

RESERVE STUDY FOR



**The Preserve at
Tara Community
Development District
Bradenton, Florida
File # 150**

FOR PERIOD: October 1, 2023 – September 30, 2024

**PREPARED BY
INDEPENDENT WORKS, LLC.
DUNEDIN, FLORIDA 34698
(727) 204-6000**

August 21,2023

Jennifer Goldyn, CDD District Manager
C/o Inframark Water & Infrastructure Services
501 South Falkenburg Road, Unit C-3
Tampa, FL 33619

Dear Ms. Goldyn,

On June 30, 2023, we completed an on-site inspection of The Preserve at Tara Community Development District's common area reserve items. We also utilized information provided by the association representatives.

The intent of this report is to show cash reserves necessary for the future repair or replacement of expendable components incorporated into the subject property. The purpose of this report is to aid The Preserve at Tara Community Development District in making a determination for cash reserves that are needed to repair or replace short-lived building and/or site components.

The report identifies each component selected, it's estimated useful life, adjusted life, scheduled replacement date, and current cost to repair/replace. The useful and remaining lives of the building components in this study, as well as the current replacement costs, have been selected from market standards, cost estimating services, and consideration of actual recent costs incurred by the association for reserve upgrades. This report is classified as an update reserve study with no site visit under the guidelines of the National Reserve Study Standards of the Community Associations Institute, and conforms to the Community Associations Institute Professional Reserve Specialist Code of Ethics. The Reserve Analyst/Specialist and Independent Works, LLC. have no relationships with the association that would result in actual or perceived conflicts of interest.

This report is our opinion and based upon observed conditions and state of repair. Actual determinations of the current conditions and state of repair for certain items may be beyond the scope of this report. Items may not last as long as projected or may exceed their estimated lives, and actual costs may not correspond to our included estimates. Influences such as weather, catastrophe, improper maintenance, physical abuse, or abnormal use can affect these lives and/or replacement costs. When such occurrences happen, another inspection should be made and a new revised study prepared. While we have attempted to create a useful tool for the association to plan their needs, the actual reserves set aside are solely at the association's discretion. The findings of this study are not for use in performing an audit, quality/forensic analyses, or background checks of historical records.

In completing this report, the reserve analyst/specialist utilized information taken from the original inspection and reserve study report. Financial data, including the estimated reserve fund balances as of the analysis date, and property histories, provided by you, were utilized in the completion of this report. This data was not audited and was assumed to be complete and correct. Unless otherwise specified, the reserve analyst/specialist estimated the repair/replacement costs and useful/remaining useful lives taking into account contingencies inherent to this type of work, and the report was prepared utilizing the

information gathered in the field and the costs and useful lives estimated by the reserve analyst/specialist.

Respectfully submitted,
Independent Works, LLC.

Margery Schultz, RS #319
Reserve Specialist, Community Associations Institute

The Preserve at Tara CDD
October 1, 2023

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PROJECT OVERVIEW

The subject of this reserve study report is the common areas within The Preserve at Tara Community Development District's, a residential development located in Wimauma, Florida. Originally constructed in phases starting in 2000, according to the association representative, the common areas include a clubhouse with average quality interiors, standard mechanical, electrical and plumbing systems, a combination of tile, carpet and wood flooring, a kitchen, restrooms as well as an office, meeting area and a lobby.

The common area site components include a pool and spa, supporting deck, equipment, furniture, perimeter fencing and gates, pergola structures at the pool deck and pickleball courts, site signage with supporting lighting, landscaping and irrigation, a tennis court, pickleball courts with supporting lights and fencing and gates, concrete flatwork, site fencing, asphalt pavement, multiples lakes and ponds with supporting aerators and fountains.

As of the date of our latest physical inspection, the common areas were observed to be in average overall condition and appear to have been well maintained. The one area of significant deferred maintenance was the perimeter wall. Large areas of deterioration were noted.

Reserves are only calculated for the replacement of short-lived building or site components. This includes components that require replacement prior to the overall estimated end life of the buildings or structures. This report is designed to provide reasonable, appropriate budgetary cost and useful life data based on market standards for the subject's property type and in compliance with Florida statutes. Florida Statutes require consideration for roofs, exterior paint and/or waterproofing, pavement and all items that have an estimated repair or replacement cost above \$10,000. We are unaware of any private reserve requirements.





















EXECUTIVE SUMMARY

PROPERTY DATA

Property Name: The Preserve at Tara Community Development District

Property Location: Bradenton, Florida

Property Type: Development District

Total Units: 1,046

Report Run Date: August 21, 2023

Budget Year Begins: October 1, 2023

Budget Year Ends: September 30, 2024

PROJECTED COMPONENT CATEGORIES AND PARAMETERS

1. Amenities
2. Clubhouse
3. Misc. Reserves
4. Pool/Spa
5. Site Improvements

Total current cost of all reserve components in reserve analysis:	\$ 704,989
Estimated beginning reserve fund balance for reserve analysis:	\$ 380,046
Total number of components scheduled for replacement in 2023-2024 budget year:	1
Total cost of components scheduled for replacement in 2023-2024 budget year:	\$ 4,560

ANALYSIS RESULTS –CASH FLOW ANALYSIS

Current annual reserve funding contribution amount (2022-2023 Budget):	\$ 32,500
Our recommended annual reserve funding contribution amount:	\$ 48,000
Increase (decrease) between current and recommended annual contribution amounts:	\$ 15,500
Increase (decrease) between current and recommended annual contribution amounts:	47.7%

ANALYSIS RESULTS – COMPONENT FUNDING ANALYSIS

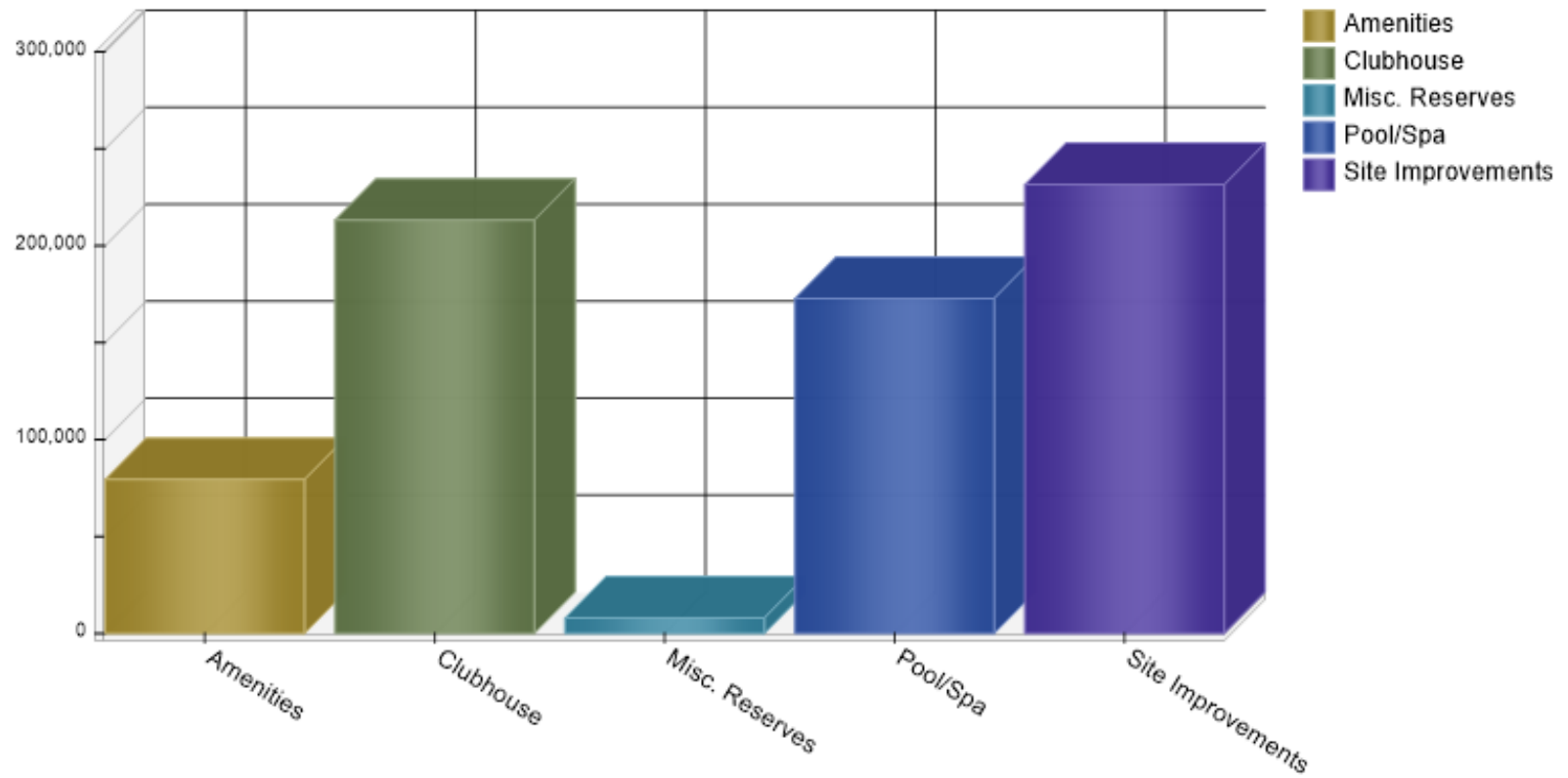
Current annual reserve funding contribution amount (2022-2023 Budget):	\$ 32,500
Our recommended annual reserve funding contribution amount:	\$ 18,093
Increase (decrease) between current and recommended annual contribution amounts:	\$ (14,407)
Increase (decrease) between current and recommended annual contribution amounts:	(44.3%)

