892,497
- Level of Service: Level I Reserve Study
- Funding Method: The Cash Flow Method
- Funding Goal: Adequate funding with moderate contributions

**NOTES**

- This analysis completed to establish adequate reserves for component replacement. Assume all components were installed in 2020.
- The CDD has not reserved funds therefore the beginning balance for this analysis is -0- requiring a larger year one contribution.
- Recommended contributions provide adequate funding for future component replacement.

***Cash Flow Funding Plan Summary of Calculations***

Required Annual Contribution	\$125,675.96
<i>\$342.44 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$3,770.28</u>
Total Annual Allocation to Reserves	\$129,446.24
<i>\$352.71 per unit annually</i>	

**Parkland Preserve CDD  
Funding Model Projection**

Beginning Balance: \$0

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
25-26	1,892,497	125,676	3,770		129,446
26-27	1,949,272	90,409	6,596		226,451
27-28	2,007,750	93,121	9,077	16,989	311,660
28-29	2,067,983	95,915	11,893	11,134	408,333
29-30	2,130,022	98,792	14,488	24,198	497,415
30-31	2,193,923	101,756	17,975		617,145
31-32	2,259,741	104,808	16,659	166,666	571,947
32-33	2,327,533	107,953	20,397		700,296
33-34	2,397,359	111,191	23,600	24,816	810,272
34-35	2,469,280	114,527	26,394	45,015	906,178
35-36	2,537,311	117,963	29,885	27,972	1,026,054
36-37	2,613,430	121,502	34,427		1,181,982
37-38	2,691,833	125,147	39,214		1,346,343
38-39	2,772,588	128,901	43,808	14,964	1,504,089
39-40	2,855,765	132,768	6,164	1,431,392	211,629
40-41	2,916,511	136,751	10,451		358,832
41-42	3,004,006	140,854	14,991		514,676
42-43	3,094,126	145,079	19,793		679,548
43-44	3,186,950	149,432	16,402	282,235	563,147
44-45	3,282,559	153,915	14,148	245,470	485,740
45-46	3,381,035	158,532	19,328		663,600
46-47	3,482,467	163,288	23,512	43,159	807,241
47-48	3,586,941	168,187	28,722	18,011	986,139
48-49	3,694,549	173,232	34,178	20,110	1,173,439
49-50	3,805,385	178,429	24,476	536,007	840,337
50-51	3,919,547	183,782	30,724		1,054,843
51-52	4,037,133	189,296	35,978	44,887	1,235,229
52-53	4,158,247	194,975	42,906		1,473,110
53-54	4,282,995	200,824	49,519	23,313	1,700,139
54-55	4,411,484	206,849	36,932	675,927	1,267,993

**Parkland Preserve CDD  
Income & Expense Spreadsheet**

	<b>25-26</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>	<b>32-33</b>	<b>33-34</b>	<b>34-35</b>
<b>Beginning Balance</b>		129,446	226,451	311,660	408,333	497,415	617,145	571,947	700,296	810,272
<b>Annual Assessment</b>	125,676	90,409	93,121	95,915	98,792	101,756	104,808	107,953	111,191	114,527
<b>Interest Earned</b>	3,770	6,596	9,077	11,893	14,488	17,975	16,659	20,397	23,600	26,394
<b>Expenditures</b>			16,989	11,134	24,198		166,666		24,816	45,015
<b>Ending Balance</b>	129,446	226,451	311,660	408,333	497,415	617,145	571,947	700,296	810,272	906,178

**Description**

**Site Components**

Cluster Mailboxes										
Pond Fountain Pump Allowance					5,065					5,871
Pond Fountain/Control Allowance										
<b>Site Components Total:</b>					<b>5,065</b>					<b>5,871</b>

**Street Resurfacing**

Mill/Overlay - Amenity Lot										
Mill/Overlay - Cardinal Br Lane										
Mill/Overlay - Dove Tail Circle										
Mill/Overlay - Dove Tree Lane										
Mill/Overlay - Eagles Landing Lane										
Mill/Overlay - Egrets Lndg										
Mill/Overlay - Falcon Quest Lane										
Mill/Overlay - Osprey Lndg										
Mill/Overlay - Parkland Trail										
Mill/Overlay - Robin Tree Lane										
Mill/Overlay - Spoonbill Circle										
Mill/Overlay - Spotted Owl Lane										
Mill/Overlay - White Owl Lane										
<b>Street Resurfacing Total:</b>										

**Fencing/Gates/Access Control**

Access Control Panel										
Access Control System							10,149			
Aluminum Fence - Pool										
Bar Code Reader									11,908	

**Parkland Preserve CDD  
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
<i>Fencing/Gates/Access Control continued...</i>										
Chain Link VC Fence - Dog Park										
Chain Link VC Fence - Pickleball Courts										
Gate Operators										30,271
Vehicle Gates										
Vinyl Privacy Fence										
<b>Fencing/Gates/Access Control Total:</b>							<b>10,149</b>		<b>11,908</b>	<b>30,271</b>
<i>Site Lighting</i>										
Light Pole Heads - Pool										
Light Poles Fixtures- Decorative										
Light Poles Fixtures- Parking Lot										
<b>Site Lighting Total:</b>										
<i>Building Components</i>										
Flooring Allowance - Fitness Room										
Refurbishment Allowance - Clubhouse Interior										
Refurbishment Allowance - Pool Locker Rooms										
Window/Door Allowance										
<b>Building Components Total:</b>										
<i>Roofing</i>										
Asphalt Shingles - Clubhouse										
Metal Roof - Clubhouse										
<b>Roofing Total:</b>										
<i>Painting</i>										
Misc. Repair/Paint - Clubhouse				14,952						
<b>Painting Total:</b>				<b>14,952</b>						
<i>HVAC</i>										
Heat Pump 1 - Clubhouse							10,627			
Heat Pump 2 - Clubhouse							10,627			
<b>HVAC Total:</b>							<b>21,254</b>			

# **Parkland Preserve CDD** **Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Life Safety Components										
Fire Alarm Panel/Devices										
<b>Life Safety Components Total:</b>										
Furniture Fixtures Equip.										
Fitness Equipment Allowance										
Furniture Allowance - Clubhouse					5,628					
Furniture Allowance - Pool					13,506					
<b>Furniture Fixtures Equip. Total:</b>					<b>19,134</b>					
Swimming Pool										
Concrete Pavers										
Filtration Refurbish Allowance										
Pool Lift										8,872
Pool Resurfacing/Tile							135,262			
Shade Structures/Fabric - Pool										
<b>Swimming Pool Total:</b>							<b>135,262</b>			<b>8,872</b>
Pickleball Courts										
Court Replacement										
Court Resurfacing (color coat)				11,134					12,908	
Shade Structures/Fabric - Pickleball Courts										
<b>Pickleball Courts Total:</b>				<b>11,134</b>					<b>12,908</b>	
Bocce Ball Courts										
Carpet/Lane Repair - Bocce Ball Courts			2,037							
<b>Bocce Ball Courts Total:</b>			<b>2,037</b>							
Operating Expense										
Air Handler Rebuild										
Backflow Prevention Devices										
Benches/Trash Cans										
Dog Park Play Equipment										
Dumpster Enclosure										
Interior Painting										
Irrigation System Repair										

**Parkland Preserve CDD  
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
<i>Operating Expense continued...</i>										
Irrigation System Repair										
Kitchen Appliances										
Landscape Replacement										
Misc. Repair/Paint - Entry Feature										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Shade Fabric - Pool										
Sidewalk Repair										
Water Coolers										
Maintained By Others										
Stormwater System										
Streetlights										
Water/Sewer System										
Long Life Components										
Building Foundations/Frames										
Electrical Panels/Wiring/Devices										
Plumbing Pipes/Valves										
Stormwater System										
<b>Year Total:</b>			16,989	11,134	24,198		166,666		24,816	45,015

