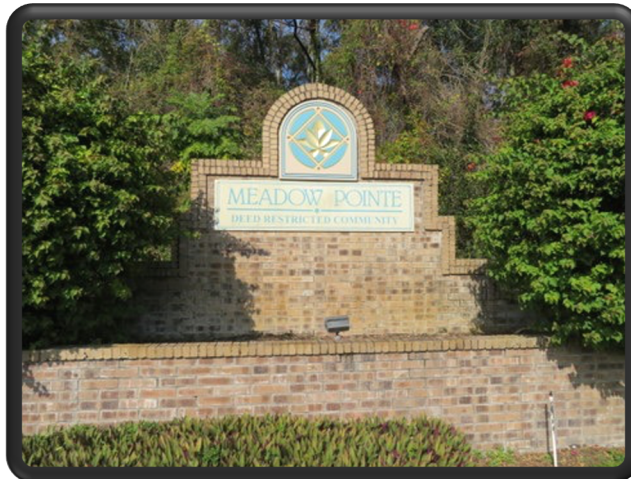




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Meadow Pointe Community Development District

FULL RESERVE STUDY REPORT



For 30-Year Projection Period Beginning January 1, 2021

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PROPERTY OVERVIEW



WESLEY CHAPEL, FL
LATITUDE: 28°10'28.44"N
LONGITUDE: 82°20'58.46"W

EXECUTIVE SUMMARY

A site visit was conducted on December 9, 2021. There were 37 common area components identified that require reserve funding during the noninvasive, visual inspection of the community. Supplemental information to the physical inspection typically includes the following sources:

1. District board members, management and staff
2. Client's vendors
3. Declaration
4. Maintenance records of the reserve components where available
5. Project plans where available

Meadow Pointe Community Development District (Meadow Pointe CDD) is a local unit of special purpose government located within Pasco County, Florida and is responsible for the common elements shared by 1,458 property owners. Meadow Pointe CDD was established in 1992. The development contains clubhouse, pool and property site components.

A Reserve Study comprises two parts:

Physical Analysis

- Component Inventory
- Condition Assessment
- Estimated Useful Life
- Remaining Useful Life
- Replacement Cost

Financial Analysis

- Fund Status
- Funding Plan

The intention of the Reserve Study is to forecast the District's ability to repair or replace major components as they wear out in future years. This Reserve Study complies with or exceeds all applicable statutes and national standards. Reserve Studies are a guide and should be used for budgetary purposes. Actual expenses and times of replacements can and/or will vary.

FINANCIAL ANALYSIS

This Reserve Study provides the 30-year cash flow analysis or pooling method to project and illustrate the reserve funding plan. The unaudited cash status of the reserve fund, as of September 1, 2021, as reported by Management is zero dollars. Meadow Pointe CDD did not budget for Reserves in the fiscal year FY¹ 2022. The District will need about \$20,000 in 2022 to cover recommended expenses.

The cash flow recommended 2023 reserve contribution is \$144,000 to be considered adequately funded. The District can then budget annual inflationary increases thereafter. The following table depicts the next 30 years of cash flow recommended contributions from Appendix C:

Recommended		Recommended	
Year	Contribution	Year	Contribution
2023	\$144,000	2038	\$270,700
2024	\$150,200	2039	\$282,300
2025	\$156,700	2040	\$294,400
2026	\$163,400	2041	\$307,100
2027	\$170,400	2042	\$320,300
2028	\$177,700	2043	\$334,100
2029	\$185,300	2044	\$348,500
2030	\$193,300	2045	\$363,500
2031	\$201,600	2046	\$379,100
2032	\$210,300	2047	\$395,400
2033	\$219,300	2048	\$412,400
2034	\$228,700	2049	\$430,100
2035	\$238,500	2050	\$448,600
2036	\$248,800	2051	\$467,900
2037	\$259,500	2052	\$488,000

The funding goal of the cash flow analysis is to keep the reserve balance above a sufficient, not excessive threshold when reserves are needed the most due to one or more years of significant expenses. This threshold or risk year falls in 2022 and 2030. The age and long-

¹ FY 2022 starts October 1, 2021 and ends September 30, 2022.

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lived components of the property are considered in the accumulated year 2052 ending reserves.

External market factors incorporated in this Reserve Study are an inflation rate of 4.3% and an anticipated interest rate of 0.35%. The Consumer Price Index published by the Bureau of Labor Statistics is currently 7.5%. However, using this rate may not be realistic over the next 30 years or more importantly projecting to the risk year. Most community bylaws provide that funds shall be held in a bank, with FDIC or similar insurance to cover all funds.

The actual timing of the events depicted may not occur exactly as projected. However, items that are within a high degree of accuracy are measurements, pricing and interest on reserves. Internal changes such as deferred or accelerated projects, interest and inflation rates are likely. Updates to the Reserve Study incorporate these changes. To ensure equity in the adopted funding plan, ongoing annual Board reviews and an update of this Reserve Study with an on-site visit is recommended anywhere from two- to three-years depending on the complexity of the community and changes in external market factors. It is recommended by the American Institute of Certified Public Accountants (AICPA) that your Reserve Study be updated annually. Component methods should be updated annually.

