

**Full Reserve Study
For
South Village
Community Development District
Golf Course & Clubhouse
Orange Park, Florida**



Prepared for FY 2018 -2019

Report Date: June 9,2018





July 9, 2018

Mr. Jim Oliver
District Manager
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Re: Level I Reserve Study Update for South Village CDD Golf Course and Clubhouse

Dear Mr. Oliver:

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,

Charles R. Sheppard *RS PRA CCI*
Professional Reserve Analyst

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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 CDD Golf Course & Clubhouse 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 replacement cost of less than \$1,000 are not included in this analysis and are funded by the operational budget.
- Golf cart path bridges require some immediate maintenance to extend their useful life as projected. We recommend a more complete evaluation and this analysis updated.
- Green and bunker restoration is a large multi-year expense for the purpose of this analysis. Future phases are not included, and this analysis should be updated once that work is complete. These large expenses create a funding plan that requires contributions that increase to meet the future large expense then fall once funded. The District may elect to fund these large one-time expenditures with a loan or special assessment which will provide a more level contribution over time.

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
- Gutters and downspouts
- Windows and doors unless noted
- Access control
- Camera system
- Fire alarm panel

**South Village CDD Golf Course & Clubhouse
Project Notes & Assumptions**

- Security system
- Brick paver walks and decks
- Exhaust fans
- Water heaters
- Washer and dryers
- Folding partition at dining room

South Village CDD Golf Course & Clubhouse
Orange Park, Florida
Cash Flow Method Summary

<i>Report Parameters</i>	
Report Date	July 9, 2018
Budget Year Beginning	October 1, 2018
Budget Year Ending	September 30, 2019
Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	1.50%
2018 Beginning Balance	\$50,000

South Village CDD Golf Course & Clubhouse is located in Orange Park, Florida and has as its major components, clubhouse, parking lots, golf course and maintenance buildings. All components are generally in good condition unless noted in this report.

The funding goal for the District is to maintain adequate funding for future component replacements. Reserves have not been adequately funded and require a minimum contribution for FY 2018/2019 of \$245,014 with annual increases to maintain a minimum of 30% full funding. Adequate funding is considered 30% to 70% fully funded. Contributions increase each year until major golf course restoration is complete then fall to lower levels. The District may elect to fund these large one-time expenditures with a loan or special assessment rather than annual contributions. This will provide a more moderate funding plan over time. The recommended funding plan is found on page 2-1.

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



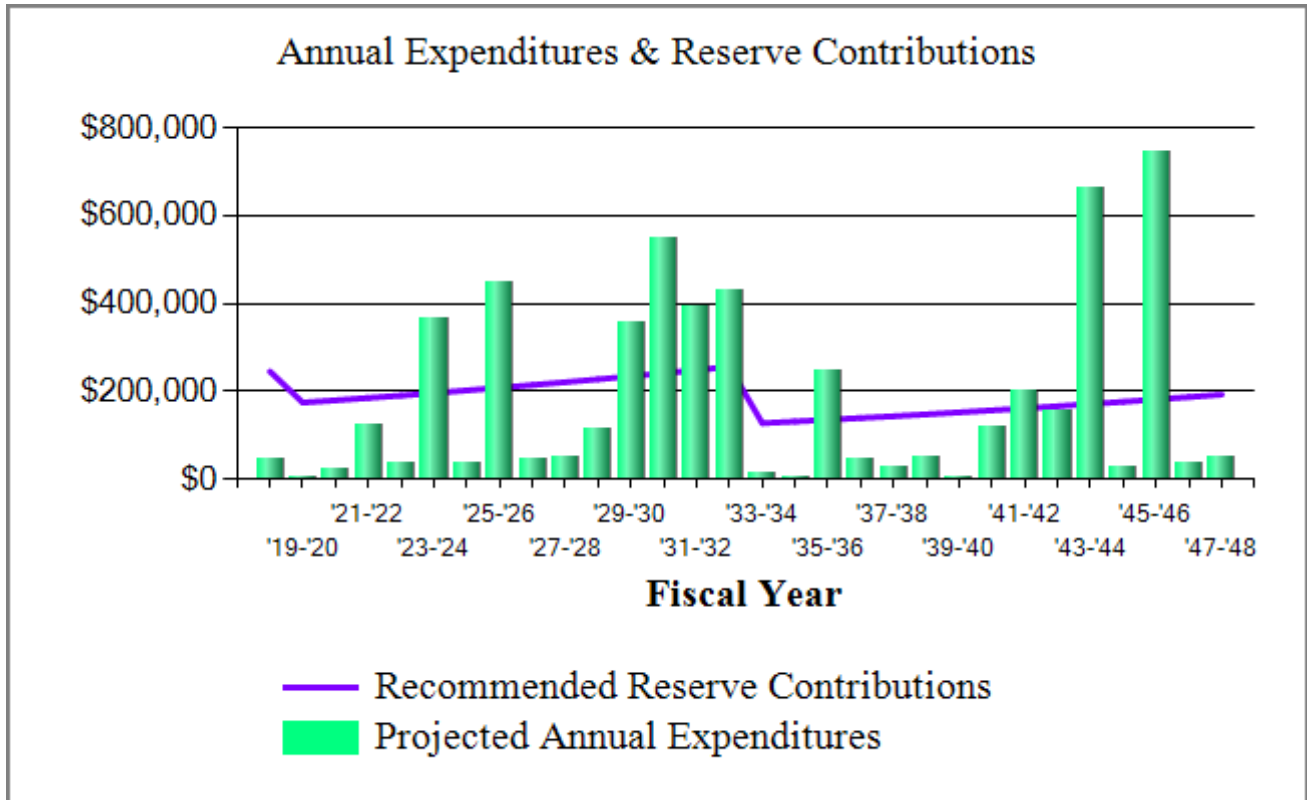
<i>Threshold Funding Model Summary of Calculations</i>	
Required Annual Contribution	\$245,014.43
Average Net Annual Interest Earned	<u>\$3,745.72</u>
Total Annual Allocation to Reserves	\$248,760.15

