

**Reserve Study Update  
For  
South Village  
Community Development District  
Orange Park, Florida**



**Prepared for FY 2018 -2019**

**Report Date: July 9, 2018**





July 9, 2018

Mr. Jim Oliver  
District Manager  
Governmental Management Services, LLC  
475 West Town Place, Suite 111  
St. Augustine, FL 32092

Re: Reserve Study Report for South Village Community Development District

Community Advisors is pleased to provide this Reserve Study report for the above referenced District. A site visit was conducted to determine the condition of your major components and project their remaining useful life. We recommend an update with a site visit every two to three years unless changes in inventory or component inventory have occurred.

We have developed a plan to fund future capital component replacement which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by the Community Association Institute and the Standards of Practice established by the Association of Professional Reserve Analyst.

Once you have reviewed this report and considered recent expenditures and any historic cost data we will make necessary adjustments. Thank you for this opportunity and please let me know if you have any questions or concerns.

Respectively submitted,

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Professional Reserve Analyst

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# Report Navigation

*Your report has been prepared by a Reserve Analyst certified by both CAI and APRA which includes information about your components, financial status and provides a plan for future capital replacement cost. Content of each section is found below.*

- **Table of Contents** will guide you to each section
- **Project Assumptions & Notes** contains information specific to your District, components not included and other useful information.
- **The Executive Summary** provides a snap-shot of your information that includes inflation and interest rates, annual increases to assessment, reserve fund beginning balance and required contributions. Also, in the body of the page is a property description and other valuable information.
- **Funding Plan** is your financial plan and includes replacement cost, necessary contributions, interest earned, expenditures, year ending reserve balance, fully funded reserves and percent funded.
- **Annual Asset Expenditure Charts** provide a graphic illustration of expenditures and assessments. We try and make the assessments moderate and fairly level over time with slight increases.
- **Funding Plan vs Fully Funded** chart is a graphic illustration of how your funding plan compares to a fully funded level. With Cash Flow Funding, it is not necessary to be fully funded as the chart shows but somewhere close to that figure over time is desired.
- **Cash Flow** is a 30-year statement that provides both income and expense information to quickly find when expenditures occur and the resulting financial status of your reserves.
- **Asset Current Cost by Category** chart indicates where the replacement cost occurs by category such as painting, paving and roofing.
- **Annual Expenditure Detail** provides a year to year list of your projected expenditures. This is a good section to review each year when preparing your budgets.
- **Component Inventory** contains a list of your components, remaining useful life and quantities, we determined from our site visit and other means of measurement.
- **Component Detail Index** allows quick access to the detail we have included for each component separated into categories.
- **Component Detail** provides a listing of each component, quantities or allowances and photographs of major ones.
- **Methodology - Terms of Service – Company Profile** are our Disclosure sections with information about our assumptions, methods of work, what we agree to do and our credentials.



## **South Village Community Development District Project Notes & Assumptions**

### **General Information**

1. Some components have an unpredictable useful life which is dependent on original construction quality, maintenance procedures, amount of use and wear or for exterior components, the additional factor of exposure to the elements. Other components may be replaced over time due to varying condition for the same component or the Association has planned to fund this over time because of cost.

For these components, we often apply an allowance. Once we identify these components the Association should monitor annual repair and maintenance cost, so allowances can be adjusted at the next update.

2. Annual inspection by professional consultants of major components is recommended to extend the useful life of components and reduce operating cost. Cleaning, repair and regular maintenance should be completed based on these inspections. Recommended components include site concrete, roofing, gutters, paving, siding, painting, window and door sealants and other components as necessary.

### **Property Specific Information**

- Components with a replacement cost of \$1,000 or less are not included in this analysis and are funded by the operational budget.

### **Components not included in this analysis**

- Pond engineering evaluation or dredging
- Sidewalk, curb, swale total replacement
- Landscaping and irrigation
- Wiring for light poles lighting
- Main utility lines
- Electrical transformers and connecting lines to buildings
- Building foundations and frames
- Building siding and trim
- Utility lines within structures
- Common water, sewer and vent
- Electrical panels
- Telephone and cable lines
- Fire protection systems
- Ceiling fans
- Pool shell
- Windows/doors
- Access control
- Camera system
- Fire alarm panel
- Fitness equipment
- Security system
- Parking lot seal coat
- Pool shade structure fabric
- Elevator in Fitness Center
- Screen Porch Screen
- Folding Security Fence in fitness center (old pro shop)

**South Village Community Development District  
Project Notes & Assumptions**

- Interior Painting
- Basketball court divider screen
- Basketball Backboards
- Brick cleaning and repair
- Water Coolers
- Residents club fountain refurbishment

**South Village Community Development District**  
Jacksonville, Florida  
**Cash Flow Method Summary**

<i>Report Parameters</i>	
Report Date	July 9, 2018
Account Number	201438
Budget Year Beginning	October 1, 2018
Budget Year Ending	September 30, 2019
Inflation	3.00%
Interest Rate on Reserve Deposit	1.50%
2018 Beginning Balance	\$90,000

South Village CDD is located in Orange Park, Florida and has as its major components, pools, amenity center, parking lots, fitness center and tennis courts. All components are generally in good condition unless noted in this report with some new components installed or existing ones replaced since the previous analysis.

The funding goal for the District is to maintain adequate funding for future component replacements. Reserves have not been funded as recommended from the previous analysis of FY 2015 and require a minimum contribution for FY 2018/2019 of \$190,000 with 3% annual increases for early years to reach 30% fully funded in FY 2020. Adequate funding is considered 30% to 70% fully funded. The recommended funding plan is found on page 2-2.

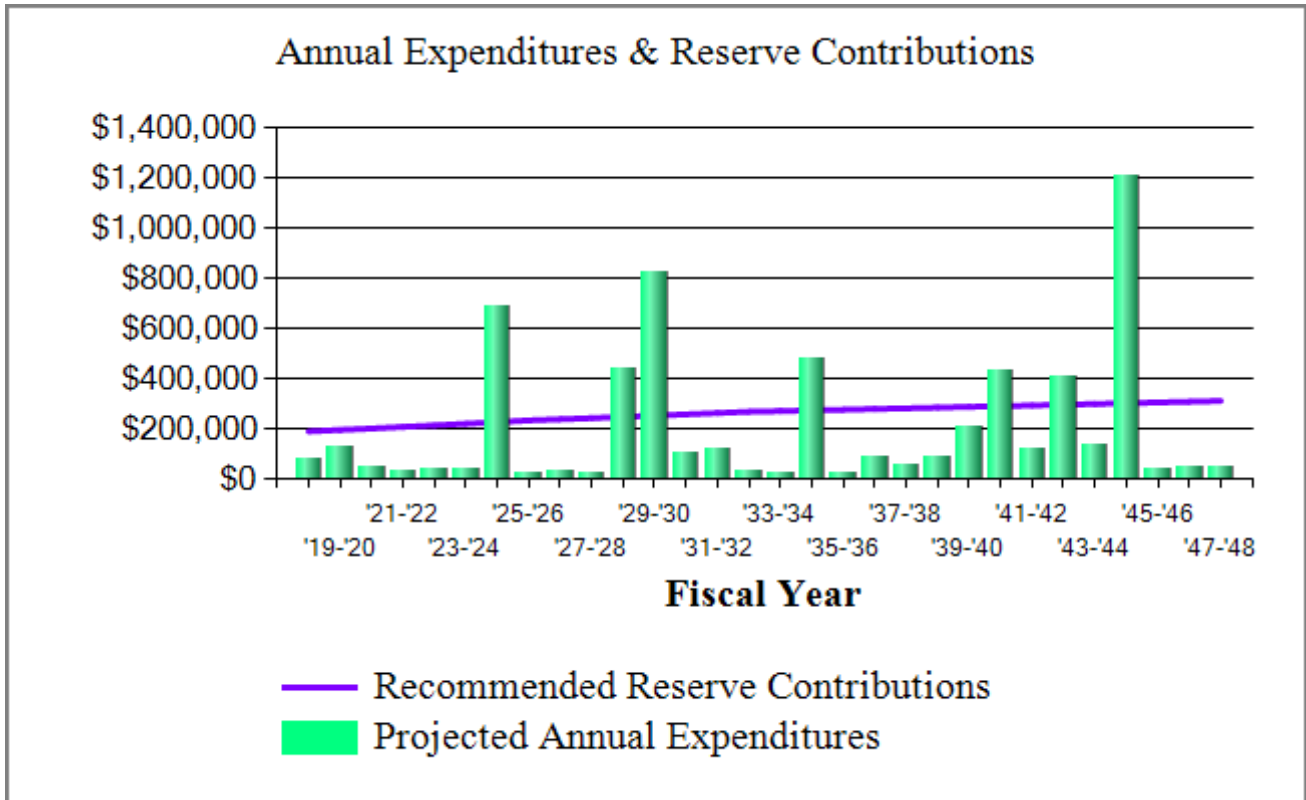
Regular updates are recommended to keep your funding plan current with updated replacement cost, interest and inflation rates.



***Current Assessment Funding Model Summary of Calculations***

Required Annual Contribution	\$190,000.00
Average Net Annual Interest Earned	<u>\$2,982.75</u>
Total Annual Allocation to Reserves	\$192,982.75

**South Village Community Development District  
Annual Asset Expenditure Charts**

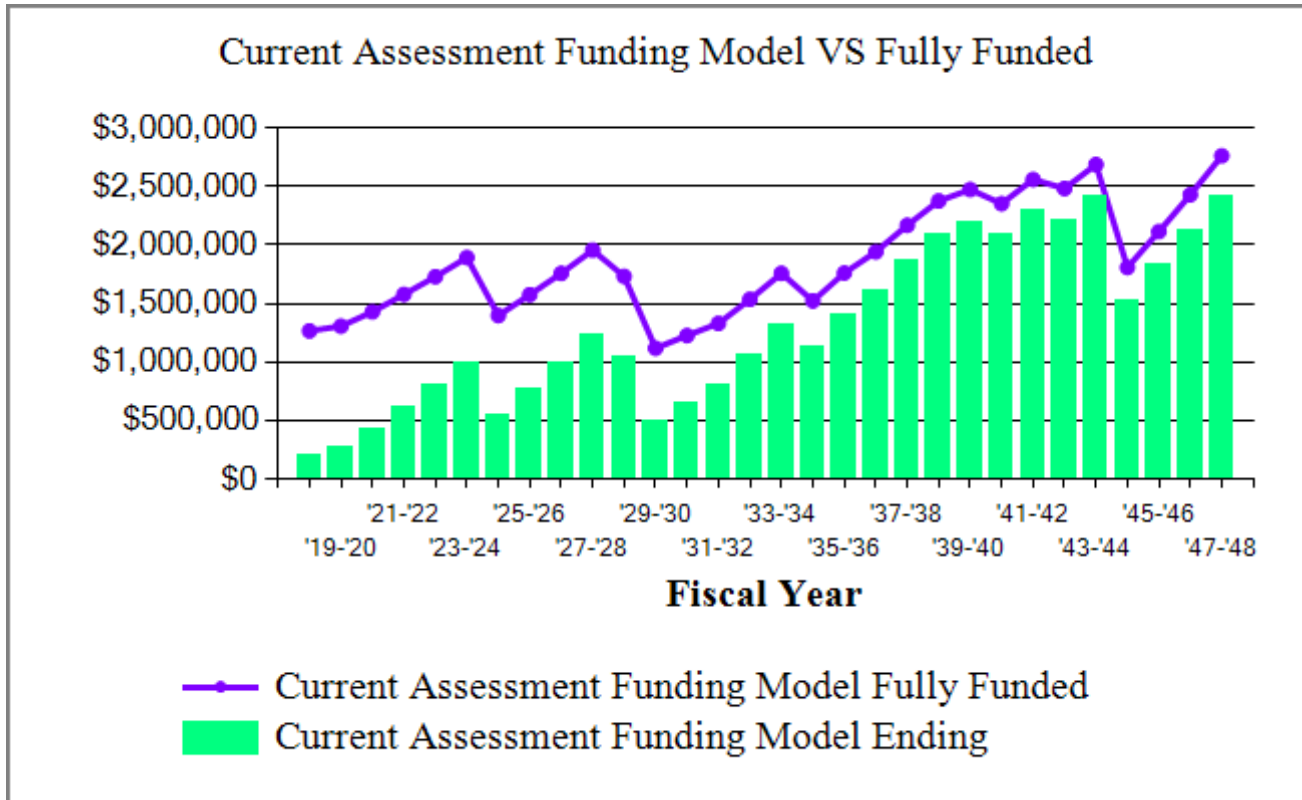


**South Village Community Development District  
Current Assessment Funding Plan**

Beginning Balance: \$90,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
18-19	2,168,166	190,000	2,983	81,150	201,833	1,266,116	16%
19-20	2,233,211	195,700	4,095	124,527	277,101	1,306,148	21%
20-21	2,300,207	201,571	6,409	51,417	433,664	1,428,673	30%
21-22	2,369,213	207,618	9,114	33,687	616,710	1,577,494	39%
22-23	2,440,290	213,847	11,859	39,929	802,487	1,728,995	46%
23-24	2,513,499	220,262	14,791	36,656	1,000,884	1,893,075	53%
24-25	2,588,903	226,870	8,115	686,763	549,107	1,397,837	39%
25-26	2,666,571	233,676	11,384	23,835	770,332	1,575,217	49%
26-27	2,746,568	238,350	14,706	28,312	995,075	1,758,107	57%
27-28	2,828,965	243,117	18,218	23,669	1,232,740	1,956,243	63%
28-29	2,913,834	247,979	15,547	444,237	1,052,030	1,732,350	61%
29-30	3,001,249	252,938	7,227	823,148	489,048	1,117,399	44%
30-31	3,091,286	257,997	9,595	107,397	649,243	1,226,649	53%
31-32	3,184,025	263,157	11,861	121,636	802,626	1,330,102	60%
32-33	3,279,545	268,420	15,604	30,796	1,055,854	1,535,980	69%
33-34	3,377,932	271,105	19,500	26,953	1,319,506	1,757,925	75%
34-35	3,479,270	273,816	16,643	483,805	1,126,160	1,522,080	74%
35-36	3,583,648	276,554	20,706	22,313	1,401,106	1,760,787	80%
36-37	3,691,157	279,319	23,831	91,702	1,612,554	1,941,667	83%
37-38	3,801,892	282,112	27,537	58,883	1,863,321	2,168,452	86%
38-39	3,915,949	284,934	30,869	90,298	2,088,825	2,376,557	88%
39-40	4,033,427	287,783	32,494	210,371	2,198,731	2,474,312	89%
40-41	4,154,430	290,661	30,844	433,117	2,087,118	2,352,866	89%
41-42	4,279,063	293,567	33,950	117,365	2,297,270	2,560,514	90%
42-43	4,407,435	296,503	32,785	408,083	2,218,475	2,482,691	89%
43-44	4,539,658	299,468	35,693	138,399	2,415,237	2,688,278	90%
44-45	4,675,847	302,463	22,666	1,206,608	1,533,758	1,807,987	85%
45-46	4,816,123	305,487	27,039	36,651	1,829,633	2,114,799	87%
46-47	4,960,607	308,542	31,384	45,932	2,123,627	2,429,966	87%
47-48	5,109,425	311,628	35,824	46,990	2,424,088	2,762,469	88%

**South Village Community Development District  
Current Funding Model & Fully Funded Comparison Chart**



**The Current Assessment Funding Model** is based on the current annual assessment, parameters, and reserve fund balance. Because it is calculated using the current annual assessment, it will give the accurate projection of how well the association is funded for the next 30 years of planned reserve expenditures.



**South Village Community Development District  
Cash Flow**

	<b>18-19</b>	<b>19-20</b>	<b>20-21</b>	<b>21-22</b>	<b>22-23</b>	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>	<b>26-27</b>	<b>27-28</b>
<b>Beginning Balance</b>	90,000	201,833	277,101	433,664	616,710	802,487	1,000,884	549,107	770,332	995,075
<b>Annual Assessment</b>	190,000	195,700	201,571	207,618	213,847	220,262	226,870	233,676	238,350	243,117
<b>Interest Earned</b>	2,983	4,095	6,409	9,114	11,859	14,791	8,115	11,384	14,706	18,218
<b>Expenditures</b>	81,150	124,527	51,417	33,687	39,929	36,656	686,763	23,835	28,312	23,669
<b>Fully Funded Reserves</b>	1,266,116	1,306,148	1,428,673	1,577,494	1,728,995	1,893,075	1,397,837	1,575,217	1,758,107	1,956,243
<b>Percent Fully Funded</b>	16%	21%	30%	39%	46%	53%	39%	49%	57%	63%
<b>Ending Balance</b>	201,833	277,101	433,664	616,710	802,487	1,000,884	549,107	770,332	995,075	1,232,740

**Description**

**Misc. Site Components**

Asphalt Resurfacing							160,569			
Brick Walk Clean/Reset Allowance (20%)										
Bridge & Signage Refurbish Allowance							9,552			
Community Monuments Refurbish Allowance							19,105			
Concrete Curbing (20% at Paving)							16,220			
Concrete Sidewalk Allowance (20%)							2,484			
Dumpster Enclosure Gates							4,776			
Entry Fountain Refurbishment							11,941			
Flag Pole - Residents Club										
Flag Poles - Stage										
Fountain Pumps at Bridge Annual Allowance	5,000									
Trellis - Amenity Walkway							11,463			
Trellis - Lake Front							9,887			
Vinyl Ranch Fence							6,209			
Wayfinding Signage Allowance							3,582			
Wood Bulkhead - Amenity										
Wood Bulkhead - Island										
Wood Decking - Canoe Launch							6,949			
Wood Decking - Lake Front Pier							13,755			
Wood Trellis - Playground							3,009			
<b>Misc. Site Components Total:</b>	<b>5,000</b>						<b>279,501</b>			

**South Village Community Development District  
Cash Flow**

<b>Description</b>	<b>18-19</b>	<b>19-20</b>	<b>20-21</b>	<b>21-22</b>	<b>22-23</b>	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>	<b>26-27</b>	<b>27-28</b>
<b>Fencing &amp; Rails</b>										
Fencing - Tennis Court Low										
Fencing - Tennis Court Low(New)										
Fencing - Tennis Courts High										
Fencing - Tennis Courts High(New)										
Perimeter Fence - Adult Pool										
Perimeter Fence - Wading Pool										
Perimeter Fencing - Pools										
Railings - Fitness Balconies										
Railings - Fitness Center Exterior										
<b>Fencing &amp; Rails Total:</b>										
<b>Misc. Building Components</b>										
Folding Partition - Kids Room										
Locker Room Refurbishment - Fitness Center							51,344			
Locker Room Refurbishment - Pool House							57,315			
Reception Desk Refurbishment										1,305
Restroom Refurbishment - Fitness Center							3,582			
Restroom Renovation - Residents Club							3,582			
Water Tank Structure Refurbish Allowance							2,985			
Wood Bulkhead - Tennis Courts										
Wood Decking - General Store							2,149			
<b>Misc. Building Components Total:</b>							<b>120,957</b>			<b>1,305</b>
<b>Roofing</b>										
Asphalt Shingle Roof - Fitness Center							78,807			
Asphalt Shingle Roof - Kid's Club										
Asphalt Shingle Roof - Pool House										
Asphalt Shingle Roof - Residents Club										
Concrete Deck Waterproofing - Fitness Balcony							6,448			
Metal Roof - Fitness Center										
Metal Roof - Kid's Club Gazebo										
Metal Roof - Lake House										
Metal Roof - Residents Club										

**South Village Community Development District  
Cash Flow**

Description	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
<i>Roofing continued...</i>										
Metal Roofing - Lawn Pavilion										
Metal Roofing - Pool House										
Metal Roofing - Tiki Bar										
<b>Roofing Total:</b>							85,255			
Exterior Painting										
Painting - Tiki Bar			1,766							
Painting - Fitness Center			16,974							
Painting - Kid's Club Exterior			4,031							
Painting - Lake House				3,278						
Painting - Pavilion		1,545								
Painting - Pool House Exterior								4,674		
Painting - Residents Club Exterior			12,731							
<b>Exterior Painting Total:</b>		1,545	35,503	3,278				4,674		
Floor & Wall Treatments										
Carpet - Fitness Center Main Floor					4,700					
Carpet - Fitness Room				15,657						
Floor Tile - Main Lobby & Corridor							8,955			
Quarry Tile - Kitchen										
Quarry Tile - Snack Bar										
Resilient Vinyl Plank Floor - Residents Club										
Rubber Floor - Weight Area						1,530				
Stair Rubber Treads							2,239			
Vinyl Floor - Basketball Court										
Vinyl Plank - Kids's Club										
Wall Tile - Snack Bar							3,940			
<b>Floor &amp; Wall Treatments Total:</b>				15,657	4,700	1,530	15,135			
Cabinets & Tops										
Bar Top - Tiki Bar					2,026					
Cabinet & Top - Serving Line							3,881			
Cabinets & Top - Teen Room							2,388			