**Parkland Preserve CDD  
Income & Expense Spreadsheet**

	<b>35-36</b>	<b>36-37</b>	<b>37-38</b>	<b>38-39</b>	<b>39-40</b>	<b>40-41</b>	<b>41-42</b>	<b>42-43</b>	<b>43-44</b>	<b>44-45</b>
<b>Beginning Balance</b>	906,178	1,026,054	1,181,982	1,346,343	1,504,089	211,629	358,832	514,676	679,548	563,147
<b>Annual Assessment</b>	117,963	121,502	125,147	128,901	132,768	136,751	140,854	145,079	149,432	153,915
<b>Interest Earned</b>	29,885	34,427	39,214	43,808	6,164	10,451	14,991	19,793	16,402	14,148
<b>Expenditures</b>	27,972			14,964	1,431,392				282,235	245,470
<b>Ending Balance</b>	1,026,054	1,181,982	1,346,343	1,504,089	211,629	358,832	514,676	679,548	563,147	485,740

**Description**

**Site Components**

Cluster Mailboxes										112,926
Pond Fountain Pump Allowance										
Pond Fountain/Control Allowance					24,201					
<b>Site Components Total:</b>					<b>24,201</b>					<b>112,926</b>

**Street Resurfacing**

Mill/Overlay - Amenity Lot					67,468					
Mill/Overlay - Cardinal Br Lane					33,733					
Mill/Overlay - Dove Tail Circle					72,080					
Mill/Overlay - Dove Tree Lane					49,629					
Mill/Overlay - Eagles Landing Lane					81,280					
Mill/Overlay - Egrets Lndg					39,444					
Mill/Overlay - Falcon Quest Lane					162,812					
Mill/Overlay - Osprey Lndg					112,649					
Mill/Overlay - Parkland Trail					351,902					
Mill/Overlay - Robin Tree Lane					36,828					
Mill/Overlay - Spoonbill Circle					170,746					
Mill/Overlay - Spotted Owl Lane					34,605					
Mill/Overlay - White Owl Lane					22,648					
<b>Street Resurfacing Total:</b>					<b>1,235,823</b>					

**Fencing/Gates/Access Control**

Access Control Panel	6,451									
Access Control System									14,471	
Aluminum Fence - Pool										
Bar Code Reader										

**Parkland Preserve CDD  
Income & Expense Spreadsheet**

	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
<b>Description</b>										
<i>Fencing/Gates/Access Control continued...</i>										
Chain Link VC Fence - Dog Park										16,918
Chain Link VC Fence - Pickleball Courts										30,301
Gate Operators										
Vehicle Gates										29,459
Vinyl Privacy Fence										
<b>Fencing/Gates/Access Control Total:</b>	<b>6,451</b>								<b>14,471</b>	<b>76,677</b>
<b>Site Lighting</b>										
Light Pole Heads - Pool										
Light Poles Fixtures- Decorative										
Light Poles Fixtures- Parking Lot										
<b>Site Lighting Total:</b>										
<b>Building Components</b>										
Flooring Allowance - Fitness Room					6,274					
Refurbishment Allowance - Clubhouse Interior									55,867	
Refurbishment Allowance - Pool Locker Rooms					35,540					
Window/Door Allowance										
<b>Building Components Total:</b>					<b>41,814</b>				<b>55,867</b>	
<b>Roofing</b>										
Asphalt Shingles - Clubhouse					48,176					
Metal Roof - Clubhouse										
<b>Roofing Total:</b>					<b>48,176</b>					
<b>Painting</b>										
Misc. Repair/Paint - Clubhouse	18,941								23,994	
<b>Painting Total:</b>	<b>18,941</b>								<b>23,994</b>	
<b>HVAC</b>										
Heat Pump 1 - Clubhouse									15,152	
Heat Pump 2 - Clubhouse									15,152	
<b>HVAC Total:</b>									<b>30,303</b>	

# **Parkland Preserve CDD** **Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Life Safety Components										
Fire Alarm Panel/Devices					10,286					
<b>Life Safety Components Total:</b>					<b>10,286</b>					
Furniture Fixtures Equip.										
Fitness Equipment Allowance					45,378					
Furniture Allowance - Clubhouse					7,563					
Furniture Allowance - Pool					18,151					
<b>Furniture Fixtures Equip. Total:</b>					<b>71,092</b>					
Swimming Pool										
Concrete Pavers										
Filtration Refurbish Allowance										
Pool Lift										
Pool Resurfacing/Tile								192,852		
Shade Structures/Fabric - Pool										
<b>Swimming Pool Total:</b>								<b>192,852</b>		
Pickleball Courts										
Court Replacement										
Court Resurfacing (color coat)				14,964				17,347		
Shade Structures/Fabric - Pickleball Courts										
<b>Pickleball Courts Total:</b>				<b>14,964</b>				<b>17,347</b>		
Bocce Ball Courts										
Carpet/Lane Repair - Bocce Ball Courts	2,580							3,269		
<b>Bocce Ball Courts Total:</b>	<b>2,580</b>							<b>3,269</b>		
Operating Expense										
Air Handler Rebuild										
Backflow Prevention Devices										
Benches/Trash Cans										
Dog Park Play Equipment										
Dumpster Enclosure										
Interior Painting										
Irrigation System Repair										

**Parkland Preserve CDD  
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
<i>Operating Expense continued...</i>										
Irrigation System Repair										
Kitchen Appliances										
Landscape Replacement										
Misc. Repair/Paint - Entry Feature										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Shade Fabric - Pool										
Sidewalk Repair										
Water Coolers										
Maintained By Others										
Stormwater System										
Streetlights										
Water/Sewer System										
Long Life Components										
Building Foundations/Frames										
Electrical Panels/Wiring/Devices										
Plumbing Pipes/Valves										
Stormwater System										
<b>Year Total:</b>	<b>27,972</b>			<b>14,964</b>	<b>1,431,392</b>				<b>282,235</b>	<b>245,470</b>

**Parkland Preserve CDD  
Income & Expense Spreadsheet**

	<b>45-46</b>	<b>46-47</b>	<b>47-48</b>	<b>48-49</b>	<b>49-50</b>	<b>50-51</b>	<b>51-52</b>	<b>52-53</b>	<b>53-54</b>	<b>54-55</b>
<b>Beginning Balance</b>	485,740	663,600	807,241	986,139	1,173,439	840,337	1,054,843	1,235,229	1,473,110	1,700,139
<b>Annual Assessment</b>	158,532	163,288	168,187	173,232	178,429	183,782	189,296	194,975	200,824	206,849
<b>Interest Earned</b>	19,328	23,512	28,722	34,178	24,476	30,724	35,978	42,906	49,519	36,932
<b>Expenditures</b>		43,159	18,011	20,110	536,007		44,887		23,313	675,927
<b>Ending Balance</b>	663,600	807,241	986,139	1,173,439	840,337	1,054,843	1,235,229	1,473,110	1,700,139	1,267,993

**Description**

**Site Components**

Cluster Mailboxes

Pond Fountain Pump Allowance

Pond Fountain/Control Allowance

**Site Components Total:**

**Street Resurfacing**

Mill/Overlay - Amenity Lot

Mill/Overlay - Cardinal Br Lane

Mill/Overlay - Dove Tail Circle

Mill/Overlay - Dove Tree Lane

Mill/Overlay - Eagles Landing Lane

Mill/Overlay - Egrets Lndg

Mill/Overlay - Falcon Quest Lane

Mill/Overlay - Osprey Lndg

Mill/Overlay - Parkland Trail

Mill/Overlay - Robin Tree Lane

Mill/Overlay - Spoonbill Circle

Mill/Overlay - Spotted Owl Lane

Mill/Overlay - White Owl Lane

**Street Resurfacing Total:**

**Fencing/Gates/Access Control**

Access Control Panel

Access Control System

Aluminum Fence - Pool

Bar Code Reader

10,352

43,811

18,011

**Parkland Preserve CDD  
Income & Expense Spreadsheet**

	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
<b>Description</b>										
<i>Fencing/Gates/Access Control continued...</i>										
Chain Link VC Fence - Dog Park										
Chain Link VC Fence - Pickleball Courts										
Gate Operators		43,159								
Vehicle Gates										
Vinyl Privacy Fence					247,041					
<b>Fencing/Gates/Access Control Total:</b>		<b>43,159</b>	<b>18,011</b>		<b>290,852</b>		<b>10,352</b>			
<b>Site Lighting</b>										
Light Pole Heads - Pool					32,525					
Light Poles Fixtures- Decorative					26,020					
Light Poles Fixtures- Parking Lot					16,262					
<b>Site Lighting Total:</b>					<b>74,807</b>					
<b>Building Components</b>										
Flooring Allowance - Fitness Room										
Refurbishment Allowance - Clubhouse Interior										
Refurbishment Allowance - Pool Locker Rooms										
Window/Door Allowance										
<b>Building Components Total:</b>										
<b>Roofing</b>										
Asphalt Shingles - Clubhouse										
Metal Roof - Clubhouse										62,779
<b>Roofing Total:</b>										<b>62,779</b>
<b>Painting</b>										
Misc. Repair/Paint - Clubhouse							30,395			
<b>Painting Total:</b>							<b>30,395</b>			
<b>HVAC</b>										
Heat Pump 1 - Clubhouse										
Heat Pump 2 - Clubhouse										
<b>HVAC Total:</b>										

