

# Funding Reserve Analysis

*for*

# Spring Lake CDD



**Funding Reserve Analysis**  
*for*  
**Spring Lake CDD**

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**Project Description**

**Date of Physical Inspection**

**Study Start and Study End**

**Governing Documents**

**Depth of Study**

### Summary of Financial Assumptions

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2026</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>964</i>
<i>Reserve Balance as of October 1, 2026<sup>1</sup></i>	<i>\$ 489,922</i>
<i>Annual Inflation Rate</i>	<i>3.00%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

<sup>1</sup> See "Financial Condition of District" in this report.

### Recommended Payment Schedule

#### Proposed Assessments


## **Reserve Study Assumptions**

### **Impact of Component Life**

### **Inflation Estimate**

### **Initial Reserves**

### **Financial Condition of District**

## **Special Assessments**

## **Reserve Funding Goal**

## **Study Method**

## **Summary of Findings**

**Percent Funded**

**Keeping Your Reserve Study Current**

## **Items Beyond the Scope of this Report**

## **Landscaping Notes**

**Perimeter Wall and Fencing Notes**

**Pond Banks Notes**

**Stormwater Drainage Notes**



**Sidewalk Notes**

**Statement of Qualifications**

**Conflict of Interest**



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*Prepared by Florida Reserve Study and Appraisal*  
**Spring Lake CDD Reserve Study Expense Item Listing**

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
<b>Grounds</b>							

<b>Reserve Items</b>	<b>Unit Cost</b>	<b>No Units</b>	<b>Current Cost When New</b>	<b>Estimated Remaining Life</b>	<b>Expected Life When New</b>	<b>Fiscal Calendar Year</b>	<b>Estimated Future Cost</b>



<b>Reserve Items</b>	<b>Unit Cost</b>	<b>No Units</b>	<b>Current Cost When New</b>	<b>Estimated Remaining Life</b>	<b>Expected Life When New</b>	<b>Fiscal Calendar Year</b>	<b>Estimated Future Cost</b>

Months Remaining in Fiscal Calendar Year 2026: 12

Expected annual inflation: 3.00% Interest earned on reserve funds: 2.00% Initial Reserve: \$ 489,922

## Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost





***Spring Lake CDD Funding Study Assessment Summary by Fiscal Calendar Year - Continued***

*No of Assessed Owners: 964*

**Spring Lake CDD Funding Study - Expenses by Item and by Fiscal Calendar Year**

Item Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045
<i>Reserve Category : Grounds</i>																				
Landscaping Allowance	\$ 46,369	\$ 47,779	\$ 49,232	\$ 50,730	\$ 52,273	\$ 53,863	\$ 55,501	\$ 57,189	\$ 58,929	\$ 60,721	\$ 62,568	\$ 64,471	\$ 66,432	\$ 68,452	\$ 70,534	\$ 72,680	\$ 74,890	\$ 77,168	\$ 79,515	\$ 81,934
Pond Banks Erosion Control					\$ 235,808					\$ 273,919					\$ 318,189					\$ 369,613
Stormwater Drainage Repair Allowance				\$ 91,201										\$ 123,062						
Entry Monument Tower Refurbishment										\$ 13,494										\$ 18,208
Entry Monument Tower Painting	\$ 4,122									\$ 5,397									\$ 7,068	
Entry Monument Tower Lighting			\$ 5,470										\$ 7,381							
Over Water Dock											\$ 29,365									
Boat Ramp Repairs					\$ 5,808					\$ 6,747					\$ 7,837					\$ 9,104
Well Pump										\$ 20,240										\$ 27,311
Well																				\$ 112,887
<i>Reserve Category : Park</i>																				
Playground Slide and Obstacles									\$ 58,929											
Playground Ball and Wall									\$ 24,881											
Playground Swings														\$ 12,169						
Picnic Tables														\$ 5,476						
Playground LED Lighting																				
Park Benches				\$ 5,411																\$ 8,482
Shade Pavilion Frame															\$ 36,866					
Shade Pavilion Canvas								\$ 13,949								\$ 17,727				
Sidewalk Repair Allowance				\$ 5,862					\$ 6,810					\$ 7,910						\$ 9,188
<i>Reserve Category : Walls and Fencing</i>																				
Aluminum 8' Fencing																	\$ 164,652			
Vinyl Fencing												\$ 267,167								
Perimeter Wall Repair Allowance				\$ 63,018					\$ 73,202					\$ 85,033						\$ 98,776
Perimeter Wall Painting								\$ 80,468								\$ 105,374				
<b>Expense Totals :</b>	<b>\$ 50,490</b>	<b>\$ 47,779</b>	<b>\$ 54,703</b>	<b>\$ 216,222</b>	<b>\$ 293,889</b>	<b>\$ 53,863</b>	<b>\$ 55,501</b>	<b>\$ 151,606</b>	<b>\$ 222,750</b>	<b>\$ 380,518</b>	<b>\$ 91,933</b>	<b>\$ 331,638</b>	<b>\$ 73,813</b>	<b>\$ 302,103</b>	<b>\$ 433,426</b>	<b>\$ 90,407</b>	<b>\$ 344,917</b>	<b>\$ 77,168</b>	<b>\$ 203,029</b>	<b>\$ 619,057</b>