PROPERTY COMPONENT INVENTORY

The analysis began by separating the property components into specific areas of responsibility for replacement and repair. These classes of property are as follows:

1. Reserve Components are defined by the following:
 - District responsibility
 - Limited useful life expectancies
 - Predictable remaining useful life expectancies
 - Replacement cost above a minimum threshold

2. Long-Lived Components are defined as those items without predictable remaining useful life expectancies:
 - Foundations
 - Structural Frames

3. Operating Budget Components or money provided for repairs and replacements relating but not limited to:
 - General maintenance to the common elements
 - Expenses less than \$10,000
 - Acoustical Ceiling Tiles
 - Appliances
 - Basketball Backstops
 - Bicycle Racks
 - Electrical Fixtures, Interior
 - Flagpole
 - Grills
 - Infrequent Replacements
 - Irrigation System
 - Landscape
 - Mailboxes, Clubhouse
 - Paint Finishes, Interior
 - Pool Covers
 - Security System
 - Sidewalks
 - Walls, Masonry, Repairs
 - Water Heaters, Clubhouses
 - Other Repairs normally funded through the Operating Budget

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A contingency is intended to provide a hedge for unforeseen events. There is no set rule for the amount of contingency to be set aside other than the use of common sense based on experience.

4. Home Owner Components:

- Homes and Lots

5. Other Property Components:

- Streets (County)

The following 11X17 spreadsheets depict the reserve components, quantities, useful lives projected costs and estimated times of replacements for the next 30 years in Appendix A with a narrative condition assessment to follow.



RESERVE EXPENSES

**Meadow Pointe
Community Development District**

Projected Inflation Rate 4.3%

Line Item	Reserve Component	Total Cycle Quantity	Per Phase Quantity	Unit of Measurement	1st Year of Replacement	Useful Life Years	Remaining Life Years	2022 Unit Cost	Current Cost of Replacement per Cycle	Total 30 Year Future Costs of Replacement	Fiscal Year 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031										
Clubhouse Components																														
									\$361,990	\$1,515,255																				
1	Exercise Equipment, Phased	1	1	Allowance	2024	5 to 15	2	\$14,500.00	\$14,500	\$170,739	\$0	\$0	\$15,774	\$0	\$0	\$0	\$0	\$19,470	\$0	\$0										
2	Floor, Exercise Room	1,110	1,110	Square Feet	2024	to 10	2	\$10.00	\$11,100	\$58,499	\$0	\$0	\$12,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
3	Floor, Raquetball Court and Activity Room	1,570	1,570	Square Feet	2026	to 15	4	\$7.00	\$10,990	\$37,463	\$0	\$0	\$0	\$0	\$13,006	\$0	\$0	\$0	\$0	\$0										
4	Floors, Tile, Building A, Phased	1,640	1,640	Square Feet	2023	to 25	1	\$8.00	\$13,120	\$80,881	\$0	\$13,684	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
4.1	Floors, Tile, Building B	1,310	1,310	Square Feet	2038	to 25	16	\$8.00	\$10,480	\$20,555	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
4.2	Floors, Tile, Building C	1,910	1,910	Square Feet	2036	to 25	14	\$8.00	\$15,280	\$27,549	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
5	Furniture, Phased	1	1	Allowance	2023	to 20	1	\$13,000.00	\$13,000	\$65,687	\$0	\$13,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
6	Gutters and Downspouts	1,265	1,265	Linear Feet	2036	to 25	14	\$8.00	\$10,120	\$18,246	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
7	Paint Finish Applications	11,200	11,200	Square Feet	2022	5 to 7	0	\$1.00	\$11,200	\$109,952	\$11,200	\$0	\$0	\$0	\$0	\$0	\$0	\$15,039	\$0	\$0										
8	Rest Rooms Renovations, Phased	10	2	Each	2023	to 20	1	\$3,000.00	\$6,000	\$67,738	\$0	\$6,258	\$0	\$0	\$0	\$0	\$7,724	\$0	\$0	\$0										
9	Roof, Metal, Building A	31	31	Squares	2050	to 35	28	\$1,250.00	\$38,750	\$125,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
9.1	Roof, Metal, Building B	38	38	Squares	2048	to 35	26	\$1,250.00	\$47,500	\$141,934	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
9.2	Roof, Metal, Building C	46	46	Squares	2046	to 35	24	\$1,250.00	\$57,500	\$157,940	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
9.3	Roof, Metal, Garage	10	10	Squares	2048	to 35	26	\$1,250.00	\$12,500	\$37,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
10	Split Systems, Building A	2	2	Each	2024	8 to 12	2	\$5,250.00	\$10,500	\$61,728	\$0	\$0	\$11,422	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
10.1	Split Systems, Building B	2	2	Each	2025	8 to 12	3	\$6,000.00	\$12,000	\$73,580	\$0	\$0	\$0	\$13,616	\$0	\$0	\$0	\$0	\$0	\$0										
10.2	Split Systems, Building C	4	4	Each	2023	8 to 12	1	\$3,800.00	\$15,200	\$85,675	\$0	\$15,854	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
11	Windows and Doors, Buildig A, Partial	75	75	Square Feet	2033	to 40	11	\$50.00	\$3,750	\$5,959	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
11.1	Windows and Doors, Building B	465	465	Square Feet	2052	to 40	30	\$50.00	\$23,250	\$82,215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
11.2	Windows and Doors, Building C	505	505	Square Feet	2051	to 40	29	\$50.00	\$25,250	\$85,606	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
Pool Components																														
									\$486,655	\$2,355,062																				
12	Deck, Pavers, Replacement	8,385	8,385	Square Feet	2028	20 to 30	6	\$7.00	\$58,695	\$75,563	\$0	\$0	\$0	\$0	\$0	\$0	\$75,563	\$0	\$0	\$0										
12.1	Deck, Pavers, Wash and Seal	8,385	8,385	Square Feet	2022	to 3	0	\$1.00	\$8,385	\$176,815	\$8,385	\$0	\$0	\$9,514	\$0	\$0	\$0	\$0	\$0	\$0										
13	Fences, Aluminum	435	435	Linear Feet	2024	to 25	2	\$85.00	\$36,975	\$155,458	\$0	\$0	\$40,223	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
14	Furniture, Phased	1	1	Allowance	2024	5 to 10	2	\$11,000.00	\$11,000	\$129,526	\$0	\$0	\$11,966	\$0	\$0	\$0	\$0	\$14,770	\$0	\$0										
15	Heaters, Geothermal	4	4	Each	2032	to 15	10	\$7,500.00	\$30,000	\$131,652	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
16	Lap Pool Finish	4,040	4,040	Square Feet	2028	8 to 12	6	\$15.00	\$60,600	\$377,949	\$0	\$0	\$0	\$0	\$0	\$0	\$78,015	\$0	\$0	\$0										
17	Lower Pool Finish	1,610	1,610	Square Feet	2027	8 to 12	5	\$15.00	\$24,150	\$144,409	\$0	\$0	\$0	\$0	\$0	\$29,808	\$0	\$0	\$0	\$0										
18	Mechanical Equipment Enclosures	1	1	Allowance	2032	to 35	10	\$65,000.00	\$65,000	\$99,028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
18.1	Mechanical Equipment, Phased	1	1	Allowance	2027	5 to 10	5	\$10,000.00	\$10,000	\$133,604	\$0	\$0	\$0	\$0	\$0	\$12,343	\$0	\$0	\$0	\$0										
19	Roof, Cabana	13	13	Squares	2037	to 35	15	\$1,250.00	\$16,250	\$30,558	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
20	Splash Pad	1,450	1,450	Square Feet	2023	5 to 10	1	\$32.00	\$46,400	\$475,101	\$0	\$48,395	\$0	\$0	\$0	\$0	\$0	\$0	\$64,982	\$0										
21	Water Features	1	1	Allowance	2030	to 15	8	\$10,000.00	\$10,000	\$39,254	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,005	\$0										
22	Waterslide, Partial	1	1	Allowance	2052	to 50	30	\$109,200.00	\$109,200	\$386,146	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										