# Parkland Preserve CDD Income & Expense Spreadsheet

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Life Safety Components										
Fire Alarm Panel/Devices										
<b>Life Safety Components Total:</b>										
Furniture Fixtures Equip.										
Fitness Equipment Allowance										
Furniture Allowance - Clubhouse					10,164					
Furniture Allowance - Pool					24,394					
<b>Furniture Fixtures Equip. Total:</b>					<b>34,557</b>					
Swimming Pool										
Concrete Pavers									226,671	
Filtration Refurbish Allowance									47,131	
Pool Lift					13,823					
Pool Resurfacing/Tile										
Shade Structures/Fabric - Pool					73,181					
<b>Swimming Pool Total:</b>					<b>87,004</b>				<b>273,802</b>	
Pickleball Courts										
Court Replacement										339,345
Court Resurfacing (color coat)				20,110					23,313	
Shade Structures/Fabric - Pickleball Courts					48,787					
<b>Pickleball Courts Total:</b>				<b>20,110</b>	<b>48,787</b>				<b>23,313</b>	<b>339,345</b>
Bocce Ball Courts										
Carpet/Lane Repair - Bocce Ball Courts							4,141			
<b>Bocce Ball Courts Total:</b>							<b>4,141</b>			
Operating Expense										
Air Handler Rebuild										
Backflow Prevention Devices										
Benches/Trash Cans										
Dog Park Play Equipment										
Dumpster Enclosure										
Interior Painting										
Irrigation System Repair										

**Parkland Preserve CDD  
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
<i>Operating Expense continued...</i>										
Irrigation System Repair										
Kitchen Appliances										
Landscape Replacement										
Misc. Repair/Paint - Entry Feature										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Shade Fabric - Pool										
Sidewalk Repair										
Water Coolers										
Maintained By Others										
Stormwater System										
Streetlights										
Water/Sewer System										
Long Life Components										
Building Foundations/Frames										
Electrical Panels/Wiring/Devices										
Plumbing Pipes/Valves										
Stormwater System										
<b>Year Total:</b>		<b>43,159</b>	<b>18,011</b>	<b>20,110</b>	<b>536,007</b>		<b>44,887</b>		<b>23,313</b>	<b>675,927</b>

**Parkland Preserve CDD  
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 25-26</i>	
<i>No Replacement in 26-27</i>	
<b>Replacement Year 27-28</b>	
<b>Painting</b>	
Misc. Repair/Paint - Clubhouse	14,952
<b>Bocce Ball Courts</b>	
Carpet/Lane Repair - Bocce Ball Courts	2,037
<b>Total for 2027 - 2028</b>	<b>\$16,989</b>
<b>Replacement Year 28-29</b>	
<b>Pickleball Courts</b>	
Court Resurfacing (color coat)	11,134
<b>Total for 2028 - 2029</b>	<b>\$11,134</b>
<b>Replacement Year 29-30</b>	
<b>Site Components</b>	
Pond Fountain Pump Allowance	5,065
<b>Furniture Fixtures Equip.</b>	
Furniture Allowance - Clubhouse	5,628
Furniture Allowance - Pool	13,506
<b>Total for 2029 - 2030</b>	<b>\$24,198</b>
<i>No Replacement in 30-31</i>	
<b>Replacement Year 31-32</b>	
<b>Fencing/Gates/Access Control</b>	
Access Control System	10,149
<b>HVAC</b>	
Heat Pump 1 - Clubhouse	10,627
Heat Pump 2 - Clubhouse	10,627
<b>Swimming Pool</b>	
Pool Resurfacing/Tile	135,262
<b>Total for 2031 - 2032</b>	<b>\$166,666</b>

**Parkland Preserve CDD  
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 32-33</i>	
<b>Replacement Year 33-34</b>	
<b>Fencing/Gates/Access Control</b>	
Bar Code Reader	11,908
<b>Pickleball Courts</b>	
Court Resurfacing (color coat)	12,908
<b>Total for 2033 - 2034</b>	<b>\$24,816</b>
<b>Replacement Year 34-35</b>	
<b>Site Components</b>	
Pond Fountain Pump Allowance	5,871
<b>Fencing/Gates/Access Control</b>	
Gate Operators	30,271
<b>Swimming Pool</b>	
Pool Lift	8,872
<b>Total for 2034 - 2035</b>	<b>\$45,015</b>
<b>Replacement Year 35-36</b>	
<b>Fencing/Gates/Access Control</b>	
Access Control Panel	6,451
<b>Painting</b>	
Misc. Repair/Paint - Clubhouse	18,941
<b>Bocce Ball Courts</b>	
Carpet/Lane Repair - Bocce Ball Courts	2,580
<b>Total for 2035 - 2036</b>	<b>\$27,972</b>
<i>No Replacement in 36-37</i>	
<i>No Replacement in 37-38</i>	
<b>Replacement Year 38-39</b>	
<b>Pickleball Courts</b>	
Court Resurfacing (color coat)	14,964
<b>Total for 2038 - 2039</b>	<b>\$14,964</b>

**Parkland Preserve CDD  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 39-40</b>	
<b>Site Components</b>	
Pond Fountain/Control Allowance	24,201
<b>Street Resurfacing</b>	
Mill/Overlay - Amenity Lot	67,468
Mill/Overlay - Cardinal Br Lane	33,733
Mill/Overlay - Dove Tail Circle	72,080
Mill/Overlay - Dove Tree Lane	49,629
Mill/Overlay - Eagles Landing Lane	81,280
Mill/Overlay - Egrets Lndg	39,444
Mill/Overlay - Falcon Quest Lane	162,812
Mill/Overlay - Osprey Lndg	112,649
Mill/Overlay - Parkland Trail	351,902
Mill/Overlay - Robin Tree Lane	36,828
Mill/Overlay - Spoonbill Circle	170,746
Mill/Overlay - Spotted Owl Lane	34,605
Mill/Overlay - White Owl Lane	22,648
<b>Building Components</b>	
Flooring Allowance - Fitness Room	6,274
Refurbishment Allowance - Pool Locker Rooms	35,540
<b>Roofing</b>	
Asphalt Shingles - Clubhouse	48,176
<b>Life Safety Components</b>	
Fire Alarm Panel/Devices	10,286
<b>Furniture Fixtures Equip.</b>	
Fitness Equipment Allowance	45,378
Furniture Allowance - Clubhouse	7,563
Furniture Allowance - Pool	18,151
<b>Total for 2039 - 2040</b>	<b>\$1,431,392</b>
<i>No Replacement in 40-41</i>	
<i>No Replacement in 41-42</i>	
<i>No Replacement in 42-43</i>	
<b>Replacement Year 43-44</b>	
<b>Fencing/Gates/Access Control</b>	
Access Control System	14,471

**Parkland Preserve CDD  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 43-44 continued...</i>	
<b>Painting</b>	
Misc. Repair/Paint - Clubhouse	23,994
<b>HVAC</b>	
Heat Pump 1 - Clubhouse	15,152
Heat Pump 2 - Clubhouse	15,152
<b>Swimming Pool</b>	
Pool Resurfacing/Tile	192,852
<b>Pickleball Courts</b>	
Court Resurfacing (color coat)	17,347
<b>Bocce Ball Courts</b>	
Carpet/Lane Repair - Bocce Ball Courts	3,269
<b>Total for 2043 - 2044</b>	<b><u>\$282,235</u></b>
 <b>Replacement Year 44-45</b>	
<b>Site Components</b>	
Cluster Mailboxes	112,926
<b>Fencing/Gates/Access Control</b>	
Chain Link VC Fence - Dog Park	16,918
Chain Link VC Fence - Pickleball Courts	30,301
Vehicle Gates	29,459
<b>Building Components</b>	
Refurbishment Allowance - Clubhouse Interior	55,867
<b>Total for 2044 - 2045</b>	<b><u>\$245,470</u></b>
 <i>No Replacement in 45-46</i>	
 <b>Replacement Year 46-47</b>	
<b>Fencing/Gates/Access Control</b>	
Gate Operators	43,159
<b>Total for 2046 - 2047</b>	<b><u>\$43,159</u></b>
 <b>Replacement Year 47-48</b>	
<b>Fencing/Gates/Access Control</b>	
Bar Code Reader	18,011
<b>Total for 2047 - 2048</b>	<b><u>\$18,011</u></b>