**Spring Lake CDD Funding Study Expenses by Fiscal Calendar Year - Continued**

<i>Item Description</i>	<i>FY 2046</i>	<i>FY 2047</i>	<i>FY 2048</i>	<i>FY 2049</i>	<i>FY 2050</i>	<i>FY 2051</i>	<i>FY 2052</i>	<i>FY 2053</i>	<i>FY 2054</i>	<i>FY 2055</i>	<i>FY 2056</i>
<i>Reserve Category : Grounds</i>											
<i>Landscaping Allowance</i>	\$ 84,426	\$ 86,994	\$ 89,640	\$ 92,366	\$ 95,176	\$ 98,071	\$ 101,054	\$ 104,127	\$ 107,294	\$ 110,558	\$ 113,921
<i>Pond Banks Erosion Control</i>					\$ 429,349					\$ 498,739	
<i>Stormwater Drainage Repair Allowance</i>				\$ 166,054							
<i>Entry Monument Tower Refurbishment</i>										\$ 24,568	
<i>Entry Monument Tower Painting</i>								\$ 9,256			
<i>Entry Monument Tower Lighting</i>			\$ 9,960								
<i>Over Water Dock</i>											\$ 53,467
<i>Boat Ramp Repairs</i>				\$ 10,575						\$ 12,284	
<i>Well Pump</i>										\$ 36,853	
<i>Well</i>											
<i>Reserve Category : Park</i>											
<i>Playground Slide and Obstacles</i>									\$ 107,294		
<i>Playground Ball and Wall</i>									\$ 45,302		
<i>Playground Swings</i>											
<i>Picnic Tables</i>									\$ 8,584		
<i>Playground LED Lighting</i>				\$ 26,273							
<i>Park Benches</i>											
<i>Shade Pavilion Frame</i>											
<i>Shade Pavilion Canvas</i>				\$ 22,529							
<i>Sidewalk Repair Allowance</i>				\$ 10,673					\$ 12,398		
<i>Reserve Category : Walls and Fencing</i>											
<i>Aluminum 8' Fencing</i>											
<i>Vinyl Fencing</i>											
<i>Perimeter Wall Repair Allowance</i>				\$ 114,740					\$ 133,284		
<i>Perimeter Wall Painting</i>						\$ 137,990					
<b>Expense Totals :</b>	<b>\$ 84,426</b>	<b>\$ 86,994</b>	<b>\$ 99,600</b>	<b>\$ 432,636</b>	<b>\$ 535,100</b>	<b>\$ 236,061</b>	<b>\$ 101,054</b>	<b>\$ 113,383</b>	<b>\$ 414,157</b>	<b>\$ 683,002</b>	<b>\$ 167,387</b>