RESERVE EXPENSES

**Meadow Pointe
Community Development District**

Line Item	Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
		Clubhouse Components																				
1	Exercise Equipment, Phased	\$0	\$0	\$24,031	\$0	\$0	\$0	\$0	\$29,662	\$0	\$0	\$0	\$0	\$36,612	\$0	\$0	\$0	\$0	\$45,190	\$0	\$0	\$0
2	Floor, Exercise Room	\$0	\$0	\$18,396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	Floor, Raquetball Court and Activity Room	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,457	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	Floors, Tile, Building A, Phased	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,993	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,204	\$0	\$0	\$0	\$0
4.1	Floors, Tile, Building B	\$0	\$0	\$0	\$0	\$0	\$0	\$20,555	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.2	Floors, Tile, Building C	\$0	\$0	\$0	\$0	\$27,549	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	Furniture, Phased	\$0	\$20,657	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,471	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	Gutters and Downspouts	\$0	\$0	\$0	\$0	\$18,246	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	Paint Finish Applications	\$0	\$0	\$0	\$0	\$20,193	\$0	\$0	\$0	\$0	\$0	\$0	\$27,114	\$0	\$0	\$0	\$0	\$0	\$0	\$36,406	\$0	\$0
8	Rest Rooms Renovations, Phased	\$0	\$9,534	\$0	\$0	\$0	\$0	\$11,768	\$0	\$0	\$0	\$0	\$14,525	\$0	\$0	\$0	\$0	\$17,928	\$0	\$0	\$0	\$0
9	Roof, Metal, Building A	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,960	\$0	\$0
9.1	Roof, Metal, Building B	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141,934	\$0	\$0	\$0	\$0
9.2	Roof, Metal, Building C	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,940	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9.3	Roof, Metal, Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,351	\$0	\$0	\$0	\$0
10	Split Systems, Building A	\$0	\$0	\$0	\$0	\$18,931	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,375	\$0	\$0	\$0	\$0
10.1	Split Systems, Building B	\$0	\$0	\$0	\$0	\$0	\$22,566	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,399	\$0	\$0	\$0
10.2	Split Systems, Building C	\$0	\$0	\$0	\$26,275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,546	\$0	\$0	\$0	\$0	\$0
11	Windows and Doors, Buildig A, Partial	\$0	\$5,959	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11.1	Windows and Doors, Building B	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,215
11.2	Windows and Doors, Building C	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,606	\$0
Pool Components																						
12	Deck, Pavers, Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
12.1	Deck, Pavers, Wash and Seal	\$0	\$0	\$13,897	\$0	\$0	\$15,768	\$0	\$0	\$17,890	\$0	\$0	\$20,299	\$0	\$0	\$23,032	\$0	\$0	\$26,132	\$0	\$0	\$29,651
13	Fences, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115,235	\$0	\$0	\$0	\$0
14	Furniture, Phased	\$0	\$0	\$18,231	\$0	\$0	\$0	\$0	\$22,502	\$0	\$0	\$0	\$0	\$27,775	\$0	\$0	\$0	\$0	\$34,282	\$0	\$0	\$0
15	Heaters, Geothermal	\$45,705	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,947	\$0	\$0	\$0	\$0	\$0
16	Lap Pool Finish	\$0	\$0	\$0	\$0	\$0	\$0	\$118,856	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$181,078	\$0	\$0	\$0	\$0
17	Lower Pool Finish	\$0	\$0	\$0	\$0	\$0	\$45,413	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,187	\$0	\$0	\$0	\$0	\$0
18	Mechanical Equipment Enclosures	\$99,028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18.1	Mechanical Equipment, Phased	\$15,235	\$0	\$0	\$0	\$0	\$18,805	\$0	\$0	\$0	\$0	\$23,211	\$0	\$0	\$0	\$0	\$28,649	\$0	\$0	\$0	\$0	\$35,361
19	Roof, Cabana	\$0	\$0	\$0	\$0	\$0	\$30,558	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	Splash Pad	\$0	\$0	\$0	\$0	\$0	\$87,253	\$0	\$0	\$0	\$0	\$0	\$0	\$117,158	\$0	\$0	\$0	\$0	\$0	\$0	\$157,312	\$0
21	Water Features	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	Waterslide, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$386,146

