

# **Full Reserve Study Deer Run CDD Bunnell, Florida**



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



March 13, 2025

Board of Supervisors  
Governmental Management Services  
475 West Town Place, Suite 114  
St. Augustine Florida 32090

Re: Reserve Study Report for Deer Run 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,



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**Deer Run CDD**  
 Bunnell, Florida  
**Funding Model Summary**

Report Date	March 13, 2025
Account Number	2143
Version	2
Budget Year Beginning	October 1, 2025
Budget Year Ending	September 30, 2026

<i>Report Parameters</i>	
Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	3.00%
2025 Beginning Balance	\$250,000

**GENERAL INFORMATION**

- Date of Completion: January 1, 2019
- Date of site visit: January 27, 2025
- Components Included: 41
- Current replacement cost: \$1,503,278
- Level of Service: Level I Reserve Study
- Funding Method: The Cash Flow Method
- Funding Goal: Adequate funding with moderate contributions

**NOTES**

- Recommended contribution for FY 2025/2026 have an increase to provide adequate funding.
- Version V2 corrects issue date.

<i>Cash Flow Funding Plan Summary of Calculations</i>	
Required Annual Contribution	\$59,533.67
Average Net Annual Interest Earned	<u>\$9,286.01</u>
Total Annual Allocation to Reserves	\$68,819.68

**Deer Run CDD  
Funding Model Projection**

Beginning Balance: \$250,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
25-26	1,503,278	59,534	9,286		318,820
26-27	1,548,376	61,320	9,977	47,581	342,535
27-28	1,594,827	63,159	12,171		417,865
28-29	1,642,672	65,054	14,362	4,196	493,084
29-30	1,691,952	67,006	16,479	10,805	565,764
30-31	1,742,711	69,016	18,312	24,391	628,700
31-32	1,794,992	71,086	20,623	12,347	708,063
32-33	1,848,842	73,219	23,438		804,720
33-34	1,904,307	75,415	25,824	19,339	886,621
34-35	1,961,436	77,678	27,525	46,783	945,041
35-36	2,020,279	80,008	30,751		1,055,801
36-37	2,080,888	82,409	33,557	19,628	1,152,139
37-38	2,143,314	84,881	37,111		1,274,130
38-39	2,207,614	87,427	10,570	1,009,216	362,911
39-40	2,273,842	90,050	13,589		466,550
40-41	2,342,057	92,752	16,600	5,983	569,918
41-42	2,412,319	95,534	17,800	72,116	611,137
42-43	2,484,689	98,400	18,655	87,693	640,500
43-44	2,559,229	101,352	20,213	68,097	693,967
44-45	2,636,006	104,393	17,418	217,768	598,009
45-46	2,715,087	107,524	21,166		726,700
46-47	2,796,539	110,750	21,385	124,603	734,233
47-48	2,880,435	114,073	25,449		873,755
48-49	2,966,848	117,495	22,529	240,288	773,490
49-50	3,055,854	121,020	26,835		921,345
50-51	3,147,529	124,650	17,094	476,208	586,881
51-52	3,241,955	128,390	20,789	22,299	713,761
52-53	3,339,214	132,241	25,124	8,530	862,597
53-54	3,439,390	136,209	10,077	662,904	345,979
54-55	3,542,572	140,295	13,372	40,533	459,113

**Deer Run 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>	250,000	318,820	342,535	417,865	493,084	565,764	628,700	708,063	804,720	886,621
<b>Annual Assessment</b>	59,534	61,320	63,159	65,054	67,006	69,016	71,086	73,219	75,415	77,678
<b>Interest Earned</b>	9,286	9,977	12,171	14,362	16,479	18,312	20,623	23,438	25,824	27,525
<b>Expenditures</b>		47,581		4,196	10,805	24,391	12,347		19,339	46,783
<b>Ending Balance</b>	318,820	342,535	417,865	493,084	565,764	628,700	708,063	804,720	886,621	945,041

**Description**

Site Components

Concret Pavers - Entries

Permeable Pavers - Amenity Lot

Shade Structures/Fabric - Amenity

Stringers/Deck/Rails -Dock

19,339

**Site Components Total:**

**19,339**

Street Resurfacing

Mill/Overlay - Amenity Lot

Mill/Overlay - Grand Reserve Blvd.

Mill/Overlay - Grand Reserve Drive

Mill/Overlay - Grand Reserve Parkway

**Street Resurfacing Total:**

Fencing/Gates/Access Control

Aluminum Fence - Entry

Aluminum Fence - Pool

Aluminum Rails - Open Patios

**Fencing/Gates/Access Control Total:**

Landscape/Irrigation

Irrigation Pump System

**Landscape/Irrigation Total:**

Site Lighting

Light Pole Heads - Pool

Light Pole Heads - Sport Courts

Light Poles Fixtures- Parking Lot

**Site Lighting Total:**

**Deer Run 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
<b>Building Components</b>										
Flooring Allowance - Fitness Room						4,452				
Refurbishment Allowance - Clubhouse Interior										
Refurbishment Allowance - Open Patios										
Refurbishment Allowance - Pool Locker Rooms										
Window/Door Allowance										
<b>Building Components Total:</b>						<b>4,452</b>				
<b>Roofing</b>										
Asphalt Shingles										
Metal Roof - Amenity										
Metal Roof - Entry Features										
<b>Roofing Total:</b>										
<b>Painting</b>										
Misc. Repair/Paint - Amenity		19,936								25,255
Misc. Repair/Paint - Entry Features		16,995								21,529
<b>Painting Total:</b>		<b>36,931</b>								<b>46,783</b>
<b>HVAC</b>										
Heat Pump 1 - Clubhouse						7,419				
Heat Pump 2 - Clubhouse						3,710				
Heat Pump 3 - Clubhouse					5,402					
Heat Pump 4 - Clubhouse					5,402					
<b>HVAC Total:</b>					<b>10,805</b>	<b>11,129</b>				
<b>Elevators</b>										
Cab Refurbishment Allowance										
Equipment Modernization										
<b>Elevators Total:</b>										
<b>Life Safety Components</b>										
Fire Alarm Panel/Devices										
<b>Life Safety Components Total:</b>										

**Deer Run 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
Furniture Fixtures Equip.										
Fitness Equipment Allowance										
Furniture Allowance - Clubhouse										
Furniture Allowance - Pool/Patios										
Gas Grills						8,810				
<b>Furniture Fixtures Equip. Total:</b>						<b>8,810</b>				
Swimming Pool										
Filtration Refurbish Allowance										
Pool Resurfacing/Tile										
<b>Swimming Pool Total:</b>										
Pickleball Courts										
Court Replacement										
Court Resurfacing (color coat)		10,650					12,347			
<b>Pickleball Courts Total:</b>		<b>10,650</b>					<b>12,347</b>			
Bocce Ball Courts										
Carpet/Lane Repair - Bocce Ball Courts				4,196						
<b>Bocce Ball Courts Total:</b>				<b>4,196</b>						
Operating Expense										
Fire Pit Repair										
Irrigation System Repair										
Landscape Replacement										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Sidewalk Repair										
Steel Stair Repair										
Maintained By Others										
Cluster Mailboxes										
Stormwater System										
Streets Not Owned By CDD										
Water/Sewer System										