**South Village CDD Golf Course & Clubhouse
Cash Flow Funding Plan**

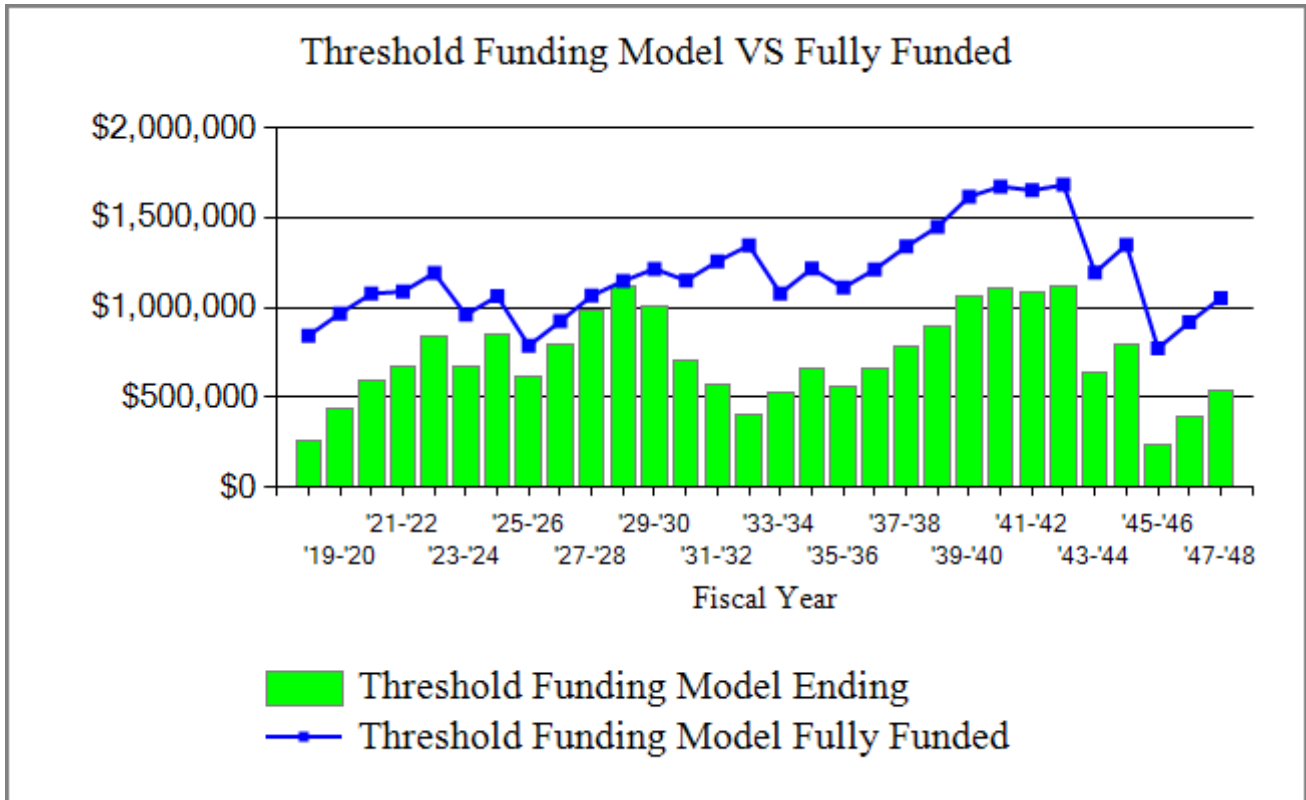
Beginning Balance: \$50,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
18-19	1,521,356	245,014	3,746	45,300	253,460	844,867	30%
19-20	1,566,996	174,225	6,384	2,060	432,010	968,016	45%
20-21	1,614,006	179,452	8,843	21,961	598,343	1,078,073	56%
21-22	1,662,426	184,835	9,905	122,823	670,261	1,089,247	62%
22-23	1,712,299	190,380	12,361	36,579	836,424	1,192,747	70%
23-24	1,763,668	196,092	9,991	366,460	676,046	960,745	70%
24-25	1,816,578	201,975	12,597	38,210	852,408	1,063,364	80%
25-26	1,871,075	208,034	9,178	448,546	621,074	788,363	79%
26-27	1,927,208	214,275	11,827	46,870	800,306	923,491	87%
27-28	1,985,024	220,703	14,591	48,277	987,323	1,066,017	93%
28-29	2,044,575	227,324	16,483	115,792	1,115,338	1,148,215	97%
29-30	2,057,464	234,144	14,904	355,914	1,008,471	1,216,722	83%
30-31	2,119,188	241,168	10,483	550,771	709,351	1,150,807	62%
31-32	2,182,763	248,403	8,447	394,595	571,607	1,257,723	45%
32-33	2,248,246	255,855	5,968	429,575	403,855	1,346,181	30%
33-34	1,926,202	127,212	7,770	13,087	525,749	1,078,719	49%
34-35	1,983,988	131,028	9,804	3,209	663,371	1,217,787	54%
35-36	2,043,507	134,959	8,242	248,844	557,728	1,111,324	50%
36-37	2,104,813	139,008	9,744	47,157	659,322	1,212,803	54%
37-38	2,167,957	143,178	11,606	28,757	785,348	1,339,781	59%
38-39	2,232,996	147,473	13,220	51,474	894,568	1,450,776	62%
39-40	2,299,986	151,897	15,641	3,721	1,058,386	1,618,002	65%
40-41	2,368,985	156,454	16,427	119,680	1,111,587	1,674,632	66%
41-42	2,440,055	161,148	16,071	201,306	1,087,501	1,652,828	66%
42-43	2,513,256	165,982	16,494	153,883	1,116,095	1,683,274	66%
43-44	2,588,654	170,962	9,378	661,868	634,566	1,195,589	53%
44-45	2,666,314	176,091	11,733	28,467	793,923	1,349,983	59%
45-46	2,746,303	181,373	3,431	746,594	232,132	773,774	30%
46-47	2,828,692	186,815	5,766	34,548	390,165	918,254	42%
47-48	2,913,553	192,419	7,961	51,844	538,701	1,053,959	51%

**South Village CDD Golf Course & Clubhouse
Annual Asset Expenditure Charts**



South Village CDD Golf Course & Clubhouse Cash Flow Funding Plan vs Fully Funded Plan



The **Threshold Funding Model** calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below \$0 or other predetermined threshold, during the period of time 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 they desire by choosing the threshold dollar amount.

**South Village CDD Golf Course & Clubhouse
Cash Flow**

	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
Beginning Balance	50,000	253,460	432,010	598,343	670,261	836,424	676,046	852,408	621,074	800,306
Annual Assessment	245,014	174,225	179,452	184,835	190,380	196,092	201,975	208,034	214,275	220,703
Interest Earned	3,746	6,384	8,843	9,905	12,361	9,991	12,597	9,178	11,827	14,591
Expenditures	45,300	2,060	21,961	122,823	36,579	366,460	38,210	448,546	46,870	48,277
Fully Funded Reserves	844,867	968,016	1,078,073	1,089,247	1,192,747	960,745	1,063,364	788,363	923,491	1,066,017
Percent Fully Funded	30%	45%	56%	62%	70%	70%	80%	79%	87%	93%
Ending Balance	253,460	432,010	598,343	670,261	836,424	676,046	852,408	621,074	800,306	987,323

Description

Site Components

Asphalt Resurfacing - Drive/Parking Lot	122,752
Metal Gates - Dumpster Enclosure	3,321
Wood Retaining Wall - Maintenance Driveway	
Site Components Total:	126,073

Stormwater System

Stormwater System Allowance	
Wood Bulkhead - Golf Club	
Wood Bulkhead - Hole 6	
Stormwater System Total:	

Building Components

Aluminium Railings - Clubhouse Deck	
Locker Room Refurbishment	
Restroom Refurbish Allowance - Clubhouse	9,839
Restroom Refurbish Allowance - Golf Course	9,839
Building Components Total:	19,678

Doors & Windows

Overhead Doors - Cart Barn	
Overhead Doors - Storage Building	
Overhead Doors- Maintenance Shop	
Doors & Windows Total:	