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameter - Category - Chart



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Items	Replace	Basis Cost	Quantity	Current Cost	Est	Adj	Rem	Future Cost
Reserve Item	Date				Life	Life	Life	
Amenities								
Pergolas, Sports Courts	12/01/2048	\$ 42.98	160 sq ft	\$ 6,876.80	26:00	26:00	25:02	\$ 14,617.38
Sport Court, Fencing & Gates	01/01/2036	46.89	620 ln ft	29,071.80	30:00	30:00	12:03	41,963.91
Sport Courts, Lighting	01/01/2053	2,895.00	10 ea	28,950.00	30:00	30:00	29:03	69,545.08
Sport Courts, Resurfacing	01/01/2030	8.91	1,620 sq ft	14,434.20	8:00	8:00	6:03	17,406.90
				<u>79,332.80</u>				<u>143,533.27</u>
Clubhouse								
Clubhouse, Exterior Paint/Waterproofing	01/01/2031	\$ 7,250.00	1 total	\$ 7,250.00	10:00	10:00	7:03	\$ 9,009.05
Clubhouse, Flooring	01/01/2041	26,500.00	1 total	26,500.00	25:00	25:00	17:03	44,433.73
Clubhouse, Furniture	01/01/2031	19,500.00	1 total	19,500.00	15:00	15:00	7:03	24,231.25
Clubhouse, HVAC System	02/01/2024	1,290.00	3.5 tons	4,515.00	16:00	16:00	0:04	4,560.32
Clubhouse, HVAC System	01/01/2030	1,290.00	3.5 tons	4,515.00	16:00	16:00	6:03	5,444.86
Clubhouse, Interior Paint/Finishes	01/01/2032	5,590.00	1 total	5,590.00	10:00	10:00	8:03	7,157.57
Clubhouse, Kitchen Renovation	01/01/2030	165.00	112 sq ft	18,480.00	30:00	30:00	6:03	22,285.92
Clubhouse, Restroom Renovation	01/01/2041	125.00	180 sq ft	22,500.00	25:00	25:00	17:03	37,726.75
Clubhouse, Roof	01/01/2047	1,497.00	56 sqs	83,832.00	30:00	30:00	23:03	168,248.89
Clubhouse, Roof, Aluminum	06/01/2051	2,290.00	9 sqs	20,610.00	30:00	30:00	27:08	47,216.37
				<u>213,292.00</u>				<u>370,314.71</u>
Misc. Reserves								
Golf Cart	01/01/2025	\$ 7,995.00	1 ea	\$ 7,995.00	8:00	8:00	1:03	\$ 8,300.12
				<u>7,995.00</u>				<u>8,300.12</u>
Pool/Spa								
Pool & Spa Interior Resurfacing	01/01/2026	\$ 18.98	1,000 sq ft	\$ 18,980.00	14:00	14:00	2:03	\$ 20,303.67
Pool Deck Furniture	01/01/2038	296.00	30 ea	8,880.00	16:00	16:00	14:03	13,609.50
Pool Deck Pavers	01/01/2046	32.59	2,800 sq ft	91,252.00	24:00	24:00	22:03	177,734.69
Pool Deck Pergola	01/01/2039	42.98	280 sq ft	12,034.40	26:00	26:00	15:03	19,004.93
Pool Fencing & Gates	01/01/2041	122.00	260 ln ft	31,720.00	28:00	28:00	17:03	53,186.34

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Items	Replace	Basis Cost	Quantity	Current Cost	Est	Adj	Rem	Future Cost
Reserve Item	Date				Life	Life	Life	
Pool/Spa								
Pool/Spa Equipment	01/01/2031	\$ 4,990.00	1 ea	\$ 4,990.00	8:00	8:00	7:03	\$ 6,200.71
Pool/Spa Equipment	01/01/2031	4,990.00	1 ea	4,990.00	8:00	8:00	7:03	6,200.71
				<u>172,846.40</u>				<u>296,240.55</u>
Site Improvements								
Asphalt Pavement, Mill & Overlay	01/01/2050	\$ 19.24	700 sq yds	\$ 13,468.00	28:00	28:00	26:03	\$ 29,572.17
Concrete Flatwork	01/01/2030	12,500.00	1 total	12,500.00	10:00	10:00	6:03	15,074.35
Irrigation Allowance	08/01/2029	22,000.00	1 total	22,000.00	6:00	6:00	5:10	26,201.69
Lake Fountains	01/01/2034	4,550.00	1 ea	4,550.00	12:00	12:00	10:03	6,185.72
Lake Fountains	01/01/2031	4,550.00	1 ea	4,550.00	12:00	12:00	7:03	5,653.96
Lake Fountains	01/01/2032	4,550.00	1 ea	4,550.00	12:00	12:00	8:03	5,825.93
Lake/Pond Maintenance	01/01/2027	22,500.00	1 total	22,500.00	8:00	8:00	3:03	24,801.24
Site Signage	01/01/2036	24,500.00	1 lp sm	24,500.00	14:00	14:00	12:03	35,364.71
Video Surveillance System	01/01/2028	1,120.00	15 ea	16,800.00	12:00	12:00	4:03	19,081.51
Vinyl Fencing, Entrance/Clubhouse	01/01/2041	22.49	180 ln ft	4,048.20	24:00	24:00	17:03	6,787.80
Vinyl Fencing, Linger Lodge Rd.	01/01/2032	32.91	1,830 ln ft	60,225.30	24:00	24:00	8:03	77,113.91
Vinyl Fencing, Tailfeather Way	01/01/2032	22.49	1,860 ln ft	41,831.40	24:00	24:00	8:03	53,561.92
				<u>231,522.90</u>				<u>305,224.91</u>
				<u>704,989.10</u>				<u>1,123,613.56</u>

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Pergolas, Sports Courts

Item Number	4	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	26 Years
Category	Amenities	Basis Cost	\$ 42.98
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0004	12/01/2022	12/01/2048	25:02	26:00	160	\$ 6,876.80	\$ 14,617.38
						6,876.80	14,617.38

Comments

The pergolas at the pickle board courts were installed in 2022 and appear to be in good condition. We have included a recurring 26 useful life for major restoration or replacement of the pergolas. Ongoing maintenance will be necessary for periodic repairs and paint applications.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Sport Court, Fencing & Gates

Item Number	2	Measurement Basis	In ft
Type	Common Area	Estimated Useful Life	30 Years
Category	Amenities	Basis Cost	\$ 46.89
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0002	01/01/2006	01/01/2036	12:03	30:00	620	\$ 29,071.80	\$ 41,963.91
						29,071.80	41,963.91

Comments

Sport court fencing is reported to have a useful life of 25-35 years by contractors and manufacturers, expecting as needed minor repairs throughout the life cycle. The cost estimate was based on a range of actual costs provided by other properties having similar geographical location.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Sport Courts, Lighting

Item Number	3	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	30 Years
Category	Amenities	Basis Cost	\$ 2,895.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0003	01/01/2023	01/01/2053	29:03	30:00	10	\$ 28,950.00	\$ 69,545.08
						28,950.00	69,545.08

Comments

We have included a recurring 30 year allowance for replacement of the tennis court and pickle board court lighting. This cost is based on the varying types and is an average cost for the two types. Periodic repairs are necessary throughout the life cycle of the light poles and fixtures.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Sport Courts, Resurfacing

Item Number	1	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	8 Years
Category	Amenities	Basis Cost	\$ 8.91
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0001	01/01/2022	01/01/2030	6:03	8:00	1,620	\$ 14,434.20	\$ 17,406.90
						14,434.20	17,406.90

Comments

We have included a recurring 8 year allowance for resurfacing of the tennis court and pickle board courts. This cost includes surface preparation and application of a new surface. Periodic crack repairs are necessary throughout the life cycle of the courts.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Clubhouse, Exterior Paint/Waterproofing

Item Number	19	Measurement Basis	total
Type	Common Area	Estimated Useful Life	10 Years
Category	Clubhouse	Basis Cost	\$ 7,250.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0019	01/01/2021	01/01/2031	7:03	10:00	1	\$ 7,250.00	\$ 9,009.05
						7,250.00	9,009.05

Comments

To insure proper protection of the underlying surfaces of the clubhouse, the market reflects a maximum 7-10 year useful life for exterior painting & waterproofing (in lieu of an association purchased longer warranty). This expense was forecast again in 2031, accordingly. The current total unit cost estimate includes typical minor repairs, surface preparation, as needed window/sliding glass door caulking and painting/refinishing of all exterior surfaces (and window/slider frames).



The Preserve at Tara CDD

Analysis Date - October 1, 2023

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The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Clubhouse, Flooring

Item Number	22	Measurement Basis	total
Type	Common Area	Estimated Useful Life	25 Years
Category	Clubhouse	Basis Cost	\$ 26,500.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0022	01/01/2016	01/01/2041	17:03	25:00	1	\$ 26,500.00	\$ 44,433.73
						26,500.00	44,433.73

Comments

Life cycles of 15-30 years, to 35+ years, have been observed for replacement of tile, wooden flooring and carpet in primary clubhouse interiors. Based on the small area of the clubhouse, varying materials and all costs being below the \$10,000 threshold value, we have included a lump sum total cost estimate for replacement of all the flooring on a recurring 25 year life cycle. The current cost estimate includes removal and disposal of the existing flooring and installation of like quality. The floor area estimate includes a typical market waste allowance and is a rounded figure.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Clubhouse, Furniture

Item Number	23	Measurement Basis	total
Type	Common Area	Estimated Useful Life	15 Years
Category	Clubhouse	Basis Cost	\$ 19,500.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0023	01/01/2016	01/01/2031	7:03	15:00	1	\$ 19,500.00	\$ 24,231.25
						19,500.00	24,231.25

Comments

Clubhouse furniture typically has a 12-24 year useful life. This cost varies greatly depending on association taste and desired level of finishes. We have included a recurring 15 year allowance for replacement of the clubhouse furniture, including and not limited to, tables, chairs, desks and wall coverings.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Clubhouse, HVAC System

Item Number	24	Measurement Basis	tons
Type	Common Area	Estimated Useful Life	16 Years
Category	Clubhouse	Basis Cost	\$ 1,290.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0024	02/01/2008	02/01/2024	0:04	16:00	3.5	\$ 4,515.00	\$ 4,560.32
920-002-0024	01/01/2014	01/01/2030	6:03	16:00	3.5	4,515.00	5,444.86
						9,030.00	10,005.18

Comments

We have included a recurring 16 year allowance for replacement of the property clubhouse HVAC systems. Air handlers and condensers are typically replaced in different life cycles but we have include a per ton unit cost. Partial repairs and replacement may be necessary throughout the life cycle of these systems.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Clubhouse, Interior Paint/Finishes

Item Number	20	Measurement Basis	total
Type	Common Area	Estimated Useful Life	10 Years
Category	Clubhouse	Basis Cost	\$ 5,590.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0020	01/01/2022	01/01/2032	8:03	10:00	1	\$ 5,590.00	\$ 7,157.57
						5,590.00	7,157.57

Comments

Clubhouse interior paint finishes are typically completed on a recurring 8-12 year life cycle. This cost includes surface preparation, drywall minor repairs and paint applications on a recurring 10 year life cycle.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Clubhouse, Kitchen Renovation

Item Number	26	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	30 Years
Category	Clubhouse	Basis Cost	\$ 165.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0026	01/01/2000	01/01/2030	6:03	30:00	112	\$ 18,480.00	\$ 22,285.92
						18,480.00	22,285.92

Comments

At some point in the foreseeable future, the association should expect to incur costs for major restoration of the clubhouse kitchen (including, but not necessarily limited to, flooring, wall finishes, cabinetry and counters, plumbing and electrical fixtures, etc.). Life cycles of less than 15 years, to 30+ years, have been observed in properties of similar quality. The current cost estimate does not include any unforeseen floor area reconfiguration(s) and/or expansion(s).