**Deer Run CDD  
Income & Expense Spreadsheet**

<b>Description</b>	<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>
Long Life Components										
Building Foundations/Frames										
Dock Pilings										
Electrical Panels/Wiring/Devices										
Fire Sprinkler Pipe/Devices										
Plumbing Pipes/Valves										
<b>Year Total:</b>		<b>47,581</b>		<b>4,196</b>	<b>10,805</b>	<b>24,391</b>	<b>12,347</b>		<b>19,339</b>	<b>46,783</b>

**Deer Run 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>	945,041	1,055,801	1,152,139	1,274,130	362,911	466,550	569,918	611,137	640,500	693,967
<b>Annual Assessment</b>	80,008	82,409	84,881	87,427	90,050	92,752	95,534	98,400	101,352	104,393
<b>Interest Earned</b>	30,751	33,557	37,111	10,570	13,589	16,600	17,800	18,655	20,213	17,418
<b>Expenditures</b>		19,628		1,009,216		5,983	72,116	87,693	68,097	217,768
<b>Ending Balance</b>	1,055,801	1,152,139	1,274,130	362,911	466,550	569,918	611,137	640,500	693,967	598,009

**Description**

Site Components

Concret Pavers - Entries				34,721						
Permeable Pavers - Amenity Lot										
Shade Structures/Fabric - Amenity										
Stringers/Deck/Rails -Dock										
<b>Site Components Total:</b>				<b>34,721</b>						

Street Resurfacing

Mill/Overlay - Amenity Lot				64,701						
Mill/Overlay - Grand Reserve Blvd.				343,237						
Mill/Overlay - Grand Reserve Drive				89,538						
Mill/Overlay - Grand Reserve Parkway				68,615						
<b>Street Resurfacing Total:</b>				<b>566,090</b>						

Fencing/Gates/Access Control

Aluminum Fence - Entry										
Aluminum Fence - Pool										
Aluminum Rails - Open Patios										
<b>Fencing/Gates/Access Control Total:</b>										

Landscape/Irrigation

Irrigation Pump System										148,189
<b>Landscape/Irrigation Total:</b>										<b>148,189</b>

Site Lighting

Light Pole Heads - Pool										
Light Pole Heads - Sport Courts										
Light Poles Fixtures- Parking Lot										
<b>Site Lighting Total:</b>										

**Deer Run 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
<b>Building Components</b>										
Flooring Allowance - Fitness Room						5,983				
Refurbishment Allowance - Clubhouse Interior										
Refurbishment Allowance - Open Patios				58,741						
Refurbishment Allowance - Pool Locker Rooms										62,846
Window/Door Allowance										
<b>Building Components Total:</b>				<b>58,741</b>		<b>5,983</b>				<b>62,846</b>
<b>Roofing</b>										
Asphalt Shingles				46,053						
Metal Roof - Amenity										
Metal Roof - Entry Features										
<b>Roofing Total:</b>				<b>46,053</b>						
<b>Painting</b>										
Misc. Repair/Paint - Amenity								31,992		
Misc. Repair/Paint - Entry Features								27,272		
<b>Painting Total:</b>								<b>59,264</b>		
<b>HVAC</b>										
Heat Pump 1 - Clubhouse								10,578		
Heat Pump 2 - Clubhouse								5,289		
Heat Pump 3 - Clubhouse							7,703			
Heat Pump 4 - Clubhouse							7,703			
<b>HVAC Total:</b>							<b>15,405</b>	<b>15,867</b>		
<b>Elevators</b>										
Cab Refurbishment Allowance										17,024
Equipment Modernization										
<b>Elevators Total:</b>										<b>17,024</b>
<b>Life Safety Components</b>										
Fire Alarm Panel/Devices				20,559						
<b>Life Safety Components Total:</b>				<b>20,559</b>						

**Deer Run 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
Furniture Fixtures Equip.										
Fitness Equipment Allowance									51,073	
Furniture Allowance - Clubhouse				7,343						
Furniture Allowance - Pool/Patios							40,118			
Gas Grills								12,562		
<b>Furniture Fixtures Equip. Total:</b>				<b>7,343</b>			<b>40,118</b>	<b>12,562</b>	<b>51,073</b>	
Swimming Pool										
Filtration Refurbish Allowance										
Pool Resurfacing/Tile				275,708						
<b>Swimming Pool Total:</b>				<b>275,708</b>						
Pickleball Courts										
Court Replacement										
Court Resurfacing (color coat)					14,313		16,593			
<b>Pickleball Courts Total:</b>					<b>14,313</b>		<b>16,593</b>			
Bocce Ball Courts										
Carpet/Lane Repair - Bocce Ball Courts					5,315					6,733
<b>Bocce Ball Courts Total:</b>					<b>5,315</b>					<b>6,733</b>
Operating Expense										
Fire Pit Repair										
Irrigation System Repair										
Landscape Replacement										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Sidewalk Repair										
Steel Stair Repair										
Maintained By Others										
Cluster Mailboxes										
Stormwater System										
Streets Not Owned By CDD										
Water/Sewer System										

**Deer Run CDD  
Income & Expense Spreadsheet**

<b>Description</b>	<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>
Long Life Components										
Building Foundations/Frames										
Dock Pilings										
Electrical Panels/Wiring/Devices										
Fire Sprinkler Pipe/Devices										
Plumbing Pipes/Valves										
<b>Year Total:</b>		<b>19,628</b>		<b>1,009,216</b>		<b>5,983</b>	<b>72,116</b>	<b>87,693</b>	<b>68,097</b>	<b>217,768</b>

**Deer Run 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>	598,009	726,700	734,233	873,755	773,490	921,345	586,881	713,761	862,597	345,979
<b>Annual Assessment</b>	107,524	110,750	114,073	117,495	121,020	124,650	128,390	132,241	136,209	140,295
<b>Interest Earned</b>	21,166	21,385	25,449	22,529	26,835	17,094	20,789	25,124	10,077	13,372
<b>Expenditures</b>		124,603		240,288		476,208	22,299	8,530	662,904	40,533
<b>Ending Balance</b>	726,700	734,233	873,755	773,490	921,345	586,881	713,761	862,597	345,979	459,113

**Description**

Site Components

Concret Pavers - Entries

Permeable Pavers - Amenity Lot

Shade Structures/Fabric - Amenity

Stringers/Deck/Rails -Dock

**Site Components Total:**

94,732

34,928

**94,732**

**34,928**

Street Resurfacing

Mill/Overlay - Amenity Lot

Mill/Overlay - Grand Reserve Blvd.