**South Village CDD Golf Course & Clubhouse
Cash Flow**

Description	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
Roofing										
Asphalt Shingles - Cluhouse								58,050		
Asphalt Shingles - Golf Course Restrooms								10,823		
Asphalt Shingles - Storage Building										
Membrane Roof - Clubhouse								47,965		
Metal Roof - Bag Drop										
Metal Roof Panels - Cart Barn										
Metal Roof Panels - Maintenance Shop										
Roofing Total:								116,838		
Flooring										
Carpet Tile - Pro Shop										
Quarry Tile - Kitchen										
Vinyl Tile - Foyer/Corridor/Dining/Office										
Flooring Total:										
Painting										
Exterior Painting - Cart Barn			3,713							
Exterior Painting - Clubhouse			8,487							
Exterior Painting - Golf Course Restrooms			3,395							
Exterior Painting - Storage Building								3,075		
Painting - Maintenance Shop								5,165		
Painting Total:			15,595					8,240		
Mechanical Electrical Plumbing										
Fire Alarm Panel								3,075		
Unit 1 - Pro Shop	4,800									
Unit 2- Corridor/Offices										
Unit 3 - Bar										
Unit 3 - Common Area	6,400									
Unit 3A - Common Area	6,400									
Unit 4 - Dining	6,400									
Unit 5 - Dining				6,993						
Unit 6 - Kitchen	11,200									

**South Village CDD Golf Course & Clubhouse
Cash Flow**

Description	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
<i>Mechanical Electrical Plumbing continued...</i>										
Furniture Fixtures & Equipment										
AV Equipment Allowance							4,776			
Aluminum Flag Pole										
Furniture Allowance - Dining Rooms & Deck										
Ice Machine - Cart Barn							4,179			
Furniture Fixtures & Equipment Total:							8,955			
Kitchen Equipment										
Charbroiler										
Disposer - Dishwashing Station	2,200									
Disposer - Prep Sink	1,800									
Griddle				1,093						
Ice Machine					9,004					
Kegerator	1,900									
Refrigerator	2,200									
Sandwich Prep Refrigerated			4,244							
Sandwich Prep Refrigerated										
Kitchen Equipment Total:	8,100		4,244	1,093	9,004					
Bar Components & Equipment										
Bar Back Refrigerator										
Glass Door Refrigerator										
Glass Froster										
Wine Refrigerator										
Wood Bar & Stone Top - Bar										
Bar Components & Equipment Total:										
Golf Course Components										
Greens Restoration Allowance (Over 4 years)										
Sand Bunker Rebuild Allowance (Over 4 years)								43,046	44,337	45,667
Wood Bridge Stringers Decking & Rails - Cart ..						364,142				
Golf Course Components Total:						364,142		43,046	44,337	45,667

**South Village CDD Golf Course & Clubhouse
Cash Flow**

Description	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
Irrigation System										
Irrigation Control System & Software				109,273						
Irrigation Pump/Motor 1					25,324					
Irrigation Pump/Motor 2							26,866			
Misc. Filters & Equipment				3,278						
VFD - Irrigation Pumps										
Irrigation System Total:				112,551	25,324		26,866			
Golf Equipment										
Golf Ball Dispenser										
Golf Equipment Total:										
Maintenance Equipment										
Kabota Loader								36,896		
Kabota Tractor								92,241		
Misc. Tools & Equipment Allowance	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
Maintenance Equipment Total:	2,000	2,060	2,122	2,185	2,251	2,319	2,388	131,597	2,534	2,610
Year Total:	45,300	2,060	21,961	122,823	36,579	366,460	38,210	448,546	46,870	48,277

**South Village CDD Golf Course & Clubhouse
Cash Flow**

	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38
Beginning Balance	987,323	1,115,338	1,008,471	709,351	571,607	403,855	525,749	663,371	557,728	659,322
Annual Assessment	227,324	234,144	241,168	248,403	255,855	127,212	131,028	134,959	139,008	143,178
Interest Earned	16,483	14,904	10,483	8,447	5,968	7,770	9,804	8,242	9,744	11,606
Expenditures	115,792	355,914	550,771	394,595	429,575	13,087	3,209	248,844	47,157	28,757
Fully Funded Reserves	1,148,215	1,216,722	1,150,807	1,257,723	1,346,181	1,078,719	1,217,787	1,111,324	1,212,803	1,339,781
Percent Fully Funded	97%	83%	62%	45%	30%	49%	54%	50%	54%	59%
Ending Balance	1,115,338	1,008,471	709,351	571,607	403,855	525,749	663,371	557,728	659,322	785,348

Description

Site Components

Asphalt Resurfacing - Drive/Parking Lot	
Metal Gates - Dumpster Enclosure	
Wood Retaining Wall - Maintenance Driveway	18,842
Site Components Total:	18,842

Stormwater System

Stormwater System Allowance	28,515
Wood Bulkhead - Golf Club	67,767
Wood Bulkhead - Hole 6	48,048
Stormwater System Total:	115,815

Building Components

Aluminium Railings - Clubhouse Deck	19,875
Locker Room Refurbishment	78,417
Restroom Refurbish Allowance - Clubhouse	
Restroom Refurbish Allowance - Golf Course	
Building Components Total:	78,417

Doors & Windows

Overhead Doors - Cart Barn	5,287
Overhead Doors - Storage Building	5,133
Overhead Doors- Maintenance Shop	9,410
Doors & Windows Total:	14,543

**South Village CDD Golf Course & Clubhouse
Cash Flow**

Description	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38
Roofing										
Asphalt Shingles - Clubhouse										
Asphalt Shingles - Golf Course Restrooms										
Asphalt Shingles - Storage Building			11,406							
Membrane Roof - Clubhouse										
Metal Roof - Bag Drop			2,566							
Metal Roof Panels - Cart Barn								24,925		
Metal Roof Panels - Maintenance Shop								33,520		
Roofing Total:			13,972					58,445		
Flooring										
Carpet Tile - Pro Shop	2,634									
Quarry Tile - Kitchen		7,087								
Vinyl Tile - Foyer/Corridor/Dining/Office										
Flooring Total:	2,634	7,087								
Painting										
Exterior Painting - Cart Barn								5,785		
Exterior Painting - Clubhouse	10,751								13,619	
Exterior Painting - Golf Course Restrooms	4,301								5,448	
Exterior Painting - Storage Building										
Painting - Maintenance Shop										
Painting Total:	15,052							5,785	19,067	
Mechanical Electrical Plumbing										
Fire Alarm Panel										
Unit 1 - Pro Shop			6,844							
Unit 2- Corridor/Offices	15,052									
Unit 3 - Bar	17,202									
Unit 3 - Common Area			9,125							
Unit 3A - Common Area			9,125							
Unit 4 - Dining			9,125							
Unit 5 - Dining						9,971				
Unit 6 - Kitchen			15,969							