This report assumes that as needed repairs of the kitchen appliances will continue to be funded through the association's annual operating budget, as a function of routine maintenance.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Clubhouse, Restroom Renovation

Item Number	28	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	25 Years
Category	Clubhouse	Basis Cost	\$ 125.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0028	01/01/2016	01/01/2041	17:03	25:00	180	\$ 22,500.00	\$ 37,726.75
						22,500.00	37,726.75

Comments

This fund is designed to provide monies for periodic cosmetic renovation of the clubhouse restroom interiors, including (but not necessarily limited to) flooring, wall/door finishes, dividers, plumbing fixtures, countertops, mirrors, etc. over a recurring 25 year life cycle. The total floor area is a rounded estimate.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Clubhouse, Roof

Item Number	18	Measurement Basis	sqs
Type	Common Area	Estimated Useful Life	30 Years
Category	Clubhouse	Basis Cost	\$ 1,497.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0018	01/01/2017	01/01/2047	23:03	30:00	56	\$ 83,832.00	\$ 168,248.89
						83,832.00	168,248.89

Comments

The standing seam metal roofing on the clubhouse was reportedly replaced in 2017. Data gleaned from both within and outside the local market area reflects a probable life cycle in the 25-40+ year range for a properly designed, installed and maintained roofing of this type. As no professional roofing studies were provided that would suggest that physical conditions exist at this (or any other common area) roofing, a 2047 replacement date was scheduled. The current cost estimate includes removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, etc. and installation of like roofing.

One square = 100 square feet



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Clubhouse, Roof, Aluminum

Item Number	27	Measurement Basis	sqs
Type	Common Area	Estimated Useful Life	30 Years
Category	Clubhouse	Basis Cost	\$ 2,290.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0027	06/01/2021	06/01/2051	27:08	30:00	9	\$ 20,610.00	\$ 47,216.37
						20,610.00	47,216.37

Comments

The aluminum roofing on the clubhouse is reportedly new and observed to be in good overall condition. Data gleaned from both within and outside the local market area reflects a probable life cycle in the 25-40 year range for a properly designed, installed and maintained roofing of this type. As no professional roofing studies were provided that would suggest that physical conditions exist at this roofing, a 2051 replacement date was scheduled. The current cost estimate includes removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, etc. and installation of like roofing.

One square = 100 square feet



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Golf Cart

Item Number	17	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	8 Years
Category	Misc. Reserves	Basis Cost	\$ 7,995.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0017	01/01/2017	01/01/2025	1:03	8:00	1	\$ 7,995.00	\$ 8,300.12
						7,995.00	8,300.12

Comments

We have included a recurring 8 year life cycle for replacement of the association golf carts utilized throughout the property. This class includes minor repairs as needed.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Pool & Spa Interior Resurfacing

Item Number	5	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	14 Years
Category	Pool/Spa	Basis Cost	\$ 18.98
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0005	01/01/2012	01/01/2026	2:03	14:00	1,000	\$ 18,980.00	\$ 20,303.67
						18,980.00	20,303.67

Comments

Assuming proper installation, chemical balancing, and routine maintenance, interior resurfacing of standard concrete pools and spas with marcite or aggregate interior finishes should be expected on a life cycle in the 10 to low 15 year range. Based on the reported 2012 projected project completion date and a 14 year life cycle operating history, this expense was forecast in 2026, The current cost estimate, which includes typical minor tank/structural repairs, tile upgrades and/or replacements, and installation of new aggregate surface materials (i.e. "diamond brite", "pebble crete", etc.) is based on the pool size in a square foot measurement basis.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Pool Deck Furniture

Item Number	9	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	16 Years
Category	Pool/Spa	Basis Cost	\$ 296.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0009	01/01/2022	01/01/2038	14:03	16:00	30	\$ 8,880.00	\$ 13,609.50
						8,880.00	13,609.50

Comments

While minor additions/replacements can be expected from time to time, and assuming periodic as needed re-slinging/refinishing as a function of routine maintenance, most associations complete replacement of pool deck furniture inventories of similar quality on a 10 to mid-10 year life cycle. This expense was forecast on a recurring 16 year life cycle. The current per piece cost estimate is an average figure for the differing types (i.e. chaise lounges, tables, chairs, umbrellas, etc.). This report assumes that the entire inventory was on deck as of the date/time of our most recent inspection.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Pool Deck Pavers

Item Number	6	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	24 Years
Category	Pool/Spa	Basis Cost	\$ 32.59
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0006	01/01/2022	01/01/2046	22:03	24:00	2,800	\$ 91,252.00	\$ 177,734.69
						91,252.00	177,734.69

Comments

Some associations consider paver parking and drives, sidewalks, pool and spa decks, etc. to be effectively permanent, and opt to exclude replacement from their annual reserve budgets. Others do establish and fund reserves, on observed budgetary life cycles of 20-40 years. It is our opinion that reserving for eventual replacement is prudent, if only for cosmetic purposes; we have observed older pavers that appear worn and dated, even with periodic pressure washing and/or sealing. This fund is designed to provide monies for as needed repairs to and eventual replacement of the pavers supporting the pool deck over a 24 year life cycle. The total area is a rounded estimate.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Pool Deck Pergola

Item Number	8	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	26 Years
Category	Pool/Spa	Basis Cost	\$ 42.98
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0008	01/01/2013	01/01/2039	15:03	26:00	280	\$ 12,034.40	\$ 19,004.93
						12,034.40	19,004.93

Comments

The pergola at the pool area were installed in 2013 and appears to be in good condition. We have included a recurring 26 useful life for major restoration or replacement of the pergolas. Ongoing maintenance will be necessary for periodic repairs and paint applications.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Pool Fencing & Gates

Item Number	7	Measurement Basis	In ft
Type	Common Area	Estimated Useful Life	28 Years
Category	Pool/Spa	Basis Cost	\$ 122.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0007	01/01/2013	01/01/2041	17:03	28:00	260	\$ 31,720.00	\$ 53,186.34
						31,720.00	53,186.34

Comments

Pool deck fencing of this material is reported to have a useful life of 25-35 years by contractors and manufacturers, expecting as needed minor repairs throughout the life cycle. The cost estimate was based on a range of actual costs provided by other properties having similar geographical location. We have assigned a 28 year life cycle for replacement of the pool deck fencing and gates.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Pool/Spa Equipment

Item Number	10	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	8 Years
Category	Pool/Spa	Basis Cost	\$ 4,990.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0010	01/01/2023	01/01/2031	7:03	8:00	1	\$ 4,990.00	\$ 6,200.71
920-002-0010	01/01/2023	01/01/2031	7:03	8:00	1	4,990.00	6,200.71
						9,980.00	12,401.42

Comments

Under normal conditions, total replacement of the remaining pool equipment (pumps, motors, chlorination systems, filters, etc.) should not be necessary at any one given time. As such, reserving for total replacement is not considered prudent or practical. This is supported by our review of reserve budgets at similar properties; while some associations establish and fund contingency reserves for as needed repair/replacement costs, others prefer to fund incidental expenses through their annual operating budgets, as a function of routine maintenance. This report assumes that as needed pool equipment replacements will be funded thorough the association's reserve budget.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Asphalt Pavement, Mill & Overlay

Item Number	31	Measurement Basis	sq yds
Type	Common Area	Estimated Useful Life	28 Years
Category	Site Improvements	Basis Cost	\$ 19.24
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0031	01/01/2022	01/01/2050	26:03	28:00	700	\$ 13,468.00	\$ 29,572.17
						13,468.00	29,572.17

Comments

We have observed life cycles of less than 15 years, to 25+ years, for asphalt overlay projects, assuming proper design, installation and routine maintenance.

The current unit cost estimate includes as needed milling of the asphalt paving at its junction with adjacent concrete paving, typical minor repairs to the underlying pavement subbase and drainage systems, installation of a standard overlay, and re-striping. The paved area is a rounded estimate.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Concrete Flatwork

Item Number	29	Measurement Basis	total
Type	Common Area	Estimated Useful Life	10 Years
Category	Site Improvements	Basis Cost	\$ 12,500.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0029	01/01/2020	01/01/2030	6:03	10:00	1	\$ 12,500.00	\$ 15,074.35
						12,500.00	15,074.35

Comments

Replacement of the concrete paving (curbing, sidewalks, etc.) should not be necessary at any one given time under normal operating conditions. As such, reserving for total replacement is not considered practical or prudent. Some associations prefer to fund as needed repairs through their annual operating budgets, while others, like the subject property, choose to establish and maintain reserve funds for concrete repairs.