Mill/Overlay - Grand Reserve Drive

Mill/Overlay - Grand Reserve Parkway

**Street Resurfacing Total:**

Fencing/Gates/Access Control

Aluminum Fence - Entry

Aluminum Fence - Pool

Aluminum Rails - Open Patios

**Fencing/Gates/Access Control Total:**

3,695

45,156

17,368

**66,218**

Landscape/Irrigation

Irrigation Pump System

**Landscape/Irrigation Total:**

Site Lighting

Light Pole Heads - Pool

Light Pole Heads - Sport Courts

Light Poles Fixtures- Parking Lot

**Site Lighting Total:**

22,104

22,104

25,262

**69,470**

**Deer Run 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
<b>Building Components</b>										
Flooring Allowance - Fitness Room						8,040				
Refurbishment Allowance - Clubhouse Interior		105,367								
Refurbishment Allowance - Open Patios										
Refurbishment Allowance - Pool Locker Rooms										
Window/Door Allowance										
<b>Building Components Total:</b>		<b>105,367</b>				<b>8,040</b>				
<b>Roofing</b>										
Asphalt Shingles										
Metal Roof - Amenity									45,425	
Metal Roof - Entry Features									57,244	
<b>Roofing Total:</b>									<b>102,668</b>	
<b>Painting</b>										
Misc. Repair/Paint - Amenity						40,526				
Misc. Repair/Paint - Entry Features						34,547				
<b>Painting Total:</b>						<b>75,074</b>				
<b>HVAC</b>										
Heat Pump 1 - Clubhouse										15,082
Heat Pump 2 - Clubhouse										7,541
Heat Pump 3 - Clubhouse									10,982	
Heat Pump 4 - Clubhouse									10,982	
<b>HVAC Total:</b>									<b>21,964</b>	<b>22,623</b>
<b>Elevators</b>										
Cab Refurbishment Allowance										
Equipment Modernization									73,214	
<b>Elevators Total:</b>									<b>73,214</b>	
<b>Life Safety Components</b>										
Fire Alarm Panel/Devices										
<b>Life Safety Components Total:</b>										

**Deer Run 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
Furniture Fixtures Equip.										
Fitness Equipment Allowance										
Furniture Allowance - Clubhouse				9,868						
Furniture Allowance - Pool/Patios										
Gas Grills										17,910
<b>Furniture Fixtures Equip. Total:</b>				<b>9,868</b>						<b>17,910</b>
Swimming Pool										
Filtration Refurbish Allowance									45,759	
Pool Resurfacing/Tile						393,094				
<b>Swimming Pool Total:</b>						<b>393,094</b>			<b>45,759</b>	
Pickleball Courts										
Court Replacement									384,372	
Court Resurfacing (color coat)		19,235					22,299			
<b>Pickleball Courts Total:</b>		<b>19,235</b>					<b>22,299</b>		<b>384,372</b>	
Bocce Ball Courts										
Carpet/Lane Repair - Bocce Ball Courts								8,530		
<b>Bocce Ball Courts Total:</b>								<b>8,530</b>		
Operating Expense										
Fire Pit Repair										
Irrigation System Repair										
Landscape Replacement										
Pool Filtration Partial Replacement										
Pool Furniture Partial Replacement										
Sidewalk Repair										
Steel Stair Repair										
Maintained By Others										
Cluster Mailboxes										
Stormwater System										
Streets Not Owned By CDD										
Water/Sewer System										

**Deer Run CDD  
Income & Expense Spreadsheet**

<b>Description</b>	<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>
Long Life Components										
Building Foundations/Frames										
Dock Pilings										
Electrical Panels/Wiring/Devices										
Fire Sprinkler Pipe/Devices										
Plumbing Pipes/Valves										
<b>Year Total:</b>		<b>124,603</b>		<b>240,288</b>		<b>476,208</b>	<b>22,299</b>	<b>8,530</b>	<b>662,904</b>	<b>40,533</b>

**Deer Run CDD  
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 25-26</i>	
<b>Replacement Year 26-27</b>	
<b>Painting</b>	
Misc. Repair/Paint - Amenity	19,936
Misc. Repair/Paint - Entry Features	16,995
<b>Pickleball Courts</b>	
Court Resurfacing (color coat)	10,650
<b>Total for 2026 - 2027</b>	<b><u>\$47,581</u></b>
<i>No Replacement in 27-28</i>	
<b>Replacement Year 28-29</b>	
<b>Bocce Ball Courts</b>	
Carpet/Lane Repair - Bocce Ball Courts	4,196
<b>Total for 2028 - 2029</b>	<b><u>\$4,196</u></b>
<b>Replacement Year 29-30</b>	
<b>HVAC</b>	
Heat Pump 3 - Clubhouse	5,402
Heat Pump 4 - Clubhouse	5,402
<b>Total for 2029 - 2030</b>	<b><u>\$10,805</u></b>
<b>Replacement Year 30-31</b>	
<b>Building Components</b>	
Flooring Allowance - Fitness Room	4,452
<b>HVAC</b>	
Heat Pump 1 - Clubhouse	7,419
Heat Pump 2 - Clubhouse	3,710
<b>Furniture Fixtures Equip.</b>	
Gas Grills	8,810
<b>Total for 2030 - 2031</b>	<b><u>\$24,391</u></b>
<b>Replacement Year 31-32</b>	
<b>Pickleball Courts</b>	
Court Resurfacing (color coat)	12,347
<b>Total for 2031 - 2032</b>	<b><u>\$12,347</u></b>

**Deer Run CDD  
Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 32-33</i>	
<b>Replacement Year 33-34</b>	
<b>Site Components</b>	
Stringers/Deck/Rails -Dock	19,339
<b>Total for 2033 - 2034</b>	<b>\$19,339</b>
<b>Replacement Year 34-35</b>	
<b>Painting</b>	
Misc. Repair/Paint - Amenity	25,255
Misc. Repair/Paint - Entry Features	21,529
<b>Total for 2034 - 2035</b>	<b>\$46,783</b>
<i>No Replacement in 35-36</i>	
<b>Replacement Year 36-37</b>	
<b>Pickleball Courts</b>	
Court Resurfacing (color coat)	14,313
<b>Bocce Ball Courts</b>	
Carpet/Lane Repair - Bocce Ball Courts	5,315
<b>Total for 2036 - 2037</b>	<b>\$19,628</b>
<i>No Replacement in 37-38</i>	
<b>Replacement Year 38-39</b>	
<b>Site Components</b>	
Concret Pavers - Entries	34,721
<b>Street Resurfacing</b>	
Mill/Overlay - Amenity Lot	64,701
Mill/Overlay - Grand Reserve Blvd.	343,237
Mill/Overlay - Grand Reserve Drive	89,538
Mill/Overlay - Grand Reserve Parkway	68,615
<b>Building Components</b>	
Refurbishment Allowance - Open Patios	58,741
<b>Roofing</b>	
Asphalt Shingles	46,053