Line Item	Reserve Component	Total Cycle Quantity	Per Phase Quantity	Unit of Measurement	1st Year of Replacement	Useful Life Years	Remaining Life Years	2022 Unit Cost	Current Cost of Replacement per Cycle	Total 30 Year Future Costs of Replacement	Fiscal Year 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Property Site Components										\$817,040	\$4,313,610										
23	Asphalt Pavement, Mill and Overlay	2,710	2,710	Square Yards	2034	15 to 25	12	\$15.00	\$40,650	\$67,371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
24	Deck, Wood	610	610	Square Feet	2027	15 to 25	5	\$35.00	\$21,350	\$87,518	\$0	\$0	\$0	\$0	\$0	\$26,352	\$0	\$0	\$0	\$0	
25	Fences, Vinyl, Phased	9,700	1,940	Linear Feet	2027	20 to 25	5	\$20.00	\$38,800	\$518,382	\$0	\$0	\$0	\$0	\$0	\$47,891	\$0	\$0	\$0	\$0	
26	Light Poles, Phased	1	1	Allowance	2031	to 25	9	\$10,000.00	\$10,000	\$63,712	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,607	
27	Maintenance Vehicle, F-150 Pickup Truck	1	1	Each	2029	to 15	7	\$34,000.00	\$34,000	\$131,502	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,653	\$0	\$0	
28	Maintenance Vehicle, John Deere Gator	1	1	Each	2027	to 10	5	\$18,000.00	\$18,000	\$107,634	\$0	\$0	\$0	\$0	\$0	\$22,217	\$0	\$0	\$0	\$0	
29	Pavers, Permeable	5,545	5,545	Square Feet	2028	to 30	6	\$7.00	\$38,815	\$49,970	\$0	\$0	\$0	\$0	\$0	\$0	\$49,970	\$0	\$0	\$0	
30	Playground, Pinedale	1	1	Allowance	2039	15 to 20	17	\$35,000.00	\$35,000	\$71,598	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
30.1	Playground, Recreational Courts	1	1	Allowance	2029	15 to 20	7	\$55,000.00	\$55,000	\$231,419	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,850	\$0	\$0	
30.2	Playground, Tot Lot	1	1	Allowance	2031	15 to 20	9	\$75,000.00	\$75,000	\$343,294	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,552	
30.3	Playground, Tot Lot Fence	140	140	Linear Feet	2031	to 25	9	\$85.00	\$11,900	\$17,382	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,382	
31	Recreational Courts, Color Coat	5,290	5,290	Square Yards	2025	4 to 6	3	\$7.50	\$39,675	\$358,299	\$0	\$0	\$0	\$45,016	\$0	\$0	\$0	\$0	\$55,564	\$0	
32	Recreational Courts, Fences, Phased	1,780	890	Linear Feet	2035	to 30	13	\$40.00	\$35,600	\$177,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
33	Recreational Courts, Surface Replacement	5,290	5,290	Square Yards	2050	to 30	28	\$25.00	\$132,250	\$429,889	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
34	Shade Structures	13	13	Each	2029	10 to 15	7	\$6,000.00	\$78,000	\$301,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,733	\$0	\$0	
35	Signage	1	1	Allowance	2027	15 to 20	5	\$20,000.00	\$20,000	\$81,984	\$0	\$0	\$0	\$0	\$0	\$24,686	\$0	\$0	\$0	\$0	
36	Storm Water System, Partial	1	1	Allowance	2027	to 20	5	\$63,000.00	\$63,000	\$258,249	\$0	\$0	\$0	\$0	\$0	\$77,761	\$0	\$0	\$0	\$0	
37	Tree Maintenance	1	1	Allowance	2026	to 4	4	\$70,000.00	\$70,000	\$1,016,468	\$0	\$0	\$0	\$0	\$82,839	\$0	\$0	\$0	\$98,033	\$0	
	Reserve Study Update	1	1	Allowance	2024	2 to 3	2	\$2,900.00	\$2,900	\$2,900			\$2,900								
Total Expenses										\$8,186,826	\$19,585	\$97,750	\$94,361	\$68,146	\$95,845	\$241,059	\$211,271	\$273,515	\$232,583	\$153,789	