The allowance is designed to begin after an initial life of 20 years has been achieved, in keeping with our experience with newer properties. We have recommended to the association representative that a paving consultant/engineer inspection and study would be useful in more specific remaining useful life and current condition of this paving. The amount of this allowance and the useful life cycle may vary widely from actual expenses in the future and this report can be amended as more information becomes available.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Irrigation Allowance

Item Number	16	Measurement Basis	total
Type	Common Area	Estimated Useful Life	6 Years
Category	Site Improvements	Basis Cost	\$ 22,000.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0016	08/01/2023	08/01/2029	5:10	6:00	1	\$ 22,000.00	\$ 26,201.69
						22,000.00	26,201.69

Comments

It was reported by an association representative that a large irrigation project is in the process. We have included a recurring 6 year life cycle for major irrigation replacements and repairs.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Lake Fountains

Item Number	25	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	12 Years
Category	Site Improvements	Basis Cost	\$ 4,550.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0025	01/01/2022	01/01/2034	10:03	12:00	1	\$ 4,550.00	\$ 6,185.72
920-002-0025	01/01/2019	01/01/2031	7:03	12:00	1	4,550.00	5,653.96
920-003-0025	01/01/2020	01/01/2032	8:03	12:00	1	4,550.00	5,825.93
						13,650.00	17,665.61

Comments

We have included a recurring 12 year allowance for replacement of the lake and pond fountains. Periodic repairs are necessary throughout the life cycle of the fountains.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Lake/Pond Maintenance

Item Number	30	Measurement Basis	total
Type	Common Area	Estimated Useful Life	8 Years
Category	Site Improvements	Basis Cost	\$ 22,500.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0030	01/01/2019	01/01/2027	3:03	8:00	1	\$ 22,500.00	\$ 24,801.24
						22,500.00	24,801.24

Comments

In order to preserve the shoreline of your lake or pond, it is recommended that the association implements specific stabilization methods to keep the water source in good condition. Having routine maintenance is a major factor in preventing any ecological issues in the lakes or ponds. If the banks are receding, soil is building up on the shoreline, or your water is getting shallower, we recommend a restoration project. We have included a recurring 8 year life cycle.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Site Signage

Item Number	15	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	14 Years
Category	Site Improvements	Basis Cost	\$ 24,500.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0015	01/01/2022	01/01/2036	12:03	14:00	1	\$ 24,500.00	\$ 35,364.71
						24,500.00	35,364.71

Comments

We have included an allowance for major restoration of the site signage located throughout the property. This cost includes signage replacement as well as landscaping and lighting replacements.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Video Surveillance System

Item Number	21	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	12 Years
Category	Site Improvements	Basis Cost	\$ 1,120.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0021	01/01/2016	01/01/2028	4:03	12:00	15	\$ 16,800.00	\$ 19,081.51
						16,800.00	19,081.51

Comments

The 15 camera video surveillance system was reportedly purchased/placed in service in 2016. The current replacement date was provided by the association representative.

Data gleaned from both within and outside the local market area indicates that while minor component repairs/replacements (cameras, monitors, recording equipment, hardware/software, etc.) can be expected as a function of ongoing maintenance, total system modernization and/or replacement can be expected on a life cycle in the 10-12 year range. The current total cost estimate is reflective of the entire system.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Vinyl Fencing, Entrance/Clubhouse

Item Number	11	Measurement Basis	In ft
Type	Common Area	Estimated Useful Life	24 Years
Category	Site Improvements	Basis Cost	\$ 22.49
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0011	01/01/2017	01/01/2041	17:03	24:00	180	\$ 4,048.20	\$ 6,787.80
						4,048.20	6,787.80

Comments

This fund is designed to provide monies for as needed repairs to and eventual major restoration/replacement of the vinyl fencing at the clubhouse over a 24 year life cycle, based on its 2017 construction date. The current cost estimate is an order of magnitude figure based on the linear footage and type of fencing and installation costs associated with this type of fencing.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Vinyl Fencing, Linger Lodge Rd.

Item Number	12	Measurement Basis	In ft
Type	Common Area	Estimated Useful Life	24 Years
Category	Site Improvements	Basis Cost	\$ 32.91
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0012	01/01/2008	01/01/2032	8:03	24:00	1,830	\$ 60,225.30	\$ 77,113.91
						60,225.30	77,113.91

Comments

Barring any unforeseen damage, etc., and assuming proper and routine maintenance, the market suggests a life cycle in the 20-30 year range for replacement of the vinyl fencing on Linger Lodge Road. These funds are designed to provide monies for as needed repairs to and eventual replacement over a 24 year life cycle, accordingly.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Vinyl Fencing, Tailfeather Way

Item Number	13	Measurement Basis	In ft
Type	Common Area	Estimated Useful Life	24 Years
Category	Site Improvements	Basis Cost	\$ 22.49
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0013	01/01/2008	01/01/2032	8:03	24:00	1,860	\$ 41,831.40	\$ 53,561.92
						41,831.40	53,561.92

Comments

Barring any unforeseen damage, etc., and assuming proper and routine maintenance, the market suggests a life cycle in the 20-30 year range for replacement of the Tailfeather Way vinyl fencing. These funds are designed to provide monies for as needed repairs to and eventual replacement over a 24 year life cycle, accordingly.



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Expenditures

Reserve Item	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Asphalt Pavement, Mill & Overlay										
Clubhouse, Exterior Paint/Waterproofing								9,009		
Clubhouse, Flooring										
Clubhouse, Furniture								24,231		
Clubhouse, HVAC System	4,560						5,444			
Clubhouse, Interior Paint/Finishes									7,157	
Clubhouse, Kitchen Renovation							22,285			
Clubhouse, Restroom Renovation										
Clubhouse, Roof										
Clubhouse, Roof, Aluminum										
Concrete Flatwork							15,074			
Golf Cart		8,300								10,548
Irrigation Allowance						26,201				
Lake Fountains								5,653	5,825	
Lake/Pond Maintenance				24,801						
Pergolas, Sports Courts										
Pool & Spa Interior Resurfacing			20,303							
Pool Deck Furniture										
Pool Deck Pavers										
Pool Deck Pergola										
Pool Fencing & Gates										
Pool/Spa Equipment								12,401		
Site Signage										
Sport Court, Fencing & Gates										
Sport Courts, Lighting										
Sport Courts, Resurfacing							17,406			
Video Surveillance System					19,081					
Vinyl Fencing, Entrance/Clubhouse										
Vinyl Fencing, Linger Lodge Rd.									77,113	

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Expenditures

Reserve Item	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Vinyl Fencing, Tailfeather Way									53,561	
	4,560	8,300	20,303	24,801	19,081	26,201	60,212	51,295	143,659	10,548

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Expenditures

Reserve Item	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43
Asphalt Pavement, Mill & Overlay										
Clubhouse, Exterior Paint/Waterproofing								12,156		
Clubhouse, Flooring								44,433		
Clubhouse, Furniture										
Clubhouse, HVAC System							7,365			
Clubhouse, Interior Paint/Finishes									9,658	
Clubhouse, Kitchen Renovation										
Clubhouse, Restroom Renovation								37,726		
Clubhouse, Roof										
Clubhouse, Roof, Aluminum										
Concrete Flatwork							20,340			
Golf Cart								13,405		
Irrigation Allowance		31,362						37,538		
Lake Fountains	6,185									8,100
Lake/Pond Maintenance		31,519								40,056
Pergolas, Sports Courts										
Pool & Spa Interior Resurfacing							30,885			
Pool Deck Furniture					13,609					
Pool Deck Pavers										
Pool Deck Pergola						19,004				
Pool Fencing & Gates								53,186		
Pool/Spa Equipment						15,760				
Site Signage			35,364							
Sport Court, Fencing & Gates			41,963							
Sport Courts, Lighting										
Sport Courts, Resurfacing					22,121					
Video Surveillance System							27,337			
Vinyl Fencing, Entrance/Clubhouse								6,787		
Vinyl Fencing, Linger Lodge Rd.										

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Expenditures

Reserve Item	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43
Vinyl Fencing, Tailfeather Way	6,185	62,881	77,328	0	35,731	34,765	85,929	205,235	9,658	48,156

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Expenditures

Reserve Item	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
Asphalt Pavement, Mill & Overlay							29,572			
Clubhouse, Exterior Paint/Waterproofing								16,403		
Clubhouse, Flooring										
Clubhouse, Furniture			37,980							
Clubhouse, HVAC System			8,794							
Clubhouse, Interior Paint/Finishes									13,032	
Clubhouse, Kitchen Renovation										
Clubhouse, Restroom Renovation										
Clubhouse, Roof				168,248						
Clubhouse, Roof, Aluminum								47,216		
Concrete Flatwork							27,446			
Golf Cart						17,036				
Irrigation Allowance				44,932						53,781
Lake Fountains	8,346		8,862							
Lake/Pond Maintenance								50,906		
Pergolas, Sports Courts						14,617				
Pool & Spa Interior Resurfacing										
Pool Deck Furniture										
Pool Deck Pavers			177,734							
Pool Deck Pergola										
Pool Fencing & Gates										
Pool/Spa Equipment				20,029						
Site Signage							53,795			
Sport Court, Fencing & Gates										
Sport Courts, Lighting										69,545
Sport Courts, Resurfacing			28,113							
Video Surveillance System									39,166	
Vinyl Fencing, Entrance/Clubhouse										
Vinyl Fencing, Linger Lodge Rd.										