**Deer Run CDD  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 38-39 continued...</i>	
<b>Life Safety Components</b>	
Fire Alarm Panel/Devices	20,559
<b>Furniture Fixtures Equip.</b>	
Furniture Allowance - Clubhouse	7,343
<b>Swimming Pool</b>	
Pool Resurfacing/Tile	275,708
<b>Total for 2038 - 2039</b>	<b><u>\$1,009,216</u></b>
 <i>No Replacement in 39-40</i>	
 <b>Replacement Year 40-41</b>	
<b>Building Components</b>	
Flooring Allowance - Fitness Room	5,983
<b>Total for 2040 - 2041</b>	<b><u>\$5,983</u></b>
 <b>Replacement Year 41-42</b>	
<b>HVAC</b>	
Heat Pump 3 - Clubhouse	7,703
Heat Pump 4 - Clubhouse	7,703
<b>Furniture Fixtures Equip.</b>	
Furniture Allowance - Pool/Patios	40,118
<b>Pickleball Courts</b>	
Court Resurfacing (color coat)	16,593
<b>Total for 2041 - 2042</b>	<b><u>\$72,116</u></b>
 <b>Replacement Year 42-43</b>	
<b>Painting</b>	
Misc. Repair/Paint - Amenity	31,992
Misc. Repair/Paint - Entry Features	27,272
<b>HVAC</b>	
Heat Pump 1 - Clubhouse	10,578
Heat Pump 2 - Clubhouse	5,289
<b>Furniture Fixtures Equip.</b>	
Gas Grills	12,562
<b>Total for 2042 - 2043</b>	<b><u>\$87,693</u></b>

**Deer Run CDD  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 43-44</b>	
<b>Elevators</b>	
Cab Refurbishment Allowance	17,024
<b>Furniture Fixtures Equip.</b>	
Fitness Equipment Allowance	51,073
<b>Total for 2043 - 2044</b>	<u><b>\$68,097</b></u>
 <b>Replacement Year 44-45</b>	
<b>Landscape/Irrigation</b>	
Irrigation Pump System	148,189
<b>Building Components</b>	
Refurbishment Allowance - Pool Locker Rooms	62,846
<b>Bocce Ball Courts</b>	
Carpet/Lane Repair - Bocce Ball Courts	6,733
<b>Total for 2044 - 2045</b>	<u><b>\$217,768</b></u>
 <i>No Replacement in 45-46</i>	
 <b>Replacement Year 46-47</b>	
<b>Building Components</b>	
Refurbishment Allowance - Clubhouse Interior	105,367
<b>Pickleball Courts</b>	
Court Resurfacing (color coat)	19,235
<b>Total for 2046 - 2047</b>	<u><b>\$124,603</b></u>
 <i>No Replacement in 47-48</i>	
 <b>Replacement Year 48-49</b>	
<b>Site Components</b>	
Shade Structures/Fabric - Amenity	94,732
<b>Fencing/Gates/Access Control</b>	
Aluminum Fence - Entry	3,695
Aluminum Fence - Pool	45,156
Aluminum Rails - Open Patios	17,368

**Deer Run CDD  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 48-49 continued...</i>	
<b>Site Lighting</b>	
Light Pole Heads - Pool	22,104
Light Pole Heads - Sport Courts	22,104
Light Poles Fixtures- Parking Lot	25,262
<b>Furniture Fixtures Equip.</b>	
Furniture Allowance - Clubhouse	9,868
<b>Total for 2048 - 2049</b>	<b><u>\$240,288</u></b>
 <i>No Replacement in 49-50</i>	
 <b>Replacement Year 50-51</b>	
<b>Building Components</b>	
Flooring Allowance - Fitness Room	8,040
<b>Painting</b>	
Misc. Repair/Paint - Amenity	40,526
Misc. Repair/Paint - Entry Features	34,547
<b>Swimming Pool</b>	
Pool Resurfacing/Tile	393,094
<b>Total for 2050 - 2051</b>	<b><u>\$476,208</u></b>
 <b>Replacement Year 51-52</b>	
<b>Pickleball Courts</b>	
Court Resurfacing (color coat)	22,299
<b>Total for 2051 - 2052</b>	<b><u>\$22,299</u></b>
 <b>Replacement Year 52-53</b>	
<b>Bocce Ball Courts</b>	
Carpet/Lane Repair - Bocce Ball Courts	8,530
<b>Total for 2052 - 2053</b>	<b><u>\$8,530</u></b>
 <b>Replacement Year 53-54</b>	
<b>Site Components</b>	
Stringers/Deck/Rails -Dock	34,928

**Deer Run CDD  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 53-54 continued...</i>	
<b>Roofing</b>	
Metal Roof - Amenity	45,425
Metal Roof - Entry Features	57,244
<b>HVAC</b>	
Heat Pump 3 - Clubhouse	10,982
Heat Pump 4 - Clubhouse	10,982
<b>Elevators</b>	
Equipment Modernization	73,214
<b>Swimming Pool</b>	
Filtration Refurbish Allowance	45,759
<b>Pickleball Courts</b>	
Court Replacement	384,372
<b>Total for 2053 - 2054</b>	<b><u>\$662,904</u></b>
 <b>Replacement Year 54-55</b>	
<b>HVAC</b>	
Heat Pump 1 - Clubhouse	15,082
Heat Pump 2 - Clubhouse	7,541
<b>Furniture Fixtures Equip.</b>	
Gas Grills	17,910
<b>Total for 2054 - 2055</b>	<b><u>\$40,533</u></b>