**South Village Community Development District  
Cash Flow**

<b>Description</b>	<b>18-19</b>	<b>19-20</b>	<b>20-21</b>	<b>21-22</b>	<b>22-23</b>	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>	<b>26-27</b>	<b>27-28</b>
<i>Cabinets &amp; Tops continued...</i>										
Cabinets & Tops - Fitness Office							2,090			
Cabinets & Tops - General Store										
Cabinets & Tops - Kid's Club Office							5,254			
Cabinets & Tops - Kids Room							2,293			
Cabinets & Tops - Office										
Cabinets & Tops - Snack Bar									8,867	
Cabinets & Tops Fitness Room							1,910			
Coffee Bar Cabinet & Top - Coffee Shop										
Counter Tops & Sinks - Pool House							3,057			
Lobby Cabinet & Top - Fitness Center									1,330	
Reception Deck Top										4,749
Transaction Top - Kid's Club Office							1,863			
<b>Cabinets &amp; Tops Total:</b>					<b>2,026</b>		<b>22,735</b>		<b>10,197</b>	<b>4,749</b>
<b>Mechanical Electrical Plumbing</b>										
HVAC Equipment - Kid's Club										
HVAC Replacement - Residents Club		24,720								
HVAC Unit 1	8,000									
HVAC Unit 2	8,000									
HVAC Unit 3	10,800									
HVAC Unit 4	10,800									
HVAC Unit 5		27,810								
Water Heater - Fitness Center		1,648								
<b>Mechanical Electrical Plumbing Total:</b>	<b>37,600</b>	<b>54,178</b>								
<b>Furniture Fixtures &amp; Equipment</b>										
Billard Table Allowance										
Fitness Equipment Allowance (Annual)	5,000	5,150	5,304	5,464	5,628	5,796	5,970	6,149	6,334	6,524
Furniture Allowance - Fitness Center							1,194			
Furniture Allowance - Residents Club							5,970			
Office Furniture Allowance							1,791			
Pool/Patio Furniture Allowance (Annual)		5,150	5,304	5,464	5,628	5,796	5,970	6,149	6,334	6,524
ServAce Court Maintenance Cart										
<b>Furniture Fixtures &amp; Equipment Total:</b>	<b>5,000</b>	<b>10,300</b>	<b>10,609</b>	<b>10,927</b>	<b>11,255</b>	<b>11,593</b>	<b>20,896</b>	<b>12,299</b>	<b>12,668</b>	<b>13,048</b>

**South Village Community Development District  
Cash Flow**

<b>Description</b>	<b>18-19</b>	<b>19-20</b>	<b>20-21</b>	<b>21-22</b>	<b>22-23</b>	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>	<b>26-27</b>	<b>27-28</b>
<b>Exterior Lighting</b>										
Light Bollards - Miniture Golf										
Light Poles - Decorative Swimming Pool										
Light Poles - Entry Drive Decorative										
Light Poles - Parking Lot One Head										
Light Poles - Parking Lot Two Head										
Light Poles - Parking Lots Decorative										
Light Poles - Swimming Pool										
Light Poles - Tennis Courts One Head										
Light Poles - Tennis Courts One Head (New)										
Light Poles - Tennis Courts Two Head										
Light Poles - Tennis Courts Two Head (New)										
<b>Exterior Lighting Total:</b>										
<b>Kitchen Equipment</b>										
Air Curtain					1,126					
Back Bar		6,180								
Cabinets - Kitchen Storage							3,582			
Charbroiler		3,193								
Deep Fryer		2,060								
Freezer	1,800									
Freezer -3 Door	5,000									
Frozen Beverage Machine	7,400									
Griddle		1,030								
Ice Machine	8,000									
Ice Tea Brewer	800								1,013	
Microwave/Convection Oven		11,330								
Refrigerated Merchandise Case		3,296								
Refrigerator	2,200									
Soda Fountain Machine	1,200									
Undercounter Refrigerator	3,650									
<b>Kitchen Equipment Total:</b>	<b>30,050</b>	<b>27,089</b>			<b>1,126</b>		<b>3,582</b>		<b>1,013</b>	

**South Village Community Development District  
Cash Flow**

<b>Description</b>	<b>18-19</b>	<b>19-20</b>	<b>20-21</b>	<b>21-22</b>	<b>22-23</b>	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>	<b>26-27</b>	<b>27-28</b>
<b>Misc. Recreation Components</b>										
Locker Room Refurbishment - Pool							32,956			
Miniture Golf Carpet										
Miniture Golf Fountain Pump							1,505			
Playground Equip. Allowance - Pocket Park					16,883					
Playground Equipment Allowance - Kid's Club						17,389				
Tree House Allowance			1,591							
<b>Misc. Recreation Components Total:</b>			<b>1,591</b>		<b>16,883</b>	<b>17,389</b>	<b>34,460</b>			
<b>Swimming Pools</b>										
Concret Paver Reset Allowance (20%)										
Diving Boards							9,791			
Diving Stand - High Dive										
Diving Stand - Low Dive										
Handicap Lift - Adult Pool							3,821			
Lane Dividers							2,388			
Pool Pump & Equip. Allowance (Annual)	3,500	3,605	3,713	3,825	3,939	4,057	4,179	4,305	4,434	4,567
Pool Refurfacing/Tile - Adult Pool										
Pool Resurfacing - Family Pool										
Pool Resurfacing/Tile - Baby Pool								2,558		
Pool Resurfacing/Tile - Competition Pool										
Pool Slide - Wading Pool						2,087				
Pool Slide Refurbishment Allowance							23,881			
Shade Structure Frame - Adult Pool							7,164			
Shade Structure Frame - Baby Pool							2,866			
Shade Structure Frame - Competition Pool							38,210			
Slide Tower Steel Refurbishment Allowance		15,450								
Solar Pool Cover - Adult Pool										
Starting Platforms		12,360								
<b>Swimming Pools Total:</b>	<b>3,500</b>	<b>31,415</b>	<b>3,713</b>	<b>3,825</b>	<b>3,939</b>	<b>6,144</b>	<b>92,300</b>	<b>6,863</b>	<b>4,434</b>	<b>4,567</b>
<b>Tennis Components</b>										
Shade Structure Frame - Tennis Courts							11,941			
Tennis Court Refurbishment (New Courts)										



**South Village Community Development District  
Cash Flow**

<b>Description</b>	<b>18-19</b>	<b>19-20</b>	<b>20-21</b>	<b>21-22</b>	<b>22-23</b>	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>	<b>26-27</b>	<b>27-28</b>
<i>Tennis Components continued...</i>										
Tennis Court Refurbishment (Original)										
Tennis Court Resurfacing (Asphalt)										
<b>Tennis Components Total:</b>							<b>11,941</b>			
<b>Year Total:</b>	<b>81,150</b>	<b>124,527</b>	<b>51,417</b>	<b>33,687</b>	<b>39,929</b>	<b>36,656</b>	<b>686,763</b>	<b>23,835</b>	<b>28,312</b>	<b>23,669</b>

**South Village Community Development District  
Cash Flow**

	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>	<b>32-33</b>	<b>33-34</b>	<b>34-35</b>	<b>35-36</b>	<b>36-37</b>	<b>37-38</b>
<b>Beginning Balance</b>	1,232,740	1,052,030	489,048	649,243	802,626	1,055,854	1,319,506	1,126,160	1,401,106	1,612,554
<b>Annual Assessment</b>	247,979	252,938	257,997	263,157	268,420	271,105	273,816	276,554	279,319	282,112
<b>Interest Earned</b>	15,547	7,227	9,595	11,861	15,604	19,500	16,643	20,706	23,831	27,537
<b>Expenditures</b>	444,237	823,148	107,397	121,636	30,796	26,953	483,805	22,313	91,702	58,883
<b>Fully Funded Reserves</b>	1,732,350	1,117,399	1,226,649	1,330,102	1,535,980	1,757,925	1,522,080	1,760,787	1,941,667	2,168,452
<b>Percent Fully Funded</b>	61%	44%	53%	60%	69%	75%	74%	80%	83%	86%
<b>Ending Balance</b>	1,052,030	489,048	649,243	802,626	1,055,854	1,319,506	1,126,160	1,401,106	1,612,554	1,863,321

**Description**

**Misc. Site Components**

Asphalt Resurfacing										
Brick Walk Clean/Reset Allowance (20%)		8,084								
Bridge & Signage Refurbish Allowance										
Community Monuments Refurbish Allowance										
Concrete Curbing (20% at Paving)										
Concrete Sidewalk Allowance (20%)										
Dumpster Enclosure Gates										
Entry Fountain Refurbishment										
Flag Pole - Residents Club							4,814			
Flag Poles - Stage							4,012			
Fountain Pumps at Bridge Annual Allowance	6,720									
Trellis - Amenity Walkway										
Trellis - Lake Front										
Vinyl Ranch Fence										
Wayfinding Signage Allowance										
Wood Bulkhead - Amenity							69,323			
Wood Bulkhead - Island							39,636			
Wood Decking - Canoe Launch										
Wood Decking - Lake Front Pier										
Wood Trellis - Playground										
<b>Misc. Site Components Total:</b>	<b>6,720</b>	<b>8,084</b>					<b>117,785</b>			

**South Village Community Development District  
Cash Flow**

<b>Description</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>	<b>32-33</b>	<b>33-34</b>	<b>34-35</b>	<b>35-36</b>	<b>36-37</b>	<b>37-38</b>
<b>Fencing &amp; Rails</b>										
Fencing - Tennis Court Low	4,354									
Fencing - Tennis Court Low(New)										
Fencing - Tennis Courts High	63,524									
Fencing - Tennis Courts High(New)										
Perimeter Fence - Adult Pool							4,622			
Perimeter Fence - Wading Pool							3,129			
Perimeter Fencing - Pools							32,531			
Railings - Fitness Balconies		12,597								
Railings - Fitness Center Exterior					5,823					
<b>Fencing &amp; Rails Total:</b>	<b>67,879</b>	<b>12,597</b>			<b>5,823</b>		<b>40,281</b>			
<b>Misc. Building Components</b>										
Folding Partition - Kids Room							11,265			
Locker Room Refurbishment - Fitness Center										
Locker Room Refurbishment - Pool House										
Reception Desk Refurbishment										
Restroom Refurbishment - Fitness Center										
Restroom Renovation - Residents Club										
Water Tank Structure Refurbish Allowance										
Wood Bulkhead - Tennis Courts							6,619			
Wood Decking - General Store										
<b>Misc. Building Components Total:</b>							<b>17,884</b>			
<b>Roofing</b>										
Asphalt Shingle Roof - Fitness Center										
Asphalt Shingle Roof - Kid's Club		24,196								
Asphalt Shingle Roof - Pool House										
Asphalt Shingle Roof - Residents Club										
Concrete Deck Waterproofing - Fitness Balcony									9,193	
Metal Roof - Fitness Center							29,116			
Metal Roof - Kid's Club Gazebo					2,647					
Metal Roof - Lake House							27,280			
Metal Roof - Residents Club							42,525			

**South Village Community Development District  
Cash Flow**

Description	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38
<i>Roofing continued...</i>										
Metal Roofing - Lawn Pavilion							11,233			
Metal Roofing - Pool House							4,814			
Metal Roofing - Tiki Bar							19,256			
<b>Roofing Total:</b>		<b>24,196</b>			<b>2,647</b>		<b>134,224</b>		<b>9,193</b>	
<b>Exterior Painting</b>										
Painting - Tiki Bar	2,238								2,835	
Painting - Fitness Center	21,503								27,239	
Painting - Kid's Club Exterior	5,107								6,469	
Painting - Lake House		4,153								5,261
Painting - Pavilion		2,076								
Painting - Pool House Exterior						5,920				
Painting - Residents Club Exterior	16,127								20,429	
<b>Exterior Painting Total:</b>	<b>44,974</b>	<b>6,229</b>				<b>5,920</b>			<b>56,972</b>	<b>5,261</b>
<b>Floor &amp; Wall Treatments</b>										
Carpet - Fitness Center Main Floor			5,954							
Carpet - Fitness Room				21,041						
Floor Tile - Main Lobby & Corridor										
Quarry Tile - Kitchen							11,682			
Quarry Tile - Snack Bar							3,482			
Resilient Vinyl Plank Floor - Residents Club		26,993								
Rubber Floor - Weight Area										
Stair Rubber Treads										
Vinyl Floor - Basketball Court		66,636								
Vinyl Plank - Kids's Club										
Wall Tile - Snack Bar										
<b>Floor &amp; Wall Treatments Total:</b>		<b>93,629</b>	<b>5,954</b>	<b>21,041</b>			<b>15,164</b>			
<b>Cabinets &amp; Tops</b>										
Bar Top - Tiki Bar										
Cabinet & Top - Serving Line										
Cabinets & Top - Teen Room										

**South Village Community Development District  
Cash Flow**

Description	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38
<i>Cabinets &amp; Tops continued...</i>										
Cabinets & Tops - Fitness Office							14,041			
Cabinets & Tops - General Store										
Cabinets & Tops - Kid's Club Office										
Cabinets & Tops - Kids Room										
Cabinets & Tops - Office	3,225									
Cabinets & Tops - Snack Bar										
Cabinets & Tops Fitness Room										
Coffee Bar Cabinet & Top - Coffee Shop		2,768								
Counter Tops & Sinks - Pool House										
Lobby Cabinet & Top - Fitness Center										
Reception Deck Top										
Transaction Top - Kid's Club Office										
<b>Cabinets &amp; Tops Total:</b>	<b>3,225</b>	<b>2,768</b>					<b>14,041</b>			
<b>Mechanical Electrical Plumbing</b>										
HVAC Equipment - Kid's Club	8,601									
HVAC Replacement - Residents Club				35,245						
HVAC Unit 1			11,406							
HVAC Unit 2			11,406							
HVAC Unit 3			15,398							
HVAC Unit 4			15,398							
HVAC Unit 5				39,650						
Water Heater - Fitness Center				2,350						
<b>Mechanical Electrical Plumbing Total:</b>	<b>8,601</b>		<b>53,609</b>	<b>77,245</b>						
<b>Furniture Fixtures &amp; Equipment</b>										
Billard Table Allowance		4,153								
Fitness Equipment Allowance (Annual)	6,720	6,921	7,129	7,343	7,563	7,790	8,024	8,264	8,512	8,768
Furniture Allowance - Fitness Center										
Furniture Allowance - Residents Club										
Office Furniture Allowance										
Pool/Patio Furniture Allowance (Annual)	6,720	6,921	7,129	7,343	7,563	7,790	8,024	8,264	8,512	8,768
ServAce Court Maintenance Cart	10,751									
<b>Furniture Fixtures &amp; Equipment Total:</b>	<b>24,190</b>	<b>17,995</b>	<b>14,258</b>	<b>14,685</b>	<b>15,126</b>	<b>15,580</b>	<b>16,047</b>	<b>16,528</b>	<b>17,024</b>	<b>17,535</b>

**South Village Community Development District  
Cash Flow**

<b>Description</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>	<b>32-33</b>	<b>33-34</b>	<b>34-35</b>	<b>35-36</b>	<b>36-37</b>	<b>37-38</b>
<b>Exterior Lighting</b>										
Light Bollards - Miniture Golf		3,322								
Light Poles - Decorative Swimming Pool		28,930								
Light Poles - Entry Drive Decorative		43,603								
Light Poles - Parking Lot One Head		29,069								
Light Poles - Parking Lot Two Head		17,718								
Light Poles - Parking Lots Decorative		24,363								
Light Poles - Swimming Pool		18,826								
Light Poles - Tennis Courts One Head		58,138								
Light Poles - Tennis Courts One Head (New)										
Light Poles - Tennis Courts Two Head		39,866								
Light Poles - Tennis Courts Two Head (New)										
<b>Exterior Lighting Total:</b>		<b>263,835</b>								
<b>Kitchen Equipment</b>										
Air Curtain										
Back Bar							9,628			
Cabinets - Kitchen Storage										
Charbroiler							4,975			
Deep Fryer							3,209			
Freezer			2,566							
Freezer -3 Door			7,129							
Frozen Beverage Machine			10,551							
Griddle							1,605			
Ice Machine	10,751									
Ice Tea Brewer							1,284			
Microwave/Convection Oven							17,652			
Refrigerated Merchandise Case							5,135			
Refrigerator			3,137							
Soda Fountain Machine	1,613									
Undercounter Refrigerator			5,204							
<b>Kitchen Equipment Total:</b>	<b>12,364</b>		<b>28,587</b>				<b>43,488</b>			



**South Village Community Development District  
Cash Flow**

<b>Description</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>	<b>32-33</b>	<b>33-34</b>	<b>34-35</b>	<b>35-36</b>	<b>36-37</b>	<b>37-38</b>
<b>Misc. Recreation Components</b>										
Locker Room Refurbishment - Pool										
Miniture Golf Carpet	8,870									
Miniture Golf Fountain Pump					1,906					
Playground Equip. Allowance - Pocket Park										26,303
Playground Equipment Allowance - Kid's Club										
Tree House Allowance									2,554	
<b>Misc. Recreation Components Total:</b>	<b>8,870</b>				<b>1,906</b>				<b>2,554</b>	<b>26,303</b>
<b>Swimming Pools</b>										
Concret Paver Reset Allowance (20%)							35,945			
Diving Boards										
Diving Stand - High Dive		22,148								
Diving Stand - Low Dive		12,458								
Handicap Lift - Adult Pool										
Lane Dividers										
Pool Pump & Equip. Allowance (Annual)	4,704	4,845	4,990	5,140	5,294	5,453	5,616	5,785	5,959	6,137
Pool Refurfacing/Tile - Adult Pool	47,171									
Pool Resurfacing - Family Pool	103,724									
Pool Resurfacing/Tile - Baby Pool										3,647
Pool Resurfacing/Tile - Competition Pool	111,814									
Pool Slide - Wading Pool										
Pool Slide Refurbishment Allowance										
Shade Structure Frame - Adult Pool										
Shade Structure Frame - Baby Pool										
Shade Structure Frame - Competition Pool										
Slide Tower Steel Refurbishment Allowance							24,071			
Solar Pool Cover - Adult Pool				3,524						
Starting Platforms							19,256			
<b>Swimming Pools Total:</b>	<b>267,413</b>	<b>39,451</b>	<b>4,990</b>	<b>8,664</b>	<b>5,294</b>	<b>5,453</b>	<b>84,889</b>	<b>5,785</b>	<b>5,959</b>	<b>9,785</b>
<b>Tennis Components</b>										
Shade Structure Frame - Tennis Courts										
Tennis Court Refurbishment (New Courts)										

**South Village Community Development District  
Cash Flow**

<b>Description</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>	<b>32-33</b>	<b>33-34</b>	<b>34-35</b>	<b>35-36</b>	<b>36-37</b>	<b>37-38</b>
<i>Tennis Components continued...</i>										
Tennis Court Refurbishment (Original)		354,364								
Tennis Court Resurfacing (Asphalt)										
<b>Tennis Components Total:</b>		<b>354,364</b>								
<b>Year Total:</b>	<b>444,237</b>	<b>823,148</b>	<b>107,397</b>	<b>121,636</b>	<b>30,796</b>	<b>26,953</b>	<b>483,805</b>	<b>22,313</b>	<b>91,702</b>	<b>58,883</b>

**South Village Community Development District  
Cash Flow**

	<b>38-39</b>	<b>39-40</b>	<b>40-41</b>	<b>41-42</b>	<b>42-43</b>	<b>43-44</b>	<b>44-45</b>	<b>45-46</b>	<b>46-47</b>	<b>47-48</b>
<b>Beginning Balance</b>	1,863,321	2,088,825	2,198,731	2,087,118	2,297,270	2,218,475	2,415,237	1,533,758	1,829,633	2,123,627
<b>Annual Assessment</b>	284,934	287,783	290,661	293,567	296,503	299,468	302,463	305,487	308,542	311,628
<b>Interest Earned</b>	30,869	32,494	30,844	33,950	32,785	35,693	22,666	27,039	31,384	35,824
<b>Expenditures</b>	90,298	210,371	433,117	117,365	408,083	138,399	1,206,608	36,651	45,932	46,990
<b>Fully Funded Reserves</b>	2,376,557	2,474,312	2,352,866	2,560,514	2,482,691	2,688,278	1,807,987	2,114,799	2,429,966	2,762,469
<b>Percent Fully Funded</b>	88%	89%	89%	90%	89%	90%	85%	87%	87%	88%
<b>Ending Balance</b>	2,088,825	2,198,731	2,087,118	2,297,270	2,218,475	2,415,237	1,533,758	1,829,633	2,123,627	2,424,088

**Description**

**Misc. Site Components**

Asphalt Resurfacing							290,005			
Brick Walk Clean/Reset Allowance (20%)										
Bridge & Signage Refurbish Allowance							17,253			
Community Monuments Refurbish Allowance							34,505			
Concrete Curbing (20% at Paving)							29,295			
Concrete Sidewalk Allowance (20%)							4,486			
Dumpster Enclosure Gates							8,626			
Entry Fountain Refurbishment							21,566			
Flag Pole - Residents Club										
Flag Poles - Stage										
Fountain Pumps at Bridge Annual Allowance	9,031									
Trellis - Amenity Walkway							20,703			
Trellis - Lake Front							17,857			
Vinyl Ranch Fence							11,214			
Wayfinding Signage Allowance							6,470			
Wood Bulkhead - Amenity										
Wood Bulkhead - Island										
Wood Decking - Canoe Launch		10,827								
Wood Decking - Lake Front Pier		21,431								
Wood Trellis - Playground							5,435			
<b>Misc. Site Components Total:</b>	<b>9,031</b>	<b>32,258</b>					<b>467,415</b>			