**Parkland Preserve CDD  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 48-49</b>	
<b>Pickleball Courts</b>	
Court Resurfacing (color coat)	20,110
<b>Total for 2048 - 2049</b>	<b>\$20,110</b>
<b>Replacement Year 49-50</b>	
<b>Fencing/Gates/Access Control</b>	
Aluminum Fence - Pool	43,811
Vinyl Privacy Fence	247,041
<b>Site Lighting</b>	
Light Pole Heads - Pool	32,525
Light Poles Fixtures- Decorative	26,020
Light Poles Fixtures- Parking Lot	16,262
<b>Furniture Fixtures Equip.</b>	
Furniture Allowance - Clubhouse	10,164
Furniture Allowance - Pool	24,394
<b>Swimming Pool</b>	
Pool Lift	13,823
Shade Structures/Fabric - Pool	73,181
<b>Pickleball Courts</b>	
Shade Structures/Fabric - Pickleball Courts	48,787
<b>Total for 2049 - 2050</b>	<b>\$536,007</b>
<i>No Replacement in 50-51</i>	
<b>Replacement Year 51-52</b>	
<b>Fencing/Gates/Access Control</b>	
Access Control Panel	10,352
<b>Painting</b>	
Misc. Repair/Paint - Clubhouse	30,395
<b>Bocce Ball Courts</b>	
Carpet/Lane Repair - Bocce Ball Courts	4,141
<b>Total for 2051 - 2052</b>	<b>\$44,887</b>

**Parkland Preserve CDD  
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 52-53</i>	
<b>Replacement Year 53-54</b>	
<b>Pickleball Courts</b>	
Court Resurfacing (color coat)	23,313
<b>Total for 2053 - 2054</b>	<b>\$23,313</b>
<b>Replacement Year 54-55</b>	
<b>Roofing</b>	
Metal Roof - Clubhouse	62,779
<b>Swimming Pool</b>	
Concrete Pavers	226,671
Filtration Refurbish Allowance	47,131
<b>Pickleball Courts</b>	
Court Replacement	339,345
<b>Total for 2054 - 2055</b>	<b>\$675,927</b>

## Parkland Preserve CDD Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Site Components</b>								
Cluster Mailboxes	2020	44-45	25	0	19	23 Each	2,800.00	64,400
Pond Fountain Pump Allowance	2020	29-30	5	5	4	1 Lump Sum	4,500.00	4,500
Pond Fountain/Control Allowance	2020	39-40	20	0	14	1 Lump Sum	16,000.00	<u>16,000</u>
Site Components - Total								\$84,900
<b>Street Resurfacing</b>								
Mill/Overlay - Amenity Lot	2020	39-40	20	0	14	2,124 Square Yards	21.00	44,604
Mill/Overlay - Cardinal Br Lane	2020	39-40	20	0	14	1,199 Square Yards	18.60	22,301
Mill/Overlay - Dove Tail Circle	2020	39-40	20	0	14	2,562 Square Yards	18.60	47,653
Mill/Overlay - Dove Tree Lane	2020	39-40	20	0	14	1,764 Square Yards	18.60	32,810
Mill/Overlay - Eagles Landing Lane	2020	39-40	20	0	14	2,889 Square Yards	18.60	53,735
Mill/Overlay - Egrets Lndg	2020	39-40	20	0	14	1,402 Square Yards	18.60	26,077
Mill/Overlay - Falcon Quest Lane	2020	39-40	20	0	14	5,787 Square Yards	18.60	107,638
Mill/Overlay - Osprey Lndg	2020	39-40	20	0	14	4,004 Square Yards	18.60	74,474
Mill/Overlay - Parkland Trail	2020	39-40	20	0	14	12,508 Square Yards	18.60	232,649
Mill/Overlay - Robin Tree Lane	2020	39-40	20	0	14	1,309 Square Yards	18.60	24,347
Mill/Overlay - Spoonbill Circle	2020	39-40	20	0	14	6,069 Square Yards	18.60	112,883
Mill/Overlay - Spotted Owl Lane	2020	39-40	20	0	14	1,230 Square Yards	18.60	22,878
Mill/Overlay - White Owl Lane	2020	39-40	20	0	14	805 Square Yards	18.60	<u>14,973</u>
Street Resurfacing - Total								\$817,025
<b>Fencing/Gates/Access Control</b>								
Access Control Panel	2020	35-36	16	0	10	1 Square Feet	4,800.00	4,800
Access Control System	2020	31-32	12	0	6	1 Lump Sum	8,500.00	8,500
Aluminum Fence - Pool	2020	49-50	30	0	24	449 Linear Feet	48.00	21,552
Bar Code Reader	2020	33-34	14	0	8	1 Square Feet	9,400.00	9,400
Chain Link VC Fence - Dog Park	2020	44-45	25	0	19	402 Linear Feet	24.00	9,648
Chain Link VC Fence - Pickleball Courts	2020	44-45	25	0	19	540 Linear Feet	32.00	17,280
Gate Operators	2020	34-35	12	3	9	4 Each	5,800.00	23,200
Vehicle Gates	2020	44-45	25	0	19	4 Each	4,200.00	16,800
Vinyl Privacy Fence	2020	49-50	30	0	24	1,381 Linear Feet	88.00	<u>121,528</u>
Fencing/Gates/Access Control - Total								\$232,708
<b>Site Lighting</b>								
Light Pole Heads - Pool	2020	49-50	30	0	24	10 Each	1,600.00	16,000
Light Poles Fixtures- Decorative	2020	49-50	30	0	24	8 Each	1,600.00	12,800
Light Poles Fixtures- Parking Lot	2020	49-50	30	0	24	5 Each	1,600.00	<u>8,000</u>
Site Lighting - Total								\$36,800
<b>Building Components</b>								
Flooring Allowance - Fitness Room	2020	39-40	20	0	14	122 Square Yards	34.00	4,148
Refurbishment Allowance - Clubhouse Inter..	2020	44-45	25	0	19	2,655 Square Feet	12.00	31,860
Refurbishment Allowance - Pool Locker Roo..	2020	39-40	20	0	14	264 Square Feet	89.00	23,496
Window/Door Allowance	2020	59-60	40	0	34	Lump Sum	65,000.00	<u>65,000</u>
Building Components - Total								\$124,504

**Parkland Preserve CDD  
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Roofing</b>								
Asphalt Shingles - Clubhouse	2020	39-40	20	0	14	65 Squares	490.00	31,850
Metal Roof - Clubhouse	2020	54-55	35	0	29	1,480 Square Feet	18.00	<u>26,640</u>
Roofing - Total								\$58,490
<b>Painting</b>								
Misc. Repair/Paint - Clubhouse	2020	27-28	8	0	2	4,860 Square Feet	2.90	<u>14,094</u>
Painting - Total								\$14,094
<b>HVAC</b>								
Heat Pump 1 - Clubhouse	2020	31-32	12	0	6	1 Each	8,900.00	8,900
Heat Pump 2 - Clubhouse	2020	31-32	12	0	6	1 Each	8,900.00	<u>8,900</u>
HVAC - Total								\$17,800
<b>Life Safety Components</b>								
Fire Alarm Panel/Devices	2020	39-40	20	0	14	Lump Sum	6,800.00	<u>6,800</u>
Life Safety Components - Total								\$6,800
<b>Furniture Fixtures Equip.</b>								
Fitness Equipment Allowance	2020	39-40	20	0	14	Lump Sum	30,000.00	30,000
Furniture Allowance - Clubhouse	2020	29-30	10	0	4	Lump Sum	5,000.00	5,000
Furniture Allowance - Pool	2020	29-30	10	0	4	Lump Sum	12,000.00	<u>12,000</u>
Furniture Fixtures Equip. - Total								\$47,000
<b>Swimming Pool</b>								
Concrete Pavers	2020	54-55	35	0	29	10,570 Square Feet	9.10	96,187
Filtration Refurbish Allowance	2020	54-55	35	0	29	Lump Sum	20,000.00	20,000
Pool Lift	2020	34-35	15	0	9	1 Each	6,800.00	6,800
Pool Resurfacing/Tile	2020	31-32	12	0	6	3,540 Square Feet	32.00	113,280
Shade Structures/Fabric - Pool	2020	49-50	30	0	24	3 Each	12,000.00	<u>36,000</u>
Swimming Pool - Total								\$272,267
<b>Pickleball Courts</b>								
Court Replacement	2020	54-55	35	0	29	4 Each	36,000.00	144,000
Court Resurfacing (color coat)	2020	28-29	5	4	3	1,084 Square Yards	9.40	10,190
Shade Structures/Fabric - Pickleball Courts	2020	49-50	30	0	24	3 Each	8,000.00	<u>24,000</u>
Pickleball Courts - Total								\$178,190
<b>Bocce Ball Courts</b>								
Carpet/Lane Repair - Bocce Ball Courts	2020	27-28	8	0	2	80 Square Yards	24.00	<u>1,920</u>
Bocce Ball Courts - Total								\$1,920