**Deer Run CDD  
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Site Components</b>								
Concret Pavers - Entries	2019	38-39	20	0	13	2,318 Square Feet	10.20	23,644
Permeable Pavers - Amenity Lot	2019	58-59	40	0	33	2,544 Square Feet	11.20	28,493
Shade Structures/Fabric - Amenity	2019	48-49	30	0	23	1 Lump Sum	48,000.00	48,000
Stringers/Deck/Rails -Dock	2019	33-34	20	-5	8	340 Square Feet	44.90	15,266
Site Components - Total								<u>\$115,402</u>
<b>Street Resurfacing</b>								
Mill/Overlay - Amenity Lot	2019	38-39	20	0	13	2,098 Square Yards	21.00	44,058
Mill/Overlay - Grand Reserve Blvd.	2019	38-39	20	0	13	12,566 Square Yards	18.60	233,728
Mill/Overlay - Grand Reserve Drive	2019	38-39	20	0	13	3,278 Square Yards	18.60	60,971
Mill/Overlay - Grand Reserve Parkway	2019	38-39	20	0	13	2,512 Square Yards	18.60	46,723
Street Resurfacing - Total								<u>\$385,480</u>
<b>Fencing/Gates/Access Control</b>								
Aluminum Fence - Entry	2019	48-49	30	0	23	36 Linear Feet	52.00	1,872
Aluminum Fence - Pool	2019	48-49	30	0	23	440 Linear Feet	52.00	22,880
Aluminum Rails - Open Patios	2019	48-49	30	0	23	160 Linear Feet	55.00	8,800
Fencing/Gates/Access Control - Total								<u>\$33,552</u>
<b>Landscape/Irrigation</b>								
Irrigation Pump System	2024	44-45	20	0	19	1 Lump Sum	84,510.00	84,510
Landscape/Irrigation - Total								<u>\$84,510</u>
<b>Site Lighting</b>								
Light Pole Heads - Pool	2019	48-49	30	0	23	7 Each	1,600.00	11,200
Light Pole Heads - Sport Courts	2019	48-49	30	0	23	7 Each	1,600.00	11,200
Light Poles Fixtures- Parking Lot	2019	48-49	30	0	23	8 Each	1,600.00	12,800
Site Lighting - Total								<u>\$35,200</u>
<b>Building Components</b>								
Flooring Allowance - Fitness Room	2019	30-31	10	2	5	80 Square Yards	48.00	3,840
Refurbishment Allowance - Clubhouse Inter..	2019	46-47	25	3	21	4,720 Square Feet	12.00	56,640
Refurbishment Allowance - Open Patios	2019	38-39	20	0	13	1 Lump Sum	40,000.00	40,000
Refurbishment Allowance - Pool Locker Roo.	2019	44-45	20	6	19	560 Square Feet	64.00	35,840
Window/Door Allowance	2019	63-64	45	0	38	1 Lump Sum	68,000.00	68,000
Building Components - Total								<u>\$204,320</u>
<b>Roofing</b>								
Asphalt Shingles	2019	38-39	20	0	13	64 Squares	490.00	31,360
Metal Roof - Amenity	2019	53-54	35	0	28	1,103 Square Feet	18.00	19,854
Metal Roof - Entry Features	2019	53-54	35	0	28	1,390 Square Feet	18.00	25,020
Roofing - Total								<u>\$76,234</u>

**Deer Run CDD  
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Painting</b>								
Misc. Repair/Paint - Amenity	2019	26-27	8	0	1	9,130 Square Feet	2.12	19,356
Misc. Repair/Paint - Entry Features	2019	26-27	8	0	1	1 Lump Sum	16,500.00	<u>16,500</u>
Painting - Total								\$35,856
<b>HVAC</b>								
Heat Pump 1 - Clubhouse	2019	30-31	12	0	5	1 Each	6,400.00	6,400
Heat Pump 2 - Clubhouse	2019	30-31	12	0	5	1 Lump Sum	3,200.00	3,200
Heat Pump 3 - Clubhouse	2018	29-30	12	0	4	1 Lump Sum	4,800.00	4,800
Heat Pump 4 - Clubhouse	2018	29-30	12	0	4	1 Each	4,800.00	<u>4,800</u>
HVAC - Total								\$19,200
<b>Elevators</b>								
Cab Refurbishment Allowance	2019	43-44	20	5	18	1 Lump Sum	10,000.00	10,000
Equipment Modernization	2019	53-54	35	0	28	2 Stops	16,000.00	<u>32,000</u>
Elevators - Total								\$42,000
<b>Life Safety Components</b>								
Fire Alarm Panel/Devices	2019	38-39	20	0	13	1 Lump Sum	14,000.00	<u>14,000</u>
Life Safety Components - Total								\$14,000
<b>Furniture Fixtures Equip.</b>								
Fitness Equipment Allowance	2019	43-44	20	5	18	1 Lump Sum	30,000.00	30,000
Furniture Allowance - Clubhouse	2019	38-39	10	10	13	1 Lump Sum	5,000.00	5,000
Furniture Allowance - Pool/Patios	2019	41-42	20	3	16	1 Lump Sum	25,000.00	25,000
Gas Grills	2019	30-31	12	0	5	2 Each	3,800.00	<u>7,600</u>
Furniture Fixtures Equip. - Total								\$67,600
<b>Swimming Pool</b>								
Filtration Refurbish Allowance	2019	53-54	35	0	28	1 Lump Sum	20,000.00	20,000
Pool Resurfacing/Tile	2019	38-39	12	8	13	5,867 Square Feet	32.00	<u>187,744</u>
Swimming Pool - Total								\$207,744
<b>Pickleball Courts</b>								
Court Replacement	2019	53-54	35	0	28	4 Each	42,000.00	168,000
Court Resurfacing (color coat)	2019	26-27	5	3	1	1,100 Square Yards	9.40	<u>10,340</u>
Pickleball Courts - Total								\$178,340
<b>Bocce Ball Courts</b>								
Carpet/Lane Repair - Bocce Ball Courts	2019	28-29	8	2	3	160 Square Yards	24.00	<u>3,840</u>
Bocce Ball Courts - Total								\$3,840

**Deer Run CDD  
Component Inventory**

Description	Date in Service	Replacement Year	Useful Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Operating Expense</b>							
Fire Pit Repair						0.00	
Irrigation System Repair						0.00	
Landscape Replacement						0.00	
Pool Filtration Partial Replacement						0.00	
Pool Furniture Partial Replacement						0.00	
Sidewalk Repair						0.00	
Steel Stair Repair						0.00	
Operating Expense - Total							
<b>Maintained By Others</b>							
Cluster Mailboxes						0.00	
Stormwater System						0.00	
Streets Not Owned By CDD						0.00	
Water/Sewer System						0.00	
Maintained By Others - Total							
<b>Long Life Components</b>							
Building Foundations/Frames						0.00	
Dock Pilings						0.00	
Electrical Panels/Wiring/Devices						0.00	
Fire Sprinkler Pipe/Devices						0.00	
Plumbing Pipes/Valves						0.00	
Long Life Components - Total							
Total Asset Summary							\$1,503,278