**South Village Community Development District  
Cash Flow**

<b>Description</b>	<b>38-39</b>	<b>39-40</b>	<b>40-41</b>	<b>41-42</b>	<b>42-43</b>	<b>43-44</b>	<b>44-45</b>	<b>45-46</b>	<b>46-47</b>	<b>47-48</b>
<b>Fencing &amp; Rails</b>										
Fencing - Tennis Court Low										
Fencing - Tennis Court Low(New)				5,684						
Fencing - Tennis Courts High										
Fencing - Tennis Courts High(New)				49,261						
Perimeter Fence - Adult Pool										
Perimeter Fence - Wading Pool										
Perimeter Fencing - Pools										
Railings - Fitness Balconies										
Railings - Fitness Center Exterior										
<b>Fencing &amp; Rails Total:</b>				<b>54,945</b>						
<b>Misc. Building Components</b>										
Folding Partition - Kids Room										
Locker Room Refurbishment - Fitness Center							92,733			
Locker Room Refurbishment - Pool House							103,516			
Reception Desk Refurbishment		1,860								
Restroom Refurbishment - Fitness Center							6,470			
Restroom Renovation - Residents Club							6,470			
Water Tank Structure Refurbish Allowance							5,391			
Wood Bulkhead - Tennis Courts										
Wood Decking - General Store							3,882			
<b>Misc. Building Components Total:</b>		<b>1,860</b>					<b>218,463</b>			
<b>Roofing</b>										
Asphalt Shingle Roof - Fitness Center							142,335			
Asphalt Shingle Roof - Kid's Club										
Asphalt Shingle Roof - Pool House		21,207								
Asphalt Shingle Roof - Residents Club		80,411								
Concrete Deck Waterproofing - Fitness Balcony										
Metal Roof - Fitness Center										
Metal Roof - Kid's Club Gazebo										
Metal Roof - Lake House										
Metal Roof - Residents Club										

**South Village Community Development District  
Cash Flow**

Description	38-39	39-40	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48
<i>Roofing continued...</i>										
Metal Roofing - Lawn Pavilion										
Metal Roofing - Pool House										
Metal Roofing - Tiki Bar										
<b>Roofing Total:</b>		<b>101,619</b>					<b>142,335</b>			
Exterior Painting										
Painting - Tiki Bar							3,591			
Painting - Fitness Center							34,505			
Painting - Kid's Club Exterior							8,195			
Painting - Lake House								6,664		
Painting - Pavilion		2,790								
Painting - Pool House Exterior				7,500						
Painting - Residents Club Exterior							25,879			
<b>Exterior Painting Total:</b>		<b>2,790</b>		<b>7,500</b>			<b>72,170</b>	<b>6,664</b>		
Floor & Wall Treatments										
Carpet - Fitness Center Main Floor	7,542								9,554	
Carpet - Fitness Room				28,278						
Floor Tile - Main Lobby & Corridor							16,174			
Quarry Tile - Kitchen										
Quarry Tile - Snack Bar										
Resilient Vinyl Plank Floor - Residents Club										
Rubber Floor - Weight Area	2,384									
Stair Rubber Treads							4,044			
Vinyl Floor - Basketball Court										
Vinyl Plank - Kids's Club										6,598
Wall Tile - Snack Bar							7,117			
<b>Floor &amp; Wall Treatments Total:</b>	<b>9,926</b>			<b>28,278</b>			<b>27,335</b>		<b>9,554</b>	<b>6,598</b>
Cabinets & Tops										
Bar Top - Tiki Bar			3,449							
Cabinet & Top - Serving Line							7,009			
Cabinets & Top - Teen Room							4,313			

**South Village Community Development District  
Cash Flow**

<b>Description</b>	<b>38-39</b>	<b>39-40</b>	<b>40-41</b>	<b>41-42</b>	<b>42-43</b>	<b>43-44</b>	<b>44-45</b>	<b>45-46</b>	<b>46-47</b>	<b>47-48</b>
<i>Cabinets &amp; Tops continued...</i>										
Cabinets & Tops - Fitness Office							3,774			
Cabinets & Tops - General Store										
Cabinets & Tops - Kid's Club Office							9,489			
Cabinets & Tops - Kids Room		3,572								
Cabinets & Tops - Office										
Cabinets & Tops - Snack Bar										
Cabinets & Tops Fitness Room							3,451			
Coffee Bar Cabinet & Top - Coffee Shop										
Counter Tops & Sinks - Pool House							5,521			
Lobby Cabinet & Top - Fitness Center										
Reception Deck Top										8,578
Transaction Top - Kid's Club Office							3,364			
<b>Cabinets &amp; Tops Total:</b>		<b>3,572</b>	<b>3,449</b>				<b>36,921</b>			<b>8,578</b>
<b>Mechanical Electrical Plumbing</b>										
HVAC Equipment - Kid's Club			12,263							
HVAC Replacement - Residents Club						50,251				
HVAC Unit 1					16,262					
HVAC Unit 2					16,262					
HVAC Unit 3					21,954					
HVAC Unit 4					21,954					
HVAC Unit 5						56,532				
Water Heater - Fitness Center						3,350				
<b>Mechanical Electrical Plumbing Total:</b>			<b>12,263</b>		<b>76,433</b>	<b>110,133</b>				
<b>Furniture Fixtures &amp; Equipment</b>										
Billard Table Allowance										
Fitness Equipment Allowance (Annual)	9,031	9,301	9,581	9,868	10,164	10,469	10,783	11,106	11,440	11,783
Furniture Allowance - Fitness Center							2,157			
Furniture Allowance - Residents Club							10,783			
Office Furniture Allowance							3,235			
Pool/Patio Furniture Allowance (Annual)	9,031	9,301	9,581	9,868	10,164	10,469	10,783	11,106	11,440	11,783
ServAce Court Maintenance Cart										
<b>Furniture Fixtures &amp; Equipment Total:</b>	<b>18,061</b>	<b>18,603</b>	<b>19,161</b>	<b>19,736</b>	<b>20,328</b>	<b>20,938</b>	<b>37,740</b>	<b>22,213</b>	<b>22,879</b>	<b>23,566</b>

**South Village Community Development District  
Cash Flow**

<b>Description</b>	<b>38-39</b>	<b>39-40</b>	<b>40-41</b>	<b>41-42</b>	<b>42-43</b>	<b>43-44</b>	<b>44-45</b>	<b>45-46</b>	<b>46-47</b>	<b>47-48</b>
<b>Exterior Lighting</b>										
Light Bollards - Miniture Golf										
Light Poles - Decorative Swimming Pool										
Light Poles - Entry Drive Decorative										
Light Poles - Parking Lot One Head										
Light Poles - Parking Lot Two Head										
Light Poles - Parking Lots Decorative										
Light Poles - Swimming Pool										
Light Poles - Tennis Courts One Head										
Light Poles - Tennis Courts One Head (New)					68,302					
Light Poles - Tennis Courts Two Head										
Light Poles - Tennis Courts Two Head (New)					39,030					
<b>Exterior Lighting Total:</b>					<b>107,332</b>					
<b>Kitchen Equipment</b>										
Air Curtain			1,916							
Back Bar										
Cabinets - Kitchen Storage							6,470			
Charbroiler										
Deep Fryer										
Freezer					3,659					
Freezer -3 Door					10,164					
Frozen Beverage Machine					15,043					
Griddle										
Ice Machine	14,449									
Ice Tea Brewer					1,626					
Microwave/Convection Oven										
Refrigerated Merchandise Case										
Refrigerator					4,472					
Soda Fountain Machine	2,167									
Undercounter Refrigerator					7,420					
<b>Kitchen Equipment Total:</b>	<b>16,616</b>		<b>1,916</b>		<b>42,384</b>		<b>6,470</b>			

**South Village Community Development District  
Cash Flow**

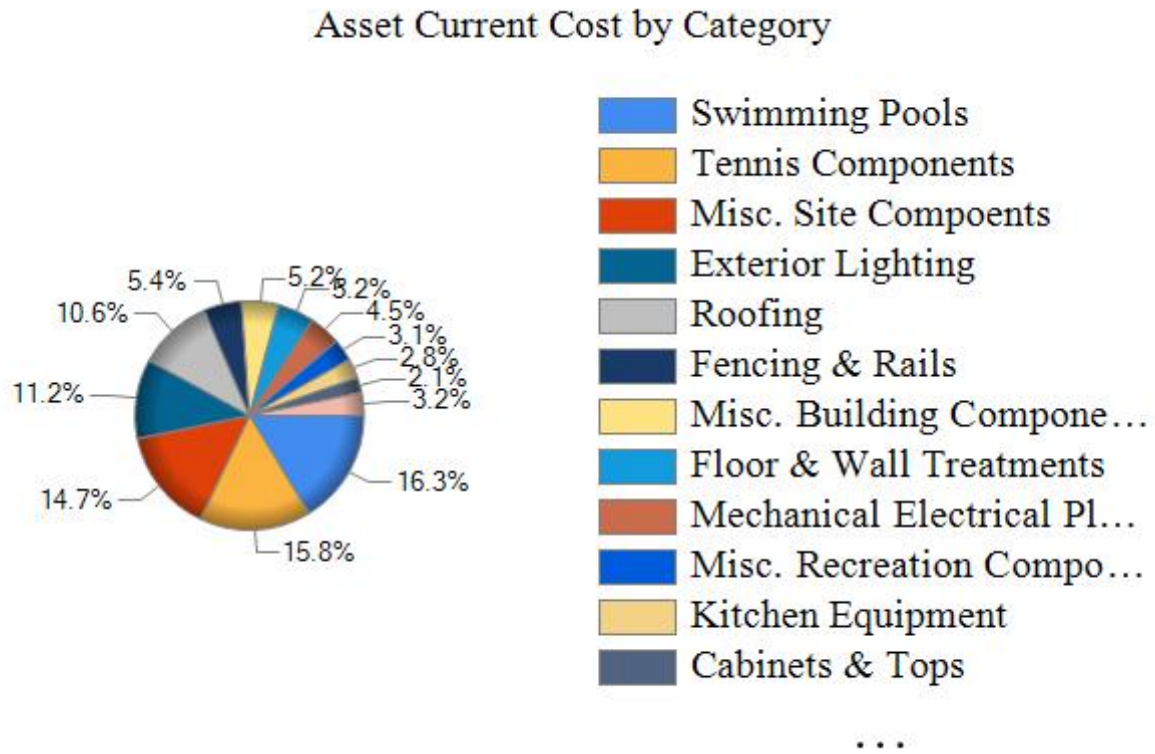
<b>Description</b>	<b>38-39</b>	<b>39-40</b>	<b>40-41</b>	<b>41-42</b>	<b>42-43</b>	<b>43-44</b>	<b>44-45</b>	<b>45-46</b>	<b>46-47</b>	<b>47-48</b>
<b>Misc. Recreation Components</b>										
Locker Room Refurbishment - Pool							59,522			
Miniture Golf Carpet			12,646							
Miniture Golf Fountain Pump			2,414							
Playground Equip. Allowance - Pocket Park										
Playground Equipment Allowance - Kid's Club	27,092									
Tree House Allowance										
<b>Misc. Recreation Components Total:</b>	<b>27,092</b>		<b>15,061</b>				<b>59,522</b>			
<b>Swimming Pools</b>										
Concret Paver Reset Allowance (20%)										
Diving Boards							17,684			
Diving Stand - High Dive										
Diving Stand - Low Dive										
Handicap Lift - Adult Pool		5,953								
Lane Dividers							4,313			
Pool Pump & Equip. Allowance (Annual)	6,321	6,511	6,706	6,908	7,115	7,328	7,548	7,775	8,008	8,248
Pool Refurfacing/Tile - Adult Pool			67,255							
Pool Resurfacing - Family Pool			147,886							
Pool Resurfacing/Tile - Baby Pool										
Pool Resurfacing/Tile - Competition Pool			159,420							
Pool Slide - Wading Pool	3,251									
Pool Slide Refurbishment Allowance		37,206								
Shade Structure Frame - Adult Pool							12,940			
Shade Structure Frame - Baby Pool							5,176			
Shade Structure Frame - Competition Pool							69,011			
Slide Tower Steel Refurbishment Allowance										
Solar Pool Cover - Adult Pool									5,491	
Starting Platforms										
<b>Swimming Pools Total:</b>	<b>9,572</b>	<b>49,670</b>	<b>381,268</b>	<b>6,908</b>	<b>7,115</b>	<b>7,328</b>	<b>116,672</b>	<b>7,775</b>	<b>13,499</b>	<b>8,248</b>
<b>Tennis Components</b>										
Shade Structure Frame - Tennis Courts							21,566			
Tennis Court Refurbishment (New Courts)					130,099					



**South Village Community Development District  
Cash Flow**

<b>Description</b>	<b>38-39</b>	<b>39-40</b>	<b>40-41</b>	<b>41-42</b>	<b>42-43</b>	<b>43-44</b>	<b>44-45</b>	<b>45-46</b>	<b>46-47</b>	<b>47-48</b>
<i>Tennis Components continued...</i>										
Tennis Court Refurbishment (Original)										
Tennis Court Resurfacing (Asphalt)					24,394					
<b>Tennis Components Total:</b>					<b>154,492</b>		<b>21,566</b>			
<b>Year Total:</b>	<b>90,298</b>	<b>210,371</b>	<b>433,117</b>	<b>117,365</b>	<b>408,083</b>	<b>138,399</b>	<b>1,206,608</b>	<b>36,651</b>	<b>45,932</b>	<b>46,990</b>

**South Village Community Development District  
Asset Current Cost by Category**



**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 18-19</b>	
<b>Misc. Site Components</b>	
Fountain Pumps at Bridge Annual Allowance	5,000
<b>Mechanical Electrical Plumbing</b>	
HVAC Unit 1	8,000
HVAC Unit 2	8,000
HVAC Unit 3	10,800
HVAC Unit 4	<u>10,800</u>
Mechanical Electrical Plumbing - Total:	37,600
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	5,000
<b>Kitchen Equipment</b>	
Freezer	1,800
Freezer -3 Door	5,000
Frozen Beverage Machine	7,400
Ice Machine	8,000
Ice Tea Brewer	800
Refrigerator	2,200
Soda Fountain Machine	1,200
Undercounter Refrigerator	<u>3,650</u>
Kitchen Equipment - Total:	30,050
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	<u>3,500</u>
<b>Total for 2018 - 2019</b>	<b><u>\$81,150</u></b>
<b>Replacement Year 19-20</b>	
<b>Exterior Painting</b>	
Painting - Pavilion	1,545
<b>Mechanical Electrical Plumbing</b>	
HVAC Replacement - Residents Club	24,720
HVAC Unit 5	27,810
Water Heater - Fitness Center	<u>1,648</u>
Mechanical Electrical Plumbing - Total:	54,178
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	5,150

**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 19-20 continued...</i></b>	
Pool/Patio Furniture Allowance (Annual)	<u>5,150</u>
Furniture Fixtures & Equipment - Total:	10,300
<b>Kitchen Equipment</b>	
Back Bar	6,180
Charbroiler	3,193
Deep Fryer	2,060
Griddle	1,030
Microwave/Convection Oven	11,330
Refrigerated Merchandise Case	<u>3,296</u>
Kitchen Equipment - Total:	27,089
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	3,605
Slide Tower Steel Refurbishment Allowance	15,450
Starting Platforms	<u>12,360</u>
Swimming Pools - Total:	31,415
<b>Total for 2019 - 2020</b>	<u><b>\$124,527</b></u>
<b>Replacement Year 20-21</b>	
<b>Exterior Painting</b>	
Painting - Tiki Bar	1,766
Painting - Fitness Center	16,974
Painting - Kid's Club Exterior	4,031
Painting - Residents Club Exterior	<u>12,731</u>
Exterior Painting - Total:	35,503
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	5,304
Pool/Patio Furniture Allowance (Annual)	<u>5,304</u>
Furniture Fixtures & Equipment - Total:	10,609
<b>Misc. Recreation Components</b>	
Tree House Allowance	1,591
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	<u>3,713</u>
<b>Total for 2020 - 2021</b>	<u><b>\$51,417</b></u>

**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 21-22</b>	
<b>Exterior Painting</b>	
Painting - Lake House	3,278
<b>Floor &amp; Wall Treatments</b>	
Carpet - Fitness Room	15,657
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	5,464
Pool/Patio Furniture Allowance (Annual)	<u>5,464</u>
Furniture Fixtures & Equipment - Total:	10,927
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	<u>3,825</u>
<b>Total for 2021 - 2022</b>	<b><u>\$33,687</u></b>
<b>Replacement Year 22-23</b>	
<b>Floor &amp; Wall Treatments</b>	
Carpet - Fitness Center Main Floor	4,700
<b>Cabinets &amp; Tops</b>	
Bar Top - Tiki Bar	2,026
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	5,628
Pool/Patio Furniture Allowance (Annual)	<u>5,628</u>
Furniture Fixtures & Equipment - Total:	11,255
<b>Kitchen Equipment</b>	
Air Curtain	1,126
<b>Misc. Recreation Components</b>	
Playground Equip. Allowance - Pocket Park	16,883
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	<u>3,939</u>
<b>Total for 2022 - 2023</b>	<b><u>\$39,929</u></b>
<b>Replacement Year 23-24</b>	
<b>Floor &amp; Wall Treatments</b>	
Rubber Floor - Weight Area	1,530

**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 23-24 continued...</i></b>	
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	5,796
Pool/Patio Furniture Allowance (Annual)	<u>5,796</u>
Furniture Fixtures & Equipment - Total:	11,593
<b>Misc. Recreation Components</b>	
Playground Equipment Allowance - Kid's Club	17,389
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	4,057
Pool Slide - Wading Pool	<u>2,087</u>
Swimming Pools - Total:	6,144
<b>Total for 2023 - 2024</b>	<b><u>\$36,656</u></b>
<b>Replacement Year 24-25</b>	
<b>Misc. Site Components</b>	
Asphalt Resurfacing	160,569
Bridge & Signage Refurbish Allowance	9,552
Community Monuments Refurbish Allowance	19,105
Concrete Curbing (20% at Paving)	16,220
Concrete Sidewalk Allowance (20%)	2,484
Dumpster Enclosure Gates	4,776
Entry Fountain Refurbishment	11,941
Trellis - Amenity Walkway	11,463
Trellis - Lake Front	9,887
Vinyl Ranch Fence	6,209
Wayfinding Signage Allowance	3,582
Wood Decking - Canoe Launch	6,949
Wood Decking - Lake Front Pier	13,755
Wood Trellis - Playground	<u>3,009</u>
Misc. Site Components - Total:	279,501
<b>Misc. Building Components</b>	
Locker Room Refurbishment - Fitness Center	51,344
Locker Room Refurbishment - Pool House	57,315
Restroom Refurbishment - Fitness Center	3,582
Restroom Renovation - Residents Club	3,582

**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 24-25 continued...</i></b>	
Water Tank Structure Refurbish Allowance	2,985
Wood Decking - General Store	<u>2,149</u>
Misc. Building Components - Total:	120,957
<b>Roofing</b>	
Asphalt Shingle Roof - Fitness Center	78,807
Concrete Deck Waterproofing - Fitness Balcony	<u>6,448</u>
Roofing - Total:	85,255
<b>Floor &amp; Wall Treatments</b>	
Floor Tile - Main Lobby & Corridor	8,955
Stair Rubber Treads	2,239
Wall Tile - Snack Bar	<u>3,940</u>
Floor & Wall Treatments - Total:	15,135
<b>Cabinets &amp; Tops</b>	
Cabinet & Top - Serving Line	3,881
Cabinets & Top - Teen Room	2,388
Cabinets & Tops - Fitness Office	2,090
Cabinets & Tops - Kid's Club Office	5,254
Cabinets & Tops - Kids Room	2,293
Cabinets & Tops Fitness Room	1,910
Counter Tops & Sinks - Pool House	3,057
Transaction Top - Kid's Club Office	<u>1,863</u>
Cabinets & Tops - Total:	22,735
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	5,970
Furniture Allowance - Fitness Center	1,194
Furniture Allowance - Residents Club	5,970
Office Furniture Allowance	1,791
Pool/Patio Furniture Allowance (Annual)	<u>5,970</u>
Furniture Fixtures & Equipment - Total:	20,896
<b>Kitchen Equipment</b>	
Cabinets - Kitchen Storage	3,582
<b>Misc. Recreation Components</b>	
Locker Room Refurbishment - Pool	32,956

**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 24-25 continued...</i></b>	
Miniture Golf Fountain Pump	<u>1,505</u>
Misc. Recreation Components - Total:	34,460
<b>Swimming Pools</b>	
Diving Boards	9,791
Handicap Lift - Adult Pool	3,821
Lane Dividers	2,388
Pool Pump & Equip. Allowance (Annual)	4,179
Pool Slide Refurbishment Allowance	23,881
Shade Structure Frame - Adult Pool	7,164
Shade Structure Frame - Baby Pool	2,866
Shade Structure Frame - Competition Pool	<u>38,210</u>
Swimming Pools - Total:	92,300
<b>Tennis Components</b>	
Shade Structure Frame - Tennis Courts	<u>11,941</u>
<b>Total for 2024 - 2025</b>	<b><u>\$686,763</u></b>
<b>Replacement Year 25-26</b>	
<b>Exterior Painting</b>	
Painting - Pool House Exterior	4,674
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	6,149
Pool/Patio Furniture Allowance (Annual)	<u>6,149</u>
Furniture Fixtures & Equipment - Total:	12,299
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	4,305
Pool Resurfacing/Tile - Baby Pool	<u>2,558</u>
Swimming Pools - Total:	6,863
<b>Total for 2025 - 2026</b>	<b><u>\$23,835</u></b>
<b>Replacement Year 26-27</b>	
<b>Cabinets &amp; Tops</b>	
Cabinets & Tops - Snack Bar	8,867
Lobby Cabinet & Top - Fitness Center	<u>1,330</u>
Cabinets & Tops - Total:	10,197