# **Parkland Preserve CDD Component Inventory**

Description	Date in Service	Replacement Year	Useful Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Operating Expense</b>							
Air Handler Rebuild						0.00	
Backflow Prevention Devices						0.00	
Benches/Trash Cans						0.00	
Dog Park Play Equipment						0.00	
Dumpster Enclosure						21.00	
Interior Painting						0.00	
Irrigation System Repair						0.00	
Kitchen Appliances						0.00	
Landscape Replacement						0.00	
Misc. Repair/Paint - Entry Feature						0.00	
Pool Filtration Partial Replacement						0.00	
Pool Furniture Partial Replacement						0.00	
Shade Fabric - Pool						0.00	
Sidewalk Repair						0.00	
Water Coolers						0.00	
Operating Expense - Total							
<b>Maintained By Others</b>							
Stormwater System						0.00	
Streetlights						0.00	
Water/Sewer System						0.00	
Maintained By Others - Total							
<b>Long Life Components</b>							
Building Foundations/Frames						0.00	
Electrical Panels/Wiring/Devices						0.00	
Plumbing Pipes/Valves						0.00	
Stormwater System						0.00	
Long Life Components - Total							
Total Asset Summary							\$1,892,497

## Parkland Preserve CDD Component Detail Index

Asset ID	Description	Replacement	Page
<b>Site Components</b>			
1058	Cluster Mailboxes	44-45	5-7
1091	Pond Fountain Pump Allowance	29-30	5-7
1055	Pond Fountain/Control Allowance	39-40	5-8
<b>Street Resurfacing</b>			
1001	Mill/Overlay - Amenity Lot	39-40	5-9
1082	Mill/Overlay - Cardinal Br Lane	39-40	5-9
1087	Mill/Overlay - Dove Tail Circle	39-40	5-9
1086	Mill/Overlay - Dove Tree Lane	39-40	5-10
1090	Mill/Overlay - Eagles Landing Lane	39-40	5-10
1089	Mill/Overlay - Egrets Lndg	39-40	5-10
1083	Mill/Overlay - Falcon Quest Lane	39-40	5-11
1080	Mill/Overlay - Osprey Lndg	39-40	5-11
1026	Mill/Overlay - Parkland Trail	39-40	5-11
1088	Mill/Overlay - Robin Tree Lane	39-40	5-12
1085	Mill/Overlay - Spoonbill Circle	39-40	5-12
1084	Mill/Overlay - Spotted Owl Lane	39-40	5-12
1081	Mill/Overlay - White Owl Lane	39-40	5-13
<b>Fencing/Gates/Access Control</b>			
1066	Access Control Panel	35-36	5-14
1070	Access Control System	31-32	5-14
1014	Aluminum Fence - Pool	49-50	5-14
1067	Bar Code Reader	33-34	5-15
1004	Chain Link VC Fence - Dog Park	44-45	5-16
1062	Chain Link VC Fence - Pickleball Courts	44-45	5-16
1065	Gate Operators	34-35	5-17
1064	Vehicle Gates	44-45	5-17
1075	Vinyl Privacy Fence	49-50	5-18
<b>Site Lighting</b>			
1036	Light Pole Heads - Pool	49-50	5-19
1077	Light Poles Fixtures- Decorative	49-50	5-19
1041	Light Poles Fixtures- Parking Lot	49-50	5-20
<b>Building Components</b>			
1033	Flooring Allowance - Fitness Room	39-40	5-21

## Parkland Preserve CDD Component Detail Index

Asset ID	Description	Replacement	Page
<i>Building Components Continued...</i>			
1031	Refurbishment Allowance - Clubhouse Interior	44-45	5-21
1030	Refurbishment Allowance - Pool Locker Rooms	39-40	5-22
1029	Window/Door Allowance	59-60	5-22
<b>Roofing</b>			
1008	Asphalt Shingles - Clubhouse	39-40	5-23
1009	Metal Roof - Clubhouse	54-55	5-23
<b>Painting</b>			
1006	Misc. Repair/Paint - Clubhouse	27-28	5-24
<b>HVAC</b>			
1042	Heat Pump 1 - Clubhouse	31-32	5-25
1043	Heat Pump 2 - Clubhouse	31-32	5-25
<b>Life Safety Components</b>			
1054	Fire Alarm Panel/Devices	39-40	5-26
<b>Furniture Fixtures Equip.</b>			
1032	Fitness Equipment Allowance	39-40	5-27
1034	Furniture Allowance - Clubhouse	29-30	5-27
1035	Furniture Allowance - Pool	29-30	5-28
<b>Swimming Pool</b>			
1079	Concrete Pavers	54-55	5-29
1016	Filtration Refurbish Allowance	54-55	5-29
1072	Pool Lift	34-35	5-30
1015	Pool Resurfacing/Tile	31-32	5-30
1013	Shade Structures/Fabric - Pool	49-50	5-31
<b>Pickleball Courts</b>			
1011	Court Replacement	54-55	5-32
1010	Court Resurfacing (color coat)	28-29	5-32
1059	Shade Structures/Fabric - Pickleball Courts	49-50	5-33
<b>Bocce Ball Courts</b>			
1012	Carpet/Lane Repair - Bocce Ball Courts	27-28	5-34

**Parkland Preserve CDD  
Component Detail Index**

Asset ID	Description	Replacement	Page
<b>Operating Expense</b>			
1073	Air Handler Rebuild	25-26	5-35
1071	Backflow Prevention Devices	25-26	5-35
	Benches/Trash Cans	25-26	5-35
1074	Dog Park Play Equipment	25-26	5-36
	Dumpster Enclosure	39-40	5-36
1069	Interior Painting	25-26	5-36
	Irrigation System Repair	25-26	5-37
1068	Kitchen Appliances	25-26	5-37
	Landscape Replacement	25-26	5-37
	Misc. Repair/Paint - Entry Feature	25-26	5-37
	Pool Filtration Partial Replacement	25-26	5-38
	Pool Furniture Partial Replacement	25-26	5-38
	Shade Fabric - Pool	25-26	5-39
	Sidewalk Repair	25-26	5-39
1061	Water Coolers	25-26	5-39
<b>Maintained By Others</b>			
1056	Stormwater System	25-26	5-41
	Streetlights	25-26	5-41
	Water/Sewer System	25-26	5-41
<b>Long Life Components</b>			
	Building Foundations/Frames	25-26	5-42
	Electrical Panels/Wiring/Devices	25-26	5-42
	Plumbing Pipes/Valves	25-26	5-42
1078	Stormwater System	25-26	5-42
	Total Funded Assets	50	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	50	

## Parkland Preserve CDD Component Detail

### Cluster Mailboxes - 2044

Asset ID	1058	23 Each	@ \$2,800.00
Category	Site Components	Asset Actual Cost	\$64,400.00
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	25	Future Cost	\$112,925.79
Replacement Year	44-45		
Remaining Life	19		



### Pond Fountain Pump Allowance - 2029

Asset ID	1091	1 Lump Sum	@ \$4,500.00
Category	Site Components	Asset Actual Cost	\$4,500.00
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	5	Future Cost	\$5,064.79
Adjustment	5		
Replacement Year	29-30		
Remaining Life	4		