Line Item	Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
		Property Site Components																				
23	Asphalt Pavement, Mill and Overlay	\$0	\$0	\$67,371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	Deck, Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,165	\$0	\$0	\$0	\$0	\$0
25	Fences, Vinyl, Phased	\$59,112	\$0	\$0	\$0	\$0	\$72,962	\$0	\$0	\$0	\$0	\$90,057	\$0	\$0	\$0	\$0	\$111,158	\$0	\$0	\$0	\$0	\$137,202
26	Light Poles, Phased	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,457	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,649	\$0	\$0	\$0	\$0	\$0
27	Maintenance Vehicle, F-150 Pickup Truck	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85,849	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28	Maintenance Vehicle, John Deere Gator	\$0	\$0	\$0	\$0	\$0	\$33,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,568	\$0	\$0	\$0	\$0	\$0
29	Pavers, Permeable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30	Playground, Pinedale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,598	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30.1	Playground, Recreational Courts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$157,569	\$0	\$0	\$0	\$0	\$0
30.2	Playground, Tot Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$233,742	\$0	\$0	\$0
30.3	Playground, Tot Lot Fence	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31	Recreational Courts, Color Coat	\$0	\$0	\$0	\$68,582	\$0	\$0	\$0	\$0	\$84,651	\$0	\$0	\$0	\$0	\$104,486	\$0	\$0	\$0	\$0	\$0	\$0	\$0
32	Recreational Courts, Fences, Phased	\$0	\$0	\$0	\$61,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115,721	\$0	\$0
33	Recreational Courts, Surface Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$429,889	\$0	\$0
34	Shade Structures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196,947	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
35	Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,298	\$0	\$0	\$0	\$0	\$0
36	Storm Water System, Partial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,488	\$0	\$0	\$0	\$0	\$0
37	Tree Maintenance	\$0	\$0	\$116,014	\$0	\$0	\$0	\$137,293	\$0	\$0	\$0	\$162,474	\$0	\$0	\$0	\$192,274	\$0	\$0	\$0	\$227,540	\$0	\$0
	Reserve Study Update																					
	Total Expenses	\$219,080	\$36,150	\$257,940	\$156,396	\$84,918	\$327,172	\$288,471	\$144,219	\$130,535	\$24,457	\$275,742	\$93,409	\$517,617	\$104,486	\$373,246	\$875,223	\$448,869	\$491,981	\$935,516	\$242,919	\$670,576

CONDITION ASSESSMENT

The condition assessment of this Full Reserve Study includes narratives that describe the reserve components, documents specific problems and conditions based on representative samples.

Clubhouse Components

- 1. Exercise Equipment** – Meadow Pointe CDD maintains various pieces of strength training and cardio exercise equipment. The exercise equipment is in fair overall condition at an age of up to eight years. Exercise equipment has a useful life from 5- to 15-years. The District should budget for phased replacement of up to twenty-five (25%) percent of the equipment beginning in 2024 and every five years thereafter.
- 2. Floor, Exercise Room** – The District maintains 1,110 square feet of rubber flooring located at the exercise room. The exercise room floor is in fair overall condition at an age of approximately eight years. This floor has a useful life of up to 10 years. Meadow Pointe CDD should budget for replacement of the exercise room floor by 2024 and every 10 years thereafter in conjunction with partial equipment replacements.
- 3. Floors, Racquetball Court and Activity Room** – Meadow Pointe CDD also maintains 1,570 square feet of flooring located at the racquetball court and activity room in Building C. This flooring is in fair overall condition at an age of 11 years. This flooring has a useful life of up to 15 years. The District should budget for replacement of the these floors by 2026 and again by 2041.
- 4. Floors, Tile** – The District maintains tile flooring at Buildings A, B and C. The tile floors are mostly original and in good overall condition. Approximately half of the 3,280 square feet of tile located at Building A is in good condition at an age of seven years. Tile floors have a useful life of up to 25 years and beyond with the benefit of periodic maintenance. Periodic maintenance includes cleaning and partial replacements of cracked tiles as needed. Replacement is often predicated on the discretion of the active board's opinion of the need to

update the appearance. Meadow Pointe CDD should budget for phased replacement of the Building A tile beginning in 2023 and concluding by 2040. The District should also plan for replacement of the Building B tile by 2038 and Building C tile by 2036.

5. **Furniture** – The District maintains various furniture components. The furniture is mostly original and in fair overall condition. Worn furniture is noted particularly in Building C. Page 3 of Appendix B depicts this condition in Figure 15. The useful lives of these components vary up to 20 years. Meadow Pointe CDD should budget for phased replacements of all the furniture beginning in 2023 and every 10 years thereafter.