**South Village CDD Golf Course & Clubhouse
Cash Flow**

Description	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38
<i>Mechanical Electrical Plumbing continued...</i>										
Furniture Fixtures & Equipment										
AV Equipment Allowance					6,050					
Aluminum Flag Pole								4,297		
Furniture Allowance - Dining Rooms & Deck					30,252					
Ice Machine - Cart Barn									5,959	
Furniture Fixtures & Equipment Total:					36,302			4,297	5,959	
Kitchen Equipment										
Charbroiler				4,552						
Disposer - Dishwashing Station	2,957									
Disposer - Prep Sink	2,419									
Griddle									1,702	
Ice Machine					12,101					
Kegerator			2,709							
Refrigerator			3,137							
Sandwich Prep Refrigerated								6,611		
Sandwich Prep Refrigerated				5,874						
Kitchen Equipment Total:	5,376		5,846	10,427	12,101			6,611	1,702	
Bar Components & Equipment										
Bar Back Refrigerator				8,811						
Glass Door Refrigerator	4,838									
Glass Froster	3,091									
Wine Refrigerator	2,822									
Wood Bar & Stone Top - Bar										25,250
Bar Components & Equipment Total:	10,751			8,811						25,250
Golf Course Components										
Greens Restoration Allowance (Over 4 years)		346,058	356,440	367,133	378,147					
Sand Bunker Rebuild Allowance (Over 4 years)	47,037									
Wood Bridge Stringers Decking & Rails - Cart ..										
Golf Course Components Total:	47,037	346,058	356,440	367,133	378,147					

**South Village CDD Golf Course & Clubhouse
Cash Flow**

Description	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38
Irrigation System										
Irrigation Control System & Software										
Irrigation Pump/Motor 1										
Irrigation Pump/Motor 2										
Misc. Filters & Equipment									5,107	
VFD - Irrigation Pumps								15,867		
Irrigation System Total:								15,867	5,107	
Golf Equipment										
Golf Ball Dispenser									11,917	
Golf Equipment Total:									11,917	
Maintenance Equipment										
Kabota Loader										
Kabota Tractor										
Misc. Tools & Equipment Allowance	2,688	2,768	2,852	2,937	3,025	3,116	3,209	3,306	3,405	3,507
Maintenance Equipment Total:	2,688	2,768	2,852	2,937	3,025	3,116	3,209	3,306	3,405	3,507
Year Total:	115,792	355,914	550,771	394,595	429,575	13,087	3,209	248,844	47,157	28,757

**South Village CDD Golf Course & Clubhouse
Cash Flow**

	38-39	39-40	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48
Beginning Balance	785,348	894,568	1,058,386	1,111,587	1,087,501	1,116,095	634,566	793,923	232,132	390,165
Annual Assessment	147,473	151,897	156,454	161,148	165,982	170,962	176,091	181,373	186,815	192,419
Interest Earned	13,220	15,641	16,427	16,071	16,494	9,378	11,733	3,431	5,766	7,961
Expenditures	51,474	3,721	119,680	201,306	153,883	661,868	28,467	746,594	34,548	51,844
Fully Funded Reserves	1,450,776	1,618,002	1,674,632	1,652,828	1,683,274	1,195,589	1,349,983	773,774	918,254	1,053,959
Percent Fully Funded	62%	65%	66%	66%	66%	53%	59%	30%	42%	51%
Ending Balance	894,568	1,058,386	1,111,587	1,087,501	1,116,095	634,566	793,923	232,132	390,165	538,701

Description

Site Components

Asphalt Resurfacing - Drive/Parking Lot	221,704
Metal Gates - Dumpster Enclosure	5,997
Wood Retaining Wall - Maintenance Driveway	
Site Components Total:	227,701

Stormwater System

Stormwater System Allowance	
Wood Bulkhead - Golf Club	
Wood Bulkhead - Hole 6	
Stormwater System Total:	

Building Components

Aluminium Railings - Clubhouse Deck	
Locker Room Refurbishment	
Restroom Refurbish Allowance - Clubhouse	17,770
Restroom Refurbish Allowance - Golf Course	17,770
Building Components Total:	35,541

Doors & Windows

Overhead Doors - Cart Barn	
Overhead Doors - Storage Building	
Overhead Doors- Maintenance Shop	
Doors & Windows Total:	

**South Village CDD Golf Course & Clubhouse
Cash Flow**

Description	38-39	39-40	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48
Roofing										
Asphalt Shingles - Cluhouse								104,845		
Asphalt Shingles - Golf Course Restrooms								19,547		
Asphalt Shingles - Storage Building										
Membrane Roof - Clubhouse								86,630		
Metal Roof - Bag Drop										
Metal Roof Panels - Cart Barn										
Metal Roof Panels - Maintenance Shop										
Roofing Total:								211,022		
Flooring										
Carpet Tile - Pro Shop			3,756							
Quarry Tile - Kitchen										
Vinyl Tile - Foyer/Corridor/Dining/Office					53,666					
Flooring Total:			3,756		53,666					
Painting										
Exterior Painting - Cart Barn										
Exterior Painting - Clubhouse							17,253			
Exterior Painting - Golf Course Restrooms							6,901			
Exterior Painting - Storage Building								5,553		
Painting - Maintenance Shop								9,329		
Painting Total:							24,154	14,883		
Mechanical Electrical Plumbing										
Fire Alarm Panel								5,553		
Unit 1 - Pro Shop					9,757					
Unit 2- Corridor/Offices			21,460							
Unit 3 - Bar			24,526							
Unit 3 - Common Area					13,010					
Unit 3A - Common Area					13,010					
Unit 4 - Dining					13,010					
Unit 5 - Dining								14,216		
Unit 6 - Kitchen					22,767					

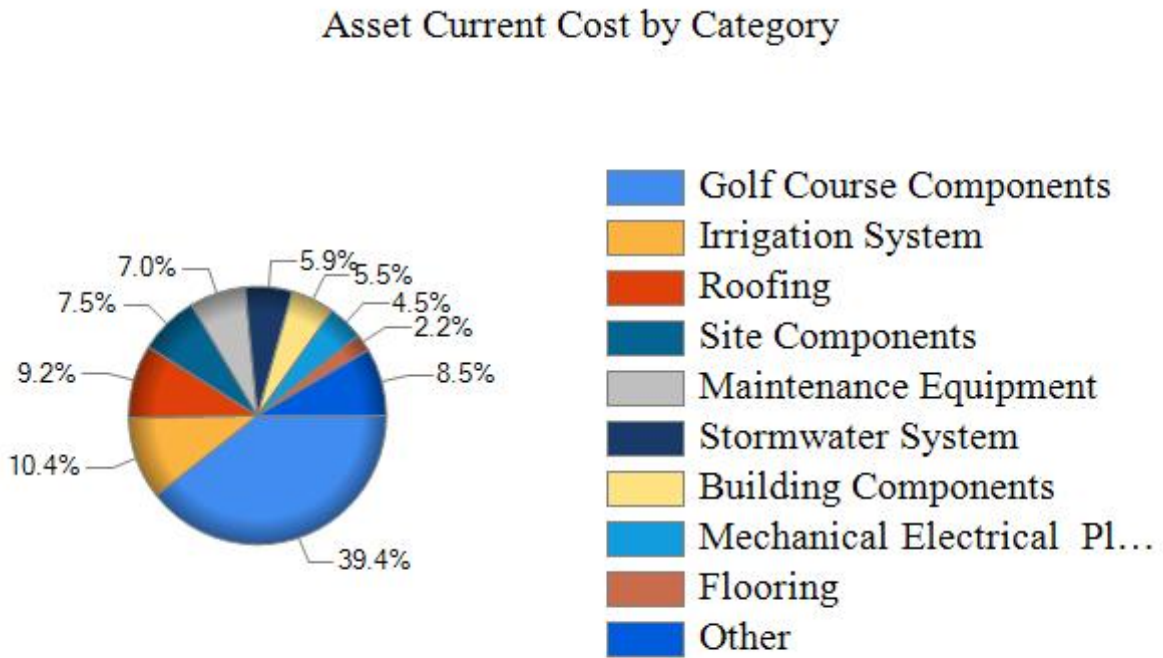
**South Village CDD Golf Course & Clubhouse
Cash Flow**

