

FY 2022 Replacements:

	1st Year of Replacement	Useful Life Years	Remaining Life Years	Current Cost of Replacement per Cycle
Split Systems, Phased	2022	8 to 12	1	\$12,200
Deck, Pavers, Cabana	2022	20 to 30	1	\$34,720
Fence, Cabana	2022	to 30	1	\$11,900
Mechanical Equipment, Clubhouse	2022	5 to 10	1	\$15,000
Pool Finish, Clubhouse	2022	8 to 12	1	\$38,250
Asphalt Pavement, Mill and Overlay, Cabana	2022	15 to 25	1	\$25,980
Tennis and Basketball Courts, Surface Replacement	2022	to 30	1	\$69,300
Tennis Courts, Fence	2022	to 30	1	\$16,800
Tennis Courts, Light Poles	2022	to 30	1	\$9,600
Tree Maintenance	2022	to 5	1	\$10,000
Asphalt Pavement, Preservation	2022	5 to 8	1	\$21,694

\$265,444**FY 22 Total Replacement Cost****FY 2023 Replacements:**

Storm Water System, Partial	2023	to 20	2	\$30,000
Reserve Study Update	2023	2 to 3	2	\$2,200

\$32,200**FY 23 Total Replacement Cost****FY 2024 Replacements:**

Mechanical Equipment, Cabana	2024	5 to 10	3	\$10,000
Deck, Concrete, Coatings, Clubhouse	2024	5 to 7	3	\$14,220
Pool Finish, Cabana	2024	8 to 12	3	\$18,675

\$42,895**FY 24 Total Replacement Cost****FY 2025 Replacements:**

Irrigation System, Partial	2025	to 20	4	\$42,000
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\$42,000**FY 25 Total Replacement Cost****FY 2026 Replacements:**

Asphalt Pavement, Mill and Overlay, Treeview	2026	15 to 25	5	\$36,210
Security System	2026	5 to 10	5	\$18,500

\$54,710**FY 26 Total Replacement Cost****FY 2027 Replacements:**

Tennis and Basketball Courts, Color Coat	2027	4 to 6	6	\$16,170
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\$16,170**FY 27 Total Replacement Cost****FY 2028 Replacements:**

Paint Finish Applications	2028	5 to 7	7	\$8,280
Signage	2028	15 to 20	7	\$8,000

\$16,280**FY 28 Total Replacement Cost****FY 2029 Replacements:**

Fences, Clubhouse	2029	to 25	8	\$14,600
Deck, Vinyl, Clubhouse	2029	to 25	8	\$34,650

\$49,250**FY 29 Total Replacement Cost**

FY 2030 Replacements:

Asphalt Pavement, Mill and Overlay, Lakeview	2030	15 to 25	9	\$77,475
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\$77,475**FY 30 Total
Replacement Cost****FY 2031 Replacements: None****FY 2032 Replacements:**

Interior Renovations, Partial	2032	10 to 15	11	\$76,500
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\$76,500**FY 32 Total
Replacement Cost****FY 2033 Replacements:****FY 2034 Replacements:**

Fence, Chain Link	2034	to 30	13	\$9,125
Roof, Asphalt Shingle, Cabana	2034	12 to 18	13	\$8,075

\$17,200**FY 34 Total
Replacement Cost****FY 2035 Replacements: None****FY 2036 Replacements:**

Windows and Glass Doors	2036	to 40	15	\$46,000
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\$46,000**FY 36 Total
Replacement Cost****FY 2037 Replacements: None****FY 2038 Replacements:**

Playground Equipment	2038	15 to 20	17	\$110,000
Deck, Wood, Clubhouse	2038	15 to 25	17	\$6,900

\$116,900**FY 38 Total
Replacement Cost****FY 2039 Replacements:**

Roof, Asphalt Shingle	2039	12 to 18	18	\$31,000
Gutters and Downspouts	2039	to 25	18	\$7,500

\$38,500**FY 39 Total
Replacement Cost****FY 2040 Replacements:**

Asphalt Pavement, Mill and Overlay, Clubhouse	2040	15 to 25	19	\$25,050
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\$25,050**FY 40 Total
Replacement Cost****FY 2041 Replacements:**

Rest Rooms, Renovations, Cabana	2041	to 20	20	\$25,600
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\$25,600**FY 41 Total
Replacement Cost****FY 2042 Replacements:**

Asphalt Pavement, Mill and Overlay, Double Eagle Court	2042	15 to 25	21	\$60,600
Asphalt Pavement, Mill and Overlay, Janine Drive	2042	15 to 25	21	\$25,005
Pavers, Janine Drive	2042	15 to 25	21	\$11,270

\$96,875**FY 42 Total
Replacement Cost****FY 2043 Replacements: None****FY 2044 Replacements:**