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Expenditures

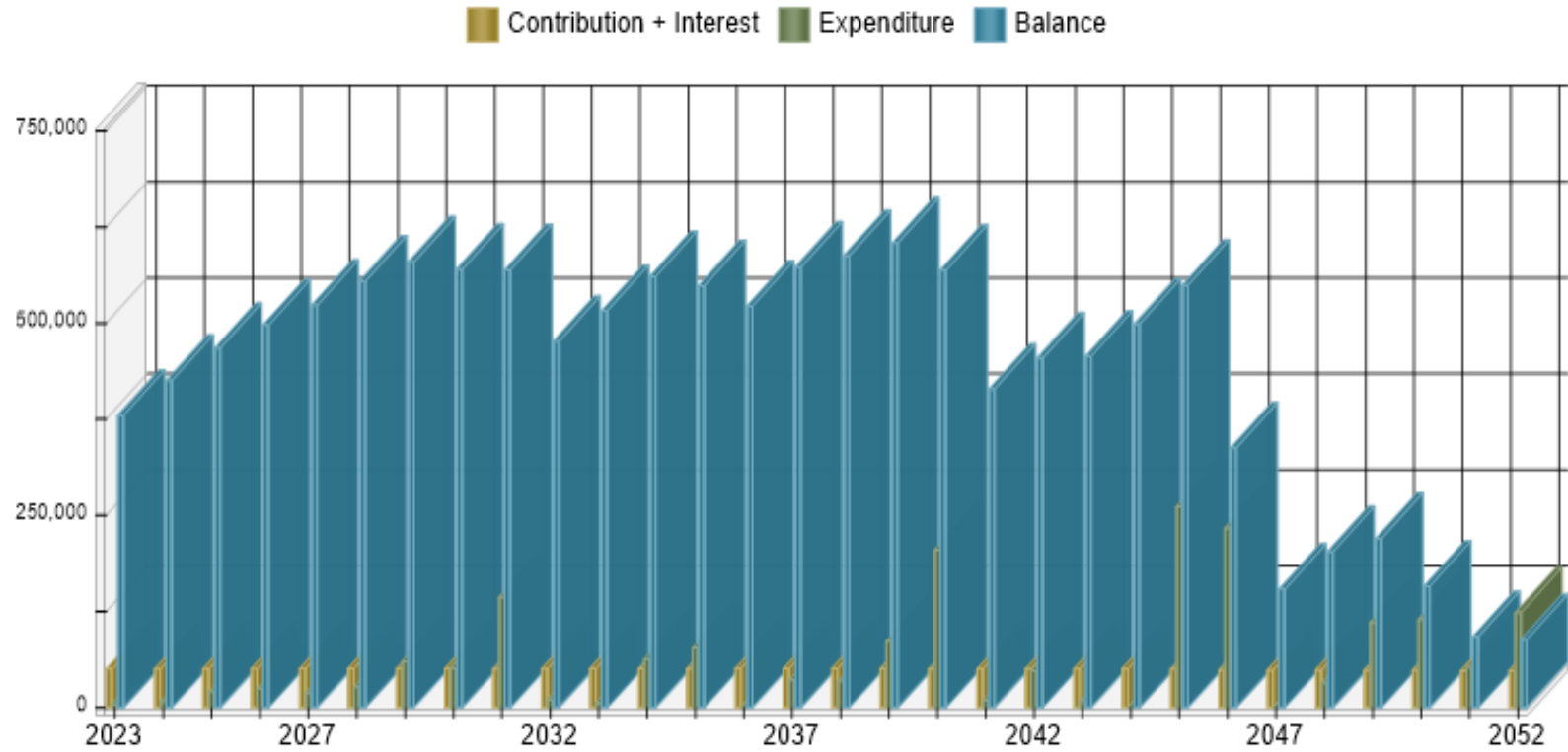
Reserve Item	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53
Vinyl Fencing, Tailfeather Way	8,346	0	261,485	233,210	0	31,654	110,814	114,526	52,198	123,326

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Cash Flow - Chart



The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
10/23 - 09/24	\$ 380,046.00	\$ 48,000.00	\$ 2,010.50	\$ 4,560.32	\$ 425,496.18
10/24 - 09/25	425,496.18	48,000.00	2,223.09	8,300.12	467,419.15
10/25 - 09/26	467,419.15	48,000.00	2,390.60	20,303.67	497,506.08
10/26 - 09/27	497,506.08	48,000.00	2,525.44	24,801.24	523,230.28
10/27 - 09/28	523,230.28	48,000.00	2,674.65	19,081.51	554,823.42
10/28 - 09/29	554,823.42	48,000.00	2,884.29	26,201.69	579,506.02
10/29 - 09/30	579,506.02	48,000.00	2,810.78	60,212.03	570,104.77
10/30 - 09/31	570,104.77	48,000.00	2,795.29	51,295.68	569,604.38
10/31 - 09/32	569,604.38	48,000.00	2,465.14	143,659.33	476,410.19
10/32 - 09/33	476,410.19	48,000.00	2,470.29	10,548.36	516,332.12
	380,046.00	480,000.00	25,250.07	368,963.95	516,332.12

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
10/33 - 09/34	\$ 516,332.12	\$ 48,000.00	\$ 2,685.81	\$ 6,185.72	\$ 560,832.21
10/34 - 09/35	560,832.21	48,000.00	2,799.36	62,881.19	548,750.38
10/35 - 09/36	548,750.38	48,000.00	2,595.92	77,328.62	522,017.68
10/36 - 09/37	522,017.68	48,000.00	2,736.28	0.00	572,753.96
10/37 - 09/38	572,753.96	48,000.00	2,863.77	35,731.37	587,886.36
10/38 - 09/39	587,886.36	48,000.00	2,943.05	34,765.51	604,063.90
10/39 - 09/40	604,063.90	48,000.00	2,845.70	85,929.04	568,980.56
10/40 - 09/41	568,980.56	48,000.00	2,353.29	205,235.38	414,098.47
10/41 - 09/42	414,098.47	48,000.00	2,161.15	9,658.09	454,601.53
10/42 - 09/43	454,601.53	48,000.00	2,227.58	48,156.99	456,672.12
	516,332.12	480,000.00	26,211.91	565,871.91	456,672.12

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
10/43 - 09/44	\$ 456,672.12	\$ 48,000.00	\$ 2,379.16	\$ 8,346.72	\$ 498,704.56
10/44 - 09/45	498,704.56	48,000.00	2,619.44	0.00	549,324.00
10/45 - 09/46	549,324.00	48,000.00	1,945.55	261,485.72	337,783.83
10/46 - 09/47	337,783.83	48,000.00	1,117.02	233,210.51	153,690.34
10/47 - 09/48	153,690.34	48,000.00	890.38	0.00	202,580.72
10/48 - 09/49	202,580.72	48,000.00	1,017.00	31,654.10	219,943.62
10/49 - 09/50	219,943.62	48,000.00	829.35	110,814.40	157,958.57
10/50 - 09/51	157,958.57	48,000.00	604.13	114,526.38	92,036.32
10/51 - 09/52	92,036.32	48,000.00	396.25	52,198.66	88,233.91
10/52 - 09/53	88,233.91	48,000.00	282.04	123,326.37	13,189.58
	456,672.12	480,000.00	12,080.32	935,562.86	13,189.58

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Cash Flow - Monthly

2023-2024	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 380,046.00	\$ 4,000.00	\$ 159.19	\$ 0.00	\$ 384,205.19
November	384,205.19	4,000.00	160.92	0.00	388,366.11
December	388,366.11	4,000.00	162.65	0.00	392,528.76
January	392,528.76	4,000.00	164.39	0.00	396,693.15
February	396,693.15	4,000.00	165.17	4,560.32	396,298.00
March	396,298.00	4,000.00	165.96	0.00	400,463.96
April	400,463.96	4,000.00	167.69	0.00	404,631.65
May	404,631.65	4,000.00	169.43	0.00	408,801.08
June	408,801.08	4,000.00	171.17	0.00	412,972.25
July	412,972.25	4,000.00	172.91	0.00	417,145.16
August	417,145.16	4,000.00	174.64	0.00	421,319.80
September	421,319.80	4,000.00	176.38	0.00	425,496.18
	380,046.00	48,000.00	2,010.50	4,560.32	425,496.18
2024-2025	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 425,496.18	\$ 4,000.00	\$ 178.12	\$ 0.00	\$ 429,674.30
November	429,674.30	4,000.00	179.86	0.00	433,854.16
December	433,854.16	4,000.00	181.61	0.00	438,035.77
January	438,035.77	4,000.00	181.62	8,300.12	433,917.27
February	433,917.27	4,000.00	181.63	0.00	438,098.90
March	438,098.90	4,000.00	183.37	0.00	442,282.27
April	442,282.27	4,000.00	185.12	0.00	446,467.39
May	446,467.39	4,000.00	186.86	0.00	450,654.25
June	450,654.25	4,000.00	188.61	0.00	454,842.86
July	454,842.86	4,000.00	190.35	0.00	459,033.21
August	459,033.21	4,000.00	192.10	0.00	463,225.31
September	463,225.31	4,000.00	193.84	0.00	467,419.15
	425,496.18	48,000.00	2,223.09	8,300.12	467,419.15
2025-2026	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 467,419.15	\$ 4,000.00	\$ 195.59	\$ 0.00	\$ 471,614.74
November	471,614.74	4,000.00	197.34	0.00	475,812.08
December	475,812.08	4,000.00	199.09	0.00	480,011.17
January	480,011.17	4,000.00	196.61	20,303.67	463,904.11
February	463,904.11	4,000.00	194.13	0.00	468,098.24
March	468,098.24	4,000.00	195.87	0.00	472,294.11
April	472,294.11	4,000.00	197.62	0.00	476,491.73
May	476,491.73	4,000.00	199.37	0.00	480,691.10
June	480,691.10	4,000.00	201.12	0.00	484,892.22
July	484,892.22	4,000.00	202.87	0.00	489,095.09
August	489,095.09	4,000.00	204.62	0.00	493,299.71
September	493,299.71	4,000.00	206.37	0.00	497,506.08
	467,419.15	48,000.00	2,390.60	20,303.67	497,506.08

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Cash Flow - Monthly

2026-2027	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 497,506.08	\$ 4,000.00	\$ 208.13	\$ 0.00	\$ 501,714.21
November	501,714.21	4,000.00	209.88	0.00	505,924.09
December	505,924.09	4,000.00	211.64	0.00	510,135.73
January	510,135.73	4,000.00	208.22	24,801.24	489,542.71
February	489,542.71	4,000.00	204.81	0.00	493,747.52
March	493,747.52	4,000.00	206.56	0.00	497,954.08
April	497,954.08	4,000.00	208.31	0.00	502,162.39
May	502,162.39	4,000.00	210.07	0.00	506,372.46
June	506,372.46	4,000.00	211.82	0.00	510,584.28
July	510,584.28	4,000.00	213.58	0.00	514,797.86
August	514,797.86	4,000.00	215.33	0.00	519,013.19
September	519,013.19	4,000.00	217.09	0.00	523,230.28
	497,506.08	48,000.00	2,525.44	24,801.24	523,230.28
2027-2028	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 523,230.28	\$ 4,000.00	\$ 218.85	\$ 0.00	\$ 527,449.13
November	527,449.13	4,000.00	220.60	0.00	531,669.73
December	531,669.73	4,000.00	222.36	0.00	535,892.09
January	535,892.09	4,000.00	220.15	19,081.51	521,030.73
February	521,030.73	4,000.00	217.93	0.00	525,248.66
March	525,248.66	4,000.00	219.69	0.00	529,468.35
April	529,468.35	4,000.00	221.45	0.00	533,689.80
May	533,689.80	4,000.00	223.20	0.00	537,913.00
June	537,913.00	4,000.00	224.96	0.00	542,137.96
July	542,137.96	4,000.00	226.72	0.00	546,364.68
August	546,364.68	4,000.00	228.49	0.00	550,593.17
September	550,593.17	4,000.00	230.25	0.00	554,823.42
	523,230.28	48,000.00	2,674.65	19,081.51	554,823.42
2028-2029	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 554,823.42	\$ 4,000.00	\$ 232.01	\$ 0.00	\$ 559,055.43
November	559,055.43	4,000.00	233.77	0.00	563,289.20
December	563,289.20	4,000.00	235.54	0.00	567,524.74
January	567,524.74	4,000.00	237.30	0.00	571,762.04
February	571,762.04	4,000.00	239.07	0.00	576,001.11
March	576,001.11	4,000.00	240.83	0.00	580,241.94
April	580,241.94	4,000.00	242.60	0.00	584,484.54
May	584,484.54	4,000.00	244.37	0.00	588,728.91
June	588,728.91	4,000.00	246.14	0.00	592,975.05
July	592,975.05	4,000.00	247.91	0.00	597,222.96
August	597,222.96	4,000.00	244.22	26,201.69	575,265.49
September	575,265.49	4,000.00	240.53	0.00	579,506.02
	554,823.42	48,000.00	2,884.29	26,201.69	579,506.02