**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 26-27 continued...</i></b>	
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	6,334
Pool/Patio Furniture Allowance (Annual)	<u>6,334</u>
Furniture Fixtures & Equipment - Total:	12,668
<b>Kitchen Equipment</b>	
Ice Tea Brewer	1,013
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	<u>4,434</u>
<b>Total for 2026 - 2027</b>	<b>\$28,312</b>
<b>Replacement Year 27-28</b>	
<b>Misc. Building Components</b>	
Reception Desk Refurbishment	1,305
<b>Cabinets &amp; Tops</b>	
Reception Deck Top	4,749
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	6,524
Pool/Patio Furniture Allowance (Annual)	<u>6,524</u>
Furniture Fixtures & Equipment - Total:	13,048
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	<u>4,567</u>
<b>Total for 2027 - 2028</b>	<b>\$23,669</b>
<b>Replacement Year 28-29</b>	
<b>Misc. Site Components</b>	
Fountain Pumps at Bridge Annual Allowance	6,720
<b>Fencing &amp; Rails</b>	
Fencing - Tennis Court Low	4,354
Fencing - Tennis Courts High	<u>63,524</u>
Fencing & Rails - Total:	67,879
<b>Exterior Painting</b>	
Painting - Tiki Bar	2,238

**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 28-29 continued...</i></b>	
Painting - Fitness Center	21,503
Painting - Kid's Club Exterior	5,107
Painting - Residents Club Exterior	<u>16,127</u>
Exterior Painting - Total:	44,974
<b>Cabinets &amp; Tops</b>	
Cabinets & Tops - Office	3,225
<b>Mechanical Electrical Plumbing</b>	
HVAC Equipment - Kid's Club	8,601
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	6,720
Pool/Patio Furniture Allowance (Annual)	6,720
ServAce Court Maintenance Cart	<u>10,751</u>
Furniture Fixtures & Equipment - Total:	24,190
<b>Kitchen Equipment</b>	
Ice Machine	10,751
Soda Fountain Machine	<u>1,613</u>
Kitchen Equipment - Total:	12,364
<b>Misc. Recreation Components</b>	
Miniture Golf Carpet	8,870
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	4,704
Pool Refurfacing/Tile - Adult Pool	47,171
Pool Resurfacing - Family Pool	103,724
Pool Resurfacing/Tile - Competition Pool	<u>111,814</u>
Swimming Pools - Total:	267,413
<b>Total for 2028 - 2029</b>	<b><u>\$444,237</u></b>
<b>Replacement Year 29-30</b>	
<b>Misc. Site Compoents</b>	
Brick Walk Clean/Reset Allowance (20%)	8,084
<b>Fencing &amp; Rails</b>	
Railings - Fitness Balconies	12,597
<b>Roofing</b>	
Asphalt Shingle Roof - Kid's Club	24,196

**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 29-30 continued...</i>	
<b>Exterior Painting</b>	
Painting - Lake House	4,153
Painting - Pavilion	<u>2,076</u>
Exterior Painting - Total:	6,229
<b>Floor &amp; Wall Treatments</b>	
Resilient Vinyl Plank Floor - Residents Club	26,993
Vinyl Floor - Basketball Court	<u>66,636</u>
Floor & Wall Treatments - Total:	93,629
<b>Cabinets &amp; Tops</b>	
Coffee Bar Cabinet & Top - Coffee Shop	2,768
<b>Furniture Fixtures &amp; Equipment</b>	
Billard Table Allowance	4,153
Fitness Equipment Allowance (Annual)	6,921
Pool/Patio Furniture Allowance (Annual)	<u>6,921</u>
Furniture Fixtures & Equipment - Total:	17,995
<b>Exterior Lighting</b>	
Light Bollards - Miniture Golf	3,322
Light Poles - Decorative Swimming Pool	28,930
Light Poles - Entry Drive Decorative	43,603
Light Poles - Parking Lot One Head	29,069
Light Poles - Parking Lot Two Head	17,718
Light Poles - Parking Lots Decorative	24,363
Light Poles - Swimming Pool	18,826
Light Poles - Tennis Courts One Head	58,138
Light Poles - Tennis Courts Two Head	<u>39,866</u>
Exterior Lighting - Total:	263,835
<b>Swimming Pools</b>	
Diving Stand - High Dive	22,148
Diving Stand - Low Dive	12,458
Pool Pump & Equip. Allowance (Annual)	<u>4,845</u>
Swimming Pools - Total:	39,451
<b>Tennis Components</b>	
Tennis Court Refurbishment (Original)	<u>354,364</u>
<b>Total for 2029 - 2030</b>	<b>\$823,148</b>

**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 30-31</b>	
<b>Floor &amp; Wall Treatments</b>	
Carpet - Fitness Center Main Floor	5,954
<b>Mechanical Electrical Plumbing</b>	
HVAC Unit 1	11,406
HVAC Unit 2	11,406
HVAC Unit 3	15,398
HVAC Unit 4	<u>15,398</u>
Mechanical Electrical Plumbing - Total:	53,609
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	7,129
Pool/Patio Furniture Allowance (Annual)	<u>7,129</u>
Furniture Fixtures & Equipment - Total:	14,258
<b>Kitchen Equipment</b>	
Freezer	2,566
Freezer -3 Door	7,129
Frozen Beverage Machine	10,551
Refrigerator	3,137
Undercounter Refrigerator	<u>5,204</u>
Kitchen Equipment - Total:	28,587
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	<u>4,990</u>
<b>Total for 2030 - 2031</b>	<b><u>\$107,397</u></b>
 <b>Replacement Year 31-32</b>	
<b>Floor &amp; Wall Treatments</b>	
Carpet - Fitness Room	21,041
<b>Mechanical Electrical Plumbing</b>	
HVAC Replacement - Residents Club	35,245
HVAC Unit 5	39,650
Water Heater - Fitness Center	<u>2,350</u>
Mechanical Electrical Plumbing - Total:	77,245
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	7,343

**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 31-32 continued...</i></b>	
Pool/Patio Furniture Allowance (Annual)	7,343
Furniture Fixtures & Equipment - Total:	14,685
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	5,140
Solar Pool Cover - Adult Pool	3,524
Swimming Pools - Total:	8,664
<b>Total for 2031 - 2032</b>	<b>\$121,636</b>
<b>Replacement Year 32-33</b>	
<b>Fencing &amp; Rails</b>	
Railings - Fitness Center Exterior	5,823
<b>Roofing</b>	
Metal Roof - Kid's Club Gazebo	2,647
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	7,563
Pool/Patio Furniture Allowance (Annual)	7,563
Furniture Fixtures & Equipment - Total:	15,126
<b>Misc. Recreation Components</b>	
Miniture Golf Fountain Pump	1,906
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	5,294
<b>Total for 2032 - 2033</b>	<b>\$30,796</b>
<b>Replacement Year 33-34</b>	
<b>Exterior Painting</b>	
Painting - Pool House Exterior	5,920
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	7,790
Pool/Patio Furniture Allowance (Annual)	7,790
Furniture Fixtures & Equipment - Total:	15,580
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	5,453
<b>Total for 2033 - 2034</b>	<b>\$26,953</b>

**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 34-35</b>	
<b>Misc. Site Components</b>	
Flag Pole - Residents Club	4,814
Flag Poles - Stage	4,012
Wood Bulkhead - Amenity	69,323
Wood Bulkhead - Island	<u>39,636</u>
Misc. Site Components - Total:	117,785
<b>Fencing &amp; Rails</b>	
Perimeter Fence - Adult Pool	4,622
Perimeter Fence - Wading Pool	3,129
Perimeter Fencing - Pools	<u>32,531</u>
Fencing & Rails - Total:	40,281
<b>Misc. Building Components</b>	
Folding Partition - Kids Room	11,265
Wood Bulkhead - Tennis Courts	<u>6,619</u>
Misc. Building Components - Total:	17,884
<b>Roofing</b>	
Metal Roof - Fitness Center	29,116
Metal Roof - Lake House	27,280
Metal Roof - Residents Club	42,525
Metal Roofing - Lawn Pavilion	11,233
Metal Roofing - Pool House	4,814
Metal Roofing - Tiki Bar	<u>19,256</u>
Roofing - Total:	134,224
<b>Floor &amp; Wall Treatments</b>	
Quarry Tile - Kitchen	11,682
Quarry Tile - Snack Bar	<u>3,482</u>
Floor & Wall Treatments - Total:	15,164
<b>Cabinets &amp; Tops</b>	
Cabinets & Tops - General Store	14,041
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	8,024
Pool/Patio Furniture Allowance (Annual)	<u>8,024</u>
Furniture Fixtures & Equipment - Total:	16,047

**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 34-35 continued...</i></b>	
<b>Kitchen Equipment</b>	
Back Bar	9,628
Charbroiler	4,975
Deep Fryer	3,209
Griddle	1,605
Ice Tea Brewer	1,284
Microwave/Convection Oven	17,652
Refrigerated Merchandise Case	<u>5,135</u>
Kitchen Equipment - Total:	43,488
<b>Swimming Pools</b>	
Concret Paver Reset Allowance (20%)	35,945
Pool Pump & Equip. Allowance (Annual)	5,616
Slide Tower Steel Refurbishment Allowance	24,071
Starting Platforms	<u>19,256</u>
Swimming Pools - Total:	84,889
<b>Total for 2034 - 2035</b>	<b><u>\$483,805</u></b>
<b>Replacement Year 35-36</b>	
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	8,264
Pool/Patio Furniture Allowance (Annual)	<u>8,264</u>
Furniture Fixtures & Equipment - Total:	16,528
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	<u>5,785</u>
<b>Total for 2035 - 2036</b>	<b><u>\$22,313</u></b>
<b>Replacement Year 36-37</b>	
<b>Roofing</b>	
Concrete Deck Waterproofing - Fitness Balcony	9,193
<b>Exterior Painting</b>	
Painting - Tiki Bar	2,835
Painting - Fitness Center	27,239
Painting - Kid's Club Exterior	6,469

**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 36-37 continued...</i></b>	
Painting - Residents Club Exterior	<u>20,429</u>
Exterior Painting - Total:	56,972
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	8,512
Pool/Patio Furniture Allowance (Annual)	<u>8,512</u>
Furniture Fixtures & Equipment - Total:	17,024
<b>Misc. Recreation Components</b>	
Tree House Allowance	2,554
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	<u>5,959</u>
<b>Total for 2036 - 2037</b>	<b><u>\$91,702</u></b>
 <b>Replacement Year 37-38</b>	
<b>Exterior Painting</b>	
Painting - Lake House	5,261
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	8,768
Pool/Patio Furniture Allowance (Annual)	<u>8,768</u>
Furniture Fixtures & Equipment - Total:	17,535
<b>Misc. Recreation Components</b>	
Playground Equip. Allowance - Pocket Park	26,303
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	6,137
Pool Resurfacing/Tile - Baby Pool	<u>3,647</u>
Swimming Pools - Total:	9,785
<b>Total for 2037 - 2038</b>	<b><u>\$58,883</u></b>
 <b>Replacement Year 38-39</b>	
<b>Misc. Site Components</b>	
Fountain Pumps at Bridge Annual Allowance	9,031
<b>Floor &amp; Wall Treatments</b>	
Carpet - Fitness Center Main Floor	7,542



**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 38-39 continued...</i></b>	
Rubber Floor - Weight Area	<u>2,384</u>
Floor & Wall Treatments - Total:	9,926
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	9,031
Pool/Patio Furniture Allowance (Annual)	<u>9,031</u>
Furniture Fixtures & Equipment - Total:	18,061
<b>Kitchen Equipment</b>	
Ice Machine	14,449
Soda Fountain Machine	<u>2,167</u>
Kitchen Equipment - Total:	16,616
<b>Misc. Recreation Components</b>	
Playground Equipment Allowance - Kid's Club	27,092
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	6,321
Pool Slide - Wading Pool	<u>3,251</u>
Swimming Pools - Total:	9,572
<b>Total for 2038 - 2039</b>	<b><u>\$90,298</u></b>
<b>Replacement Year 39-40</b>	
<b>Misc. Site Components</b>	
Wood Decking - Canoe Launch	10,827
Wood Decking - Lake Front Pier	<u>21,431</u>
Misc. Site Components - Total:	32,258
<b>Misc. Building Components</b>	
Reception Desk Refurbishment	1,860
<b>Roofing</b>	
Asphalt Shingle Roof - Pool House	21,207
Asphalt Shingle Roof - Residents Club	<u>80,411</u>
Roofing - Total:	101,619
<b>Exterior Painting</b>	
Painting - Pavilion	2,790
<b>Cabinets &amp; Tops</b>	
Cabinets & Tops - Kids Room	3,572

**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 39-40 continued...</i></b>	
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	9,301
Pool/Patio Furniture Allowance (Annual)	<u>9,301</u>
Furniture Fixtures & Equipment - Total:	18,603
<b>Swimming Pools</b>	
Handicap Lift - Adult Pool	5,953
Pool Pump & Equip. Allowance (Annual)	6,511
Pool Slide Refurbishment Allowance	<u>37,206</u>
Swimming Pools - Total:	49,670
<b>Total for 2039 - 2040</b>	<b><u>\$210,371</u></b>
<b>Replacement Year 40-41</b>	
<b>Cabinets &amp; Tops</b>	
Bar Top - Tiki Bar	3,449
<b>Mechanical Electrical Plumbing</b>	
HVAC Equipment - Kid's Club	12,263
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	9,581
Pool/Patio Furniture Allowance (Annual)	<u>9,581</u>
Furniture Fixtures & Equipment - Total:	19,161
<b>Kitchen Equipment</b>	
Air Curtain	1,916
<b>Misc. Recreation Components</b>	
Miniture Golf Carpet	12,646
Miniture Golf Fountain Pump	<u>2,414</u>
Misc. Recreation Components - Total:	15,061
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	6,706
Pool Refurfacing/Tile - Adult Pool	67,255
Pool Resurfacing - Family Pool	147,886
Pool Resurfacing/Tile - Competition Pool	<u>159,420</u>
Swimming Pools - Total:	381,268
<b>Total for 2040 - 2041</b>	<b><u>\$433,117</u></b>

**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 41-42</b>	
<b>Fencing &amp; Rails</b>	
Fencing - Tennis Court Low(New)	5,684
Fencing - Tennis Courts High(New)	<u>49,261</u>
Fencing & Rails - Total:	54,945
<b>Exterior Painting</b>	
Painting - Pool House Exterior	7,500
<b>Floor &amp; Wall Treatments</b>	
Carpet - Fitness Room	28,278
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	9,868
Pool/Patio Furniture Allowance (Annual)	<u>9,868</u>
Furniture Fixtures & Equipment - Total:	19,736
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	<u>6,908</u>
<b>Total for 2041 - 2042</b>	<b><u>\$117,365</u></b>
<b>Replacement Year 42-43</b>	
<b>Mechanical Electrical Plumbing</b>	
HVAC Unit 1	16,262
HVAC Unit 2	16,262
HVAC Unit 3	21,954
HVAC Unit 4	<u>21,954</u>
Mechanical Electrical Plumbing - Total:	76,433
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	10,164
Pool/Patio Furniture Allowance (Annual)	<u>10,164</u>
Furniture Fixtures & Equipment - Total:	20,328
<b>Exterior Lighting</b>	
Light Poles - Tennis Courts One Head (New)	68,302
Light Poles - Tennis Courts Two Head (New)	<u>39,030</u>
Exterior Lighting - Total:	107,332
<b>Kitchen Equipment</b>	
Freezer	3,659

**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 42-43 continued...</i></b>	
Freezer -3 Door	10,164
Frozen Beverage Machine	15,043
Ice Tea Brewer	1,626
Refrigerator	4,472
Undercounter Refrigerator	<u>7,420</u>
Kitchen Equipment - Total:	42,384
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	7,115
<b>Tennis Components</b>	
Tennis Court Refurbishment (New Courts)	130,099
Tennis Court Resurfacing (Asphalt)	<u>24,394</u>
Tennis Components - Total:	154,492
<b>Total for 2042 - 2043</b>	<b><u>\$408,083</u></b>
<b>Replacement Year 43-44</b>	
<b>Mechanical Electrical Plumbing</b>	
HVAC Replacement - Residents Club	50,251
HVAC Unit 5	56,532
Water Heater - Fitness Center	<u>3,350</u>
Mechanical Electrical Plumbing - Total:	110,133
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	10,469
Pool/Patio Furniture Allowance (Annual)	<u>10,469</u>
Furniture Fixtures & Equipment - Total:	20,938
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	<u>7,328</u>
<b>Total for 2043 - 2044</b>	<b><u>\$138,399</u></b>
<b>Replacement Year 44-45</b>	
<b>Misc. Site Components</b>	
Asphalt Resurfacing	290,005
Bridge & Signage Refurbish Allowance	17,253
Community Monuments Refurbish Allowance	34,505

**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 44-45 continued...</i></b>	
Concrete Curbing (20% at Paving)	29,295
Concrete Sidewalk Allowance (20%)	4,486
Dumpster Enclosure Gates	8,626
Entry Fountain Refurbishment	21,566
Trellis - Amenity Walkway	20,703
Trellis - Lake Front	17,857
Vinyl Ranch Fence	11,214
Wayfinding Signage Allowance	6,470
Wood Trellis - Playground	<u>5,435</u>
Misc. Site Components - Total:	467,415
<b>Misc. Building Components</b>	
Locker Room Refurbishment - Fitness Center	92,733
Locker Room Refurbishment - Pool House	103,516
Restroom Refurbishment - Fitness Center	6,470
Restroom Renovation - Residents Club	6,470
Water Tank Structure Refurbish Allowance	5,391
Wood Decking - General Store	<u>3,882</u>
Misc. Building Components - Total:	218,463
<b>Roofing</b>	
Asphalt Shingle Roof - Fitness Center	142,335
<b>Exterior Painting</b>	
Painting - Tiki Bar	3,591
Painting - Fitness Center	34,505
Painting - Kid's Club Exterior	8,195
Painting - Residents Club Exterior	<u>25,879</u>
Exterior Painting - Total:	72,170
<b>Floor &amp; Wall Treatments</b>	
Floor Tile - Main Lobby & Corridor	16,174
Stair Rubber Treads	4,044
Wall Tile - Snack Bar	<u>7,117</u>
Floor & Wall Treatments - Total:	27,335
<b>Cabinets &amp; Tops</b>	
Cabinet & Top - Serving Line	7,009
Cabinets & Top - Teen Room	4,313

**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 44-45 continued...</i></b>	
Cabinets & Tops - Fitness Office	3,774
Cabinets & Tops - Kid's Club Office	9,489
Cabinets & Tops Fitness Room	3,451
Counter Tops & Sinks - Pool House	5,521
Transaction Top - Kid's Club Office	<u>3,364</u>
Cabinets & Tops - Total:	36,921
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	10,783
Furniture Allowance - Fitness Center	2,157
Furniture Allowance - Residents Club	10,783
Office Furniture Allowance	3,235
Pool/Patio Furniture Allowance (Annual)	<u>10,783</u>
Furniture Fixtures & Equipment - Total:	37,740
<b>Kitchen Equipment</b>	
Cabinets - Kitchen Storage	6,470
<b>Misc. Recreation Components</b>	
Locker Room Refurbishment - Pool	59,522
<b>Swimming Pools</b>	
Diving Boards	17,684
Lane Dividers	4,313
Pool Pump & Equip. Allowance (Annual)	7,548
Shade Structure Frame - Adult Pool	12,940
Shade Structure Frame - Baby Pool	5,176
Shade Structure Frame - Competition Pool	<u>69,011</u>
Swimming Pools - Total:	116,672
<b>Tennis Components</b>	
Shade Structure Frame - Tennis Courts	<u>21,566</u>
<b>Total for 2044 - 2045</b>	<b>\$1,206,608</b>
 <b>Replacement Year 45-46</b>	
<b>Exterior Painting</b>	
Painting - Lake House	6,664
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	11,106

**South Village Community Development District  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 45-46 continued...</i></b>	
Pool/Patio Furniture Allowance (Annual)	<u>11,106</u>
Furniture Fixtures & Equipment - Total:	22,213
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	<u>7,775</u>
<b>Total for 2045 - 2046</b>	<b><u>\$36,651</u></b>
<b>Replacement Year 46-47</b>	
<b>Floor &amp; Wall Treatments</b>	
Carpet - Fitness Center Main Floor	9,554
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	11,440
Pool/Patio Furniture Allowance (Annual)	<u>11,440</u>
Furniture Fixtures & Equipment - Total:	22,879
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	8,008
Solar Pool Cover - Adult Pool	<u>5,491</u>
Swimming Pools - Total:	13,499
<b>Total for 2046 - 2047</b>	<b><u>\$45,932</u></b>
<b>Replacement Year 47-48</b>	
<b>Floor &amp; Wall Treatments</b>	
Vinyl Plank - Kids's Club	6,598
<b>Cabinets &amp; Tops</b>	
Reception Deck Top	8,578
<b>Furniture Fixtures &amp; Equipment</b>	
Fitness Equipment Allowance (Annual)	11,783
Pool/Patio Furniture Allowance (Annual)	<u>11,783</u>
Furniture Fixtures & Equipment - Total:	23,566
<b>Swimming Pools</b>	
Pool Pump & Equip. Allowance (Annual)	<u>8,248</u>
<b>Total for 2047 - 2048</b>	<b><u>\$46,990</u></b>