6. **Gutters and Downspouts** – Meadow Pointe CDD utilizes approximately 1,265 linear feet of gutters and downspouts that are designed to collect rain water from the roofs and shed the water away from the buildings. The gutters and downspouts are in fair overall condition at various ages. Gutters and downspouts have a useful life of up to 25 years. The District should budget for replacements by 2036. The District should utilize downspout extensions and splash blocks at discharge areas to direct the water away from foundations.

7. **Paint Finish Applications** – The District maintains approximately 11,200 square feet of stucco paint finishes. This quantity includes Buildings A, B, C, the cabana and garage, tennis court wall and Pinedale Rest Rooms. Periodic applications of a protective paint finish or waterproof coating is essential in order to maintain the appearance and integrity of the stucco. Stucco is water resistant but not waterproof. Over time, stucco becomes more permeable which leads to cracks and moisture intrusion if maintenance is deferred.

Comprehensive paint specifications define quality levels and the materials and methods required to achieve them. Construction specifications are written documents that describe the materials and workmanship required for a building project. The purpose is to create certainty in the project and outcome.

The paint finish performance is affected by proper product selection, application, and surface preparation. Coating integrity and useful life will be reduced because of improperly

prepared surfaces. The selection and implementation of proper surface preparation ensures coating adhesion to the substrate and prolongs the useful life of the coating system.

The paint finishes are in fair to poor overall condition. The exact ages are unknown. Paint finishes have a useful life from five- to seven-years. Meadow Pointe CDD should budget for the next paint finish application in 2022 and every seven years thereafter. The District should plan for weatherizing the window sealants and any exterior penetrations as needed in conjunction with paint finish applications.

8. **Rest Rooms, Renovations** – There are 10 rest rooms. The rest rooms comprise countertops, plumbing and electrical fixtures. The rest rooms are in fair overall condition at various ages. These rest room components have a useful life of up to 20 years. Meadow Pointe CDD should budget for phased renovations of the rest rooms every five years beginning in 2023.

9. **Roofs, Metal** – Buildings A, B, C, and the garage comprise 31, 38, 46 and 10 squares of standing seam metal roofs respectively. Roof panels are crimped together rather than fastened by screws. These metal roofs are in good overall condition at various ages. Metal roofs of this type have a useful life of up to 35 years. The following table depicts the ages and times of replacements:

	Building A	Building B	Building C	Garage
Age	7	9	11	9
Year of Replacement	2050	2048	2046	2048

10. **Split Systems** – Buildings A, B and C utilize a total of eight split systems for heating, ventilating and air conditioning. The split systems were operational at the time of inspection. The ages vary. Split systems have a useful life from 8- to 12-years. Meadow Pointe CDD should budget for phased replacements beginning in 2023 with Building C, followed by Building A and concluding with Building B by 2025. Subsequent phased replacements are

likely every 12 years thereafter. The replacement costs are based on a 14 seasonal energy efficiency ratio (SEER).

11. **Windows and Doors** – The windows and doors of Buildings A, B, and C comprise 75, 465, and 505 square feet respectively. Building A is a partial quantity of the remaining windows and doors that were not replaced seven years ago. The windows and doors of Buildings B and C are on good overall condition at ages of nine and 11 years respectively. Windows and doors of this type have a useful life of up to 40 years. Meadow Pointe CDD should budget for replacement of the windows and doors located at Buildings A, B, and C by 2033, 2052, and 2051 respectively.

Pool Components

12. **Deck, Pavers** – The pool deck comprises 8,385 square feet of pavers. The pavers are original and in fair overall condition. Pool deck pavers have a useful life from 20- to 30-years with the benefit of periodic maintenance. Periodic maintenance includes resetting as needed and an application of sand between the pavers followed by a sealer application every three years beginning in 2022. Meadow Pointe CDD should budget for replacement of the pavers by 2028. Interim repairs should be funded through the operating budget as needed.

13. **Fences, Aluminum** – Approximately 435 linear feet of aluminum fence surrounds the pool area. This fence is original and in fair condition overall. The finish on aluminum fences is relatively maintenance free. Aluminum fences have a useful life of up to 25 years. Meadow Pointe CDD should budget for replacement of the pool fence by 2024 and again by 2049.

14. **Furniture** – The pool furniture includes lounges, tables and chairs. The pool furniture is in fair condition overall at ages of up to three years. The pool furniture has a useful life from 5- to 10-years. Meadow Pointe CDD should budget for phased replacements of up to thirty-three percent (33.3%) beginning by 2024 and every five years thereafter.

15. **Heaters, Geothermal** – Meadow Pointe CDD utilizes four geothermal heaters. The heaters are in good condition at an age of five years. Geothermal heaters have an anticipated

useful life of up to 15 years. The District should budget for pool heater replacements by 2032 and again by 2047.

16. **Lap Pool Finish** – The lap pool comprises approximately 4,040 square feet of horizontal pool finish. This pool finish is in good overall condition at an age of four years. Pool finishes have a useful life from 8- to 12-years. Meadow Pointe CDD should budget for resurfacing of the lap pool finish by 2028 and every 10 years thereafter. Typically minor upgrades will be needed to bring the pool up to current code. An allowance for replacement of the waterline tile is included in the estimate of cost.

17. **Lower Pool Finish** – The lower pool comprises approximately 1,610 square feet of horizontal pool finish. This pool finish is in fair overall condition at an age of five years. Meadow Pointe CDD should budget for resurfacing of the lower pool finish by 2027 and every 10 years thereafter.