# **Parkland Preserve CDD** **Component Detail**

## **Pond Fountain/Control Allowance - 2039**

Asset ID	1055	1 Lump Sum	@ \$16,000.00
		Asset Actual Cost	\$16,000.00
		Percent Replacement	100%
Category	Site Components	Future Cost	\$24,201.43
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		



**Parkland Preserve CDD  
Component Detail**

**Mill/Overlay - Amenity Lot - 2039**

Asset ID	1001	2,124 Square Yards	@ \$21.00
		Asset Actual Cost	\$44,604.00
		Percent Replacement	100%
Category	Street Resurfacing	Future Cost	\$67,467.55
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		



**Mill/Overlay - Cardinal Br Lane - 2039**

Asset ID	1082	1,199 Square Yards	@ \$18.60
		Asset Actual Cost	\$22,301.40
		Percent Replacement	100%
Category	Street Resurfacing	Future Cost	\$33,732.87
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		

**Mill/Overlay - Dove Tail Circle - 2039**

Asset ID	1087	2,562 Square Yards	@ \$18.60
		Asset Actual Cost	\$47,653.20
		Percent Replacement	100%
Category	Street Resurfacing	Future Cost	\$72,079.74
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		

**Parkland Preserve CDD  
Component Detail**

**Mill/Overlay - Dove Tree Lane - 2039**

Asset ID	1086	1,764 Square Yards	@ \$18.60
Category	Street Resurfacing	Asset Actual Cost	\$32,810.40
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	20	Future Cost	\$49,628.67
Replacement Year	39-40		
Remaining Life	14		

**Mill/Overlay - Eagles Landing Lane - 2039**

Asset ID	1090	2,889 Square Yards	@ \$18.60
Category	Street Resurfacing	Asset Actual Cost	\$53,735.40
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	20	Future Cost	\$81,279.61
Replacement Year	39-40		
Remaining Life	14		

**Mill/Overlay - Egrets Lndg - 2039**

Asset ID	1089	1,402 Square Yards	@ \$18.60
Category	Street Resurfacing	Asset Actual Cost	\$26,077.20
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	20	Future Cost	\$39,444.10
Replacement Year	39-40		
Remaining Life	14		

**Parkland Preserve CDD  
Component Detail**

**Mill/Overlay - Falcon Quest Lane - 2039**

Asset ID	1083	5,787 Square Yards	@ \$18.60
		Asset Actual Cost	\$107,638.20
		Percent Replacement	100%
Category	Street Resurfacing	Future Cost	\$162,812.43
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		

**Mill/Overlay - Osprey Lndg - 2039**

Asset ID	1080	4,004 Square Yards	@ \$18.60
		Asset Actual Cost	\$74,474.40
		Percent Replacement	100%
Category	Street Resurfacing	Future Cost	\$112,649.21
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		

**Mill/Overlay - Parkland Trail - 2039**

Asset ID	1026	12,508 Square Yards	@ \$18.60
		Asset Actual Cost	\$232,648.80
		Percent Replacement	100%
Category	Street Resurfacing	Future Cost	\$351,902.18
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		

**Parkland Preserve CDD  
Component Detail**

**Mill/Overlay - Robin Tree Lane - 2039**

Asset ID	1088	1,309 Square Yards	@ \$18.60
Category	Street Resurfacing	Asset Actual Cost	\$24,347.40
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	20	Future Cost	\$36,827.63
Replacement Year	39-40		
Remaining Life	14		

**Mill/Overlay - Spoonbill Circle - 2039**

Asset ID	1085	6,069 Square Yards	@ \$18.60
Category	Street Resurfacing	Asset Actual Cost	\$112,883.40
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	20	Future Cost	\$170,746.27
Replacement Year	39-40		
Remaining Life	14		

**Mill/Overlay - Spotted Owl Lane - 2039**

Asset ID	1084	1,230 Square Yards	@ \$18.60
Category	Street Resurfacing	Asset Actual Cost	\$22,878.00
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	20	Future Cost	\$34,605.03
Replacement Year	39-40		
Remaining Life	14		

**Parkland Preserve CDD**  
**Component Detail**

**Mill/Overlay - White Owl Lane - 2039**

Asset ID	1081	805 Square Yards	@ \$18.60
		Asset Actual Cost	\$14,973.00
		Percent Replacement	100%
Category	Street Resurfacing	Future Cost	\$22,648.01
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		

**Parkland Preserve CDD  
Component Detail**

**Access Control Panel - 2035**

Asset ID	1066	1 Square Feet	@ \$4,800.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$4,800.00
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	16	Future Cost	\$6,450.80
Replacement Year	35-36		
Remaining Life	10		



**Access Control System - 2031**

Asset ID	1070	1 Lump Sum	@ \$8,500.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$8,500.00
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	12	Future Cost	\$10,149.44
Replacement Year	31-32		
Remaining Life	6		

**Aluminum Fence - Pool - 2049**

Asset ID	1014	449 Linear Feet	@ \$48.00
Category	Fencing/Gates/Access Control	Asset Actual Cost	\$21,552.00
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	30	Future Cost	\$43,810.78
Replacement Year	49-50		
Remaining Life	24		

## Parkland Preserve CDD Component Detail

*Aluminum Fence - Pool continued...*



### Bar Code Reader - 2033

Asset ID	1067	1 Square Feet	@ \$9,400.00
		Asset Actual Cost	\$9,400.00
		Percent Replacement	100%
		Future Cost	\$11,907.64
Category/Gates/Access Control			
Placed in Service	January 2020		
Useful Life	14		
Replacement Year	33-34		
Remaining Life	8		



## Parkland Preserve CDD Component Detail

### Chain Link VC Fence - Dog Park - 2044

Asset ID	1004	402 Linear Feet	@ \$24.00
Asset Actual Cost		Asset Actual Cost	\$9,648.00
Percent Replacement		Percent Replacement	100%
Future Cost		Future Cost	\$16,917.83
Category/Gates/Access Control			
Placed in Service	January 2020		
Useful Life	25		
Replacement Year	44-45		
Remaining Life	19		



### Chain Link VC Fence - Pickleball Courts - 2044

Asset ID	1062	540 Linear Feet	@ \$32.00
Asset Actual Cost		Asset Actual Cost	\$17,280.00
Percent Replacement		Percent Replacement	100%
Future Cost		Future Cost	\$30,300.58
Category/Gates/Access Control			
Placed in Service	January 2020		
Useful Life	25		
Replacement Year	44-45		
Remaining Life	19		



## Parkland Preserve CDD Component Detail

### Gate Operators - 2034

Asset ID	1065	4 Each	@ \$5,800.00
Asset Actual Cost			\$23,200.00
Percent Replacement			100%
Future Cost			\$30,270.74
Category/Gates/Access Control			
Placed in Service	January 2020		
Useful Life	12		
Adjustment	3		
Replacement Year	34-35		
Remaining Life	9		



### Vehicle Gates - 2044

Asset ID	1064	4 Each	@ \$4,200.00
Asset Actual Cost			\$16,800.00
Percent Replacement			100%
Future Cost			\$29,458.90
Category/Gates/Access Control			
Placed in Service	January 2020		
Useful Life	25		
Replacement Year	44-45		
Remaining Life	19		



# **Parkland Preserve CDD** **Component Detail**

Vinyl Privacy Fence - 2049		1,381 Linear Feet	@ \$88.00
Asset ID	1075	Asset Actual Cost	\$121,528.00
Category	Fencing/Gates/Access Control	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$247,041.40
Useful Life	30		
Replacement Year	49-50		
Remaining Life	24		



**Parkland Preserve CDD  
Component Detail**

**Light Pole Heads - Pool - 2049**

Asset ID	1036	10 Each	@ \$1,600.00
Category	Site Lighting	Asset Actual Cost	\$16,000.00
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	30	Future Cost	\$32,524.70
Replacement Year	49-50		
Remaining Life	24		



**Light Poles Fixtures- Decorative - 2049**

Asset ID	1077	8 Each	@ \$1,600.00
Category	Site Lighting	Asset Actual Cost	\$12,800.00
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	30	Future Cost	\$26,019.76
Replacement Year	49-50		
Remaining Life	24		