**Deer Run CDD  
Component Detail Index**

Asset ID	Description	Replacement	Page
<b>Site Components</b>			
1028	Concret Pavers - Entries	38-39	5-7
1022	Permeable Pavers - Amenity Lot	58-59	5-7
1013	Shade Structures/Fabric - Amenity	48-49	5-8
1021	Stringers/Deck/Rails -Dock	33-34	5-8
<b>Street Resurfacing</b>			
1001	Mill/Overlay - Amenity Lot	38-39	5-9
1026	Mill/Overlay - Grand Reserve Blvd.	38-39	5-9
1002	Mill/Overlay - Grand Reserve Drive	38-39	5-9
1027	Mill/Overlay - Grand Reserve Parkway	38-39	5-10
<b>Fencing/Gates/Access Control</b>			
1004	Aluminum Fence - Entry	48-49	5-11
1014	Aluminum Fence - Pool	48-49	5-11
1007	Aluminum Rails - Open Patios	48-49	5-12
<b>Landscape/Irrigation</b>			
1055	Irrigation Pump System	44-45	5-13
<b>Site Lighting</b>			
1036	Light Pole Heads - Pool	48-49	5-14
1037	Light Pole Heads - Sport Courts	48-49	5-14
1041	Light Poles Fixtures- Parking Lot	48-49	5-15
<b>Building Components</b>			
1033	Flooring Allowance - Fitness Room	30-31	5-16
1031	Refurbishment Allowance - Clubhouse Interior	46-47	5-16
1039	Refurbishment Allowance - Open Patios	38-39	5-17
1030	Refurbishment Allowance - Pool Locker Rooms	44-45	5-18
1029	Window/Door Allowance	63-64	5-18
<b>Roofing</b>			
1008	Asphalt Shingles	38-39	5-19
1009	Metal Roof - Amenity	53-54	5-19
1005	Metal Roof - Entry Features	53-54	5-20
<b>Painting</b>			
1006	Misc. Repair/Paint - Amenity	26-27	5-21

**Deer Run CDD  
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Painting Continued...</i>			
1003	Misc. Repair/Paint - Entry Features	26-27	5-21
<b>HVAC</b>			
1042	Heat Pump 1 - Clubhouse	30-31	5-22
1043	Heat Pump 2 - Clubhouse	30-31	5-22
1045	Heat Pump 3 - Clubhouse	29-30	5-22
1044	Heat Pump 4 - Clubhouse	29-30	5-22
<b>Elevators</b>			
1020	Cab Refurbishment Allowance	43-44	5-23
1019	Equipment Modernization	53-54	5-23
<b>Life Safety Components</b>			
1054	Fire Alarm Panel/Devices	38-39	5-24
<b>Furniture Fixtures Equip.</b>			
1032	Fitness Equipment Allowance	43-44	5-25
1034	Furniture Allowance - Clubhouse	38-39	5-25
1035	Furniture Allowance - Pool/Patios	41-42	5-26
1038	Gas Grills	30-31	5-27
<b>Swimming Pool</b>			
1016	Filtration Refurbish Allowance	53-54	5-28
1015	Pool Resurfacing/Tile	38-39	5-28
<b>Pickleball Courts</b>			
1011	Court Replacement	53-54	5-29
1010	Court Resurfacing (color coat)	26-27	5-29
<b>Bocce Ball Courts</b>			
1012	Carpet/Lane Repair - Bocce Ball Courts	28-29	5-30
<b>Operating Expense</b>			
	Fire Pit Repair	25-26	5-31
	Irrigation System Repair	25-26	5-31
	Landscape Replacement	25-26	5-31
	Pool Filtration Partial Replacement	25-26	5-32

**Deer Run CDD  
Component Detail Index**

Asset ID	Description	Replacement	Page
<b>Operating Expense</b>			
	Pool Furniture Partial Replacement	25-26	5-32
	Sidewalk Repair	25-26	5-32
	Steel Stair Repair	25-26	5-33
<b>Maintained By Others</b>			
1058	Cluster Mailboxes	25-26	5-34
1056	Stormwater System	25-26	5-34
	Streets Not Owned By CDD	25-26	5-34
	Water/Sewer System	25-26	5-34
<b>Long Life Components</b>			
	Building Foundations/Frames	25-26	5-35
1057	Dock Pilings	25-26	5-35
	Electrical Panels/Wiring/Devices	25-26	5-35
	Fire Sprinkler Pipe/Devices	25-26	5-35
	Plumbing Pipes/Valves	25-26	5-36
	Total Funded Assets	41	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	41	

**Deer Run CDD  
Component Detail**

**Concret Pavers - Entries - 2038**

Asset ID	1028	2,318 Square Feet	@ \$10.20
		Asset Actual Cost	\$23,643.60
		Percent Replacement	100%
Category	Site Components	Future Cost	\$34,721.42
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	13		



**Permeable Pavers - Amenity Lot - 2058**

Asset ID	1022	2,544 Square Feet	@ \$11.20
		Asset Actual Cost	\$28,492.80
		Percent Replacement	100%
Category	Site Components	Future Cost	\$75,572.45
Placed in Service	January 2019		
Useful Life	40		
Replacement Year	58-59		
Remaining Life	33		



**Deer Run CDD  
Component Detail**

**Shade Structures/Fabric - Amenity - 2048**

Asset ID	1013	1 Lump Sum	@ \$48,000.00
		Asset Actual Cost	\$48,000.00
		Percent Replacement	100%
Category	Site Components	Future Cost	\$94,732.15
Placed in Service	January 2019		
Useful Life	30		
Replacement Year	48-49		
Remaining Life	23		

**Stringers/Deck/Rails -Dock - 2033**

Asset ID	1021	340 Square Feet	@ \$44.90
		Asset Actual Cost	\$15,266.00
		Percent Replacement	100%
Category	Site Components	Future Cost	\$19,338.51
Placed in Service	January 2019		
Useful Life	20		
Adjustment	-5		
Replacement Year	33-34		
Remaining Life	8		



**Deer Run CDD  
Component Detail**

**Mill/Overlay - Amenity Lot - 2038**

Asset ID	1001	2,098 Square Yards	@ \$21.00
		Asset Actual Cost	\$44,058.00
		Percent Replacement	100%
Category	Street Resurfacing	Future Cost	\$64,700.66
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	13		



**Mill/Overlay - Grand Reserve Blvd. - 2038**

Asset ID	1026	12,566 Square Yards	@ \$18.60
		Asset Actual Cost	\$233,727.60
		Percent Replacement	100%
Category	Street Resurfacing	Future Cost	\$343,236.86
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	13		

**Mill/Overlay - Grand Reserve Drive - 2038**

Asset ID	1002	3,278 Square Yards	@ \$18.60
		Asset Actual Cost	\$60,970.80
		Percent Replacement	100%
Category	Street Resurfacing	Future Cost	\$89,537.67
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	13		

**Deer Run CDD  
Component Detail**

**Mill/Overlay - Grand Reserve Parkway - 2038**

Asset ID	1027	2,512 Square Yards	@ \$18.60
		Asset Actual Cost	\$46,723.20
		Percent Replacement	100%
Category	Street Resurfacing	Future Cost	\$68,614.59
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	13		