Description	38-39	39-40	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48
<i>Mechanical Electrical Plumbing continued...</i>										
Furniture Fixtures & Equipment										
AV Equipment Allowance			7,664							
Aluminum Flag Pole										
Furniture Allowance - Dining Rooms & Deck										47,131
Ice Machine - Cart Barn										
Furniture Fixtures & Equipment Total:			7,664							47,131
Kitchen Equipment										
Charbroiler								7,093		
Disposer - Dishwashing Station	3,973									
Disposer - Prep Sink	3,251									
Griddle										
Ice Machine					16,262					
Kegerator					3,862					
Refrigerator					4,472					
Sandwich Prep Refrigerated										
Sandwich Prep Refrigerated								9,152		
Kitchen Equipment Total:	7,224				24,597			16,244		
Bar Components & Equipment										
Bar Back Refrigerator									13,728	
Glass Door Refrigerator			6,898							
Glass Froster			4,407							
Wine Refrigerator			4,024							
Wood Bar & Stone Top - Bar										
Bar Components & Equipment Total:			15,329						13,728	
Golf Course Components										
Greens Restoration Allowance (Over 4 years)										
Sand Bunker Rebuild Allowance (Over 4 years)										
Wood Bridge Stringers Decking & Rails - Cart ..						657,681				
Golf Course Components Total:						657,681				

**South Village CDD Golf Course & Clubhouse
Cash Flow**

Description	38-39	39-40	40-41	41-42	42-43	43-44	44-45	45-46	46-47	47-48
Irrigation System										
Irrigation Control System & Software				197,359						
Irrigation Pump/Motor 1	40,638									
Irrigation Pump/Motor 2			43,112							
Misc. Filters & Equipment										
VFD - Irrigation Pumps										
Irrigation System Total:	40,638		43,112	197,359						
Golf Equipment										
Golf Ball Dispenser										
Golf Equipment Total:										
Maintenance Equipment										
Kabota Loader								66,639		
Kabota Tractor								166,597		
Misc. Tools & Equipment Allowance	3,612	3,721	3,832	3,947	4,066	4,188	4,313	4,443	4,576	4,713
Maintenance Equipment Total:	3,612	3,721	3,832	3,947	4,066	4,188	4,313	237,678	4,576	4,713
Year Total:	51,474	3,721	119,680	201,306	153,883	661,868	28,467	746,594	34,548	51,844

South Village CDD Golf Course & Clubhouse
Asset Current Cost by Category



**South Village CDD Golf Course & Clubhouse
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 18-19	
Mechanical Electrical Plumbing	
Unit 1 - Pro Shop	4,800
Unit 3 - Common Area	6,400
Unit 3A - Common Area	6,400
Unit 4 - Dining	6,400
Unit 6 - Kitchen	<u>11,200</u>
Mechanical Electrical Plumbing - Total:	35,200
Kitchen Equipment	
Disposer - Dishwashing Station	2,200
Disposer - Prep Sink	1,800
Kegerator	1,900
Refrigerator	<u>2,200</u>
Kitchen Equipment - Total:	8,100
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>2,000</u>
Total for 2018 - 2019	\$45,300
Replacement Year 19-20	
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>2,060</u>
Total for 2019 - 2020	\$2,060
Replacement Year 20-21	
Painting	
Exterior Painting - Cart Barn	3,713
Exterior Painting - Clubhouse	8,487
Exterior Painting - Golf Course Restrooms	<u>3,395</u>
Painting - Total:	15,595
Kitchen Equipment	
Sandwich Prep Refrigerated	4,244
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>2,122</u>
Total for 2020 - 2021	\$21,961

**South Village CDD Golf Course & Clubhouse
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 21-22	
Mechanical Electrical Plumbing	
Unit 5 - Dining	6,993
Kitchen Equipment	
Griddle	1,093
Irrigation System	
Irrigation Control System & Software	109,273
Misc. Filters & Equipment	<u>3,278</u>
Irrigation System - Total:	112,551
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>2,185</u>
Total for 2021 - 2022	\$122,823
Replacement Year 22-23	
Kitchen Equipment	
Ice Machine	9,004
Irrigation System	
Irrigation Pump/Motor 1	25,324
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>2,251</u>
Total for 2022 - 2023	\$36,579
Replacement Year 23-24	
Golf Course Components	
Wood Bridge Stringers Decking & Rails - Cart Paths	364,142
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>2,319</u>
Total for 2023 - 2024	\$366,460
Replacement Year 24-25	
Furniture Fixtures & Equipment	
AV Equipment Allowance	4,776
Ice Machine - Cart Barn	<u>4,179</u>
Furniture Fixtures & Equipment - Total:	8,955

**South Village CDD Golf Course & Clubhouse
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 24-25 continued...</i>	
Irrigation System	
Irrigation Pump/Motor 2	26,866
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>2,388</u>
Total for 2024 - 2025	\$38,210
 Replacement Year 25-26	
Site Components	
Asphalt Resurfacing - Drive/Parking Lot	122,752
Metal Gates - Dumpster Enclosure	<u>3,321</u>
Site Components - Total:	126,073
Building Components	
Restroom Refurbish Allowance - Clubhouse	9,839
Restroom Refurbish Allowance - Golf Course	<u>9,839</u>
Building Components - Total:	19,678
Roofing	
Asphalt Shingles - Clubhouse	58,050
Asphalt Shingles - Golf Course Restrooms	10,823
Membrane Roof - Clubhouse	<u>47,965</u>
Roofing - Total:	116,838
Painting	
Exterior Painting - Storage Building	3,075
Painting - Maintenance Shop	<u>5,165</u>
Painting - Total:	8,240
Mechanical Electrical Plumbing	
Fire Alarm Panel	3,075
Golf Course Components	
Sand Bunker Rebuild Allowance (Over 4 years)	43,046
Maintenance Equipment	
Kabota Loader	36,896
Kabota Tractor	92,241
Misc. Tools & Equipment Allowance	<u>2,460</u>
Maintenance Equipment - Total:	131,597
Total for 2025 - 2026	\$448,546