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Cash Flow - Monthly

2029-2030	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 579,506.02	\$ 4,000.00	\$ 242.29	\$ 0.00	\$ 583,748.31
November	583,748.31	4,000.00	244.06	0.00	587,992.37
December	587,992.37	4,000.00	245.83	0.00	592,238.20
January	592,238.20	4,000.00	235.06	60,212.03	536,261.23
February	536,261.23	4,000.00	224.28	0.00	540,485.51
March	540,485.51	4,000.00	226.04	0.00	544,711.55
April	544,711.55	4,000.00	227.80	0.00	548,939.35
May	548,939.35	4,000.00	229.56	0.00	553,168.91
June	553,168.91	4,000.00	231.32	0.00	557,400.23
July	557,400.23	4,000.00	233.08	0.00	561,633.31
August	561,633.31	4,000.00	234.85	0.00	565,868.16
September	565,868.16	4,000.00	236.61	0.00	570,104.77
	579,506.02	48,000.00	2,810.78	60,212.03	570,104.77
2030-2031	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 570,104.77	\$ 4,000.00	\$ 238.38	\$ 0.00	\$ 574,343.15
November	574,343.15	4,000.00	240.14	0.00	578,583.29
December	578,583.29	4,000.00	241.91	0.00	582,825.20
January	582,825.20	4,000.00	232.99	51,295.68	535,762.51
February	535,762.51	4,000.00	224.07	0.00	539,986.58
March	539,986.58	4,000.00	225.83	0.00	544,212.41
April	544,212.41	4,000.00	227.59	0.00	548,440.00
May	548,440.00	4,000.00	229.35	0.00	552,669.35
June	552,669.35	4,000.00	231.11	0.00	556,900.46
July	556,900.46	4,000.00	232.88	0.00	561,133.34
August	561,133.34	4,000.00	234.64	0.00	565,367.98
September	565,367.98	4,000.00	236.40	0.00	569,604.38
	570,104.77	48,000.00	2,795.29	51,295.68	569,604.38
2031-2032	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 569,604.38	\$ 4,000.00	\$ 238.17	\$ 0.00	\$ 573,842.55
November	573,842.55	4,000.00	239.93	0.00	578,082.48
December	578,082.48	4,000.00	241.70	0.00	582,324.18
January	582,324.18	4,000.00	213.54	143,659.33	442,878.39
February	442,878.39	4,000.00	185.37	0.00	447,063.76
March	447,063.76	4,000.00	187.11	0.00	451,250.87
April	451,250.87	4,000.00	188.85	0.00	455,439.72
May	455,439.72	4,000.00	190.60	0.00	459,630.32
June	459,630.32	4,000.00	192.35	0.00	463,822.67
July	463,822.67	4,000.00	194.09	0.00	468,016.76
August	468,016.76	4,000.00	195.84	0.00	472,212.60
September	472,212.60	4,000.00	197.59	0.00	476,410.19
	569,604.38	48,000.00	2,465.14	143,659.33	476,410.19

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Cash Flow - Monthly

2032-2033	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 476,410.19	\$ 4,000.00	\$ 199.34	\$ 0.00	\$ 480,609.53
November	480,609.53	4,000.00	201.09	0.00	484,810.62
December	484,810.62	4,000.00	202.84	0.00	489,013.46
January	489,013.46	4,000.00	202.39	10,548.36	482,667.49
February	482,667.49	4,000.00	201.94	0.00	486,869.43
March	486,869.43	4,000.00	203.70	0.00	491,073.13
April	491,073.13	4,000.00	205.45	0.00	495,278.58
May	495,278.58	4,000.00	207.20	0.00	499,485.78
June	499,485.78	4,000.00	208.95	0.00	503,694.73
July	503,694.73	4,000.00	210.71	0.00	507,905.44
August	507,905.44	4,000.00	212.46	0.00	512,117.90
September	512,117.90	4,000.00	214.22	0.00	516,332.12
	476,410.19	48,000.00	2,470.29	10,548.36	516,332.12
2033-2034	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 516,332.12	\$ 4,000.00	\$ 215.97	\$ 0.00	\$ 520,548.09
November	520,548.09	4,000.00	217.73	0.00	524,765.82
December	524,765.82	4,000.00	219.49	0.00	528,985.31
January	528,985.31	4,000.00	219.96	6,185.72	527,019.55
February	527,019.55	4,000.00	220.42	0.00	531,239.97
March	531,239.97	4,000.00	222.18	0.00	535,462.15
April	535,462.15	4,000.00	223.94	0.00	539,686.09
May	539,686.09	4,000.00	225.70	0.00	543,911.79
June	543,911.79	4,000.00	227.46	0.00	548,139.25
July	548,139.25	4,000.00	229.22	0.00	552,368.47
August	552,368.47	4,000.00	230.99	0.00	556,599.46
September	556,599.46	4,000.00	232.75	0.00	560,832.21
	516,332.12	48,000.00	2,685.81	6,185.72	560,832.21
2034-2035	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 560,832.21	\$ 4,000.00	\$ 234.51	\$ 0.00	\$ 565,066.72
November	565,066.72	4,000.00	236.28	0.00	569,303.00
December	569,303.00	4,000.00	238.04	0.00	573,541.04
January	573,541.04	4,000.00	233.24	31,519.11	546,255.17
February	546,255.17	4,000.00	228.44	0.00	550,483.61
March	550,483.61	4,000.00	230.20	0.00	554,713.81
April	554,713.81	4,000.00	231.96	0.00	558,945.77
May	558,945.77	4,000.00	233.73	0.00	563,179.50
June	563,179.50	4,000.00	235.49	0.00	567,414.99
July	567,414.99	4,000.00	237.26	0.00	571,652.25
August	571,652.25	4,000.00	232.49	31,362.08	544,522.66
September	544,522.66	4,000.00	227.72	0.00	548,750.38
	560,832.21	48,000.00	2,799.36	62,881.19	548,750.38

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Cash Flow - Monthly

2035-2036	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 548,750.38	\$ 4,000.00	\$ 229.48	\$ 0.00	\$ 552,979.86
November	552,979.86	4,000.00	231.24	0.00	557,211.10
December	557,211.10	4,000.00	233.00	0.00	561,444.10
January	561,444.10	4,000.00	218.66	77,328.62	488,334.14
February	488,334.14	4,000.00	204.31	0.00	492,538.45
March	492,538.45	4,000.00	206.06	0.00	496,744.51
April	496,744.51	4,000.00	207.81	0.00	500,952.32
May	500,952.32	4,000.00	209.56	0.00	505,161.88
June	505,161.88	4,000.00	211.32	0.00	509,373.20
July	509,373.20	4,000.00	213.07	0.00	513,586.27
August	513,586.27	4,000.00	214.83	0.00	517,801.10
September	517,801.10	4,000.00	216.58	0.00	522,017.68
	548,750.38	48,000.00	2,595.92	77,328.62	522,017.68
2036-2037	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 522,017.68	\$ 4,000.00	\$ 218.34	\$ 0.00	\$ 526,236.02
November	526,236.02	4,000.00	220.10	0.00	530,456.12
December	530,456.12	4,000.00	221.86	0.00	534,677.98
January	534,677.98	4,000.00	223.62	0.00	538,901.60
February	538,901.60	4,000.00	225.38	0.00	543,126.98
March	543,126.98	4,000.00	227.14	0.00	547,354.12
April	547,354.12	4,000.00	228.90	0.00	551,583.02
May	551,583.02	4,000.00	230.66	0.00	555,813.68
June	555,813.68	4,000.00	232.42	0.00	560,046.10
July	560,046.10	4,000.00	234.19	0.00	564,280.29
August	564,280.29	4,000.00	235.95	0.00	568,516.24
September	568,516.24	4,000.00	237.72	0.00	572,753.96
	522,017.68	48,000.00	2,736.28	0.00	572,753.96
2037-2038	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 572,753.96	\$ 4,000.00	\$ 239.48	\$ 0.00	\$ 576,993.44
November	576,993.44	4,000.00	241.25	0.00	581,234.69
December	581,234.69	4,000.00	243.01	0.00	585,477.70
January	585,477.70	4,000.00	237.34	35,731.37	553,983.67
February	553,983.67	4,000.00	231.66	0.00	558,215.33
March	558,215.33	4,000.00	233.42	0.00	562,448.75
April	562,448.75	4,000.00	235.19	0.00	566,683.94
May	566,683.94	4,000.00	236.95	0.00	570,920.89
June	570,920.89	4,000.00	238.72	0.00	575,159.61
July	575,159.61	4,000.00	240.48	0.00	579,400.09
August	579,400.09	4,000.00	242.25	0.00	583,642.34
September	583,642.34	4,000.00	244.02	0.00	587,886.36
	572,753.96	48,000.00	2,863.77	35,731.37	587,886.36