18. **Mechanical Equipment** – The District maintains pool mechanical equipment. The mechanical equipment is enclosed with pumps, filters and chlorinators. The enclosures are in fair to poor condition. Areas of deterioration are noted. Page 8 of Appendix B depicts this assessment Figure 43. The mechanical equipment is in good overall condition at various ages. The pool equipment has a useful life from 5- to 10-years with the benefit of ongoing maintenance. This ongoing maintenance includes partial replacements as needed. Meadow Pointe CDD should fund these minor partial replacements through the operating budget. The District should budget for pool equipment replacements by 2027 in conjunction with the pool finish and every five years thereafter. In addition, the District should budget for replacements of the pool equipment enclosures by 2032.

19. **Roof, Cabana** – The District maintains a cabana with a metal roof that comprises 13 squares. The cabana roof is in fair to good overall condition at an age of 20 years. As previously mentioned, metal roofs have a useful life of up to 35 years. Meadow Pointe CDD should budget for replacement of the cabana roof by 2037.

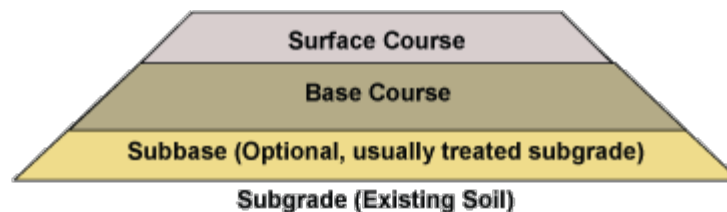
20. **Splash Pad** – Meadow Pointe CDD maintains a splash pad. The splash pad is in poor overall condition at an age of seven years. Areas of cracks are noted. Page 8 of Appendix B depicts this assessment Figure 46. Splash pads have a useful life from 5- to 10-years. The District should budget for replacement of the splash pad by 2023 and every seven years thereafter. Meadow Pointe CDD should replace the fence through the operating budget as needed.

21. **Water Features** – The District maintains water features located within the splash pad. The water features are in good overall condition at an age of eight years. The water features have a useful life of up to 15 years. Meadow Pointe CDD should budget for replacement of the water features by 2030 and again by 2044.

22. **Waterslide** – Meadow Pointe CDD maintains 140 linear feet of waterslide. The waterslide is in good condition at an age of two years. The waterslide structure has a useful life of up to 50 years with the benefit of annual maintenance. This maintenance includes a re wax and paint touch up as needed. Meadow Pointe CDD should budget for partial replacements of up to sixty five percent (65%) by 2052. The District should fund interim equipment replacements through the operating budget.

Property Site Components

23. **Asphalt Pavement, Mill and Overlay** – The District maintains approximately 2,710 square yards of asphalt streets and parking areas. The asphalt pavement is in good overall condition at an age of eight years. Asphalt pavement comprises multiple layers. Typically the top layer or surface course deteriorates over time and can be milled or removed and overlaid or replaced. The following diagram depicts typical pavement layers.



A mill and overlay is a method of repaving of the surface course where cracked, worn and failed pavement is mechanically removed or milled. A new layer of asphalt is overlaid atop the remaining sound pavement. Milled pavement removes part of the existing pavement and permits the overlay to match the elevation of areas such as adjacent catch basins, curbs and gutters. The milled pavement should be properly bonded to the new overlayment. Overlayment thicknesses range from one to two inches. Variable thicknesses are often necessary for proper drainage.

A combination of area patching, crack repair and milling should occur before the overlayment. Areas that exhibit potholes, alligator cracks and areas of pavement that are deteriorated from vehicle fluids should all be repaired prior to overlayment. Area patching may require total replacement of isolated areas of pavement. The base course for residential subdivision roadways designed for light traffic is often six inches thick. The paving contractor should seal all cracks. Crack repair minimizes the chance of underlying cracks coming through the overlayment.

The useful life of the asphalt pavement surface course is from 15- to 25-years. Meadow Pointe CDD should budget for a mill and overlay of the pavement by 2034. The District should retain an engineer for quality control.

24. Deck, Wood – The District maintains approximately 610 square feet of wood decking. The decking is in fair overall condition at an age of 15 years. The useful life of this type of decking is from 15- to 25-years. Meadow Pointe CDD should budget for replacement of the deck by 2027 and again by 2047. The costs noted in the expense spreadsheet are based on an azek™ composite. Azek requires little maintenance. Cleaning should be funded through the operating budget as needed. Interim repairs and partial replacements should also be funded through the operating budget as needed.

25. Fences, Vinyl – There are approximately 9,700 linear feet of vinyl fences located throughout the community. These fences are in fair to good overall condition at various ages. As vinyl ages it becomes brittle and susceptible to damage. The useful life of vinyl fences is

from 20- to 25-years. Meadow Pointe CDD should budget for phased replacements of up to twenty percent (20%) every five years beginning by 2027. The costs noted in the expense spreadsheet Appendix A include removal.

26. **Light Poles** – The District maintains light poles and fixtures throughout the amenity center. The light poles and fixtures are in good overall condition at various ages. Light poles have a useful life of up to 25 years. Meadow Pointe CDD should budget for phased replacements of up to thirty-three percent (33%) beginning by 2031 and every eight years thereafter. Interim fixtures should be funded through the operating budget as needed.