**Deer Run CDD  
Component Detail**

**Aluminum Fence - Entry - 2048**

		36 Linear Feet	@ \$52.00
Asset ID	1004	Asset Actual Cost	\$1,872.00
Category	Fencing/Gates/Access Control	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$3,694.55
Useful Life	30		
Replacement Year	48-49		
Remaining Life	23		



**Aluminum Fence - Pool - 2048**

		440 Linear Feet	@ \$52.00
Asset ID	1014	Asset Actual Cost	\$22,880.00
Category	Fencing/Gates/Access Control	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$45,155.66
Useful Life	30		
Replacement Year	48-49		
Remaining Life	23		



**Deer Run CDD  
Component Detail**

**Aluminum Rails - Open Patios - 2048**

		160 Linear Feet	@ \$55.00
Asset ID	1007	Asset Actual Cost	\$8,800.00
Category	Feenig/Gates/Access Control	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$17,367.56
Useful Life	30		
Replacement Year	48-49		
Remaining Life	23		



**Deer Run CDD  
Component Detail**

**Irrigation Pump System - 2044**

Asset ID	1055	1 Lump Sum	@ \$84,510.00
		Asset Actual Cost	\$84,510.00
		Percent Replacement	100%
Category	Landscape/Irrigation	Future Cost	\$148,188.80
Placed in Service	November 2024		
Useful Life	20		
Replacement Year	44-45		
Remaining Life	19		

Irrigation Pump and Control Cabinet Replacement Agreement (M and M Sales-Service) - Deer Run.pdf

**Deer Run CDD  
Component Detail**

**Light Pole Heads - Pool - 2048**

		7 Each	@ \$1,600.00
Asset ID	1036	Asset Actual Cost	\$11,200.00
		Percent Replacement	100%
Category	Site Lighting	Future Cost	\$22,104.17
Placed in Service	January 2019		
Useful Life	30		
Replacement Year	48-49		
Remaining Life	23		



**Light Pole Heads - Sport Courts - 2048**

		7 Each	@ \$1,600.00
Asset ID	1037	Asset Actual Cost	\$11,200.00
		Percent Replacement	100%
Category	Site Lighting	Future Cost	\$22,104.17
Placed in Service	January 2019		
Useful Life	30		
Replacement Year	48-49		
Remaining Life	23		



**Deer Run CDD  
Component Detail**

**Light Poles Fixtures- Parking Lot - 2048**

Asset ID	1041	8 Each	@ \$1,600.00
		Asset Actual Cost	\$12,800.00
		Percent Replacement	100%
Category	Site Lighting	Future Cost	\$25,261.91
Placed in Service	January 2019		
Useful Life	30		
Replacement Year	48-49		
Remaining Life	23		



**Deer Run CDD  
Component Detail**

**Flooring Allowance - Fitness Room - 2030**

Asset ID	1033	80 Square Yards	@ \$48.00
		Asset Actual Cost	\$3,840.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$4,451.61
Placed in Service	January 2019		
Useful Life	10		
Adjustment	2		
Replacement Year	30-31		
Remaining Life	5		



**Refurbishment Allowance - Clubhouse Interior - 2046**

Asset ID	1031	4,720 Square Feet	@ \$12.00
		Asset Actual Cost	\$56,640.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$105,367.08
Placed in Service	January 2019		
Useful Life	25		
Adjustment	3		
Replacement Year	46-47		
Remaining Life	21		

**Deer Run CDD  
Component Detail**

*Refurbishment Allowance - Clubhouse Interior continued...*



**Refurbishment Allowance - Open Patios - 2038**

		1 Lump Sum	@ \$40,000.00
Asset ID	1039	Asset Actual Cost	\$40,000.00
Category	Building Components	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$58,741.35
Useful Life	20		
Replacement Year	38-39		
Remaining Life	13		



**Deer Run CDD  
Component Detail**

**Refurbishment Allowance - Pool Locker Rooms - 2044**

Asset ID	1030	560 Square Feet	@ \$64.00
		Asset Actual Cost	\$35,840.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$62,845.66
Placed in Service	January 2019		
Useful Life	20		
Adjustment	6		
Replacement Year	44-45		
Remaining Life	19		



**Window/Door Allowance - 2063**

Asset ID	1029	1 Lump Sum	@ \$68,000.00
		Asset Actual Cost	\$68,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$209,085.27
Placed in Service	January 2019		
Useful Life	45		
Replacement Year	63-64		
Remaining Life	38		



**Deer Run CDD  
Component Detail**

**Asphalt Shingles - 2038**

Asset ID	1008	64 Squares	@ \$490.00
Category	Roofing	Asset Actual Cost	\$31,360.00
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	20	Future Cost	\$46,053.22
Replacement Year	38-39		
Remaining Life	13		



**Metal Roof - Amenity - 2053**

Asset ID	1009	1,103 Square Feet	@ \$18.00
Category	Roofing	Asset Actual Cost	\$19,854.00
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	35	Future Cost	\$45,424.51
Replacement Year	53-54		
Remaining Life	28		



**Deer Run CDD  
Component Detail**

**Metal Roof - Entry Features - 2053**

			1,390 Square Feet	@ \$18.00
Asset ID	1005		Asset Actual Cost	\$25,020.00
			Percent Replacement	100%
Category	Roofing		Future Cost	\$57,243.95
Placed in Service	January 2019			
Useful Life	35			
Replacement Year	53-54			
Remaining Life	28			



**Deer Run CDD  
Component Detail**

**Misc. Repair/Paint - Amenity - 2026**

Asset ID	1006	9,130 Square Feet	@ \$2.12
Category	Painting	Asset Actual Cost	\$19,355.60
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	8	Future Cost	\$19,936.27
Replacement Year	26-27		
Remaining Life	1		



**Misc. Repair/Paint - Entry Features - 2026**

Asset ID	1003	1 Lump Sum	@ \$16,500.00
Category	Painting	Asset Actual Cost	\$16,500.00
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	8	Future Cost	\$16,995.00
Replacement Year	26-27		
Remaining Life	1		



**Deer Run CDD  
Component Detail**

**Heat Pump 1 - Clubhouse - 2030**

Asset ID	1042	1 Each	@ \$6,400.00
Category	HVAC	Asset Actual Cost	\$6,400.00
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	12	Future Cost	\$7,419.35
Replacement Year	30-31		
Remaining Life	5		

**Heat Pump 2 - Clubhouse - 2030**

Asset ID	1043	1 Lump Sum	@ \$3,200.00
Category	HVAC	Asset Actual Cost	\$3,200.00
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	12	Future Cost	\$3,709.68
Replacement Year	30-31		
Remaining Life	5		