## South Village Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Misc. Site Components</b>								
Asphalt Resurfacing	04-05	24-25	20	0	6	8,511 Square Yards	15.80	134,474
Brick Walk Clean/Reset Allowance (20%)	04-05	29-30	25	0	11	1,460 Square Feet	4.00	5,840
Bridge & Signage Refurbish Allowance	04-05	24-25	20	0	6	1 Lump Sum	8,000.00	8,000
Community Monuments Refurbish Allowa..	04-05	24-25	20	0	6	8 Each	2,000.00	16,000
Concrete Curbing (20% at Paving)	04-05	24-25	20	0	6	849 Linear Feet	16.00	13,584
Concrete Sidewalk Allowance (20%)	04-05	24-25	20	0	6	32 Square Yards	65.00	2,080
Dumpster Enclosure Gates	04-05	24-25	20	0	6	5 Each	800.00	4,000
Entry Fountain Refurbishment	04-05	24-25	20	0	6	1 Lump Sum	10,000.00	10,000
Flag Pole - Residents Club	04-05	34-35	30	0	16	30 Linear Feet	100.00	3,000
Flag Poles - Stage	04-05	34-35	30	0	16	25 Linear Feet	100.00	2,500
Fountain Pumps at Bridge Annual Allowa..	09-10	18-19	10	-1	0	1 Lump Sum	5,000.00	5,000
Trellis - Amenity Walkway	04-05	24-25	20	0	6	480 Square Feet	20.00	9,600
Trellis - Lake Front	04-05	24-25	20	0	6	414 Square Feet	20.00	8,280
Vinyl Ranch Fence	04-05	24-25	20	0	6	260 Linear Feet	20.00	5,200
Wayfinding Signage Allowance	04-05	24-25	20	0	6	1 Lump Sum	3,000.00	3,000
Wood Bulkhead - Amenity	04-05	34-35	30	0	16	360 Linear Feet	120.00	43,200
Wood Bulkhead - Island	04-05	34-35	30	0	16	190 Linear Feet	130.00	24,700
Wood Decking - Canoe Launch	04-05	24-25	15	5	6	485 Square Feet	12.00	5,820
Wood Decking - Lake Front Pier	04-05	24-25	15	5	6	960 Square Feet	12.00	11,520
Wood Trellis - Playground	04-05	24-25	20	0	6	180 Square Feet	14.00	2,520
Misc. Site Components - Total								\$318,318
<b>Fencing &amp; Rails</b>								
Fencing - Tennis Court Low	04-05	28-29	24	0	10	180 Linear Feet	18.00	3,240
Fencing - Tennis Court Low(New)	17-18	41-42	24	0	23	160 Linear Feet	18.00	2,880
Fencing - Tennis Courts High	04-05	28-29	24	0	10	1,818 Linear Feet	26.00	47,268
Fencing - Tennis Courts High(New)	17-18	41-42	24	0	23	960 Linear Feet	26.00	24,960
Perimeter Fence - Adult Pool	04-05	34-35	30	0	16	120 Linear Feet	24.00	2,880
Perimeter Fence - Wading Pool	04-05	34-35	30	0	16	75 Linear Feet	26.00	1,950
Perimeter Fencing - Pools	04-05	34-35	30	0	16	724 Linear Feet	28.00	20,272
Railings - Fitness Balconies	04-05	29-30	25	0	11	140 Linear Feet	65.00	9,100
Railings - Fitness Center Exterior	04-05	32-33	28	0	14	110 Linear Feet	35.00	3,850
Fencing & Rails - Total								\$116,400
<b>Misc. Building Components</b>								
Folding Partition - Kids Room	04-05	34-35	30	0	16	26 Linear Feet	270.00	7,020
Locker Room Refurbishment - Fitness Cen..	04-05	24-25	20	0	6	1 Lump Sum	43,000.00	43,000
Locker Room Refurbishment - Pool House	04-05	24-25	20	0	6	1 Lump Sum	48,000.00	48,000
Reception Desk Refurbishment	15-16	27-28	12	0	9	1 Lump Sum	1,000.00	1,000
Restroom Refurbishment - Fitness Center	04-05	24-25	20	0	6	1 Lump Sum	3,000.00	3,000
Restroom Renovation - Residents Club	04-05	24-25	20	0	6	1 Lump Sum	3,000.00	3,000
Water Tank Structure Refurbish Allowance	04-05	24-25	20	0	6	1 Lump Sum	2,500.00	2,500
Wood Bulkhead - Tennis Courts	04-05	34-35	30	0	16	165 Linear Feet	25.00	4,125



## South Village Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Misc. Building Components continued...</i>								
Wood Decking - General Store	04-05	24-25	20	0	6	200 Square Feet	9.00	<u>1,800</u>
Misc. Building Components - Total								\$113,445
<b>Roofing</b>								
Asphalt Shingle Roof - Fitness Center	04-05	24-25	20	0	6	165 Squares	400.00	66,000
Asphalt Shingle Roof - Kid's Club	04-05	29-30	25	0	11	38 Squares	460.00	17,480
Asphalt Shingle Roof - Pool House	04-05	39-40	35	0	21	24 Squares	475.00	11,400
Asphalt Shingle Roof - Residents Club	04-05	39-40	35	0	21	91 Square Feet	475.00	43,225
Concrete Deck Waterproofing - Fitness Ba..	12-13	24-25	12	0	6	1,800 Square Feet	3.00	5,400
Metal Roof - Fitness Center	04-05	34-35	30	0	16	1,296 Square Feet	14.00	18,144
Metal Roof - Kid's Club Gazebo	04-05	32-33	28	0	14	70 Square Feet	25.00	1,750
Metal Roof - Lake House	04-05	34-35	30	0	16	1,700 Square Feet	10.00	17,000
Metal Roof - Residents Club	04-05	34-35	30	0	16	2,650 Square Feet	10.00	26,500
Metal Roofing - Lawn Pavilion	04-05	34-35	30	0	16	700 Square Feet	10.00	7,000
Metal Roofing - Pool House	04-05	34-35	30	0	16	300 Square Feet	10.00	3,000
Metal Roofing - Tiki Bar	04-05	34-35	30	0	16	1,200 Square Feet	10.00	<u>12,000</u>
Roofing - Total								\$228,899
<b>Exterior Painting</b>								
Painting - Tiki Bar	11-12	20-21	8	1	2	900 Square Feet	1.85	1,665
Painting - Fitness Center	04-05	20-21	8	8	2	1 Lump Sum	16,000.00	16,000
Painting - Kid's Club Exterior	09-10	20-21	8	3	2	1 Lump Sum	3,800.00	3,800
Painting - Lake House	13-14	21-22	8	0	3	1 Lump Sum	3,000.00	3,000
Painting - Pavilion	04-05	19-20	10	5	1	1 Lump Sum	1,500.00	1,500
Painting - Pool House Exterior	17-18	25-26	8	0	7	1 Lump Sum	3,800.00	3,800
Painting - Residents Club Exterior	04-05	20-21	8	8	2	1 Lump Sum	12,000.00	<u>12,000</u>
Exterior Painting - Total								\$41,765
<b>Floor &amp; Wall Treatments</b>								
Carpet - Fitness Center Main Floor	09-10	22-23	8	5	4	116 Square Yards	36.00	4,176
Carpet - Fitness Room	09-10	21-22	10	2	3	398 Square Yards	36.00	14,328
Floor Tile - Main Lobby & Corridor	04-05	24-25	20	0	6	625 Square Feet	12.00	7,500
Quarry Tile - Kitchen	04-05	34-35	30	0	16	520 Square Feet	14.00	7,280
Quarry Tile - Snack Bar	04-05	34-35	30	0	16	155 Square Feet	14.00	2,170
Resilient Vinyl Plank Floor - Residents Cl..	04-05	29-30	25	0	11	2,500 Square Feet	7.80	19,500
Rubber Floor - Weight Area	04-05	23-24	15	4	5	24 Square Yards	55.00	1,320
Stair Rubber Treads	04-05	24-25	20	0	6	22 Each	85.23	1,875
Vinyl Floor - Basketball Court	04-05	29-30	20	5	11	801 Square Yards	60.10	48,139
Vinyl Plank - Kids's Club	17-18	47-48	30	0	29	1,000 Square Feet	2.80	2,800
Wall Tile - Snack Bar	04-05	24-25	20	0	6	300 Square Feet	11.00	<u>3,300</u>
Floor & Wall Treatments - Total								\$112,388

## South Village Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<b>Cabinets &amp; Tops</b>								
Bar Top - Tiki Bar	04-05	22-23	18	0	4	30 Linear Feet	60.00	1,800
Cabinet & Top - Serving Line	04-05	24-25	20	0	6	13 Linear Feet	250.00	3,250
Cabinets & Top - Teen Room	04-05	24-25	20	0	6	8 Linear Feet	250.00	2,000
Cabinets & Tops - Fitness Office	04-05	24-25	20	0	6	7 Linear Feet	250.00	1,750
Cabinets & Tops - General Store	04-05	34-35	30	0	16	35 Linear Feet	250.00	8,750
Cabinets & Tops - Kid's Club Office	04-05	24-25	20	0	6	22 Linear Feet	200.00	4,400
Cabinets & Tops - Kids Room	04-05	24-25	15	5	6	12 Linear Feet	160.00	1,920
Cabinets & Tops - Office	04-05	28-29	20	4	10	15 Linear Feet	160.00	2,400
Cabinets & Tops - Snack Bar	04-05	26-27	22	0	8	35 Linear Feet	200.00	7,000
Cabinets & Tops Fitness Room	04-05	24-25	20	0	6	10 Linear Feet	160.00	1,600
Coffee Bar Cabinet & Top - Coffee Shop	04-05	29-30	25	0	11	10 Linear Feet	200.00	2,000
Counter Tops & Sinks - Pool House	04-05	24-25	20	0	6	16 Linear Feet	160.00	2,560
Lobby Cabinet & Top - Fitness Center	04-05	26-27	22	0	8	7 Linear Feet	150.00	1,050
Reception Deck Top	04-05	27-28	20	3	9	28 Linear Feet	130.00	3,640
Transaction Top - Kid's Club Office	04-05	24-25	20	0	6	12 Linear Feet	130.00	1,560
Cabinets & Tops - Total								<u>\$45,680</u>
<b>Mechanical Electrical Plumbing</b>								
HVAC Equipment - Kid's Club	16-17	28-29	12	0	10	4 Tons	1,600.00	6,400
HVAC Replacement - Residents Club	04-05	19-20	12	0	1	15 Tons	1,600.00	24,000
HVAC Unit 1	04-05	18-19	12	0	0	5 Tons	1,600.00	8,000
HVAC Unit 2	04-05	18-19	12	0	0	5 Tons	1,600.00	8,000
HVAC Unit 3	04-05	18-19	12	0	0	8 Tons	1,350.00	10,800
HVAC Unit 4	04-05	18-19	12	0	0	8 Tons	1,350.00	10,800
HVAC Unit 5	04-05	19-20	12	0	1	20 Tons	1,350.00	27,000
Water Heater - Fitness Center	04-05	19-20	12	3	1	80 Gallon	20.00	1,600
Mechanical Electrical Plumbing - Total								<u>\$96,600</u>
<b>Furniture Fixtures &amp; Equipment</b>								
Billard Table Allowance	04-05	29-30	25	0	11	1 Each	3,000.00	3,000
Fitness Equipment Allowance (Annual)	16-17	18-19	1	0	0	1 Lump Sum	5,000.00	5,000
Furniture Allowance - Fitness Center	04-05	24-25	20	0	6	1 Lump Sum	1,000.00	1,000
Furniture Allowance - Residents Club	04-05	24-25	20	0	6	1 Lump Sum	5,000.00	5,000
Office Furniture Allowance	04-05	24-25	20	0	6	1 Lump Sum	1,500.00	1,500
Pool/Patio Furniture Allowance (Annual)	17-18	19-20	1	1	1	1 Lump Sum	5,000.00	5,000
ServAce Court Maintenance Cart	04-05	28-29	20	4	10	1 Each	8,000.00	8,000
Furniture Fixtures & Equipment - Total								<u>\$28,500</u>
<b>Exterior Lighting</b>								
Light Bollards - Miniture Golf	04-05	29-30	25	0	11	6 Each	400.00	2,400
Light Poles - Decorative Swimming Pool	04-05	29-30	25	0	11	11 Each	1,900.00	20,900
Light Poles - Entry Drive Decorative	04-05	29-30	25	0	11	9	3,500.00	31,500
Light Poles - Parking Lot One Head	04-05	29-30	25	0	11	7 Each	3,000.00	21,000

## South Village Community Development District Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Exterior Lighting continued...</i>								
Light Poles - Parking Lot Two Head	04-05	29-30	25	0	11	4 Each	3,200.00	12,800
Light Poles - Parking Lots Decorative	04-05	29-30	25	0	11	8 Each	2,200.00	17,600
Light Poles - Swimming Pool	04-05	29-30	25	0	11	4 Each	3,400.00	13,600
Light Poles - Tennis Courts One Head	04-05	29-30	25	0	11	20 Each	2,100.00	42,000
Light Poles - Tennis Courts One Head (Ne..	17-18	42-43	25	0	24	16 Each	2,100.00	33,600
Light Poles - Tennis Courts Two Head	04-05	29-30	25	0	11	12 Each	2,400.00	28,800
Light Poles - Tennis Courts Two Head (Ne..	17-18	42-43	25	0	24	8 Each	2,400.00	<u>19,200</u>
Exterior Lighting - Total								\$243,400
<b>Kitchen Equipment</b>								
Air Curtain	04-05	22-23	18	0	4	1 Each	1,000.00	1,000
Back Bar	04-05	19-20	15	0	1	1 Each	6,000.00	6,000
Cabinets - Kitchen Storage	04-05	24-25	20	0	6	2 Each	1,500.00	3,000
Charbroiler	04-05	19-20	15	0	1	1 Each	3,100.00	3,100
Deep Fryer	04-05	19-20	15	0	1	2 Each	1,000.00	2,000
Freezer	04-05	18-19	12	0	0	1 Each	1,800.00	1,800
Freezer -3 Door	04-05	18-19	12	0	0	1 Each	5,000.00	5,000
Frozen Beverage Machine	04-05	18-19	12	0	0	1 Each	7,400.00	7,400
Griddle	04-05	19-20	15	0	1	1 Each	1,000.00	1,000
Ice Machine	04-05	18-19	10	0	0	1 Each	8,000.00	8,000
Ice Tea Brewer	04-05	18-19	8	5	0	1 Each	800.00	800
Microwave/Convection Oven	04-05	19-20	15	0	1	1 Each	11,000.00	11,000
Refrigerated Merchandise Case	04-05	19-20	15	0	1	1 Each	3,200.00	3,200
Refrigerator	04-05	18-19	12	0	0	1 Each	2,200.00	2,200
Soda Fountain Machine	04-05	18-19	10	0	0	1 Each	1,200.00	1,200
Undercounter Refrigerator	04-05	18-19	12	0	0	1 Each	3,650.00	<u>3,650</u>
Kitchen Equipment - Total								\$60,350
<b>Misc. Recreation Components</b>								
Locker Room Refurbishment - Pool	04-05	24-25	20	0	6	1 Lump Sum	27,600.00	27,600
Miniture Golf Carpet	16-17	28-29	12	0	10	1,100 Square Feet	6.00	6,600
Miniture Golf Fountain Pump	16-17	24-25	8	0	6	3 HP	420.00	1,260
Playground Equip. Allowance - Pocket Park	04-05	22-23	15	3	4	1 Lump Sum	15,000.00	15,000
Playground Equipment Allowance - Kid's ..	04-05	23-24	15	4	5	1 Lump Sum	15,000.00	15,000
Tree House Allowance	04-05	20-21	16	0	2	1 Lump Sum	1,500.00	<u>1,500</u>
Misc. Recreation Components - Total								\$66,960
<b>Swimming Pools</b>								
Concret Paver Reset Allowance (20%)	04-05	34-35	30	0	16	4,000 Lump Sum	5.60	22,400
Diving Boards	04-05	24-25	20	0	6	2 Each	4,100.00	8,200
Diving Stand - High Dive	04-05	29-30	25	0	11	1 Each	16,000.00	16,000
Diving Stand - Low Dive	04-05	29-30	25	0	11	1 Each	9,000.00	9,000
Handicap Lift - Adult Pool	04-05	24-25	15	5	6	1 Each	3,200.00	3,200

**South Village Community Development District  
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Swimming Pools continued...</i>								
Lane Dividers	04-05	24-25	20	0	6	5 Each	400.00	2,000
Pool Pump & Equip. Allowance (Annual)	04-05	18-19	1	0	0	1 Lump Sum	3,500.00	3,500
Pool Refurfacing/Tile - Adult Pool	16-17	28-29	12	0	10	2,700 Square Feet	13.00	35,100
Pool Resurfacing - Family Pool	16-17	28-29	12	0	10	4,360 Square Feet	17.70	77,181
Pool Resurfacing/Tile - Baby Pool	13-14	25-26	12	0	7	260 Square Feet	8.00	2,080
Pool Resurfacing/Tile - Competition Pool	16-17	28-29	12	0	10	6,400 Square Feet	13.00	83,200
Pool Slide - Wading Pool	04-05	23-24	15	4	5	1 Lump Sum	1,800.00	1,800
Pool Slide Refurbishment Allowance	04-05	24-25	15	5	6	1 Lump Sum	20,000.00	20,000
Shade Structure Frame - Adult Pool	04-05	24-25	20	0	6	1 Lump Sum	6,000.00	6,000
Shade Structure Frame - Baby Pool	04-05	24-25	20	0	6	1 Each	2,400.00	2,400
Shade Structure Frame - Competition Pool	04-05	24-25	20	0	6	4 Each	8,000.00	32,000
Slide Tower Steel Refurbishment Allowan..	04-05	19-20	15	-2	1	1 Lump Sum	15,000.00	15,000
Solar Pool Cover - Adult Pool	16-17	31-32	15	0	13	1,600 Square Feet	1.50	2,400
Starting Platforms	04-05	19-20	15	0	1	6 Each	2,000.00	<u>12,000</u>
Swimming Pools - Total								\$353,461
<b>Tennis Components</b>								
Shade Structure Frame - Tennis Courts	04-05	24-25	20	0	6	4 Each	2,500.00	10,000
Tennis Court Refurbishment (New Courts)	17-18	42-43	25	0	24	2 Court	32,000.00	64,000
Tennis Court Refurbishment (Original)	04-05	29-30	25	0	11	8 Court	32,000.00	256,000
Tennis Court Resurfacing (Asphalt)	17-18	42-43	25	0	24	2 Courts	6,000.00	<u>12,000</u>
Tennis Components - Total								\$342,000
Total Asset Summary								<u>\$2,168,166</u>

**South Village Community Development District  
Component Detail Index**

Asset ID	Description	Replacement	Page
<b>Misc. Site Components</b>			
1031	Asphalt Resurfacing	24-25	4-11
1035	Brick Walk Clean/Reset Allowance (20%)	29-30	4-11
1028	Bridge & Signage Refurbish Allowance	24-25	4-12
1025	Community Monuments Refurbish Allowance	24-25	4-12
1037	Concrete Curbing (20% at Paving)	24-25	4-13
1036	Concrete Sidewalk Allowance (20%)	24-25	4-13
1032	Dumpster Enclosure Gates	24-25	4-14
1047	Entry Fountain Refurbishment	24-25	4-14
1039	Flag Pole - Residents Club	34-35	4-14
1045	Flag Poles - Stage	34-35	4-15
1038	Fountain Pumps at Bridge Annual Allowance	18-19	4-15
1034	Trellis - Amenity Walkway	24-25	4-16
1043	Trellis - Lake Front	24-25	4-16
1030	Vinyl Ranch Fence	24-25	4-17
1026	Wayfinding Signage Allowance	24-25	4-18
1041	Wood Bulkhead - Amenity	34-35	4-18
1029	Wood Bulkhead - Island	34-35	4-19
1040	Wood Decking - Canoe Launch	24-25	4-19
1042	Wood Decking - Lake Front Pier	24-25	4-20
1027	Wood Trellis - Playground	24-25	4-20
<b>Fencing &amp; Rails</b>			
1181	Fencing - Tennis Court Low	28-29	4-22
1188	Fencing - Tennis Court Low(New)	41-42	4-22
1182	Fencing - Tennis Courts High	28-29	4-22
1187	Fencing - Tennis Courts High(New)	41-42	4-23
1185	Perimeter Fence - Adult Pool	34-35	4-23
1186	Perimeter Fence - Wading Pool	34-35	4-24
1184	Perimeter Fencing - Pools	34-35	4-24
1189	Railings - Fitness Balconies	29-30	4-24
1191	Railings - Fitness Center Exterior	32-33	4-25
<b>Misc. Building Components</b>			
1097	Folding Partition - Kids Room	34-35	4-26
1102	Locker Room Refurbishment - Fitness Center	24-25	4-26
1099	Locker Room Refurbishment - Pool House	24-25	4-26
1092	Reception Desk Refurbishment	27-28	4-27

## South Village Community Development District Component Detail Index

Asset ID	Description	Replacement	Page
<i>Misc. Building Components Continued...</i>			
1103	Restroom Refurbishment - Fitness Center	24-25	4-28
1093	Restroom Renovation - Residents Club	24-25	4-28
1098	Water Tank Structure Refurbish Allowance	24-25	4-29
1108	Wood Bulkhead - Tennis Courts	34-35	4-29
1104	Wood Decking - General Store	24-25	4-29
<b>Roofing</b>			
1057	Asphalt Shingle Roof - Fitness Center	24-25	4-31
1052	Asphalt Shingle Roof - Kid's Club	29-30	4-31
1049	Asphalt Shingle Roof - Pool House	39-40	4-31
1051	Asphalt Shingle Roof - Residents Club	39-40	4-32
1058	Concrete Deck Waterproofing - Fitness Balcony	24-25	4-33
1060	Metal Roof - Fitness Center	34-35	4-33
1053	Metal Roof - Kid's Club Gazebo	32-33	4-33
1054	Metal Roof - Lake House	34-35	4-34
1050	Metal Roof - Residents Club	34-35	4-35
1048	Metal Roofing - Lawn Pavilion	34-35	4-35
1055	Metal Roofing - Pool House	34-35	4-36
1056	Metal Roofing - Tiki Bar	34-35	4-36
<b>Exterior Painting</b>			
1116	Painting - Tiki Bar	20-21	4-37
1117	Painting - Fitness Center	20-21	4-37
1114	Painting - Kid's Club Exterior	20-21	4-38
1115	Painting - Lake House	21-22	4-38
1110	Painting - Pavilion	19-20	4-39
1112	Painting - Pool House Exterior	25-26	4-39
1113	Painting - Residents Club Exterior	20-21	4-40
<b>Floor &amp; Wall Treatments</b>			
1086	Carpet - Fitness Center Main Floor	22-23	4-41
1089	Carpet - Fitness Room	21-22	4-41
1084	Floor Tile - Main Lobby & Corridor	24-25	4-42
1082	Quarry Tile - Kitchen	34-35	4-42
1079	Quarry Tile - Snack Bar	34-35	4-42
1081	Resilient Vinyl Plank Floor - Residents Club	29-30	4-43
1090	Rubber Floor - Weight Area	23-24	4-43

