

**The Groves CDD - Reserve Study**  
FY2011

**Structural Summary**

Structure/Location	Reserve Needed	Reserve Amount Each Year									
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Clubhouse	\$ 498,750	\$ 79,911	\$ 79,911	\$ 68,411	\$ 63,411	\$ 73,411	\$ 36,061	\$ 36,061	\$ 21,775	\$ 19,900	\$ 19,900
Pool & Spa	93,000	18,667	18,667	16,167	8,500	8,500	6,500	4,000	4,000	4,000	4,000
Tennis & Bocce Ball Courts	20,800	7,400	7,400	2,000	2,000	2,000	-	-	-	-	-
Pump House & Well	35,850	7,218	7,218	6,468	6,468	6,468	1,468	135	135	135	135
Golf Maintenance Building	43,400	4,965	4,965	4,965	4,965	4,965	4,965	4,965	4,965	1,840	1,840
Gate House	50,650	5,565	5,565	5,565	5,565	5,565	4,565	4,565	4,565	4,565	4,565
Golf Course & Aqua Range	75,000	15,625	15,625	10,625	5,625	5,625	5,625	5,625	5,625	2,500	2,500
Community Common Areas	264,000	31,000	31,000	31,000	31,000	31,000	21,800	21,800	21,800	21,800	21,800
<b>Structural Total</b>	<b>\$ 1,081,450</b>	<b>\$170,351</b>	<b>\$170,351</b>	<b>\$145,201</b>	<b>\$127,534</b>	<b>\$137,534</b>	<b>\$ 80,984</b>	<b>\$ 77,151</b>	<b>\$ 62,865</b>	<b>\$ 54,740</b>	<b>\$ 54,740</b>

**Streets & Drainage Summary**

Item	Reserve Needed	Reserve Amount Each Year															
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Streets - Pavement	\$ 627,776	\$ 75,033	\$ 75,033	\$ 75,033	\$ 75,033	\$ 75,033	\$ 36,703	\$ 36,703	\$ 36,703	\$ 36,703	\$ 36,703	\$ 36,703	\$ 21,737	\$ 16,401	\$ 16,401	\$ 9,511	\$ 5,045
Streets - Curb	1,000	200	200	200	200	200	-	-	-	-	-	-	-	-	-	-	-
Streets - Sidewalk	6,000	2,667	2,667	167	167	167	-	-	-	-	-	1,000	-	-	-	-	-
Drainage - Storm Sewer	2,500	417	417	417	417	417	-	-	-	-	-	2,500	-	-	-	-	-
<b>Streets &amp; Drainage Total</b>	<b>\$ 637,276</b>	<b>\$ 78,316</b>	<b>\$ 78,316</b>	<b>\$ 75,816</b>	<b>\$ 75,816</b>	<b>\$ 75,816</b>	<b>\$ 36,703</b>	<b>\$ 36,703</b>	<b>\$ 36,703</b>	<b>\$ 36,703</b>	<b>\$ 36,703</b>	<b>\$ 36,703</b>	<b>\$ 25,237</b>	<b>\$ 16,401</b>	<b>\$ 16,401</b>	<b>\$ 9,511</b>	<b>\$ 5,045</b>

**Reserve Total**

Item	Reserve Needed	Reserve Amount Each Year														
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Structural Summary	\$ 1,081,450	\$170,351	\$170,351	\$145,201	\$127,534	\$137,534	\$ 80,984	\$ 77,151	\$ 62,865	\$ 54,740	\$ 54,740	\$ -	\$ -	\$ -	\$ -	\$ -
Streets & Drainage Summary	637,276	78,316	78,316	75,816	75,816	75,816	36,703	36,703	36,703	36,703	36,703	25,237	16,401	16,401	9,511	5,045
<b>Total</b>	<b>\$ 1,718,726</b>	<b>\$248,667</b>	<b>\$248,667</b>	<b>\$221,017</b>	<b>\$203,350</b>	<b>\$213,350</b>	<b>\$117,687</b>	<b>\$113,854</b>	<b>\$ 99,568</b>	<b>\$ 91,443</b>	<b>\$ 91,443</b>	<b>\$ 25,237</b>	<b>\$ 16,401</b>	<b>\$ 16,401</b>	<b>\$ 9,511</b>	<b>\$ 5,045</b>