**South Village CDD Golf Course & Clubhouse
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 26-27	
Golf Course Components	
Sand Bunker Rebuild Allowance (Over 4 years)	44,337
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>2,534</u>
Total for 2026 - 2027	\$46,870
Replacement Year 27-28	
Golf Course Components	
Sand Bunker Rebuild Allowance (Over 4 years)	45,667
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>2,610</u>
Total for 2027 - 2028	\$48,277
Replacement Year 28-29	
Flooring	
Carpet Tile - Pro Shop	2,634
Painting	
Exterior Painting - Clubhouse	10,751
Exterior Painting - Golf Course Restrooms	<u>4,301</u>
Painting - Total:	15,052
Mechanical Electrical Plumbing	
Unit 2- Corridor/Offices	15,052
Unit 3 - Bar	<u>17,202</u>
Mechanical Electrical Plumbing - Total:	32,254
Kitchen Equipment	
Disposer - Dishwashing Station	2,957
Disposer - Prep Sink	<u>2,419</u>
Kitchen Equipment - Total:	5,376
Bar Components & Equipment	
Glass Door Refrigerator	4,838
Glass Froster	3,091
Wine Refrigerator	<u>2,822</u>
Bar Components & Equipment - Total:	10,751

**South Village CDD Golf Course & Clubhouse
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 28-29 continued...</i>	
Golf Course Components	
Sand Bunker Rebuild Allowance (Over 4 years)	47,037
Maintenance Equipment	
Misc. Tools & Equipment Allowance	2,688
Total for 2028 - 2029	\$115,792
 Replacement Year 29-30	
Flooring	
Quarry Tile - Kitchen	7,087
Golf Course Components	
Greens Restoration Allowance (Over 4 years)	346,058
Maintenance Equipment	
Misc. Tools & Equipment Allowance	2,768
Total for 2029 - 2030	\$355,914
 Replacement Year 30-31	
Stormwater System	
Stormwater System Allowance	28,515
Building Components	
Locker Room Refurbishment	78,417
Doors & Windows	
Overhead Doors - Storage Building	5,133
Overhead Doors- Maintenance Shop	9,410
Doors & Windows - Total:	14,543
Roofing	
Asphalt Shingles - Storage Building	11,406
Metal Roof - Bag Drop	2,566
Roofing - Total:	13,972
Mechanical Electrical Plumbing	
Unit 1 - Pro Shop	6,844
Unit 3 - Common Area	9,125
Unit 3A - Common Area	9,125
Unit 4 - Dining	9,125

**South Village CDD Golf Course & Clubhouse
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 30-31 continued...</i>	
Unit 6 - Kitchen	<u>15,969</u>
Mechanical Electrical Plumbing - Total:	50,187
Kitchen Equipment	
Kegerator	2,709
Refrigerator	<u>3,137</u>
Kitchen Equipment - Total:	5,846
Golf Course Components	
Greens Restoration Allowance (Over 4 years)	356,440
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>2,852</u>
Total for 2030 - 2031	<u>\$550,771</u>
 Replacement Year 31-32	
Doors & Windows	
Overhead Doors - Cart Barn	5,287
Kitchen Equipment	
Charbroiler	4,552
Sandwich Prep Refrigerated	<u>5,874</u>
Kitchen Equipment - Total:	10,427
Bar Components & Equipment	
Bar Back Refrigerator	8,811
Golf Course Components	
Greens Restoration Allowance (Over 4 years)	367,133
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>2,937</u>
Total for 2031 - 2032	<u>\$394,595</u>
 Replacement Year 32-33	
Furniture Fixtures & Equipment	
AV Equipment Allowance	6,050
Furniture Allowance - Dining Rooms & Deck	<u>30,252</u>
Furniture Fixtures & Equipment - Total:	36,302

**South Village CDD Golf Course & Clubhouse
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 32-33 continued...</i>	
Kitchen Equipment	
Ice Machine	12,101
Golf Course Components	
Greens Restoration Allowance (Over 4 years)	378,147
Maintenance Equipment	
Misc. Tools & Equipment Allowance	3,025
Total for 2032 - 2033	\$429,575
 Replacement Year 33-34	
Mechanical Electrical Plumbing	
Unit 5 - Dining	9,971
Maintenance Equipment	
Misc. Tools & Equipment Allowance	3,116
Total for 2033 - 2034	\$13,087
 Replacement Year 34-35	
Maintenance Equipment	
Misc. Tools & Equipment Allowance	3,209
Total for 2034 - 2035	\$3,209
 Replacement Year 35-36	
Site Components	
Wood Retaining Wall - Maintenance Driveway	18,842
Stormwater System	
Wood Bulkhead - Golf Club	67,767
Wood Bulkhead - Hole 6	48,048
Stormwater System - Total:	115,815
Building Components	
Aluminium Railings - Clubhouse Deck	19,875
Roofing	
Metal Roof Panels - Cart Barn	24,925
Metal Roof Panels - Maintenance Shop	33,520
Roofing - Total:	58,445

**South Village CDD Golf Course & Clubhouse
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 35-36 continued...</i>	
Painting	
Exterior Painting - Cart Barn	5,785
Furniture Fixtures & Equipment	
Aluminum Flag Pole	4,297
Kitchen Equipment	
Sandwich Prep Refrigerated	6,611
Irrigation System	
VFD - Irrigation Pumps	15,867
Maintenance Equipment	
Misc. Tools & Equipment Allowance	3,306
Total for 2035 - 2036	<u>\$248,844</u>
Replacement Year 36-37	
Painting	
Exterior Painting - Clubhouse	13,619
Exterior Painting - Golf Course Restrooms	5,448
Painting - Total:	19,067
Furniture Fixtures & Equipment	
Ice Machine - Cart Barn	5,959
Kitchen Equipment	
Griddle	1,702
Irrigation System	
Misc. Filters & Equipment	5,107
Golf Equipment	
Golf Ball Dispenser	11,917
Maintenance Equipment	
Misc. Tools & Equipment Allowance	3,405
Total for 2036 - 2037	<u>\$47,157</u>
Replacement Year 37-38	
Bar Components & Equipment	
Wood Bar & Stone Top - Bar	25,250
Maintenance Equipment	
Misc. Tools & Equipment Allowance	3,507
Total for 2037 - 2038	<u>\$28,757</u>

**South Village CDD Golf Course & Clubhouse
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 38-39	
Kitchen Equipment	
Disposer - Dishwashing Station	3,973
Disposer - Prep Sink	<u>3,251</u>
Kitchen Equipment - Total:	7,224
Irrigation System	
Irrigation Pump/Motor 1	40,638
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>3,612</u>
Total for 2038 - 2039	\$51,474
Replacement Year 39-40	
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>3,721</u>
Total for 2039 - 2040	\$3,721
Replacement Year 40-41	
Flooring	
Carpet Tile - Pro Shop	3,756
Mechanical Electrical Plumbing	
Unit 2- Corridor/Offices	21,460
Unit 3 - Bar	<u>24,526</u>
Mechanical Electrical Plumbing - Total:	45,986
Furniture Fixtures & Equipment	
AV Equipment Allowance	7,664
Bar Components & Equipment	
Glass Door Refrigerator	6,898
Glass Froster	4,407
Wine Refrigerator	<u>4,024</u>
Bar Components & Equipment - Total:	15,329
Irrigation System	
Irrigation Pump/Motor 2	43,112
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>3,832</u>
Total for 2040 - 2041	\$119,680