**South Village Community Development District  
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Floor &amp; Wall Treatments Continued...</i>			
1088	Stair Rubber Treads	24-25	4-44
1087	Vinyl Floor - Basketball Court	29-30	4-44
1083	Vinyl Plank - Kids's Club	47-48	4-45
1080	Wall Tile - Snack Bar	24-25	4-45
<b>Cabinets &amp; Tops</b>			
1153	Bar Top - Tiki Bar	22-23	4-47
1149	Cabinet & Top - Serving Line	24-25	4-47
1142	Cabinets & Top - Teen Room	24-25	4-47
1158	Cabinets & Tops - Fitness Office	24-25	4-47
1147	Cabinets & Tops - General Store	34-35	4-48
1151	Cabinets & Tops - Kid's Club Office	24-25	4-48
1145	Cabinets & Tops - Kids Room	24-25	4-48
1143	Cabinets & Tops - Office	28-29	4-49
1150	Cabinets & Tops - Snack Bar	26-27	4-49
1157	Cabinets & Tops Fitness Room	24-25	4-49
1148	Coffee Bar Cabinet & Top - Coffee Shop	29-30	4-50
1146	Counter Tops & Sinks - Pool House	24-25	4-50
1155	Lobby Cabinet & Top - Fitness Center	26-27	4-50
1156	Reception Deck Top	27-28	4-51
1152	Transaction Top - Kid's Club Office	24-25	4-51
<b>Mechanical Electrical Plumbing</b>			
1120	HVAC Equipment - Kid's Club	28-29	4-52
1118	HVAC Replacement - Residents Club	19-20	4-52
1126	HVAC Unit 1	18-19	4-52
1130	HVAC Unit 2	18-19	4-52
1127	HVAC Unit 3	18-19	4-53
1128	HVAC Unit 4	18-19	4-53
1129	HVAC Unit 5	19-20	4-53
1121	Water Heater - Fitness Center	19-20	4-53
<b>Furniture Fixtures &amp; Equipment</b>			
1063	Billard Table Allowance	29-30	4-55
1070	Fitness Equipment Allowance (Annual)	18-19	4-55
1067	Furniture Allowance - Fitness Center	24-25	4-56
1064	Furniture Allowance - Residents Club	24-25	4-56

**South Village Community Development District  
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Furniture Fixtures &amp; Equipment Continued...</i>			
1061	Office Furniture Allowance	24-25	4-56
1065	Pool/Patio Furniture Allowance (Annual)	19-20	4-57
1071	ServAce Court Maintenance Cart	28-29	4-57
<b>Exterior Lighting</b>			
1138	Light Bollards - Miniture Golf	29-30	4-59
1133	Light Poles - Decorative Swimming Pool	29-30	4-59
1131	Light Poles - Entry Drive Decorative	29-30	4-59
1134	Light Poles - Parking Lot One Head	29-30	4-60
1132	Light Poles - Parking Lot Two Head	29-30	4-60
1135	Light Poles - Parking Lots Decorative	29-30	4-60
1137	Light Poles - Swimming Pool	29-30	4-60
1136	Light Poles - Tennis Courts One Head	29-30	4-61
1139	Light Poles - Tennis Courts One Head (New)	42-43	4-62
1141	Light Poles - Tennis Courts Two Head	29-30	4-62
1140	Light Poles - Tennis Courts Two Head (New)	42-43	4-63
<b>Kitchen Equipment</b>			
1174	Air Curtain	22-23	4-64
1159	Back Bar	19-20	4-64
1164	Cabinets - Kitchen Storage	24-25	4-64
1166	Charbroiler	19-20	4-65
1168	Deep Fryer	19-20	4-65
1169	Freezer	18-19	4-66
1171	Freezer -3 Door	18-19	4-66
1160	Frozen Beverage Machine	18-19	4-66
1167	Griddle	19-20	4-67
1172	Ice Machine	18-19	4-67
1161	Ice Tea Brewer	18-19	4-68
1165	Microwave/Convection Oven	19-20	4-68
1163	Refrigerated Merchandise Case	19-20	4-69
1170	Refrigerator	18-19	4-69
1162	Soda Fountain Machine	18-19	4-69
1173	Undercounter Refrigerator	18-19	4-69
<b>Misc. Recreation Components</b>			
1177	Locker Room Refurbishment - Pool	24-25	4-71



**South Village Community Development District  
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Misc. Recreation Components Continued...</i>			
1178	Miniture Golf Carpet	28-29	4-71
1180	Miniture Golf Fountain Pump	24-25	4-72
1175	Playground Equip. Allowance - Pocket Park	22-23	4-72
1179	Playground Equipment Allowance - Kid's Club	23-24	4-73
1176	Tree House Allowance	20-21	4-73
<b>Swimming Pools</b>			
1013	Concret Paver Reset Allowance (20%)	34-35	4-75
1019	Diving Boards	24-25	4-75
1008	Diving Stand - High Dive	29-30	4-76
1009	Diving Stand - Low Dive	29-30	4-76
1010	Handicap Lift - Adult Pool	24-25	4-77
1006	Lane Dividers	24-25	4-77
1005	Pool Pump & Equip. Allowance (Annual)	18-19	4-78
1012	Pool Refurfacing/Tile - Adult Pool	28-29	4-78
1001	Pool Resurfacing - Family Pool	28-29	4-79
1015	Pool Resurfacing/Tile - Baby Pool	25-26	4-79
1007	Pool Resurfacing/Tile - Competition Pool	28-29	4-79
1016	Pool Slide - Wading Pool	23-24	4-80
1002	Pool Slide Refurbishment Allowance	24-25	4-81
1011	Shade Structure Frame - Adult Pool	24-25	4-81
1017	Shade Structure Frame - Baby Pool	24-25	4-82
1004	Shade Structure Frame - Competition Pool	24-25	4-83
1003	Slide Tower Steel Refurbishment Allowance	19-20	4-83
1020	Solar Pool Cover - Adult Pool	31-32	4-84
1018	Starting Platforms	19-20	4-85
<b>Tennis Components</b>			
1024	Shade Structure Frame - Tennis Courts	24-25	4-86
1022	Tennis Court Refurbishment (New Courts)	42-43	4-86
1021	Tennis Court Refurbishment (Original)	29-30	4-87
1023	Tennis Court Resurfacing (Asphalt)	42-43	4-87
	Total Funded Assets	154	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	154	

## South Village Community Development District Component Detail

### Asphalt Resurfacing - 2024

Asset ID	1031	8,511 Square Yards	@ \$15.80
Misc. Site Components		Asset Cost	\$134,473.80
Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$160,568.75
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		



### Brick Walk Clean/Reset Allowance (20%) - 2029

Asset ID	1035	7,300 Square Feet	@ \$4.00
Misc. Site Components		Asset Cost	\$5,840.00
Misc. Site Components		Percent Replacement	20%
Placed in Service	June 2005	Future Cost	\$8,083.93
Useful Life	25		
Replacement Year	29-30		
Remaining Life	11		



20% quantity allowance

**South Village Community Development District  
Component Detail**

**Bridge & Signage Refurbish Allowance - 2024**

Asset ID	1028	1 Lump Sum	@ \$8,000.00
Misc. Site Components		Asset Cost	\$8,000.00
Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$9,552.42
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		



Includes pressure washing, sanding cleaning and painting structure.

**Community Monuments Refurbish Allowance - 2024**

Asset ID	1025	8 Each	@ \$2,000.00
Misc. Site Components		Asset Cost	\$16,000.00
Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$19,104.84
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		

# South Village Community Development District Component Detail

*Community Monuments Refurbish Allowance continued...*



## Concrete Curbing (20% at Paving) - 2024

Asset ID	1037	849 Linear Feet	@ \$16.00
Misc. Site Components		Asset Cost	\$13,584.00
Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$16,220.01
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		

## Concrete Sidewalk Allowance (20%) - 2024

Asset ID	1036	32 Square Yards	@ \$65.00
Misc. Site Components		Asset Cost	\$2,080.00
Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$2,483.63
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		

## South Village Community Development District Component Detail

### Dumpster Enclosure Gates - 2024

Asset ID	1032	5 Each	@ \$800.00
Misc. Site Components		Asset Cost	\$4,000.00
Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$4,776.21
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		

### Entry Fountain Refurbishment - 2024

Asset ID	1047	1 Lump Sum	@ \$10,000.00
Misc. Site Components		Asset Cost	\$10,000.00
Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$11,940.52
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		



### Flag Pole - Residents Club - 2024

# South Village Community Development District Component Detail

## Flag Pole - Residents Club continued...



### Flag Poles - Stage - 2034

Asset ID	1045	25 Linear Feet	@ \$100.00
Misc. Site Components		Asset Cost	\$2,500.00
Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$4,011.77
Useful Life	30		
Replacement Year	34-35		
Remaining Life	16		

### Fountain Pumps at Bridge Annual Allowance - 2018

Asset ID	1038	1 Lump Sum	@ \$5,000.00
Misc. Site Components		Asset Cost	\$5,000.00
Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2010	Future Cost	\$5,000.00
Useful Life	10		
Adjustment	-1		
Replacement Year	18-19		



## South Village Community Development District Component Detail

*Fountain Pumps at Bridge Annual Allowance continued...*



### Trellis - Amenity Walkway - 2024

Asset ID	1034	480 Square Feet	@ \$20.00
Residents Club		Asset Cost	\$9,600.00
Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$11,462.90
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		



### Trellis - Lake Front - 2024

Asset ID	1043	414 Square Feet	@ \$20.00
Misc. Site Components		Asset Cost	\$8,280.00
Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$9,886.75
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		

## South Village Community Development District Component Detail

*Trellis - Lake Front continued...*



### Vinyl Ranch Fence - 2024

Asset ID	1030	260 Linear Feet	@ \$20.00
Misc. Site Components		Asset Cost	\$5,200.00
Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$6,209.07
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		





## South Village Community Development District Component Detail

### Wayfinding Signage Allowance - 2024

Asset ID	1026	1 Lump Sum	@ \$3,000.00
Misc. Site Components		Asset Cost	\$3,000.00
Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$3,582.16
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		



### Wood Bulkhead - Amenity - 2034

Asset ID	1041	360 Linear Feet	@ \$120.00
Misc. Site Components		Asset Cost	\$43,200.00
Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$69,323.32
Useful Life	30		
Replacement Year	34-35		
Remaining Life	16		



## South Village Community Development District Component Detail

### Wood Bulkhead - Island - 2034

Asset ID	1029	190 Linear Feet	@ \$130.00
Misc. Site Components		Asset Cost	\$24,700.00
Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$39,636.25
Useful Life	30		
Replacement Year	34-35		
Remaining Life	16		



### Wood Decking - Canoe Launch - 2024

Asset ID	1040	485 Square Feet	@ \$12.00
Lake House		Asset Cost	\$5,820.00
Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$6,949.38
Useful Life	15		
Adjustment	5		
Replacement Year	24-25		
Remaining Life	6		



## South Village Community Development District Component Detail

### Wood Decking - Lake Front Pier - 2024

Asset ID	1042	960 Square Feet	@ \$12.00
Misc. Site Components		Asset Cost	\$11,520.00
Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$13,755.48
Useful Life	15		
Adjustment	5		
Replacement Year	24-25		
Remaining Life	6		



### Wood Trellis - Playground - 2024

Asset ID	1027	180 Square Feet	@ \$14.00
Playground		Asset Cost	\$2,520.00
Misc. Site Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$3,009.01
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		



**South Village Community Development District  
Component Detail**

<b>Misc. Site Components - Total Current Cost</b>	<b>\$318,318</b>
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**South Village Community Development District  
Component Detail**

**Fencing - Tennis Court Low - 2028**

Asset ID	1181	180 Linear Feet	@ \$18.00
Tennis Courts		Asset Cost	\$3,240.00
Fencing & Rails		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$4,354.29
Useful Life	24		
Replacement Year	28-29		
Remaining Life	10		

**Fencing - Tennis Court Low(New) - 2041**

Asset ID	1188	160 Linear Feet	@ \$18.00
Tennis Courts		Asset Cost	\$2,880.00
Fencing & Rails		Percent Replacement	100%
Placed in Service	June 2018	Future Cost	\$5,683.93
Useful Life	24		
Replacement Year	41-42		
Remaining Life	23		

**Fencing - Tennis Courts High - 2028**

**South Village Community Development District  
Component Detail**

**Fencing - Tennis Courts High(New) - 2041**

Asset ID	1187	960 Linear Feet	@ \$26.00
	Tennis Courts	Asset Cost	\$24,960.00
	Fencing & Rails	Percent Replacement	100%
Placed in Service	June 2018	Future Cost	\$49,260.72
Useful Life	24		
Replacement Year	41-42		
Remaining Life	23		



**Perimeter Fence - Adult Pool - 2034**

Asset ID	1185	120 Linear Feet	@ \$24.00
	Swimming Pools	Asset Cost	\$2,880.00
	Fencing & Rails	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$4,621.55
Useful Life	30		
Replacement Year	34-35		
Remaining Life	16		





**South Village Community Development District  
Component Detail**

**Perimeter Fence - Wading Pool - 2034**

Asset ID	1186	75 Linear Feet	@ \$26.00
	Swiming Pools	Asset Cost	\$1,950.00
	Fencing & Rails	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$3,129.18
Useful Life	30		
Replacement Year	34-35		
Remaining Life	16		

**Perimeter Fencing - Pools - 2034**

Asset ID	1184	724 Linear Feet	@ \$28.00
	Swiming Pools	Asset Cost	\$20,272.00
	Fencing & Rails	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$32,530.61
Useful Life	30		
Replacement Year	34-35		
Remaining Life	16		



**Ballroom - Fitness Decking - 2020**

# **South Village Community Development District Component Detail**

*Railings - Fitness Balconies continued...*



## **Railings - Fitness Center Exterior - 2032**

Asset ID	1191	110 Linear Feet	@ \$35.00
	Fitness Center	Asset Cost	\$3,850.00
	Fencing & Rails	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$5,823.47
Useful Life	28		
Replacement Year	32-33		
Remaining Life	14		

<b>Fencing &amp; Rails - Total Current Cost</b>	<b>\$116,400</b>
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**South Village Community Development District  
Component Detail**

**Folding Partition - Kids Room - 2034**

Asset ID	1097	26 Linear Feet	@ \$270.00
	Kid's Club	Asset Cost	\$7,020.00
Misc. Building Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$11,265.04
Useful Life	30		
Replacement Year	34-35		
Remaining Life	16		

**Locker Room Refurbishment - Fitness Center - 2024**

Asset ID	1102	1 Lump Sum	@ \$43,000.00
	Fitness Center	Asset Cost	\$43,000.00
Misc. Building Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$51,344.25
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		

**Locker Room Refurbishment - Pool House - 2024**

Asset ID	1099	1 Lump Sum	@ \$48,000.00
	Pool House	Asset Cost	\$48,000.00
Misc. Building Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$57,314.51
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		

## South Village Community Development District Component Detail

### *Locker Room Refurbishment - Pool House continued...*



### Reception Desk Refurbishment - 2027

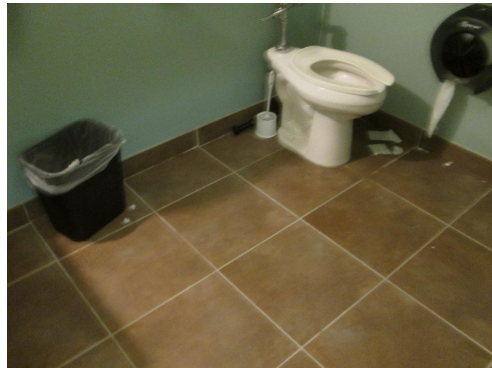
Asset ID	1092	1 Lump Sum	@ \$1,000.00
	Residents Club	Asset Cost	\$1,000.00
Misc. Building Components		Percent Replacement	100%
Placed in Service	June 2016	Future Cost	\$1,304.77
Useful Life	12		
Replacement Year	27-28		
Remaining Life	9		



**South Village Community Development District  
Component Detail**

**Restroom Refurbishment - Fitness Center - 2024**

Asset ID	1103	1 Lump Sum	@ \$3,000.00
	Fitness Center	Asset Cost	\$3,000.00
Misc. Building Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$3,582.16
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		



**Restroom Renovation - Residents Club - 2024**

Asset ID	1093	1 Lump Sum	@ \$3,000.00
	Residents Club	Asset Cost	\$3,000.00
Misc. Building Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$3,582.16
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		



## South Village Community Development District Component Detail

### Water Tank Structure Refurbish Allowance - 2024

Asset ID	1098	1 Lump Sum	@ \$2,500.00
	Residents Club	Asset Cost	\$2,500.00
Misc. Building Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$2,985.13
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		



### Wood Bulkhead - Tennis Courts - 2034

Asset ID	1108	165 Linear Feet	@ \$25.00
	Fitness Center	Asset Cost	\$4,125.00
Misc. Building Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$6,619.41
Useful Life	30		
Replacement Year	34-35		
Remaining Life	16		

### Wood Decking - General Store - 2024

Asset ID	1104	200 Square Feet	@ \$9.00
	Residents Club	Asset Cost	\$1,800.00
Misc. Building Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$2,149.29
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		

**South Village Community Development District  
Component Detail**

*Wood Decking - General Store continued...*



**Misc. Building Components - Total Current Cost**

**\$113,445**

**South Village Community Development District  
Component Detail**

**Asphalt Shingle Roof - Fitness Center - 2024**

Asset ID	1057	165 Squares	@ \$400.00
	Fitness Center	Asset Cost	\$66,000.00
	Roofing	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$78,807.45
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		

**Asphalt Shingle Roof - Kid's Club - 2029**

Asset ID	1052	38 Squares	@ \$460.00
	Kid's Club	Asset Cost	\$17,480.00
	Roofing	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$24,196.41
Useful Life	25		
Replacement Year	29-30		
Remaining Life	11		



**Asphalt Shingle Roof - Pool House - 2039**

Asset ID	1049	24 Squares	@ \$475.00
	Pool House	Asset Cost	\$11,400.00
	Roofing	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$21,207.36
Useful Life	35		
Replacement Year	39-40		
Remaining Life	21		



## South Village Community Development District Component Detail

*Asphalt Shingle Roof - Pool House continued...*



### Asphalt Shingle Roof - Residents Club - 2039

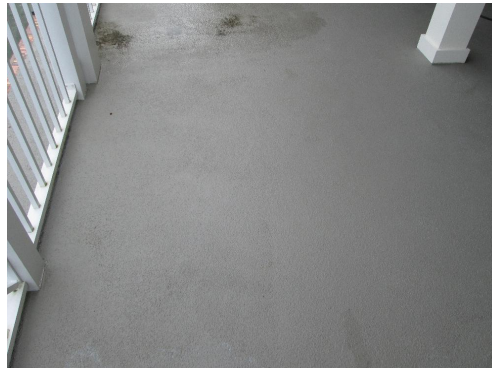
Asset ID	1051	91 Square Feet	@ \$475.00
	Residents Club	Asset Cost	\$43,225.00
	Roofing	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$80,411.23
Useful Life	35		
Replacement Year	39-40		
Remaining Life	21		



**South Village Community Development District  
Component Detail**

**Concrete Deck Waterproofing - Fitness Balcony - 2024**

Asset ID	1058	1,800 Square Feet	@ \$3.00
	Fitness Center	Asset Cost	\$5,400.00
	Roofing	Percent Replacement	100%
Placed in Service	June 2013	Future Cost	\$6,447.88
Useful Life	12		
Replacement Year	24-25		
Remaining Life	6		



**Metal Roof - Fitness Center - 2034**

Asset ID	1060	1,296 Square Feet	@ \$14.00
	Fitness Center	Asset Cost	\$18,144.00
	Roofing	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$29,115.79
Useful Life	30		
Replacement Year	34-35		
Remaining Life	16		

**Metal Roof - Kid's Club Gazebo - 2032**

Asset ID	1053	70 Square Feet	@ \$25.00
	Kid's Club	Asset Cost	\$1,750.00
	Roofing	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$2,647.03
Useful Life	28		
Replacement Year	32-33		
Remaining Life	14		



## South Village Community Development District Component Detail

*Metal Roof - Kid's Club Gazebo continued...*



### Metal Roof - Lake House - 2034

Asset ID	1054	1,700 Square Feet	@ \$10.00
Lake House		Asset Cost	\$17,000.00
Roofing		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$27,280.01
Useful Life	30		
Replacement Year	34-35		
Remaining Life	16		



## South Village Community Development District Component Detail

### Metal Roof - Residents Club - 2034

Asset ID	1050	2,650 Square Feet	@ \$10.00
	Residents Club	Asset Cost	\$26,500.00
	Roofing	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$42,524.72
Useful Life	30		
Replacement Year	34-35		
Remaining Life	16		



### Metal Roofing - Lawn Pavilion - 2034

Asset ID	1048	700 Square Feet	@ \$10.00
	Lawn Pavilion	Asset Cost	\$7,000.00
	Roofing	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$11,232.94
Useful Life	30		
Replacement Year	34-35		
Remaining Life	16		