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**Clubhouse**

*Constructed in 2000*

Item	Proposed Work	Reserve Needed	Years to Assess	First Year Assessed	Reserve Amount Each Year										
					2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Roof	Replace Shingles	\$ 69,000	10	2011	\$ 6,900	\$ 6,900	\$ 6,900	\$ 6,900	\$ 6,900	\$ 6,900	\$ 6,900	\$ 6,900	\$ 6,900	\$ 6,900	\$ 6,900
Gutters	Replace	15,000	8	2011	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875		
Air Conditioning	8 - 5 ton Units (\$10,350 ea.)	82,800	5	2011	16,560	16,560	16,560	16,560	16,560						
	8 - 3 ton units (\$9,200 ea.)	73,600	5	2011	14,720	14,720	14,720	14,720	14,720						
Windows & Doors	Replace w/ Energy Efficiency & Tinting	60,000	6	2015						10,000	10,000	10,000	10,000	10,000	10,000
Suspended Acoustical Ceiling	Replace 2'x4' tiles w/ 2'x2' tiles incl. new grid system	10,350	5	2011	2,070	2,070	2,070	2,070	2,070						
Exterior Gypsum Drywall Ceiling	Replace with Wood Ceiling System w/ Ext. Plywood & 1"x2" Wood Joint Strips	8,000	2	2011	4,000	4,000									
Carpet	Replace Carpet	15,000	5	2011	3,000	3,000	3,000	3,000	3,000						
Ballroom Stage	Replace	5,000	5	2011	1,000	1,000	1,000	1,000	1,000						
Ballroom Furniture	Replace	15,000	3	2011	5,000	5,000	5,000								
Office Furniture & Misc.	Replace	30,000	10	2011	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Fitness Equipment	Replace	15,000	2	2011	7,500	7,500									
Grill Kitchen Equipment	Replace all Equipment	100,000	7	2011	14,286	14,286	14,286	14,286	14,286	14,286	14,286	14,286			
<i>Clubhouse Sub-Total</i>					\$ 498,750	\$ 79,911	\$ 79,911	\$ 68,411	\$ 63,411	\$ 73,411	\$ 36,061	\$ 36,061	\$ 21,775	\$ 19,900	\$ 19,900

**Pool & Spa**

Item	Proposed Work	Reserve Needed	Years to Assess	First Year Assessed	Reserve Amount Each Year										
					2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Pool Surface	Resurface	\$ 30,000	10	2011	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
Spa Surface	Resurface	10,000	10	2011	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Pumps	Replace Pool Pump (Brass or SS 10-HP)	15,000	3	2011	5,000	5,000	5,000								
	Replace Spa Pump (Brass or SS ??-HP)	8,000	3	2011	2,667	2,667	2,667								
Heaters	Replace Pool & Spa Heaters w/ Natural Gas	15,000	6	2011	2,500	2,500	2,500	2,500	2,500	2,500					
Salt Producing Cells	Replace 5 Salt Producing Cells	5,000	2	2011	2,500	2,500									
White Fence & Green Awning	Replace	10,000	5	2011	2,000	2,000	2,000	2,000	2,000						
<i>Pool &amp; Spa Sub-Total</i>					\$ 93,000	\$ 18,667	\$ 18,667	\$ 16,167	\$ 8,500	\$ 8,500	\$ 6,500	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000