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Cash Flow - Monthly

2038-2039	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 587,886.36	\$ 4,000.00	\$ 245.79	\$ 0.00	\$ 592,132.15
November	592,132.15	4,000.00	247.56	0.00	596,379.71
December	596,379.71	4,000.00	249.32	0.00	600,629.03
January	600,629.03	4,000.00	243.85	34,765.51	570,107.37
February	570,107.37	4,000.00	238.38	0.00	574,345.75
March	574,345.75	4,000.00	240.14	0.00	578,585.89
April	578,585.89	4,000.00	241.91	0.00	582,827.80
May	582,827.80	4,000.00	243.68	0.00	587,071.48
June	587,071.48	4,000.00	245.45	0.00	591,316.93
July	591,316.93	4,000.00	247.22	0.00	595,564.15
August	595,564.15	4,000.00	248.99	0.00	599,813.14
September	599,813.14	4,000.00	250.76	0.00	604,063.90
	587,886.36	48,000.00	2,943.05	34,765.51	604,063.90
2039-2040	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 604,063.90	\$ 4,000.00	\$ 252.53	\$ 0.00	\$ 608,316.43
November	608,316.43	4,000.00	254.30	0.00	612,570.73
December	612,570.73	4,000.00	256.07	0.00	616,826.80
January	616,826.80	4,000.00	241.48	78,563.64	542,504.64
February	542,504.64	4,000.00	225.34	7,365.40	539,364.58
March	539,364.58	4,000.00	225.57	0.00	543,590.15
April	543,590.15	4,000.00	227.33	0.00	547,817.48
May	547,817.48	4,000.00	229.09	0.00	552,046.57
June	552,046.57	4,000.00	230.85	0.00	556,277.42
July	556,277.42	4,000.00	232.62	0.00	560,510.04
August	560,510.04	4,000.00	234.38	0.00	564,744.42
September	564,744.42	4,000.00	236.14	0.00	568,980.56
	604,063.90	48,000.00	2,845.70	85,929.04	568,980.56
2040-2041	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 568,980.56	\$ 4,000.00	\$ 237.91	\$ 0.00	\$ 573,218.47
November	573,218.47	4,000.00	239.67	0.00	577,458.14
December	577,458.14	4,000.00	241.44	0.00	581,699.58
January	581,699.58	4,000.00	208.27	167,696.59	418,211.26
February	418,211.26	4,000.00	175.09	0.00	422,386.35
March	422,386.35	4,000.00	176.83	0.00	426,563.18
April	426,563.18	4,000.00	178.57	0.00	430,741.75
May	430,741.75	4,000.00	180.31	0.00	434,922.06
June	434,922.06	4,000.00	182.05	0.00	439,104.11
July	439,104.11	4,000.00	183.79	0.00	443,287.90
August	443,287.90	4,000.00	177.72	37,538.79	409,926.83
September	409,926.83	4,000.00	171.64	0.00	414,098.47
	568,980.56	48,000.00	2,353.29	205,235.38	414,098.47

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Cash Flow - Monthly

2041-2042	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 414,098.47	\$ 4,000.00	\$ 173.37	\$ 0.00	\$ 418,271.84
November	418,271.84	4,000.00	175.11	0.00	422,446.95
December	422,446.95	4,000.00	176.85	0.00	426,623.80
January	426,623.80	4,000.00	176.58	9,658.09	421,142.29
February	421,142.29	4,000.00	176.31	0.00	425,318.60
March	425,318.60	4,000.00	178.05	0.00	429,496.65
April	429,496.65	4,000.00	179.79	0.00	433,676.44
May	433,676.44	4,000.00	181.53	0.00	437,857.97
June	437,857.97	4,000.00	183.27	0.00	442,041.24
July	442,041.24	4,000.00	185.02	0.00	446,226.26
August	446,226.26	4,000.00	186.76	0.00	450,413.02
September	450,413.02	4,000.00	188.51	0.00	454,601.53
	414,098.47	48,000.00	2,161.15	9,658.09	454,601.53

2042-2043	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 454,601.53	\$ 4,000.00	\$ 190.25	\$ 0.00	\$ 458,791.78
November	458,791.78	4,000.00	192.00	0.00	462,983.78
December	462,983.78	4,000.00	193.74	0.00	467,177.52
January	467,177.52	4,000.00	185.46	48,156.99	423,205.99
February	423,205.99	4,000.00	177.17	0.00	427,383.16
March	427,383.16	4,000.00	178.91	0.00	431,562.07
April	431,562.07	4,000.00	180.65	0.00	435,742.72
May	435,742.72	4,000.00	182.39	0.00	439,925.11
June	439,925.11	4,000.00	184.14	0.00	444,109.25
July	444,109.25	4,000.00	185.88	0.00	448,295.13
August	448,295.13	4,000.00	187.62	0.00	452,482.75
September	452,482.75	4,000.00	189.37	0.00	456,672.12
	454,601.53	48,000.00	2,227.58	48,156.99	456,672.12

2043-2044	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 456,672.12	\$ 4,000.00	\$ 191.11	\$ 0.00	\$ 460,863.23
November	460,863.23	4,000.00	192.86	0.00	465,056.09
December	465,056.09	4,000.00	194.61	0.00	469,250.70
January	469,250.70	4,000.00	194.62	8,346.72	465,098.60
February	465,098.60	4,000.00	194.62	0.00	469,293.22
March	469,293.22	4,000.00	196.37	0.00	473,489.59
April	473,489.59	4,000.00	198.12	0.00	477,687.71
May	477,687.71	4,000.00	199.87	0.00	481,887.58
June	481,887.58	4,000.00	201.62	0.00	486,089.20
July	486,089.20	4,000.00	203.37	0.00	490,292.57
August	490,292.57	4,000.00	205.12	0.00	494,497.69
September	494,497.69	4,000.00	206.87	0.00	498,704.56
	456,672.12	48,000.00	2,379.16	8,346.72	498,704.56

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Cash Flow - Monthly

2044-2045	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 498,704.56	\$ 4,000.00	\$ 208.63	\$ 0.00	\$ 502,913.19
November	502,913.19	4,000.00	210.38	0.00	507,123.57
December	507,123.57	4,000.00	212.13	0.00	511,335.70
January	511,335.70	4,000.00	213.89	0.00	515,549.59
February	515,549.59	4,000.00	215.65	0.00	519,765.24
March	519,765.24	4,000.00	217.40	0.00	523,982.64
April	523,982.64	4,000.00	219.16	0.00	528,201.80
May	528,201.80	4,000.00	220.92	0.00	532,422.72
June	532,422.72	4,000.00	222.68	0.00	536,645.40
July	536,645.40	4,000.00	224.44	0.00	540,869.84
August	540,869.84	4,000.00	226.20	0.00	545,096.04
September	545,096.04	4,000.00	227.96	0.00	549,324.00
	498,704.56	48,000.00	2,619.44	0.00	549,324.00

2045-2046	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 549,324.00	\$ 4,000.00	\$ 229.72	\$ 0.00	\$ 553,553.72
November	553,553.72	4,000.00	231.48	0.00	557,785.20
December	557,785.20	4,000.00	233.24	0.00	562,018.44
January	562,018.44	4,000.00	180.53	261,485.72	304,713.25
February	304,713.25	4,000.00	127.80	0.00	308,841.05
March	308,841.05	4,000.00	129.52	0.00	312,970.57
April	312,970.57	4,000.00	131.24	0.00	317,101.81
May	317,101.81	4,000.00	132.96	0.00	321,234.77
June	321,234.77	4,000.00	134.68	0.00	325,369.45
July	325,369.45	4,000.00	136.40	0.00	329,505.85
August	329,505.85	4,000.00	138.13	0.00	333,643.98
September	333,643.98	4,000.00	139.85	0.00	337,783.83
	549,324.00	48,000.00	1,945.55	261,485.72	337,783.83

2046-2047	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 337,783.83	\$ 4,000.00	\$ 141.58	\$ 0.00	\$ 341,925.41
November	341,925.41	4,000.00	143.30	0.00	346,068.71
December	346,068.71	4,000.00	145.03	0.00	350,213.74
January	350,213.74	4,000.00	107.53	188,278.51	166,042.76
February	166,042.76	4,000.00	70.02	0.00	170,112.78
March	170,112.78	4,000.00	71.71	0.00	174,184.49
April	174,184.49	4,000.00	73.41	0.00	178,257.90
May	178,257.90	4,000.00	75.11	0.00	182,333.01
June	182,333.01	4,000.00	76.81	0.00	186,409.82
July	186,409.82	4,000.00	78.50	0.00	190,488.32
August	190,488.32	4,000.00	70.84	44,932.00	149,627.16
September	149,627.16	4,000.00	63.18	0.00	153,690.34
	337,783.83	48,000.00	1,117.02	233,210.51	153,690.34

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Cash Flow - Monthly

2047-2048	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 153,690.34	\$ 4,000.00	\$ 64.87	\$ 0.00	\$ 157,755.21
November	157,755.21	4,000.00	66.56	0.00	161,821.77
December	161,821.77	4,000.00	68.26	0.00	165,890.03
January	165,890.03	4,000.00	69.95	0.00	169,959.98
February	169,959.98	4,000.00	71.65	0.00	174,031.63
March	174,031.63	4,000.00	73.35	0.00	178,104.98
April	178,104.98	4,000.00	75.04	0.00	182,180.02
May	182,180.02	4,000.00	76.74	0.00	186,256.76
June	186,256.76	4,000.00	78.44	0.00	190,335.20
July	190,335.20	4,000.00	80.14	0.00	194,415.34
August	194,415.34	4,000.00	81.84	0.00	198,497.18
September	198,497.18	4,000.00	83.54	0.00	202,580.72
	153,690.34	48,000.00	890.38	0.00	202,580.72
2048-2049	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 202,580.72	\$ 4,000.00	\$ 85.24	\$ 0.00	\$ 206,665.96
November	206,665.96	4,000.00	86.94	0.00	210,752.90
December	210,752.90	4,000.00	85.60	14,617.38	200,221.12
January	200,221.12	4,000.00	80.71	17,036.72	187,265.11
February	187,265.11	4,000.00	78.86	0.00	191,343.97
March	191,343.97	4,000.00	80.56	0.00	195,424.53
April	195,424.53	4,000.00	82.26	0.00	199,506.79
May	199,506.79	4,000.00	83.96	0.00	203,590.75
June	203,590.75	4,000.00	85.66	0.00	207,676.41
July	207,676.41	4,000.00	87.37	0.00	211,763.78
August	211,763.78	4,000.00	89.07	0.00	215,852.85
September	215,852.85	4,000.00	90.77	0.00	219,943.62
	202,580.72	48,000.00	1,017.00	31,654.10	219,943.62
2049-2050	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 219,943.62	\$ 4,000.00	\$ 92.48	\$ 0.00	\$ 224,036.10
November	224,036.10	4,000.00	94.18	0.00	228,130.28
December	228,130.28	4,000.00	95.89	0.00	232,226.17
January	232,226.17	4,000.00	74.51	110,814.40	125,486.28
February	125,486.28	4,000.00	53.12	0.00	129,539.40
March	129,539.40	4,000.00	54.81	0.00	133,594.21
April	133,594.21	4,000.00	56.50	0.00	137,650.71
May	137,650.71	4,000.00	58.19	0.00	141,708.90
June	141,708.90	4,000.00	59.88	0.00	145,768.78
July	145,768.78	4,000.00	61.57	0.00	149,830.35
August	149,830.35	4,000.00	63.26	0.00	153,893.61
September	153,893.61	4,000.00	64.96	0.00	157,958.57
	219,943.62	48,000.00	829.35	110,814.40	157,958.57