**South Village Community Development District  
Component Detail**

**Metal Roofing - Pool House - 2034**

Asset ID	1055	300 Square Feet	@ \$10.00
	Pool House	Asset Cost	\$3,000.00
	Roofing	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$4,814.12
Useful Life	30		
Replacement Year	34-35		
Remaining Life	16		

**Metal Roofing - Tiki Bar - 2034**

Asset ID	1056	1,200 Square Feet	@ \$10.00
	Tiki Bar	Asset Cost	\$12,000.00
	Roofing	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$19,256.48
Useful Life	30		
Replacement Year	34-35		
Remaining Life	16		



**South Village Community Development District  
Component Detail**

**Painting - Tiki Bar - 2020**

Asset ID	1116	900 Square Feet	@ \$1.85
	Tiki Bar	Asset Cost	\$1,665.00
	Exterior Painting	Percent Replacement	100%
		Future Cost	\$1,766.40
Placed in Service	June 2012		
Useful Life	8		
Adjustment	1		
Replacement Year	20-21		
Remaining Life	2		



**Painting - Fitness Center - 2020**

Asset ID	1117	1 Lump Sum	@ \$16,000.00
	Fitness Center	Asset Cost	\$16,000.00
	Exterior Painting	Percent Replacement	100%
		Future Cost	\$16,974.40
Placed in Service	June 2005		
Useful Life	8		
Adjustment	8		
Replacement Year	20-21		
Remaining Life	2		



**South Village Community Development District  
Component Detail**

**Painting - Kid's Club Exterior - 2020**

Asset ID	1114	1 Lump Sum	@ \$3,800.00
	Kid's Club	Asset Cost	\$3,800.00
	Exterior Painting	Percent Replacement	100%
Placed in Service	June 2010	Future Cost	\$4,031.42
Useful Life	8		
Adjustment	3		
Replacement Year	20-21		
Remaining Life	2		



**Painting - Lake House - 2021**

Asset ID	1115	1 Lump Sum	@ \$3,000.00
	Lake House	Asset Cost	\$3,000.00
	Exterior Painting	Percent Replacement	100%
Placed in Service	June 2014	Future Cost	\$3,278.18
Useful Life	8		
Replacement Year	21-22		
Remaining Life	3		





**South Village Community Development District  
Component Detail**

**Painting - Pavilion - 2019**

Asset ID	1110	1 Lump Sum	@ \$1,500.00
Lawn Pavilion		Asset Cost	\$1,500.00
Exterior Painting		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$1,545.00
Useful Life	10		
Adjustment	5		
Replacement Year	19-20		
Remaining Life	1		

**Painting - Pool House Exterior - 2025**

Asset ID	1112	1 Lump Sum	@ \$3,800.00
Pool House		Asset Cost	\$3,800.00
Exterior Painting		Percent Replacement	100%
Placed in Service	May 2018	Future Cost	\$4,673.52
Useful Life	8		
Replacement Year	25-26		
Remaining Life	7		



**South Village Community Development District  
Component Detail**

**Painting - Residents Club Exterior - 2020**

Asset ID	1113	1 Lump Sum	@ \$12,000.00
	Residents Club	Asset Cost	\$12,000.00
	Exterior Painting	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$12,730.80
Useful Life	8		
Adjustment	8		
Replacement Year	20-21		
Remaining Life	2		



**Exterior Painting - Total Current Cost**

**\$41,765**

**South Village Community Development District  
Component Detail**

**Carpet - Fitness Center Main Floor - 2022**

Asset ID	1086	116 Square Yards	@ \$36.00
	Fitness Center	Asset Cost	\$4,176.00
	Floor & Wall Treatments	Percent Replacement	100%
Placed in Service	June 2010	Future Cost	\$4,700.12
Useful Life	8		
Adjustment	5		
Replacement Year	22-23		
Remaining Life	4		

**Carpet - Fitness Room - 2021**

Asset ID	1089	398 Square Yards	@ \$36.00
	Fitness Center	Asset Cost	\$14,328.00
	Floor & Wall Treatments	Percent Replacement	100%
Placed in Service	June 2010	Future Cost	\$15,656.59
Useful Life	10		
Adjustment	2		
Replacement Year	21-22		
Remaining Life	3		



**South Village Community Development District  
Component Detail**

**Floor Tile - Main Lobby & Corridor - 2024**

Asset ID	1084	625 Square Feet	@ \$12.00
	Fitness Center	Asset Cost	\$7,500.00
	Floor & Wall Treatments	Percent Replacement	100%
		Future Cost	\$8,955.39
Placed in Service	June 2005		
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		

**Quarry Tile - Kitchen - 2034**

Asset ID	1082	520 Square Feet	@ \$14.00
	Kitchen	Asset Cost	\$7,280.00
	Floor & Wall Treatments	Percent Replacement	100%
		Future Cost	\$11,682.26
Placed in Service	June 2005		
Useful Life	30		
Replacement Year	34-35		
Remaining Life	16		



**Quarry Tile - Snack Bar - 2024**

**South Village Community Development District  
Component Detail**

**Resilient Vinyl Plank Floor - Residents Club - 2029**

Asset ID	1081	2,500 Square Feet	@ \$7.80
	Residents Club	Asset Cost	\$19,500.00
Floor & Wall Treatments		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$26,992.56
Useful Life	25		
Replacement Year	29-30		
Remaining Life	11		



**Rubber Floor - Weight Area - 2023**

Asset ID	1090	24 Square Yards	@ \$55.00
	Fitness Center	Asset Cost	\$1,320.00
Floor & Wall Treatments		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$1,530.24
Useful Life	15		
Adjustment	4		
Replacement Year	23-24		
Remaining Life	5		

## South Village Community Development District Component Detail

*Rubber Floor - Weight Area continued...*



### Stair Rubber Treads - 2024

Asset ID	1088	22 Each	@ \$85.23
Fitness Center		Asset Cost	\$1,875.10
Floor & Wall Treatments		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$2,238.97
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		

### Vinyl Floor - Basketball Court - 2029

Asset ID	1087	801 Square Yards	@ \$60.10
Fitness Center		Asset Cost	\$48,139.30
Floor & Wall Treatments		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$66,636.05
Useful Life	20		
Adjustment	5		
Replacement Year	29-30		

## South Village Community Development District Component Detail

### *Vinyl Floor - Basketball Court continued...*



#### Vinyl Plank - Kids's Club - 2047

Asset ID	1083	1,000 Square Feet	@ \$2.80
	Kid's Club	Asset Cost	\$2,800.00
Floor & Wall Treatments		Percent Replacement	100%
Placed in Service	June 2018	Future Cost	\$6,598.38
Useful Life	30		
Replacement Year	47-48		
Remaining Life	29		



#### Wall Tile - Snack Bar - 2024

Asset ID	1080	300 Square Feet	@ \$11.00
	Snack Bar	Asset Cost	\$3,300.00
Floor & Wall Treatments		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$3,940.37
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		

**South Village Community Development District  
Component Detail**

*Wall Tile - Snack Bar continued...*



**Floor & Wall Treatments - Total Current Cost**

**\$112,388**

**South Village Community Development District  
Component Detail**

**Bar Top - Tiki Bar - 2022**

Asset ID	1153	30 Linear Feet	@ \$60.00
	Tiki Bar	Asset Cost	\$1,800.00
	Cabinets & Tops	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$2,025.92
Useful Life	18		
Replacement Year	22-23		
Remaining Life	4		

**Cabinet & Top - Serving Line - 2024**

Asset ID	1149	13 Linear Feet	@ \$250.00
	Residents Club	Asset Cost	\$3,250.00
	Cabinets & Tops	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$3,880.67
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		

**Cabinets & Top - Teen Room - 2024**

**South Village Community Development District  
Component Detail**

**Cabinets & Tops - General Store - 2034**

Asset ID	1147	35 Linear Feet	@ \$250.00
	Residents Club	Asset Cost	\$8,750.00
	Cabinets & Tops	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$14,041.18
Useful Life	30		
Replacement Year	34-35		
Remaining Life	16		

**Cabinets & Tops - Kid's Club Office - 2024**

Asset ID	1151	22 Linear Feet	@ \$200.00
	Kid's Club	Asset Cost	\$4,400.00
	Cabinets & Tops	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$5,253.83
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		

**Cabinets & Tops - Kids Room - 2024**

Asset ID	1145	12 Linear Feet	@ \$160.00
	Kid's Club	Asset Cost	\$1,920.00
	Cabinets & Tops	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$2,292.58
Useful Life	15		
Adjustment	5		
Replacement Year	24-25		
Remaining Life	6		

**South Village Community Development District  
Component Detail**

**Cabinets & Tops - Office - 2028**

Asset ID	1143	15 Linear Feet	@ \$160.00
	Residents Club	Asset Cost	\$2,400.00
	Cabinets & Tops	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$3,225.40
Useful Life	20		
Adjustment	4		
Replacement Year	28-29		
Remaining Life	10		

**Cabinets & Tops - Snack Bar - 2026**

Asset ID	1150	35 Linear Feet	@ \$200.00
	Snack Bar	Asset Cost	\$7,000.00
	Cabinets & Tops	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$8,867.39
Useful Life	22		
Replacement Year	26-27		
Remaining Life	8		





**South Village Community Development District  
Component Detail**

**Coffee Bar Cabinet & Top - Coffee Shop - 2029**

Asset ID	1148	10 Linear Feet	@ \$200.00
	Residents Club	Asset Cost	\$2,000.00
	Cabinets & Tops	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$2,768.47
Useful Life	25		
Replacement Year	29-30		
Remaining Life	11		

**Counter Tops & Sinks - Pool House - 2024**

Asset ID	1146	16 Linear Feet	@ \$160.00
	Pool House	Asset Cost	\$2,560.00
	Cabinets & Tops	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$3,056.77
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		



**South Village Community Development District  
Component Detail**

**Reception Deck Top - 2027**

Asset ID	1156	28 Linear Feet	@ \$130.00
		Asset Cost	\$3,640.00
	Fitness Center	Percent Replacement	100%
	Cabinets & Tops	Future Cost	\$4,749.37
Placed in Service	June 2005		
Useful Life	20		
Adjustment	3		
Replacement Year	27-28		
Remaining Life	9		



**Transaction Top - Kid's Club Office - 2024**

Asset ID	1152	12 Linear Feet	@ \$130.00
		Asset Cost	\$1,560.00
	Kid's Club	Percent Replacement	100%
	Cabinets & Tops	Future Cost	\$1,862.72
Placed in Service	June 2005		
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		

**South Village Community Development District  
Component Detail**

**HVAC Equipment - Kid's Club - 2028**

Asset ID	1120	4 Tons	@ \$1,600.00
	Kid's Club	Asset Cost	\$6,400.00
Mechanical Electrical Plumbing		Percent Replacement	100%
Placed in Service	June 2017	Future Cost	\$8,601.06
Useful Life	12		
Replacement Year	28-29		
Remaining Life	10		

**HVAC Replacement - Residents Club - 2019**

Asset ID	1118	15 Tons	@ \$1,600.00
	Residents Club	Asset Cost	\$24,000.00
Mechanical Electrical Plumbing		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$24,720.00
Useful Life	12		
Replacement Year	Deferred 19-20		
Remaining Life	1		

**HVAC Unit 1 - 2019**

**South Village Community Development District  
Component Detail**

**HVAC Unit 3 - 2018**

Asset ID	1127	8 Tons	@ \$1,350.00
	Fitness Center	Asset Cost	\$10,800.00
Mechanical Electrical Plumbing		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$10,800.00
Useful Life	12		
Replacement Year	18-19		
Remaining Life	0		

**HVAC Unit 4 - 2018**

Asset ID	1128	8 Tons	@ \$1,350.00
	Fitness Center	Asset Cost	\$10,800.00
Mechanical Electrical Plumbing		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$10,800.00
Useful Life	12		
Replacement Year	18-19		
Remaining Life	0		

**HVAC Unit 5 - 2019**

20 Tons @ \$1,350.00

**South Village Community Development District  
Component Detail**

<b>Mechanical Electrical Plumbing - Total Current Cost</b>	<b>\$96,600</b>
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**South Village Community Development District  
Component Detail**

**Billard Table Allowance - 2029**

Asset ID	1063	1 Each	@ \$3,000.00
Residents Club		Asset Cost	\$3,000.00
Furniture Fixtures & Equipment		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$4,152.70
Useful Life	25		
Replacement Year	29-30		
Remaining Life	11		



**Fitness Equipment Allowance (Annual) - 2018**

Asset ID	1070	1 Lump Sum	@ \$5,000.00
Fitness Center		Asset Cost	\$5,000.00
Furniture Fixtures & Equipment		Percent Replacement	100%
Placed in Service	June 2017	Future Cost	\$5,000.00
Useful Life	1		
Replacement Year	18-19		
Remaining Life	0		



**South Village Community Development District  
Component Detail**

**Furniture Allowance - Fitness Center - 2024**

Asset ID	1067	1 Lump Sum	@ \$1,000.00
	Fitness Center	Asset Cost	\$1,000.00
Furniture Fixtures & Equipment		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$1,194.05
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		

**Furniture Allowance - Residents Club - 2024**

Asset ID	1064	1 Lump Sum	@ \$5,000.00
	Residents Club	Asset Cost	\$5,000.00
Furniture Fixtures & Equipment		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$5,970.26
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		



**Office Furniture Allowance - 2024**

Asset ID	1061	1 Lump Sum	@ \$1,500.00
	Residents Club	Asset Cost	\$1,500.00
Furniture Fixtures & Equipment		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$1,791.08
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		

**South Village Community Development District  
Component Detail**

**Pool/Patio Furniture Allowance (Annual) - 2019**

Asset ID	1065	1 Lump Sum	@ \$5,000.00
	Swiming Pools	Asset Cost	\$5,000.00
Furniture Fixtures & Equipment		Percent Replacement	100%
Placed in Service	June 2018	Future Cost	\$5,150.00
Useful Life	1		
Adjustment	1		
Replacement Year	19-20		
Remaining Life	1		



**ServAce Court Maintenance Cart - 2028**

Asset ID	1071	1 Each	@ \$8,000.00
	Tennis Courts	Asset Cost	\$8,000.00
Furniture Fixtures & Equipment		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$10,751.33
Useful Life	20		
Adjustment	4		
Replacement Year	28-29		
Remaining Life	10		



**South Village Community Development District  
Component Detail**

*ServAce Court Maintenance Cart continued...*



**Furniture Fixtures & Equipment - Total Current Cost**

**\$28,500**

**South Village Community Development District  
Component Detail**

**Light Bollards - Miniture Golf - 2029**

Asset ID	1138	6 Each	@ \$400.00
Miniture Golf		Asset Cost	\$2,400.00
Exterior Lighting		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$3,322.16
Useful Life	25		
Replacement Year	29-30		
Remaining Life	11		

**Light Poles - Decorative Swimming Pool - 2029**

Asset ID	1133	11 Each	@ \$1,900.00
Swiming Pools		Asset Cost	\$20,900.00
Exterior Lighting		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$28,930.49
Useful Life	25		
Replacement Year	29-30		
Remaining Life	11		

**Light Poles - Entry Drive Decorative - 2029**

**South Village Community Development District  
Component Detail**

**Light Poles - Parking Lot One Head - 2029**

Asset ID	1134	7 Each	@ \$3,000.00
Misc. Site Components		Asset Cost	\$21,000.00
Exterior Lighting		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$29,068.91
Useful Life	25		
Replacement Year	29-30		
Remaining Life	11		

**Light Poles - Parking Lot Two Head - 2029**

Asset ID	1132	4 Each	@ \$3,200.00
Misc. Site Components		Asset Cost	\$12,800.00
Exterior Lighting		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$17,718.19
Useful Life	25		
Replacement Year	29-30		
Remaining Life	11		

## South Village Community Development District Component Detail

### *Light Poles - Swimming Pool continued...*



### Light Poles - Tennis Courts One Head - 2029

Asset ID	1136	20 Each	@ \$2,100.00
	Tennis Courts	Asset Cost	\$42,000.00
	Exterior Lighting	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$58,137.82
Useful Life	25		
Replacement Year	29-30		
Remaining Life	11		



**South Village Community Development District  
Component Detail**

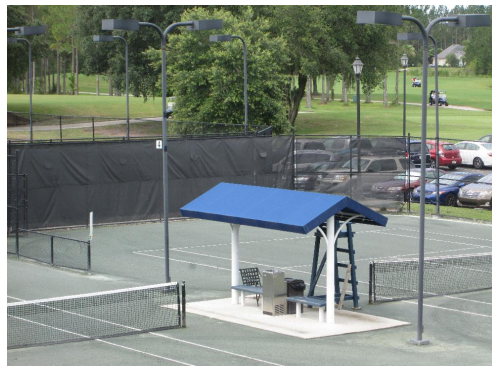
**Light Poles - Tennis Courts One Head (New) - 2042**

Asset ID	1139	16 Each	@ \$2,100.00
	Tennis Courts	Asset Cost	\$33,600.00
	Exterior Lighting	Percent Replacement	100%
Placed in Service	June 2018	Future Cost	\$68,301.88
Useful Life	25		
Replacement Year	42-43		
Remaining Life	24		



**Light Poles - Tennis Courts Two Head - 2029**

Asset ID	1141	12 Each	@ \$2,400.00
	Tennis Courts	Asset Cost	\$28,800.00
	Exterior Lighting	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$39,865.94
Useful Life	25		
Replacement Year	29-30		
Remaining Life	11		



**South Village Community Development District  
Component Detail**

**Light Poles - Tennis Courts Two Head (New) - 2042**

Asset ID	1140	8 Each	@ \$2,400.00
	Tennis Courts	Asset Cost	\$19,200.00
	Exterior Lighting	Percent Replacement	100%
Placed in Service	June 2018	Future Cost	\$39,029.65
Useful Life	25		
Replacement Year	42-43		
Remaining Life	24		



**Exterior Lighting - Total Current Cost**

**\$243,400**

**South Village Community Development District  
Component Detail**

**Air Curtain - 2022**

Asset ID	1174	1 Each	@ \$1,000.00
	Kitchen	Asset Cost	\$1,000.00
	Kitchen Equipment	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$1,125.51
Useful Life	18		
Replacement Year	22-23		
Remaining Life	4		

**Back Bar - 2019**

Asset ID	1159	1 Each	@ \$6,000.00
	Snack Bar	Asset Cost	\$6,000.00
	Kitchen Equipment	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$6,180.00
Useful Life	15		
Replacement Year	19-20		
Remaining Life	1		



**Cabinets - Kitchen Storage - 2024**

2 Each @ \$1,500.00

## South Village Community Development District Component Detail

### Charbroiler - 2019

Asset ID	1166	1 Each	@ \$3,100.00
	Kitchen	Asset Cost	\$3,100.00
	Kitchen Equipment	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$3,193.00
Useful Life	15		
Replacement Year	19-20		
Remaining Life	1		



### Deep Fryer - 2019

Asset ID	1168	2 Each	@ \$1,000.00
	Kitchen	Asset Cost	\$2,000.00
	Kitchen Equipment	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$2,060.00
Useful Life	15		
Replacement Year	19-20		
Remaining Life	1		





**South Village Community Development District  
Component Detail**

**Freezer - 2018**

		1 Each	@ \$1,800.00
Asset ID	1169	Asset Cost	\$1,800.00
	Kitchen	Percent Replacement	100%
	Kitchen Equipment	Future Cost	\$1,800.00
Placed in Service	June 2005		
Useful Life	12		
Replacement Year	18-19		
Remaining Life	0		

**Freezer -3 Door - 2018**

		1 Each	@ \$5,000.00
Asset ID	1171	Asset Cost	\$5,000.00
	Kitchen	Percent Replacement	100%
	Kitchen Equipment	Future Cost	\$5,000.00
Placed in Service	June 2005		
Useful Life	12		
Replacement Year	18-19		
Remaining Life	0		



**Frozen Beverage Machine - 2018**

1 Each @ \$7,400.00

## South Village Community Development District Component Detail

### Griddle - 2019

Asset ID	1167	1 Each	@ \$1,000.00
	Kitchen	Asset Cost	\$1,000.00
	Kitchen Equipment	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$1,030.00
Useful Life	15		
Replacement Year	19-20		
Remaining Life	1		



### Ice Machine - 2018

Asset ID	1172	1 Each	@ \$8,000.00
	Kitchen	Asset Cost	\$8,000.00
	Kitchen Equipment	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$8,000.00
Useful Life	10		
Replacement Year	18-19		
Remaining Life	0		



**South Village Community Development District  
Component Detail**

**Ice Tea Brewer - 2018**

Asset ID	1161	1 Each	@ \$800.00
	Snack Bar	Asset Cost	\$800.00
	Kitchen Equipment	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$800.00
Useful Life	8		
Adjustment	5		
Replacement Year	18-19		
Remaining Life	0		



**Microwave/Convection Oven - 2019**

Asset ID	1165	1 Each	@ \$11,000.00
	Kitchen	Asset Cost	\$11,000.00
	Kitchen Equipment	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$11,330.00
Useful Life	15		
Replacement Year	19-20		
Remaining Life	1		



**South Village Community Development District  
Component Detail**

**Refrigerated Merchandise Case - 2019**

Asset ID	1163	1 Each	@ \$3,200.00
	Snack Bar	Asset Cost	\$3,200.00
	Kitchen Equipment	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$3,296.00
Useful Life	15		
Replacement Year	19-20		
Remaining Life	1		

**Refrigerator - 2018**

Asset ID	1170	1 Each	@ \$2,200.00
	Kitchen	Asset Cost	\$2,200.00
	Kitchen Equipment	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$2,200.00
Useful Life	12		
Replacement Year	18-19		
Remaining Life	0		