**Tennis & Bocce Ball Courts**

Item	Proposed Work	Reserve Needed	Years to Assess	First Year Assessed	Reserve Amount Each Year										
					2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Court Surface	Resurface	\$ 10,800	2	2011	\$ 5,400	\$ 5,400									
Bocce Ball Court	Replace Court	10,000	5	2011	2,000	2,000	2,000	2,000	2,000						
<i>Tennis &amp; Bocce Ball Courts Sub-Total</i>					\$ 20,800	\$ 7,400	\$ 7,400	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -

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**Pump House & Well**

Item	Proposed Work	Reserve Needed	Years to Assess	First Year Assessed	Reserve Amount Each Year										
					2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Roof	Replace Shingles	\$ 1,350	10	2011	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135
Exterior Doors	Replace w/ Louvered Heavy Duty Aluminum Doors	1,500	2	2011	750	750									
Irrigation Pumps	Replace (replaced in 2011, again in 2016)	8,000	6	2011	1,333	1,333	1,333	1,333	1,333	1,333					
Well Pump	Replace	25,000	5	2011	5,000	5,000	5,000	5,000	5,000						
<i>Pump House &amp; Well Sub-Total</i>		\$ 35,850			\$ 7,218	\$ 7,218	\$ 6,468	\$ 6,468	\$ 6,468	\$ 1,468	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135

**Golf Maintenance Building**

Item	Proposed Work	Reserve Needed	Years to Assess	First Year Assessed	Reserve Amount Each Year										
					2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Building	Repair, Paint & Replace Doors	\$ 10,000	8	2011	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250		
Roof	Replace Shingles	18,400	10	2011	1,840	1,840	1,840	1,840	1,840	1,840	1,840	1,840	1,840	1,840	1,840
CDD Maintenance Shed	Replace	15,000	8	2011	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875		
<i>Golf Maintenance Building Sub-Total</i>		\$ 43,400			\$ 4,965	\$ 4,965	\$ 4,965	\$ 4,965	\$ 4,965	\$ 4,965	\$ 4,965	\$ 4,965	\$ 1,840	\$ 1,840	\$ 1,840

**Gate House**

Item	Proposed Work	Reserve Needed	Years to Assess	First Year Assessed	Reserve Amount Each Year										
					2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Roof	Replace Shingles	\$ 1,150	10	2011	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115
Air Conditioning	1 - 2 ton Unit	4,500	10	2011	450	450	450	450	450	450	450	450	450	450	450
Front & Rear Gates	Repair Gates	5,000	5	2011	1,000	1,000	1,000	1,000	1,000						
	Replace Gates w/ Upgraded Computer	40,000	10	2011	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
<i>Gate House Sub-Total</i>		\$ 50,650			\$ 5,565	\$ 5,565	\$ 5,565	\$ 5,565	\$ 5,565	\$ 4,565	\$ 4,565	\$ 4,565	\$ 4,565	\$ 4,565	\$ 4,565

**Golf Course & Aqua Range**

Item	Proposed Work	Reserve Needed	Years to Assess	First Year Assessed	Reserve Amount Each Year										
					2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Wooden Bridges	Annual Maintenance														
	Chemical Preservation	\$ 15,000	10	2011	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Aqua Range	Large Netting Replacement	25,000	8	2011	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125		
	Small Netting Replacement	15,000	3	2011	5,000	5,000	5,000								
	Wooden Support Poles	10,000	10	2011	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
	Install Carp Gates at Irrigation Intake & Stormwater Pipes & Purchase 80-100 Carp	10,000	2	2011	5,000	5,000									
<i>Golf Course &amp; Aqua Range Sub-Total</i>		\$ 75,000			\$ 15,625	\$ 15,625	\$ 10,625	\$ 5,625	\$ 5,625	\$ 5,625	\$ 5,625	\$ 5,625	\$ 2,500	\$ 2,500	\$ 2,500