**Heat Pump 3 - Clubhouse - 2029**

Asset ID	1045	1 Lump Sum	@ \$4,800.00
Category	HVAC	Asset Actual Cost	\$4,800.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	12	Future Cost	\$5,402.44
Replacement Year	29-30		
Remaining Life	4		

**Heat Pump 4 - Clubhouse - 2029**

Asset ID	1044	1 Each	@ \$4,800.00
Category	HVAC	Asset Actual Cost	\$4,800.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	12	Future Cost	\$5,402.44
Replacement Year	29-30		
Remaining Life	4		

**Deer Run CDD  
Component Detail**

**Cab Refurbishment Allowance - 2043**

Asset ID	1020	1 Lump Sum	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
Category	Elevators	Future Cost	\$17,024.33
Placed in Service	January 2019		
Useful Life	20		
Adjustment	5		
Replacement Year	43-44		
Remaining Life	18		



**Equipment Modernization - 2053**

Asset ID	1019	2 Stops	@ \$16,000.00
		Asset Actual Cost	\$32,000.00
		Percent Replacement	100%
Category	Elevators	Future Cost	\$73,213.68
Placed in Service	January 2019		
Useful Life	35		
Replacement Year	53-54		
Remaining Life	28		



## Deer Run CDD Component Detail

### Fire Alarm Panel/Devices - 2038

			1 Lump Sum @ \$14,000.00
Asset ID	1054	Asset Actual Cost	\$14,000.00
		Percent Replacement	100%
Category	Life Safety Components	Future Cost	\$20,559.47
Placed in Service	January 2019		
Useful Life	20		
Replacement Year	38-39		
Remaining Life	13		



**Deer Run CDD  
Component Detail**

**Fitness Equipment Allowance - 2043**

Asset ID	1032	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Furniture Fixtures Equip.	Future Cost	\$51,072.99
Placed in Service	January 2019		
Useful Life	20		
Adjustment	5		
Replacement Year	43-44		
Remaining Life	18		



**Furniture Allowance - Clubhouse - 2038**

Asset ID	1034	1 Lump Sum	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Furniture Fixtures Equip.	Future Cost	\$7,342.67
Placed in Service	January 2019		
Useful Life	10		
Adjustment	10		
Replacement Year	38-39		
Remaining Life	13		

**Deer Run CDD  
Component Detail**

*Furniture Allowance - Clubhouse continued...*



**Furniture Allowance - Pool/Patios - 2041**

Asset ID	1035	1 Lump Sum	@ \$25,000.00
Category	Furniture Fixtures Equip.	Asset Actual Cost	\$25,000.00
Placed in Service	January 2019	Percent Replacement	100%
Useful Life	20	Future Cost	\$40,117.66
Adjustment	3		
Replacement Year	41-42		
Remaining Life	16		



**Deer Run CDD  
Component Detail**

**Gas Grills - 2030**

		2 Each	@ \$3,800.00
Asset ID	1038	Asset Actual Cost	\$7,600.00
		Percent Replacement	100%
Category	Furniture Fixtures Equip.	Future Cost	\$8,810.48
Placed in Service	January 2019		
Useful Life	12		
Replacement Year	30-31		
Remaining Life	5		



**Deer Run CDD  
Component Detail**

**Filtration Refurbish Allowance - 2053**

Asset ID	1016	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$45,758.55
Placed in Service	January 2019		
Useful Life	35		
Replacement Year	53-54		
Remaining Life	28		



**Pool Resurfacing/Tile - 2038**

Asset ID	1015	5,867 Square Feet	@ \$32.00
		Asset Actual Cost	\$187,744.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$275,708.39
Placed in Service	January 2019		
Useful Life	12		
Adjustment	8		
Replacement Year	38-39		
Remaining Life	13		



**Deer Run CDD  
Component Detail**

**Court Replacement - 2053**

		4 Each	@ \$42,000.00
Asset ID	1011	Asset Actual Cost	\$168,000.00
		Percent Replacement	100%
Category	Pickleball Courts	Future Cost	\$384,371.85
Placed in Service	January 2019		
Useful Life	35		
Replacement Year	53-54		
Remaining Life	28		



**Court Resurfacing (color coat) - 2026**

		1,100 Square Yards	@ \$9.40
Asset ID	1010	Asset Actual Cost	\$10,340.00
		Percent Replacement	100%
Category	Pickleball Courts	Future Cost	\$10,650.20
Placed in Service	January 2019		
Useful Life	5		
Adjustment	3		
Replacement Year	26-27		
Remaining Life	1		



**Deer Run CDD  
Component Detail**

**Carpet/Lane Repair - Bocce Ball Courts - 2028**

		160 Square Yards	@ \$24.00
Asset ID	1012	Asset Actual Cost	\$3,840.00
		Percent Replacement	100%
Category	Bocce Ball Courts	Future Cost	\$4,196.07
Placed in Service	January 2019		
Useful Life	8		
Adjustment	2		
Replacement Year	28-29		
Remaining Life	3		



**Deer Run CDD  
Component Detail**

**Fire Pit Repair**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			



Operating Expense

**Irrigation System Repair**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			

Operating Expense

**Landscape Replacement**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			

Operating Expense

**Deer Run CDD  
Component Detail**

**Pool Filtration Partial Replacement**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			

Operating Expense

**Pool Furniture Partial Replacement**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			



Operating Expense

**Sidewalk Repair**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			

Operating Expense

**Deer Run CDD  
Component Detail**

**Steel Stair Repair**

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			



Operating Expense

**Deer Run CDD  
Component Detail**

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**Cluster Mailboxes**

Asset ID	1058	Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			

Not CDD Responsibility

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**Stormwater System**

Asset ID	1056	Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	
No Useful Life			

Not CDD Responsibility

---

**Streets Not Owned By CDD**

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2019	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 2019	Future Cost	
No Useful Life			

Not CDD Responsibility

**Deer Run CDD  
Component Detail**

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**Building Foundations/Frames**

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category Long Life Components		Future Cost	
Placed in Service	January 2019		
No Useful Life			

Long Life Component

---

**Dock Pilings**

Asset ID	1057	Asset Actual Cost	
		Percent Replacement	100%
Category Long Life Components		Future Cost	
Placed in Service	January 2019		
No Useful Life			

Long Life Component

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**Electrical Panels/Wiring/Devices**

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category Long Life Components		Future Cost	
Placed in Service	January 2019		
No Useful Life			

Long Life Component

---

**Fire Sprinkler Pipe/Devices**

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category Long Life Components		Future Cost	
Placed in Service	January 2019		
No Useful Life			

Long Life Component

**Deer Run CDD  
Component Detail**

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**Plumbing Pipes/Valves**

Asset ID	Asset Actual Cost	
Category Long Life Components	Percent Replacement	100%
Placed in Service	Future Cost	
No Useful Life		
January 2019		
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 Fully Funded Balance= Component cost x 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.