**South Village CDD Golf Course & Clubhouse
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 41-42	
Irrigation System	
Irrigation Control System & Software	197,359
Maintenance Equipment	
Misc. Tools & Equipment Allowance	3,947
Total for 2041 - 2042	\$201,306
Replacement Year 42-43	
Flooring	
Vinyl Tile - Foyer/Corridor/Dining/Office	53,666
Mechanical Electrical Plumbing	
Unit 1 - Pro Shop	9,757
Unit 3 - Common Area	13,010
Unit 3A - Common Area	13,010
Unit 4 - Dining	13,010
Unit 6 - Kitchen	22,767
Mechanical Electrical Plumbing - Total:	71,554
Kitchen Equipment	
Ice Machine	16,262
Kegerator	3,862
Refrigerator	4,472
Kitchen Equipment - Total:	24,597
Maintenance Equipment	
Misc. Tools & Equipment Allowance	4,066
Total for 2042 - 2043	\$153,883
Replacement Year 43-44	
Golf Course Components	
Wood Bridge Stringers Decking & Rails - Cart Paths	657,681
Maintenance Equipment	
Misc. Tools & Equipment Allowance	4,188
Total for 2043 - 2044	\$661,868
Replacement Year 44-45	
Painting	
Exterior Painting - Clubhouse	17,253

**South Village CDD Golf Course & Clubhouse
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 44-45 continued...</i>	
Exterior Painting - Golf Course Restrooms	<u>6,901</u>
Painting - Total:	24,154
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>4,313</u>
Total for 2044 - 2045	\$28,467
Replacement Year 45-46	
Site Components	
Asphalt Resurfacing - Drive/Parking Lot	221,704
Metal Gates - Dumpster Enclosure	<u>5,997</u>
Site Components - Total:	227,701
Building Components	
Restroom Refurbish Allowance - Clubhouse	17,770
Restroom Refurbish Allowance - Golf Course	<u>17,770</u>
Building Components - Total:	35,541
Roofing	
Asphalt Shingles - Clubhouse	104,845
Asphalt Shingles - Golf Course Restrooms	19,547
Membrane Roof - Clubhouse	<u>86,630</u>
Roofing - Total:	211,022
Painting	
Exterior Painting - Storage Building	5,553
Painting - Maintenance Shop	<u>9,329</u>
Painting - Total:	14,883
Mechanical Electrical Plumbing	
Fire Alarm Panel	5,553
Unit 5 - Dining	<u>14,216</u>
Mechanical Electrical Plumbing - Total:	19,769
Maintenance Equipment	
Kabota Loader	66,639
Kabota Tractor	166,597
Misc. Tools & Equipment Allowance	<u>4,443</u>
Maintenance Equipment - Total:	237,678
Total for 2045 - 2046	\$746,594

**South Village CDD Golf Course & Clubhouse
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 46-47	
Kitchen Equipment	
Charbroiler	7,093
Sandwich Prep Refrigerated	<u>9,152</u>
Kitchen Equipment - Total:	16,244
Bar Components & Equipment	
Bar Back Refrigerator	13,728
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>4,576</u>
Total for 2046 - 2047	\$34,548
Replacement Year 47-48	
Furniture Fixtures & Equipment	
Furniture Allowance - Dining Rooms & Deck	47,131
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>4,713</u>
Total for 2047 - 2048	\$51,844

South Village CDD Golf Course & Clubhouse Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Site Components								
Asphalt Resurfacing - Drive/Parking Lot	05-06	25-26	20	0	7	6,317 Square Yards	15.80	99,809
Metal Gates - Dumpster Enclosure	05-06	25-26	20	0	7	3 Each	900.00	2,700
Wood Retaining Wall - Maintenance Driv..	05-06	35-36	30	0	17	120 Linear Feet	95.00	<u>11,400</u>
Site Components - Total								\$113,909
Stormwater System								
Stormwater System Allowance	05-06	30-31	25	0	12	1 Lump Sum	20,000.00	20,000
Wood Bulkhead - Golf Club	05-06	35-36	30	0	17	410 Linear Feet	100.00	41,000
Wood Bulkhead - Hole 6	05-06	35-36	30	0	17	306 Linear Feet	95.00	<u>29,070</u>
Stormwater System - Total								\$90,070
Building Components								
Aluminium Railings - Clubhouse Deck	05-06	35-36	30	0	17	185 Linear Feet	65.00	12,025
Locker Room Refurbishment	05-06	30-31	20	5	12	1 Lump Sum	55,000.00	55,000
Restroom Refurbish Allowance - Clubhou..	05-06	25-26	20	0	7	1 Lump Sum	8,000.00	8,000
Restroom Refurbish Allowance - Golf Cou..	05-06	25-26	20	0	7	2 Each	4,000.00	<u>8,000</u>
Building Components - Total								\$83,025
Doors & Windows								
Overhead Doors - Cart Barn	06-07	31-32	25	0	13	2 Each	1,800.00	3,600
Overhead Doors - Storage Building	05-06	30-31	25	0	12	2 Each	1,800.00	3,600
Overhead Doors- Maintenance Shop	05-06	30-31	25	0	12	3 Each	2,200.00	<u>6,600</u>
Doors & Windows - Total								\$13,800
Roofing								
Asphalt Shingles - Clubhouse	05-06	25-26	20	0	7	118 Squares	400.00	47,200
Asphalt Shingles - Golf Course Restrooms	05-06	25-26	20	0	7	22 Squares	400.00	8,800
Asphalt Shingles - Storage Building	05-06	30-31	25	0	12	20 Squares	400.00	8,000
Membrane Roof - Clubhouse	05-06	25-26	20	0	7	3,250 Square Feet	12.00	39,000
Metal Roof - Bag Drop	05-06	30-31	25	0	12	1 Lump Sum	1,800.00	1,800
Metal Roof Panels - Cart Barn	05-06	35-36	30	0	17	5,800 Square Feet	2.60	15,080
Metal Roof Panels - Maintenance Shop	05-06	35-36	30	0	17	7,800 Square Feet	2.60	<u>20,280</u>
Roofing - Total								\$140,160
Flooring								
Carpet Tile - Pro Shop	16-17	28-29	12	0	10	700 Square Feet	2.80	1,960
Quarry Tile - Kitchen	99-00	29-30	30	0	11	800 Square Feet	6.40	5,120
Vinyl Tile - Foyer/Corridor/Dining/Office	17-18	42-43	25	0	24	2,200 Square Feet	12.00	<u>26,400</u>
Flooring - Total								\$33,480
Painting								
Exterior Painting - Cart Barn	05-06	20-21	15	0	2	1 Lump Sum	3,500.00	3,500
Exterior Painting - Clubhouse	05-06	20-21	8	7	2	1 Lump Sum	8,000.00	8,000