**Community Common Areas**

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Item	Proposed Work	Reserve Needed	Years to Assess	First Year Assessed	Reserve Amount Each Year										
					2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Street Signs	Replace Street & Regulatory Signage	\$ 8,000	5	2011	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600					
Fallglo Park	Upgrade Garden Walkways, Benches, Landscaping & Gazebo	25,000	5	2011	5,000	5,000	5,000	5,000	5,000	5,000					
Dog Park	Repair & Replace Fence	5,000	10	2011	500	500	500	500	500	500	500	500	500	500	500
Groves Perimeter Fence	Repair & Replace Fence	8,000	10	2011	800	800	800	800	800	800	800	800	800	800	800
Landscaping & Trees	Replace as Needed	90,000	10	2011	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Sod	Replace as Needed	100,000	10	2011	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Irrigation Stations (25)	Maintenance Costs	3,000	5	2011	600	600	600	600	600						
	Upgrade all Irrigation Stations	15,000	10	2011	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Maintenance Truck	Replace	10,000	5	2011	2,000	2,000	2,000	2,000	2,000	2,000					
<i>Community Common Areas Sub-Total</i>		\$ 264,000			\$ 31,000	\$ 31,000	\$ 31,000	\$ 31,000	\$ 31,000	\$ 31,000	\$ 21,800	\$ 21,800	\$ 21,800	\$ 21,800	\$ 21,800

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Streets - Pavement

Location	Proposed Work	Reserve Needed	Years to Assess	First Year Assessed	Reserve Amount Each Year															
					2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
IA - Collector Roads	1.25" Milling & 1.25" SP9.5	\$ 191,648	5	2011	\$ 38,330	\$ 38,330	\$ 38,330	\$ 38,330	\$ 38,330											
IA - Local Roads	1" Milling & 1" SP9.5 Asphalt	149,668	10	2011	14,967	14,967	14,967	14,967	14,967	14,967	14,967	14,967	14,967	14,967	14,967					
IA - Maintenance Road	1" Milling & 1" SP9.5 Asphalt	19,341	15	2011	1,289	1,289	1,289	1,289	1,289	1,289	1,289	1,289	1,289	1,289	1,289	1,289	1,289	1,289	1,289	1,289
IB	1" Milling & 1" SP9.5 Asphalt	24,509	11	2011	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228				
II Club Villas	1" Milling & 1" SP9.5 Asphalt	34,183	11	2011	3,108	3,108	3,108	3,108	3,108	3,108	3,108	3,108	3,108	3,108	3,108	3,108				
III Club Villas	1" Milling & 1" SP9.5 Asphalt	21,825	13	2011	1,679	1,679	1,679	1,679	1,679	1,679	1,679	1,679	1,679	1,679	1,679	1,679	1,679	1,679	1,679	1,679
II	1" Milling & 1" SP9.5 Asphalt	67,744	13	2011	5,211	5,211	5,211	5,211	5,211	5,211	5,211	5,211	5,211	5,211	5,211	5,211	5,211	5,211	5,211	5,211
III	1" Milling & 1" SP9.5 Asphalt	62,521	14	2011	4,466	4,466	4,466	4,466	4,466	4,466	4,466	4,466	4,466	4,466	4,466	4,466	4,466	4,466	4,466	4,466
IV	1" Milling & 1" SP9.5 Asphalt	56,339	15	2011	3,756	3,756	3,756	3,756	3,756	3,756	3,756	3,756	3,756	3,756	3,756	3,756	3,756	3,756	3,756	3,756
<i>Streets - Pavement Sub-Total</i>					\$ 75,033	\$ 75,033	\$ 75,033	\$ 75,033	\$ 75,033	\$ 75,033	\$ 36,703	\$ 36,703	\$ 36,703	\$ 36,703	\$ 36,703	\$ 21,737	\$ 16,401	\$ 16,401	\$ 9,511	\$ 5,045

Streets - Curb

Location	Proposed Work	Reserve Needed	Years to Assess	First Year Assessed	Reserve Amount Each Year																
					2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		
NE Corner of Melogold & Sanguinelli Intersection	Replace Miami Curb	\$ 1,000	5	2011	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200												
<i>Streets - Curb Sub-Total</i>					\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Streets - Sidewalk