**Soda Fountain Machine - 2018**

1 Each @ \$1,200.00

**South Village Community Development District  
Component Detail**

<b>Kitchen Equipment - Total Current Cost</b>	<b>\$60,350</b>
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**South Village Community Development District  
Component Detail**

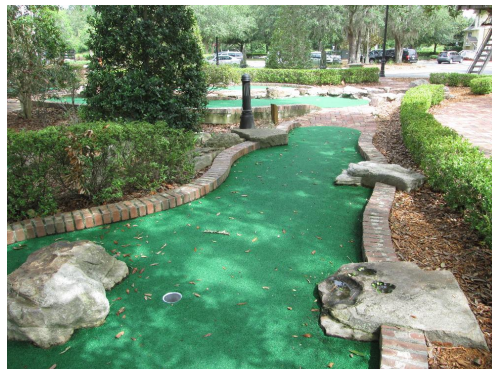
**Locker Room Refurbishment - Pool - 2024**

Asset ID	1177	1 Lump Sum	@ \$27,600.00
Swiming Pools		Asset Cost	\$27,600.00
Misc. Recreation Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$32,955.84
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		



**Miniture Golf Carpet - 2028**

Asset ID	1178	1,100 Square Feet	@ \$6.00
Miniture Golf		Asset Cost	\$6,600.00
Misc. Recreation Components		Percent Replacement	100%
Placed in Service	June 2017	Future Cost	\$8,869.85
Useful Life	12		
Replacement Year	28-29		
Remaining Life	10		



**South Village Community Development District  
Component Detail**

**Miniture Golf Fountain Pump - 2024**

Asset ID	1180	3 HP	@ \$420.00
Miniture Golf		Asset Cost	\$1,260.00
Misc. Recreation Components		Percent Replacement	100%
Placed in Service	June 2017	Future Cost	\$1,504.51
Useful Life	8		
Replacement Year	24-25		
Remaining Life	6		

**Playground Equip. Allowance - Pocket Park - 2022**

Asset ID	1175	1 Lump Sum	@ \$15,000.00
Playground		Asset Cost	\$15,000.00
Misc. Recreation Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$16,882.63
Useful Life	15		
Adjustment	3		
Replacement Year	22-23		
Remaining Life	4		





# South Village Community Development District Component Detail

## Playground Equipment Allowance - Kid's Club - 2023

Asset ID	1179	1 Lump Sum	@ \$15,000.00
	Kid's Club	Asset Cost	\$15,000.00
Misc. Recreation Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$17,389.11
Useful Life	15		
Adjustment	4		
Replacement Year	23-24		
Remaining Life	5		



## Tree House Allowance - 2020

Asset ID	1176	1 Lump Sum	@ \$1,500.00
	Kid's Club	Asset Cost	\$1,500.00
Misc. Recreation Components		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$1,591.35
Useful Life	16		
Replacement Year	20-21		
Remaining Life	2		





**South Village Community Development District  
Component Detail**

<b>Misc. Recreation Components - Total Current Cost</b>	<b>\$66,960</b>
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**South Village Community Development District  
Component Detail**

**Concret Paver Reset Allowance (20%) - 2034**

Asset ID	1013	4,000 Lump Sum	@ \$5.60
	Swiming Pools	Asset Cost	\$22,400.00
	Swimming Pools	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$35,945.42
Useful Life	30		
Replacement Year	34-35		
Remaining Life	16		



**Diving Boards - 2024**

Asset ID	1019	2 Each	@ \$4,100.00
	Swiming Pools	Asset Cost	\$8,200.00
	Swimming Pools	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$9,791.23
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		



**South Village Community Development District  
Component Detail**

**Diving Stand - High Dive - 2029**

Asset ID	1008	1 Each	@ \$16,000.00
Swiming Pools		Asset Cost	\$16,000.00
Swimming Pools		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$22,147.74
Useful Life	25		
Replacement Year	29-30		
Remaining Life	11		



**Diving Stand - Low Dive - 2029**

Asset ID	1009	1 Each	@ \$9,000.00
Swiming Pools		Asset Cost	\$9,000.00
Swimming Pools		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$12,458.10
Useful Life	25		
Replacement Year	29-30		
Remaining Life	11		



**South Village Community Development District  
Component Detail**

**Handicap Lift - Adult Pool - 2024**

Asset ID	1010	1 Each	@ \$3,200.00
Swiming Pools		Asset Cost	\$3,200.00
Swimming Pools		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$3,820.97
Useful Life	15		
Adjustment	5		
Replacement Year	24-25		
Remaining Life	6		



**Lane Dividers - 2024**

Asset ID	1006	5 Each	@ \$400.00
Swiming Pools		Asset Cost	\$2,000.00
Swimming Pools		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$2,388.10
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		



**South Village Community Development District  
Component Detail**

**Pool Pump & Equip. Allowance (Annual) - 2018**

Asset ID	1005	1 Lump Sum	@ \$3,500.00
	Swiming Pools	Asset Cost	\$3,500.00
	Swimming Pools	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$3,500.00
Useful Life	1		
Replacement Year	18-19		
Remaining Life	0		



**Pool Refurfacing/Tile - Adult Pool - 2028**

Asset ID	1012	2,700 Square Feet	@ \$13.00
	Swiming Pools	Asset Cost	\$35,100.00
	Swimming Pools	Percent Replacement	100%
Placed in Service	June 2017	Future Cost	\$47,171.46
Useful Life	12		
Replacement Year	28-29		
Remaining Life	10		



**South Village Community Development District  
Component Detail**

**Pool Resurfacing - Family Pool - 2028**

Asset ID	1001	4,360 Square Feet	@ \$17.70
	Swiming Pools	Asset Cost	\$77,180.72
	Swimming Pools	Percent Replacement	100%
Placed in Service	June 2017	Future Cost	\$103,724.43
Useful Life	12		
Replacement Year	28-29		
Remaining Life	10		

**Pool Resurfacing/Tile - Baby Pool - 2025**

Asset ID	1015	260 Square Feet	@ \$8.00
	Swiming Pools	Asset Cost	\$2,080.00
	Swimming Pools	Percent Replacement	100%
Placed in Service	March 2014	Future Cost	\$2,558.14
Useful Life	12		
Replacement Year	25-26		
Remaining Life	7		





## South Village Community Development District Component Detail

*Pool Resurfacing/Tile - Competition Pool continued...*



### Pool Slide - Wading Pool - 2023

Asset ID	1016	1 Lump Sum	@ \$1,800.00
Swiming Pools		Asset Cost	\$1,800.00
Swimming Pools		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$2,086.69
Useful Life	15		
Adjustment	4		
Replacement Year	23-24		
Remaining Life	5		



**South Village Community Development District  
Component Detail**

**Pool Slide Refurbishment Allowance - 2024**

Asset ID	1002	1 Lump Sum	@ \$20,000.00
	Swiming Pools	Asset Cost	\$20,000.00
	Swimming Pools	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$23,881.05
Useful Life	15		
Adjustment	5		
Replacement Year	24-25		
Remaining Life	6		



**Shade Structure Frame - Adult Pool - 2024**

Asset ID	1011	1 Lump Sum	@ \$6,000.00
	Swiming Pools	Asset Cost	\$6,000.00
	Swimming Pools	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$7,164.31
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		



## South Village Community Development District Component Detail

### *Shade Structure Frame - Adult Pool continued...*



### Shade Structure Frame - Baby Pool - 2024

Asset ID	1017	1 Each	@ \$2,400.00
	Swimming Pools	Asset Cost	\$2,400.00
	Swimming Pools	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$2,865.73
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		



**South Village Community Development District  
Component Detail**

**Shade Structure Frame - Competition Pool - 2024**

Asset ID	1004	4 Each	@ \$8,000.00
	Swiming Pools	Asset Cost	\$32,000.00
	Swimming Pools	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$38,209.67
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		



**Slide Tower Steel Refurbishment Allowance - 2019**

Asset ID	1003	1 Lump Sum	@ \$15,000.00
	Swiming Pools	Asset Cost	\$15,000.00
	Swimming Pools	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$15,450.00
Useful Life	15		
Adjustment	-2		
Replacement Year	Deferred 19-20		
Remaining Life	1		

## South Village Community Development District Component Detail

*Slide Tower Steel Refurbishment Allowance continued...*



### Solar Pool Cover - Adult Pool - 2031

Asset ID	1020	1,600 Square Feet	@ \$1.50
	Swiming Pools	Asset Cost	\$2,400.00
	Swimming Pools	Percent Replacement	100%
Placed in Service	June 2017	Future Cost	\$3,524.48
Useful Life	15		
Replacement Year	31-32		
Remaining Life	13		



**South Village Community Development District  
Component Detail**

**Starting Platforms - 2019**

Asset ID	1018	6 Each	@ \$2,000.00
Swiming Pools		Asset Cost	\$12,000.00
Swimming Pools		Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$12,360.00
Useful Life	15		
Replacement Year	19-20		
Remaining Life	1		



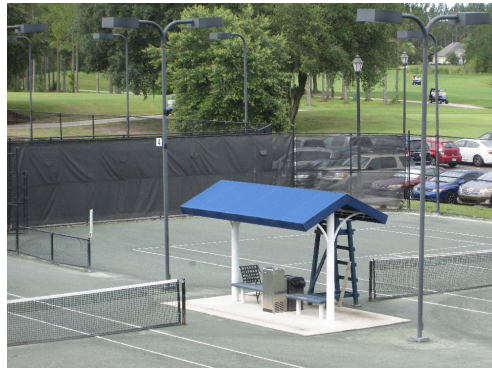
**Swimming Pools - Total Current Cost**

**\$353,461**

## South Village Community Development District Component Detail

### Shade Structure Frame - Tennis Courts - 2024

Asset ID	1024	4 Each	@ \$2,500.00
	Tennis Courts	Asset Cost	\$10,000.00
	Tennis Components	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$11,940.52
Useful Life	20		
Replacement Year	24-25		
Remaining Life	6		



### Tennis Court Refurbishment (New Courts) - 2042

Asset ID	1022	2 Court	@ \$32,000.00
	Tennis Courts	Asset Cost	\$64,000.00
	Tennis Components	Percent Replacement	100%
Placed in Service	June 2018	Future Cost	\$130,098.82
Useful Life	25		
Replacement Year	42-43		
Remaining Life	24		





**South Village Community Development District  
Component Detail**

**Tennis Court Refurbishment (Original) - 2029**

Asset ID	1021	8 Court	@ \$32,000.00
	Tennis Courts	Asset Cost	\$256,000.00
	Tennis Components	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	\$354,363.87
Useful Life	25		
Replacement Year	29-30		
Remaining Life	11		



**Tennis Court Resurfacing (Asphalt) - 2042**

Asset ID	1023	2 Courts	@ \$6,000.00
	Tennis Courts	Asset Cost	\$12,000.00
	Tennis Components	Percent Replacement	100%
Placed in Service	June 2018	Future Cost	\$24,393.53
Useful Life	25		
Replacement Year	42-43		
Remaining Life	24		



**South Village Community Development District  
Component Detail**

<b>Tennis Components - Total Current Cost</b>	<b>\$342,000</b>
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# Methodology

## Content of Reserve Study

A Reserve Study is a two-part process that includes a physical analysis and a financial analysis which produces a custom made plan for funding future capital replacement. Having a good plan allows you to understand what is currently reserved for, what is not and how the current plan will perform for future years. Ability to adjust contributions early may prevent special assessments or loans to pay for component replacement.

## Types of Reserve Studies

Full Reserve Study	Level I	This include a site visit
Reserve Study Update	Level II	This includes a site visit
Reserve Study Update	Level III	No site visit, financial review only

## Physical Analysis

During the physical analysis, a site visit is conducted to evaluate major components such as streets, roofs, pools, etc. and build an inventory of components, determine the condition of each and make a projection as to their remaining useful life. No destructive testing is conducted.

## Component Selection

Community Associations Institute (CAI) has established standards for reserve studies and selection of components.

1. Component must be a commonly owned asset
2. Component must have a limited life
3. That Limited life must be predictable
4. Replacement cost must be above a minimum threshold cost

Some components do not meet that test but can be included with the proper analysis and full understanding of the client. In these cases allowance are generally used.

## Useful life and remaining useful life sources

- A. Site inspection by experienced inspector
- B. Our database of information
- C. Historical information furnished by the client
- D. Local Consultants and Vendors
- E. National publications such as Marshall & Swift, RS Means and others

## Replacement cost Established by

1. Our database & local cost from contractors and suppliers
2. Historical cost information furnished by the client



3. National publication such as Marshall & Swift, RS Means and others

## **Financial Analysis**

The financial analysis assesses the Districts reserve balance, current contributions and interest income to determine their current reserve fund status. This provides a clear picture of their current financial capability to pay for future capital needs.

## **Adequate Funding**

Having a lot of cash in reserves is always a good thing but it may not be enough to meet future replacement cost. The only way to know is by completing your reserve study. If using Cash Flow Funding, we set the level of funding for adequate funding. While 100% or Full Funding is best you may only fund to an adequate level and be ok.

- 70% to 100% Funding is considered Strong
- 30% to 70% Funding is considered Adequate
- 0% to 30% Funding is considered Weak

## **Contributions**

We recommend following a custom funding plan we develop for you that includes:

- Adequate cash balance
- Even contributions so all owners pay their fair share over time
- Minimum contributions necessary with acceptable increases

## **Funding Goals**

We use several type of funding goals including Full Funding, Threshold Funding, Baseline and Statutory Funding. Here is how the Funding Goals work:

Full Funding - As we mention full is always the best if you can do it! Plans with Full Funding do not usually experience deferred maintenance or special assessments.

Threshold Funding – Balances are kept above a minimum “Threshold” level to adequate fund reserves. The goal here is to work towards full funding over time.

Baseline Funding - Reserves are maintained at a set level above zero.

Statutory Funding – Balance set based on local statutes

## **Funding Methods**

The Cash Flow Method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

The Component Method develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. When interest and inflation are not included the results are considered the “Straight Line Method”.

## Reserve Terms Dictionary

**Accumulated Reserve Balance:** The anticipated reserve balance on the first day of the fiscal year for which the report has been prepared.

**Net Monthly Allocation:** The sum of the monthly assessment and interest contribution figures.

**Annual Assessment increase:** The percentage rate at which the District will increase its assessment to reserves at the end of each year until the year in which the asset is replaced

**Investment Yield:** The average interest rate anticipated by the District based upon their current investment practices.

**Budget year beginning/ending (fiscal):** the budgetary year for which the report is prepared. For associations with fiscal years ending December 31, the monthly assessment figures indicated are for the 12-month period beginning 1/1/0X and ending 12/31/0X.

**Monthly Assessment:** The assessment for reserves required by the District each month.

**Interest Contribution:** The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly assessments for one year. This figure is averaged for budgeting purposes.

**Threshold Funding Model:** This analysis calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below \$0 or another predetermined threshold, during the period examined. All funds for planned reserve expenditures will be available on the first day of each fiscal year. The *Threshold Funding Model* allows the client to choose the level of conservative funding it desires by choosing the threshold dollar amount.

**Current Assessment Funding Model:** This analysis is based on the current annual assessment, parameters, and reserve fund balance. Because It is calculated using the current annual assessment, it will give an accurate projection of how well the association is funded for the next 30 years of planned reserve expenditures.

**Component Funding Model:** This funding model's long-term objective is to provide a plan to a fully funded reserve position over the longest period practical. This is the most conservative funding model.

**Fixed Accumulated Reserves:** An optional figure which, if used, will override all calculations and set the assessment at this amount.

**Percentage of Replacement:** In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period or sharing the expense to replace a common wall.

**Placed in Service Date:** The month and year that the asset was placed in service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

**Future Replacement Cost:** The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

**Taxes on Yield:** The estimated percentage of interest income which will be set aside for taxes.

**Replacement Year:** The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

**Estimated Remaining Life:** This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed in service.

**Adjustment to Useful Life:** Once the useful life is determined, it may be adjusted +/- by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimate replacement cycles for future replacements.

**Estimated Useful Life:** The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history. All these factors are taken into consideration when tailoring the estimated useful life to the asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom used meeting room or office.

**Salvage Value:** This term defined estimates the salvage value of the asset at the time of replacement, if applicable.

**One Time Replacement:** Notation if the asset is to be replaced on a one-time basis. Current Replacement Cost: The estimated replacement cost effects as of the beginning of the fiscal year for which the report is being prepared.

## General Assumptions

- Our site visit is a limited inspection of the District owned assets that we observe while onsite. We assume that all information about these components has been furnished and upon your review of the report you will notify us of any discrepancy you find in the inventory. We will then make necessary adjustments to the inventory and funding plan.
- Your property contains components that have different useful service life and some that have an unpredictable useful life. We provide information about both types and include them in our report either as information or as a component that is funded. Many times, the components with unpredictable useful life are funded with an allowance for both replacement cost and useful life.
- Long life components such as storm water drainage systems, utility lines, electrical panels and various other components are not typically included in our analysis. We assume that you will notify us if any of these types of components should be included due to some construction defect or damage.
- We may separate your component inventory into four groups:
  - Reserve Components that are funded
  - Components funded by the Operational Budget
  - Individual unit owner funded components
  - Component not included in our analysis unless noted
    - Foundations, slabs, wall and roof framing
    - Replacement of entire structures
    - Exterior wall surfaces
    - Water and sewer lines in buildings
    - Windows and doors

# Terms of Service

This document has been provided pursuant to an agreement containing restrictions on its use. No part of this document may be copied or distributed, in any form or by any means, nor disclosed to third parties without the expressed written permission of Community Advisors, LLC.

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the Management Company, Community Development District and its contractors, assorted vendors, specialist and independent contractors, the Community Association's Institute, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Building Construction Cost Data and from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and reserve study preparation.

If we update your current reserve study completed by others we assume all the District owned components are included and the quantities are accurate.

No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components. We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems.

Observing environmental conditions, hazardous materials or determine compliance with building codes or ADA regulations is not included in our scope of work.

Our site visit is not a safety inspection and we are not responsible for any hazards that exist.

Community Advisors, LLC will not be required to participate in any legal action conducted on a property for whatever reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of any action taken against Community Advisors, LLC and its Principals, Employees, contractors and Vendors shall be limited to the consulting fee agreed upon to produce this report.

This reserve study reflects the information provided by this client and assembled for their use and not for the purposes of performing an audit, quality or forensic analyses, or background checks of historical records. This information should not be used to estimate construction projects or relied upon for replacement cost until current vendor pricing has been obtained.

We assume all components have been maintained properly unless noted in this report and our remaining useful life projections assume they will be maintained per normal operating standards

Replacement cost does not include any Engineering or Architectural fees unless noted in the study. Beginning fund balances are unaudited and provided by the District Manager.

Unless noted in the report we assume the funding goal of the District is to reserve adequate funds for future capital replacements if they are pooling their reserves and fully funding reserves if they are using the Component Method of funding.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an

indeterminable but potential liability to the Community Development District. The decision for the inclusion of these as well as all assets considered is left to the client.

Use of this report is acceptance by the Client of the above Information and Conditions.

We recommend regular updates to this study to account for changes in interest and inflation rates and replacement cost.

Community Advisors and the analyst who prepared this study have any relationship that can be considered a conflict of interest. From time to time our clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure has been obtained and that we are working in the best interest of our client. We do not identify components for replacement to obtain construction management work.

## Community Advisors

Community Advisors home office is in Jacksonville, Florida providing property inspection services, capital reserve planning and construction oversight for communities throughout the Southern and Mid-Atlantic States.

Our clients experience quick response, personal service, competitive pricing and receive a custom-made plan for their future capital replacements. We like to sit down and discuss your concerns prior to our site analysis so we can better understand your community or property and make sure we have included everything you expect.

Then we conduct a comprehensive site visit to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis.

Once we have completed our site visit we conduct the Financial Analysis where we look at your current reserve fund balance, annual contributions and your goal for maintaining adequate reserves. Then we build a custom made financial plan to make sure you have adequate funding for the future and keep contributions as reasonable and moderate as possible.

*Our valued clients include:*

- High-rise Condominium Association
- Homeowner Associations
- Churches
- Time Share Developments
- Active Adult Communities
- Private Schools
- Business Parks
- Resort Communities
- Community Development Districts
- Municipal Utility Plants
- Marinas
- Historic Buildings & Museums

# **Reserve Analyst & Inspectors Credentials**

Charles R. Sheppard RS PRA CCI

Charlie Sheppard is the owner and President of Community Advisors which provides capital reserve analysis, consulting services, commercial inspections and project management for community associations, private clubs, churches, schools and other entities.

He has over 30 years of experience in real estate development, property operation, commercial property inspections and construction management. He has participated on the development team for large planned unit developments and mid-rise office building parks. He has also worked for many years as commercial construction manager for a wide range of structures including medical facilities, office buildings, churches, restaurants, clubhouses, infrastructure installation and remodeling and repositioning of properties to match market conditions.

Areas of expertise include mechanical and electrical systems, energy management systems, life safety systems, plumbing systems, building envelope and roof components. Horizontal improvement experience include marine structures, street and site concrete construction, utilities, site work and landscaping improvements.

Inspection projects include: High rise office and residential buildings, restaurants, industrial properties, churches, private schools, private clubs, marinas, medical facilities, warehouse and industrial properties, water treatment facilities and residential properties.

## **Education**

Virginia Polytechnic Institute & State University – BS

## **License**

Certified General Contractor - Florida

Certified Home Inspector - Florida

## **Professional Designations & Memberships**

Certified Construction Inspector, (CCI)

Professional Reserve Analyst, (PRA)

Reserve Specialist, (RS)

Member – Association of Construction Inspectors

Member - Association of Professional Reserve Analyst – APRA

Business Partner - Community Associations Institute – CAI