27. **Maintenance Vehicle, F-150 Pickup Truck** – Meadow Pointe CDD utilizes a Ford F-150 pickup truck for maintenance and management activities. The truck is in fair condition at an age of eight years. Based on usage, the truck has an estimated useful life of up to 15 years. The District should budget for replacements by 2029 and again by 2044.

28. **Maintenance Vehicle, John Deere Gator** – The District also maintains a John Deere™ Gator. The Gator is in fair condition at an age of five years. The Gator has a useful life of up to 10 years. Meadow Pointe CDD should budget for replacements by 2027 and every 10 years thereafter.

29. **Pavers, Permeable** – Meadow Pointe CDD maintains 5,545 square feet of permeable pavers located at the amenity center parking area. These pavers are in fair condition at an age of 30 years. These pavers have a useful life of up to 30 years. Based on the condition, the District should budget for replacements by 2028.

30. **Playgrounds** – Meadow Pointe CDD maintains three sets of playgrounds. The Pinedale playground is in good condition at an age of one year. The recreational court playground is in fair to good condition at an age of 11 years. The Tot Lot playground is in good condition overall at an age of nine years. Playground equipment has a useful life of 15- to 20-years. The major concern with playground equipment is safety. The District should budget for replacement of the Pinedale playground by 2039, recreational court playground by 2029 and

the Tot Lot playground by 2031. Meadow Pointe CDD should budget for replacement of the Tot Lot fence by 2031.

31. Recreational Courts, Color Coat – The District maintains recreational courts that include two tennis courts, three pickleball courts, two basketball courts, and two all-purpose courts that comprise 5,290 square yards of asphalt pavement. This quantity includes the waterslide area. The courts require repairs and a color coat every four- to six-years to maintain the playing surface. The color coats are in good overall condition at an age of two years. Meadow Pointe CDD should budget for color coat applications by 2025 and every five years thereafter except when replacement occurs. The District should fund maintenance of the shuffleboard courts through the operating budget as needed.

32. Recreational Courts, Fence – There is 1,780 linear feet of fences that surround the recreational courts, waterslide and playground. The fences are in good overall condition at various ages. The fences have a useful life of up to 30 years. Meadow Pointe CDD should budget for phased replacements by 2035 and again by 2050 in conjunction with the surface replacement.

33. Recreational Courts, Surface Replacement – As previously mentioned, there are 5,290 square yards of asphalt surface area. The surface is in good overall condition at an age of two years. These court surfaces have a useful life of up to 30 years. Meadow Pointe CDD should budget for surface replacements by 2050.

34. Shade Structures – The District maintains 13 shade structures located throughout the amenity center. The shade structures are in good overall condition at an age of eight years. The shade structures have a useful life from 10- to 15-years. Meadow Pointe CDD should budget for replacements by 2029 and again by 2044.

35. Signage – The District maintains signage located throughout the community. The signage is in fair overall condition at an age of approximately 15 years. The signage has a useful life of

15- to 20-years. Signage is a discretionary item and the times of replacement can vary. Meadow Pointe CDD should budget for replacement by 2027 and again by 2047.

36. Storm Water System – The District maintains a storm water system. The system includes a series of drains connected to pipes throughout the property designed to carry storm water directly to the pond system for processing. Meadow Pointe CDD utilizes a wet pond system. Wet ponds treat storm water runoff by utilizing sunlight and vegetation which breaks down, filters and cleanses pollutants.

The pond shorelines comprise over 31,000 linear feet. The ponds are good overall condition. Areas of shoreline erosion are noted. Pages 12 and 13 of Appendix B depicts this condition in Figures 70 through 76. Shoreline erosion can be caused by a variety of natural factors including steep slopes, changes in water elevation and storm water runoff. Erosion can lead to partial dredging of the pond and canal particularly near the drainage inlet and outlet structures.

Storm water systems are so low maintenance that they are often overlooked. However, overlooking systems of this type leads to major problems. Over time, drains can become clogged with leaves and other debris. Maintenance of storm water systems is required in every municipality as a condition for use of the land to prevent adverse impacts on adjoining properties.

A storm water system has a long useful life. Achieving this typically requires interim capital repairs or partial replacements. The District should anticipate occasional displacement of a catch basin and the surrounding pavement from erosion as time goes on. Erosion causes settlement of storm water structures. The structures can shift and need replacement if left unrepaired. The District should plan to repair any displaced structures and concurrent partial pipe replacements. The exact times and amount of capital repairs or replacements varies upon natural forces. Meadow Pointe CDD should budget for storm water maintenance every 20 years or by 2027 and again by 2047.

CustomReserves

37. **Tree Maintenance** – Meadow Pointe CDD maintains trees throughout the community. Maintenance of these components is an ongoing need. Many associations budget for trimming and removal as normal maintenance. Other associations fund this maintenance activity through reserves. Funding from reserves is logical if the cost is substantial. In consideration of this factor, an allowance for tree maintenance is included every four years beginning by 2026. The District should consult with an arborist for a more accurate assessment of the amount of tree maintenance needed. The times and costs of this maintenance may vary.

The following Appendix B pictures depict the reserve components and specific conditions noted in the condition assessment.