# **Parkland Preserve CDD** **Component Detail**

## **Light Poles Fixtures- Parking Lot - 2049**

Asset ID	1041	5 Each	@ \$1,600.00
		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Site Lighting	Future Cost	\$16,262.35
Placed in Service	January 2020		
Useful Life	30		
Replacement Year	49-50		
Remaining Life	24		



**Parkland Preserve CDD  
Component Detail**

**Flooring Allowance - Fitness Room - 2039**

Asset ID	1033	122 Square Yards	@ \$34.00
		Asset Actual Cost	\$4,148.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$6,274.22
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		



**Refurbishment Allowance - Clubhouse Interior - 2044**

Asset ID	1031	2,655 Square Feet	@ \$12.00
		Asset Actual Cost	\$31,860.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$55,866.70
Placed in Service	January 2020		
Useful Life	25		
Replacement Year	44-45		
Remaining Life	19		



**Parkland Preserve CDD  
Component Detail**

**Refurbishment Allowance - Pool Locker Rooms - 2039**

Asset ID	1030	264 Square Feet	@ \$89.00
		Asset Actual Cost	\$23,496.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$35,539.81
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		



**Window/Door Allowance - 2059**

Asset ID	1029	Asset Actual Cost	\$65,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$177,573.84
Placed in Service	January 2020		
Useful Life	40		
Replacement Year	59-60		
Remaining Life	34		



**Parkland Preserve CDD  
Component Detail**

**Asphalt Shingles - Clubhouse - 2039**

Asset ID	1008	65 Squares	@ \$490.00
Category	Roofing	Asset Actual Cost	\$31,850.00
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	20	Future Cost	\$48,175.98
Replacement Year	39-40		
Remaining Life	14		



**Metal Roof - Clubhouse - 2054**

Asset ID	1009	1,480 Square Feet	@ \$18.00
Category	Roofing	Asset Actual Cost	\$26,640.00
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	35	Future Cost	\$62,778.90
Replacement Year	54-55		
Remaining Life	29		



# **Parkland Preserve CDD** **Component Detail**

## **Misc. Repair/Paint - Clubhouse - 2027**

Asset ID	1006	4,860 Square Feet	@ \$2.90
		Asset Actual Cost	\$14,094.00
		Percent Replacement	100%
Category	Painting	Future Cost	\$14,952.32
Placed in Service	January 2020		
Useful Life	8		
Replacement Year	27-28		
Remaining Life	2		



**Parkland Preserve CDD**  
**Component Detail**

**Heat Pump 1 - Clubhouse - 2031**

Asset ID	1042	1 Each	@ \$8,900.00
Category	HVAC	Asset Actual Cost	\$8,900.00
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	12	Future Cost	\$10,627.07
Replacement Year	31-32		
Remaining Life	6		

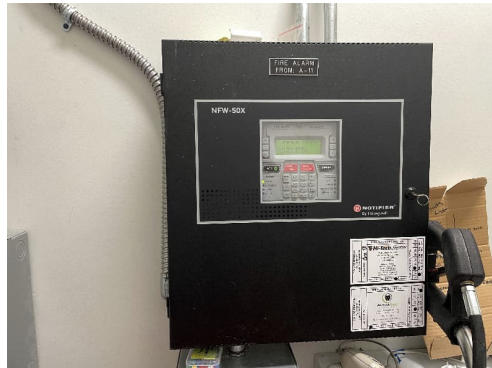
**Heat Pump 2 - Clubhouse - 2031**

Asset ID	1043	1 Each	@ \$8,900.00
Category	HVAC	Asset Actual Cost	\$8,900.00
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	12	Future Cost	\$10,627.07
Replacement Year	31-32		
Remaining Life	6		

# **Parkland Preserve CDD** **Component Detail**

## **Fire Alarm Panel/Devices - 2039**

Asset ID	1054	Asset Actual Cost	\$6,800.00
		Percent Replacement	100%
Category	Life Safety Components	Future Cost	\$10,285.61
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		



**Parkland Preserve CDD  
Component Detail**

**Fitness Equipment Allowance - 2039**

Asset ID	1032	Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Furniture Fixtures Equip.	Future Cost	\$45,377.69
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		



**Furniture Allowance - Clubhouse - 2029**

Asset ID	1034	Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Furniture Fixtures Equip.	Future Cost	\$5,627.54
Placed in Service	January 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	4		



# **Parkland Preserve CDD** **Component Detail**

## **Furniture Allowance - Pool - 2029**

Asset ID	1035	Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Category	Furniture Fixtures Equip.	Future Cost	\$13,506.11
Placed in Service	January 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	4		



**Parkland Preserve CDD  
Component Detail**

**Concrete Pavers - 2054**

Asset ID	1079	10,570 Square Feet	@ \$9.10
Category	Swimming Pool	Asset Actual Cost	\$96,187.00
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	35	Future Cost	\$226,670.96
Replacement Year	54-55		
Remaining Life	29		



**Filtration Refurbish Allowance - 2054**

Asset ID	1016	Asset Actual Cost	\$20,000.00
Category	Swimming Pool	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$47,131.31
Useful Life	35		
Replacement Year	54-55		
Remaining Life	29		



## Parkland Preserve CDD Component Detail

### Pool Lift - 2034

Asset ID	1072	1 Each	@ \$6,800.00
		Asset Actual Cost	\$6,800.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$8,872.46
Placed in Service	January 2020		
Useful Life	15		
Replacement Year	34-35		
Remaining Life	9		



### Pool Resurfacing/Tile - 2031

Asset ID	1015	3,540 Square Feet	@ \$32.00
		Asset Actual Cost	\$113,280.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$135,262.24
Placed in Service	January 2020		
Useful Life	12		
Replacement Year	31-32		
Remaining Life	6		



# **Parkland Preserve CDD** **Component Detail**

## **Shade Structures/Fabric - Pool - 2049**

Asset ID	1013	3 Each	@ \$12,000.00
		Asset Actual Cost	\$36,000.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$73,180.59
Placed in Service	January 2020		
Useful Life	30		
Replacement Year	49-50		
Remaining Life	24		



**Parkland Preserve CDD  
Component Detail**

**Court Replacement - 2054**

Asset ID	1011	4 Each	@ \$36,000.00
Category	Pickleball Courts	Asset Actual Cost	\$144,000.00
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	35	Future Cost	\$339,345.43
Replacement Year	54-55		
Remaining Life	29		



**Court Resurfacing (color coat) - 2028**

Asset ID	1010	1,084 Square Yards	@ \$9.40
Category	Pickleball Courts	Asset Actual Cost	\$10,189.60
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	5	Future Cost	\$11,134.45
Adjustment	4		
Replacement Year	28-29		
Remaining Life	3		



# **Parkland Preserve CDD** **Component Detail**

## **Shade Structures/Fabric - Pickleball Courts - 2049**

Asset ID	1059	3 Each	@ \$8,000.00
		Asset Actual Cost	\$24,000.00
		Percent Replacement	100%
Category	Pickleball Courts	Future Cost	\$48,787.06
Placed in Service	January 2020		
Useful Life	30		
Replacement Year	49-50		
Remaining Life	24		



# **Parkland Preserve CDD** **Component Detail**

## **Carpet/Lane Repair - Bocce Ball Courts - 2027**

Asset ID	1012	80 Square Yards	@ \$24.00
		Asset Actual Cost	\$1,920.00
		Percent Replacement	100%
Category	Bocce Ball Courts	Future Cost	\$2,036.93
Placed in Service	January 2020		
Useful Life	8		
Replacement Year	27-28		
Remaining Life	2		



## Parkland Preserve CDD Component Detail

### Air Handler Rebuild

Asset ID	1073	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	
No Useful Life			

Operating Expense

### Backflow Prevention Devices

Asset ID	1071	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	
No Useful Life			

Operating Expense

### Benches/Trash Cans

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	
No Useful Life			



Operating Expense

## Parkland Preserve CDD Component Detail

### Dog Park Play Equipment

Asset ID	1074	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	
No Useful Life			

Operating Expense

### Dumpster Enclosure

Asset ID		Asset Actual Cost	\$21.00
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$31.76
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		



Operating Expense

### Interior Painting

Asset ID	1069	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	
No Useful Life			

Operating Expense

**Parkland Preserve CDD  
Component Detail**

**Irrigation System Repair**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	
No Useful Life			
Operating Expense			

**Kitchen Appliances**

Asset ID	1068	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	
No Useful Life			
Operating Expense			