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Cash Flow - Monthly

2050-2051	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 157,958.57	\$ 4,000.00	\$ 66.65	\$ 0.00	\$ 162,025.22
November	162,025.22	4,000.00	68.34	0.00	166,093.56
December	166,093.56	4,000.00	70.04	0.00	170,163.60
January	170,163.60	4,000.00	57.71	67,310.01	106,911.30
February	106,911.30	4,000.00	45.38	0.00	110,956.68
March	110,956.68	4,000.00	47.07	0.00	115,003.75
April	115,003.75	4,000.00	48.75	0.00	119,052.50
May	119,052.50	4,000.00	50.44	0.00	123,102.94
June	123,102.94	4,000.00	42.29	47,216.37	79,928.86
July	79,928.86	4,000.00	34.14	0.00	83,963.00
August	83,963.00	4,000.00	35.82	0.00	87,998.82
September	87,998.82	4,000.00	37.50	0.00	92,036.32
	157,958.57	48,000.00	604.13	114,526.38	92,036.32

2051-2052	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 92,036.32	\$ 4,000.00	\$ 39.18	\$ 0.00	\$ 96,075.50
November	96,075.50	4,000.00	40.86	0.00	100,116.36
December	100,116.36	4,000.00	42.55	0.00	104,158.91
January	104,158.91	4,000.00	33.36	52,198.66	55,993.61
February	55,993.61	4,000.00	24.16	0.00	60,017.77
March	60,017.77	4,000.00	25.84	0.00	64,043.61
April	64,043.61	4,000.00	27.52	0.00	68,071.13
May	68,071.13	4,000.00	29.20	0.00	72,100.33
June	72,100.33	4,000.00	30.88	0.00	76,131.21
July	76,131.21	4,000.00	32.55	0.00	80,163.76
August	80,163.76	4,000.00	34.23	0.00	84,197.99
September	84,197.99	4,000.00	35.92	0.00	88,233.91
	92,036.32	48,000.00	396.25	52,198.66	88,233.91

2052-2053	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 88,233.91	\$ 4,000.00	\$ 37.60	\$ 0.00	\$ 92,271.51
November	92,271.51	4,000.00	39.28	0.00	96,310.79
December	96,310.79	4,000.00	40.96	0.00	100,351.75
January	100,351.75	4,000.00	28.16	69,545.08	34,834.83
February	34,834.83	4,000.00	15.35	0.00	38,850.18
March	38,850.18	4,000.00	17.02	0.00	42,867.20
April	42,867.20	4,000.00	18.69	0.00	46,885.89
May	46,885.89	4,000.00	20.37	0.00	50,906.26
June	50,906.26	4,000.00	22.04	0.00	54,928.30
July	54,928.30	4,000.00	23.72	0.00	58,952.02
August	58,952.02	4,000.00	14.19	53,781.29	9,184.92
September	9,184.92	4,000.00	4.66	0.00	13,189.58
	88,233.91	48,000.00	282.04	123,326.37	13,189.58

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Supplementary Information

on Future Major Repairs and Replacements

	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2024 Funding Requirement	Components of Fund Balance at 09/30/2023
Amenities				
Pergolas, Sports Courts	25:02	\$ 6,877	\$ 333	\$ 343
Sport Court, Fencing & Gates	12:03	29,072	1,221	26,788
Sport Courts, Lighting	29:03	28,950	1,216	1,127
Sport Courts, Resurfacing	6:03	14,434	2,274	4,917
		79,333	5,044	33,175
Clubhouse				
Clubhouse, Exterior Paint/Waterproofing	7:03	\$ 7,250	\$ 914	\$ 3,105
Clubhouse, Flooring	17:03	26,500	1,336	12,794
Clubhouse, Furniture	7:03	19,500	1,638	15,691
Clubhouse, HVAC System	0:04 - 6:03	9,030	711	8,706
Clubhouse, Interior Paint/Finishes	8:03	5,590	704	1,524
Clubhouse, Kitchen Renovation	6:03	18,480	776	22,785
Clubhouse, Restroom Renovation	17:03	22,500	1,134	10,863
Clubhouse, Roof	23:03	83,832	3,522	29,376
Clubhouse, Roof, Aluminum	27:08	20,610	866	2,497
		213,292	11,601	107,341
Misc. Reserves				
Golf Cart	1:03	\$ 7,995	\$ 1,259	\$ 10,506
		7,995	1,259	10,506

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Supplementary Information

on Future Major Repairs and Replacements

	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2024 Funding Requirement	Components of Fund Balance at 09/30/2023
Pool/Spa				
Pool & Spa Interior Resurfacing	2:03	\$ 18,980	\$ 1,709	\$ 24,809
Pool Deck Furniture	14:03	8,880	699	1,513
Pool Deck Pavers	22:03	91,252	4,792	10,363
Pool Deck Pergola	15:03	12,034	583	7,749
Pool Fencing & Gates	17:03	31,720	1,428	18,966
Pool/Spa Equipment	7:03	9,980	1,572	1,457
		172,846	10,783	64,857
Site Improvements				
Asphalt Pavement, Mill & Overlay	26:03	\$ 13,468	\$ 606	\$ 1,311
Concrete Flatwork	6:03	12,500	1,575	7,300
Irrigation Allowance	5:10	22,000	4,621	952
Lake Fountains	7:03 -10:03	13,650	1,434	6,053
Lake/Pond Maintenance	3:03	22,500	3,544	20,806
Site Signage	12:03	24,500	2,205	4,770
Video Surveillance System	4:03	16,800	1,764	16,898
Vinyl Fencing, Entrance/Clubhouse	17:03	4,048	213	1,773
Vinyl Fencing, Linger Lodge Rd.	8:03	60,225	3,162	61,553
Vinyl Fencing, Tailfeather Way	8:03	41,831	2,197	42,753
		231,522	21,321	164,169
		704,988	50,008	380,048

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Component Funding Analysis

Category Reserve Item	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2024
Amenities						
Pergolas, Sports Courts	\$ 6,877	26:00	25:02	\$ 343	\$ 6,534	\$ 260
Sport Court, Fencing & Gates	29,072	30:00	12:03	26,788	2,284	186
Sport Courts, Lighting	28,950	30:00	29:03	1,127	27,823	951
Sport Courts, Resurfacing	14,434	8:00	6:03	4,917	9,517	1,523
	79,333			33,175	46,158	2,920
Clubhouse						
Clubhouse, Exterior Paint/Waterproofing	\$ 7,250	10:00	7:03	\$ 3,105	\$ 4,145	\$ 572
Clubhouse, Flooring	26,500	25:00	17:03	12,794	13,706	795
Clubhouse, Furniture	19,500	15:00	7:03	15,691	3,809	525
Clubhouse, HVAC System	9,030	16:00	0:04 - 6:03	8,706	324	319
Clubhouse, Interior Paint/Finishes	5,590	10:00	8:03	1,524	4,066	493
Clubhouse, Kitchen Renovation	18,480	30:00	6:03	22,785	-4,305	-689
Clubhouse, Restroom Renovation	22,500	25:00	17:03	10,863	11,637	675
Clubhouse, Roof	83,832	30:00	23:03	29,376	54,456	2,342
Clubhouse, Roof, Aluminum	20,610	30:00	27:08	2,497	18,113	655
	213,292			107,341	105,951	5,687
Misc. Reserves						
Golf Cart	\$ 7,995	8:00	1:03	\$ 10,506	\$ -2,511	\$ -2,009
	7,995			10,506	-2,511	-2,009
Pool/Spa						
Pool & Spa Interior Resurfacing	\$ 18,980	14:00	2:03	\$ 24,809	\$ -5,829	\$ -2,591
Pool Deck Furniture	8,880	16:00	14:03	1,513	7,367	517
Pool Deck Pavers	91,252	24:00	22:03	10,363	80,889	3,635
Pool Deck Pergola	12,034	26:00	15:03	7,749	4,285	281
Pool Fencing & Gates	31,720	28:00	17:03	18,966	12,754	739
Pool/Spa Equipment	9,980	8:00	7:03	1,457	8,523	1,176
	172,846			64,857	107,989	3,757

The Preserve at Tara CDD

Analysis Date - October 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

Component Funding Analysis

Category Reserve Item	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2024
Site Improvements						
Asphalt Pavement, Mill & Overlay	\$ 13,468	28:00	26:03	\$ 1,311	\$ 12,157	\$ 463
Concrete Flatwork	12,500	10:00	6:03	7,300	5,200	832
Irrigation Allowance	22,000	6:00	5:10	952	21,048	3,608
Lake Fountains	13,650	12:00	7:03 -10:03	6,053	7,597	867
Lake/Pond Maintenance	22,500	8:00	3:03	20,806	1,694	521
Site Signage	24,500	14:00	12:03	4,770	19,730	1,611
Video Surveillance System	16,800	12:00	4:03	16,898	-98	-23
Vinyl Fencing, Entrance/Clubhouse	4,048	24:00	17:03	1,773	2,275	132
Vinyl Fencing, Linger Lodge Rd.	60,225	24:00	8:03	61,553	-1,328	-161
Vinyl Fencing, Tailfeather Way	41,831	24:00	8:03	42,753	-922	-112
	<u>231,522</u>			<u>164,169</u>	<u>67,353</u>	<u>7,738</u>
	<u>704,988</u>			<u>380,046</u>	<u>324,940</u>	<u>18,093</u>