Fence, Aluminum	2044	to 25	23	\$19,775
Interior Renovations, Complete	2044	to 25	23	\$153,000

\$172,775 **FY 44 Total
Replacement Cost**

Cash Flow Funding Plan or Pooling Method



Appendix C
Lake Bernadette
Community Development District

FY	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Beginning of Year Reserves	\$1,619,649	\$1,617,498	\$1,372,047	\$1,391,579	\$1,399,111	\$1,407,773	\$1,400,047	\$1,400,824	\$1,429,273	\$1,405,748	\$1,358,004	\$1,438,194	\$1,206,029	\$1,258,885	\$1,207,948	\$1,287,298
Recommended Reserve Contributions	19,400	45,700	48,200	50,800	53,500	56,400	59,400	62,600	66,000	69,600	73,400	77,400	81,600	86,000	90,600	95,500
Anticipated Interest Earned 0.5%	4,049	8,087	6,860	6,958	6,998	7,039	7,000	7,004	7,148	7,029	6,790	7,191	6,030	6,294	6,040	6,436
Projected Expenses	25,600	299,238	35,527	50,226	51,834	71,166	65,623	41,155	96,670	124,373	0	316,756	34,774	143,231	17,290	101,243
Projected Year End Reserves	\$1,617,498	\$1,372,047	\$1,391,580	\$1,399,111	\$1,407,773	\$1,400,046	\$1,400,824	\$1,429,273	\$1,405,749	\$1,358,004	\$1,438,194	\$1,206,029	\$1,258,885	\$1,207,948	\$1,287,298	\$1,287,991

FY	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Beginning of Year Reserves	\$1,287,990	\$1,284,095	\$1,110,787	\$1,092,276	\$1,064,105	\$1,120,335	\$634,411	\$680,169	\$106,094	\$111,627	\$228,452	\$37,529	\$184,220	\$276,329	\$477,211
Recommended Reserve Contributions	100,700	106,100	111,800	117,800	124,200	130,900	138,000	145,500	153,400	161,700	170,400	179,600	189,300	199,500	210,300
Anticipated Interest Earned 0.5%	6,440	6,420	5,554	5,461	5,321	5,602	3,172	3,401	530	558	1,142	188	921	1,382	2,386
Projected Expenses	111,036	285,828	135,865	151,432	73,291	622,426	95,415	722,976	148,397	45,433	362,465	33,097	98,111	0	175,407
Projected Year End Reserves	\$1,284,094	\$1,110,787	\$1,092,276	\$1,064,105	\$1,120,335	\$634,411	\$680,168	\$106,094	\$111,627	\$228,452	\$37,529	\$184,220	\$276,330	\$477,211	\$514,490

Notes:
1)FY 2021 Begins October 1, 2020 and Ends September 30, 2021
2)FY 2021 Beginning Reserve Balance and Remaining Contributions are as of: 4/30/21
3)Interest Earned is compounded on the Beginning Year Reserve Balance, the first year is a partial amount earned
4)Taxes on the interest earned are considered negligible

Threshold/
Risk Year

Reserve Component	Total Cycle Quantity	Per Phase Quantity	Unit of Measurement	1st Year of Replacement	Useful Life Years	Remaining Life Years	2021 Unit Cost	Current Cost of Replacement per Cycle	Total 30 Year Future Costs of Replacement	Fiscal Year 2021																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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FINANCIAL ANALYSIS

This Reserve Study provides the 30-year cash flow analysis or pooling method to project and illustrate the reserve funding plan. The unaudited cash status of the reserve fund, as of April 30, 2021, as reported by Management is \$1,643,157. Lake Bernadette CDD budgeted \$38,800 for Reserves in the fiscal year FY¹ 2021.

The **cash flow method** of developing a reserve funding plan is where the reserve contributions are designed to offset the variable annual reserve expenses. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired adequate or sufficient funding goal is achieved.

The cash flow recommended 2022 reserve contribution is \$45,700. The District can then budget annual inflationary increases thereafter. The following table depicts the next 30 years of cash flow recommended contributions from Appendix C:

Year	Recommended Contribution	Year	Recommended Contribution
2022	\$45,700	2037	\$100,700
2023	\$48,200	2038	\$106,100
2024	\$50,800	2039	\$111,800
2025	\$53,500	2040	\$117,800
2026	\$56,400	2041	\$124,200
2027	\$59,400	2042	\$130,900
2028	\$62,600	2043	\$138,000
2029	\$66,000	2044	\$145,500
2030	\$69,600	2045	\$153,400
2031	\$73,400	2046	\$161,700
2032	\$77,400	2047	\$170,400
2033	\$81,600	2048	\$179,600
2034	\$86,000	2049	\$189,300
2035	\$90,600	2050	\$199,500
2036	\$95,500	2051	\$210,300

¹ FY 2021 starts October 1, 2020 and ends September 30, 2021.