**Landscape Replacement**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	
No Useful Life			
Operating Expense			

**Misc. Repair/Paint - Entry Feature**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	
No Useful Life			

**Parkland Preserve CDD  
Component Detail**

*Misc. Repair/Paint - Entry Feature continued...*



Operating Expense

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**Pool Filtration Partial Replacement**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	
No Useful Life			

Operating Expense

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**Pool Furniture Partial Replacement**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	
No Useful Life			

Operating Expense

## Parkland Preserve CDD Component Detail

### Shade Fabric - Pool

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	
No Useful Life			



Operating Expense

### Sidewalk Repair

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	
No Useful Life			

Operating Expense

### Water Coolers

Asset ID	1061	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	
No Useful Life			

## **Parkland Preserve CDD Component Detail**

*Water Coolers continued...*



Operating Expense

**Parkland Preserve CDD  
Component Detail**

**Stormwater System**

Asset ID	1056	Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	
No Useful Life			

Not CDD Responsibility

**Streetlights**

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	
No Useful Life			

Not CDD Responsibility

**Water/Sewer System**

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	
No Useful Life			

Not CDD Responsibility

**Parkland Preserve CDD**  
**Component Detail**

**Building Foundations/Frames**

Asset ID	Asset Actual Cost	100%
Category Long Life Components	Percent Replacement	
Placed in Service	Future Cost	
No Useful Life		

Long Life Component

**Electrical Panels/Wiring/Devices**

Asset ID	Asset Actual Cost	100%
Category Long Life Components	Percent Replacement	
Placed in Service	Future Cost	
No Useful Life		

Long Life Component

**Plumbing Pipes/Valves**

Asset ID	Asset Actual Cost	100%
Category Long Life Components	Percent Replacement	
Placed in Service	Future Cost	
No Useful Life		

Long Life Component

**Stormwater System**

Asset ID	1078	Asset Actual Cost	
Category Long Life Components		Percent Replacement	100%
Placed in Service	January 2020	Future Cost	
No Useful Life			

Long Life Component

# 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.

# EXHIBIT 2

Integrated Access Solutions, LLC  
2227 Crystal Cove Dr.  
Green Cove Springs, FL  
32043-9604 USA  
Service@iasnfl.com



## Estimate

### ADDRESS

Parkland Preserve

ESTIMATE # 2702

DATE 11/24/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/24/2025	<b>BAI Barcode Scanner and Assembly w/ Pad Mount Kit</b>	BAI Barcode Scanner and Assembly w/ Pad Mount Pedestal Kit	1	3,965.00	3,965.00T
	<b>Labor</b>	Labor to install new barcode reader	2	170.00	340.00T

Contact Integrated Access Solutions, LLC to pay.  
Estimate is valid for 30 days from date of estimate.

SUBTOTAL	4,305.00
TAX	0.00
<b>TOTAL</b>	<b>\$4,305.00</b>

IAS shall retain a security interest in all goods and materials until same has been paid in full. Buyer/owner agrees to pay all collection and attorney fees, as well as a 1.5% per month service charge on all past due amounts. All terms and scope of work for this contract are contained herein.

Workmanship warranty is one year from install date.

Manufacturer warranties are per manufacturer.

Payment terms will be 50% down and 50% upon completion of job.

Accepted By

Accepted Date

# EXHIBIT 3

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**From:** IAS Service <[Service@iasnfl.com](mailto:Service@iasnfl.com)>

**Sent:** Monday, November 24, 2025 2:22 PM

**To:** Dana A. Harden <[dharden@vestapropertyservices.com](mailto:dharden@vestapropertyservices.com)>; Ron W. Zastrocky <[rzastrocky@vestapropertyservices.com](mailto:rzastrocky@vestapropertyservices.com)>

**Cc:** Jarrod A. Vaughn <[jvaughn@vestapropertyservices.com](mailto:jvaughn@vestapropertyservices.com)>

**Subject:** Re: Parkland Preserve

Dana,

I just got off of the phone with Barcode Automation. I verified that the reader that is installed at Parkland is no longer under warranty, but we have two paths that we can take to get it fixed. Just so we are on the same page, the part that needs repair is NOT field serviceable. So here are our options:

- We can send a tech out to pull the barcode reader down and start the repair ticker coordination with Barcode.
  - This requires us to send it back and wait for them to evaluate it and send us a repair authorization to approve it being fixed.
  - The time frame is usually 3-5 weeks in turnaround from the time they receive the damaged reader back.
  - Once we get it, I will have a tech out to re-install it immediately
    - There is a 30 day warranty on the repair only.
- We can replace the unit with a new unit.
  - This comes with a renewed 5 year warranty.

I have attached the estimate with the new part option to this email. Just let me know which route you would like me to pursue.

Brandon

Service Desk

[IntegratedAccessSolutions.com](http://IntegratedAccessSolutions.com)

Office - (904) 404-7047

Email - [Service@IASNFL.com](mailto:Service@IASNFL.com)



**Integrated Access Solutions**

INTEGRATION THAT WORKS FOR YOU

**"We do things a little different, we do them right!"**

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**From:** Dana A. Harden <[dharden@vestapropertyservices.com](mailto:dharden@vestapropertyservices.com)>  
**Sent:** Sunday, November 23, 2025 9:17 PM  
**To:** IAS Service <[Service@iasnfl.com](mailto:Service@iasnfl.com)>; Ron W. Zastrocky <[rzastrocky@vestapropertyservices.com](mailto:rzastrocky@vestapropertyservices.com)>  
**Cc:** Jarrod A. Vaughn <[jvaughn@vestapropertyservices.com](mailto:jvaughn@vestapropertyservices.com)>  
**Subject:** RE: Parkland Preserve

Brandon,  
Please send a quote for repair as soon as possible. Thank you.



**Dana Harden, LCAM, AMS, PCAM**  
District Manager  
P. 904.775.9754

250 International Pkwy, Ste. 208  
Lake Mary, FL 32746  
[www.VestaDistrictServices.com](http://www.VestaDistrictServices.com)



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**District Communications Reminder:** Florida has a broad public records law. Your email communication may be subject to public disclosure.

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**From:** IAS Service <[Service@iasnfl.com](mailto:Service@iasnfl.com)>  
**Sent:** Friday, November 21, 2025 11:29 AM  
**To:** Ron W. Zastrocky <[rzastrocky@vestapropertyservices.com](mailto:rzastrocky@vestapropertyservices.com)>  
**Cc:** Dana A. Harden <[dharden@vestapropertyservices.com](mailto:dharden@vestapropertyservices.com)>; Jarrod A. Vaughn <[jvaughn@vestapropertyservices.com](mailto:jvaughn@vestapropertyservices.com)>  
**Subject:** Re: Parkland Preserve

Ron,

I looked at Scott's notes, and he made reference to a broken mirror causing vibrations on the head of the BAI scanner. I have requested pricing for repair. As soon as I have that I will forward an estimate to you.

Brandon

Service Desk  
[IntegratedAccessSolutions.com](http://IntegratedAccessSolutions.com)  
Office - (904) 404-7047  
Email - [Service@IASNFL.com](mailto:Service@IASNFL.com)



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INTEGRATION THAT WORKS FOR YOU  
**"We do things a little different, we do them right!"**

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**From:** Ron W. Zastrocky <[rzastrocky@vestapropertyservices.com](mailto:rzastrocky@vestapropertyservices.com)>

**Sent:** Friday, November 21, 2025 9:49 AM

**To:** IAS Service <[Service@iasnfl.com](mailto:Service@iasnfl.com)>

**Cc:** Dana A. Harden <[dharden@vestapropertyservices.com](mailto:dharden@vestapropertyservices.com)>; Jarrod A. Vaughn <[jvaughn@vestapropertyservices.com](mailto:jvaughn@vestapropertyservices.com)>

**Subject:** Parkland Preserve

Good morning,

The barcode reader quit reading barcodes at 4:38pm yesterday. Viewed video and it is confirmed that the reader wasn't reading barcodes. We have it on hold open at this time.

**Ron Zastrocky**

Your Community. Field Operations Manager  
Our Commitment. C. 904-577-3075

Vesta Property Services  
245 Riverside Ave, Suite 300,  
Jacksonville, FL 32202  
[www.VestaPropertyServices.com](http://www.VestaPropertyServices.com)

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