Location	Proposed Work	Reserve Needed	Years to Assess	First Year Assessed	Reserve Amount Each Year																
					2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		
Cleopatra Cul-de-Sac	Replace Sidewalk	\$ 5,000	2	2011	\$ 2,500	\$ 2,500															
Various Locations	As Needed in 2011, again in 2016 Replace Sidewalk (25 LF)	1,000	6	2011	\$ 167	167	167	167	167											1,000	
<i>Streets - Sidewalk Sub-Total</i>					\$ 2,667	\$ 2,667	\$ 167	\$ 167	\$ 167	\$ 167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000

Drainage - Storm Sewer

Location	Proposed Work	Reserve Needed	Years to Assess	First Year Assessed	Reserve Amount Each Year																	
					2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025			
Various Locations	As Needed - Jet Clean & Vacuum Storm Sewer (1,000 LF) in 2011 again in 2016	\$ 2,500	6	2011	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417												\$ 2,500	
<i>Drainage - Storm Sewer Sub-Total</i>					\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500

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**Pavement Dates & Areas**

Phase	Road Names	Paved Date Year-Month	FY	Life Span (Yr)	Resurface Date	Area SY	Cost per SY			Cost	% Increase	Total Cost
							Milling	Asphalt	Total			
IA - Collector Roads	<i>Festive Groves Boulevard</i> <i>Melogold Circle</i>	2000-12	2001	15	2016	23,230	\$ 2.00	\$ 5.50	\$ 7.50	\$ 174,225	10	\$ 191,648
IA - Local Roads	<i>Berna Lane</i> <i>Bouquet Court</i> <i>Eustis Road (East 890'±)</i> <i>Genoa Lane</i> <i>Homossasa Court</i> <i>Pixie Court</i> <i>Ruby Red Way</i> <i>Shaddock Place</i> <i>Sunsweet Court</i> <i>Tangor Road (West 790'±)</i> <i>Trovita Road (North 1,850'±)</i>	2000-12	2001	20	2021	21,691	1.50	4.50	6.00	130,146	15	149,668
IA - Maintenance Road		2000-12	2001	25	2026	2,803	1.50	4.50	6.00	16,818	15	19,341
IB	<i>Kinnow Court</i> <i>Nectarine Place</i>	2002-03	2002	20	2022	3,552	1.50	4.50	6.00	21,312	15	24,509
II Club Villas	<i>Cleopatra Drive (West 565'±)</i> <i>Eustis Road (West 380'±)</i> <i>Jaffa Court</i> <i>Trovita Road (Mid 90'±)</i>	2002-03	2002	20	2022	4,954	1.50	4.50	6.00	29,724	15	34,183
III Club Villas	<i>Cleopatra Drive (East 1,145'±)</i> <i>Trovita Road (South 135'±)</i>	2003-11	2004	20	2024	3,163	1.50	4.50	6.00	18,978	15	21,825
II	<i>Ambersweet Place</i> <i>Redblush Lane (East 555'±)</i> <i>Sanguinelli Road (South 1,275'±)</i> <i>Tangor Road (East 1,375'±)</i>	2004-03	2004	20	2024	9,818	1.50	4.50	6.00	58,908	15	67,744
III	<i>Diamonte Drive (Mid 1,285'±)</i> <i>Ponkan Road</i> <i>Redblush Lane (West 60'±)</i> <i>Sanguinelli Road (North 150'±)</i> <i>Tarocco Court</i>	2005-03	2005	20	2025	9,061	1.50	4.50	6.00	54,366	15	62,521
IV	<i>Diamonte Drive (East 2,045'±)</i> <i>Diamonte Drive (West 565'±)</i> <i>Fallglo Lane</i>	2005-12	2006	20	2026	8,165	1.50	4.50	6.00	48,990	15	56,339