South Village CDD Golf Course & Clubhouse Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Painting continued...</i>								
Exterior Painting - Golf Course Restrooms	05-06	20-21	8	7	2	2 Each	1,600.00	3,200
Exterior Painting - Storage Building	05-06	25-26	20	0	7	1 Lump Sum	2,500.00	2,500
Painting - Maintenance Shop	05-06	25-26	20	0	7	1 Lump Sum	4,200.00	<u>4,200</u>
Painting - Total								\$21,400
Mechanical Electrical Plumbing								
Fire Alarm Panel	05-06	25-26	20	0	7	1 Each	2,500.00	2,500
Unit 1 - Pro Shop	05-06	18-19	12	0	0	3 Ton	1,600.00	4,800
Unit 2- Corridor/Offices	16-17	28-29	12	0	10	7 Ton	1,600.00	11,200
Unit 3 - Bar	16-17	28-29	12	0	10	8 Ton	1,600.00	12,800
Unit 3 - Common Area	02-03	18-19	12	0	0	4 Ton	1,600.00	6,400
Unit 3A - Common Area	02-03	18-19	12	0	0	4 Ton	1,600.00	6,400
Unit 4 - Dining	05-06	18-19	12	0	0	4 Ton	1,600.00	6,400
Unit 5 - Dining	09-10	21-22	12	0	3	4 Ton	1,600.00	6,400
Unit 6 - Kitchen	05-06	18-19	12	0	0	7 Ton	1,600.00	<u>11,200</u>
Mechanical Electrical Plumbing - Total								\$68,100
Furniture Fixtures & Equipment								
AV Equipment Allowance	16-17	24-25	8	0	6	1 Lump Sum	4,000.00	4,000
Aluminum Flag Pole	05-06	35-36	30	0	17	1 Each	2,600.00	2,600
Furniture Allowance - Dining Rooms & D..	17-18	32-33	15	0	14	1 Lump Sum	20,000.00	20,000
Ice Machine - Cart Barn	12-13	24-25	12	0	6	1 Lump Sum	3,500.00	<u>3,500</u>
Furniture Fixtures & Equipment - Total								\$30,100
Kitchen Equipment								
Charbroiler	16-17	31-32	15	0	13	1 Each	3,100.00	3,100
Disposer - Dishwashing Station	05-06	18-19	10	0	0	1 Each	2,200.00	2,200
Disposer - Prep Sink	05-06	18-19	10	0	0	1 Each	1,800.00	1,800
Griddle	06-07	21-22	15	0	3	1 Each	1,000.00	1,000
Ice Machine	12-13	22-23	10	0	4	1 Each	8,000.00	8,000
Kegeerator	06-07	18-19	12	0	0	1 Each	1,900.00	1,900
Refrigerator	06-07	18-19	12	0	0	1 Each	2,200.00	2,200
Sandwich Prep Refrigerated	05-06	20-21	15	0	2	1 Each	4,000.00	4,000
Sandwich Prep Refrigerated	16-17	31-32	15	0	13	1 Each	4,000.00	<u>4,000</u>
Kitchen Equipment - Total								\$28,200
Bar Components & Equipment								
Bar Back Refrigerator	16-17	31-32	15	0	13	1 Each	6,000.00	6,000
Glass Door Refrigerator	16-17	28-29	12	0	10	1 Each	3,600.00	3,600
Glass Froster	16-17	28-29	12	0	10	1 Each	2,300.00	2,300
Wine Refrigerator	16-17	28-29	12	0	10	1 Each	2,100.00	2,100
Wood Bar & Stone Top - Bar	17-18	37-38	20	0	19	18 Linear Feet	800.00	<u>14,400</u>
Bar Components & Equipment - Total								\$28,400

South Village CDD Golf Course & Clubhouse Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Golf Course Components								
Greens Restoration Allowance (Over 4 yea..	29-30	29-30	1	0	11	1 Lump Sum	250,000.00	250,000
Sand Bunker Rebuild Allowance (Over 4 y..	25-26	25-26	1	0	7	1 Lump Sum	35,000.00	35,000
Wood Bridge Stringers Decking & Rails - ..	05-06	23-24	20	-2	5	9,816 Square Feet	32.00	<u>314,112</u>
Golf Course Components - Total								\$599,112
Irrigation System								
Irrigation Control System & Software	05-06	21-22	20	-4	3	1 Lump Sum	100,000.00	100,000
Irrigation Pump/Motor 1	06-07	22-23	16	0	4	75 HP	300.00	22,500
Irrigation Pump/Motor 2	06-07	24-25	16	2	6	75 HP	300.00	22,500
Misc. Filters & Equipment	06-07	21-22	15	0	3	1 Lump Sum	3,000.00	3,000
VFD - Irrigation Pumps	15-16	35-36	20	0	17	2 HP	4,800.00	<u>9,600</u>
Irrigation System - Total								\$157,600
Golf Equipment								
Golf Ball Dispenser	16-17	36-37	20	0	18	1 Lump Sum	7,000.00	<u>7,000</u>
Golf Equipment - Total								\$7,000
Maintenance Equipment								
Kabota Loader	05-06	25-26	20	0	7	1 Each	30,000.00	30,000
Kabota Tractor	05-06	25-26	20	0	7	3 Each	25,000.00	75,000
Misc. Tools & Equipment Allowance	05-06	18-19	1	0	0	1 Lump Sum	2,000.00	<u>2,000</u>
Maintenance Equipment - Total								\$107,000
Total Asset Summary								<u>\$1,521,356</u>

**South Village CDD Golf Course & Clubhouse
Component Detail Index**

Asset ID	Description	Replacement	Page
Site Components			
1005	Asphalt Resurfacing - Drive/Parking Lot	25-26	4-7
1002	Metal Gates - Dumpster Enclosure	25-26	4-7
1001	Wood Retaining Wall - Maintenance Driveway	35-36	4-8
Stormwater System			
1067	Stormwater System Allowance	30-31	4-9
1068	Wood Bulkhead - Golf Club	35-36	4-9
1069	Wood Bulkhead - Hole 6	35-36	4-10
Building Components			
1053	Aluminium Railings - Clubhouse Deck	35-36	4-11
1049	Locker Room Refurbishment	30-31	4-11
1050	Restroom Refurbish Allowance - Clubhouse	25-26	4-12
1051	Restroom Refurbish Allowance - Golf Course	25-26	4-13
Doors & Windows			
1078	Overhead Doors - Cart Barn	31-32	4-14
1079	Overhead Doors - Storage Building	30-31	4-14
1081	Overhead Doors- Maintenance Shop	30-31	4-15
Roofing			
1012	Asphalt Shingles - Clubhouse	25-26	4-16
1007	Asphalt Shingles - Golf Course Restrooms	25-26	4-16
1014	Asphalt Shingles - Storage Building	30-31	4-17
1010	Membrane Roof - Clubhouse	25-26	4-17
1011	Metal Roof - Bag Drop	30-31	4-17
1009	Metal Roof Panels - Cart Barn	35-36	4-18
1013	Metal Roof Panels - Maintenance Shop	35-36	4-19
Flooring			
1040	Carpet Tile - Pro Shop	28-29	4-20
1041	Quarry Tile - Kitchen	29-30	4-20
1043	Vinyl Tile - Foyer/Corridor/Dining/Office	42-43	4-21
Painting			
1044	Exterior Painting - Cart Barn	20-21	4-22
1046	Exterior Painting - Clubhouse	20-21	4-22

South Village CDD Golf Course & Clubhouse Component Detail Index

Asset ID	Description	Replacement	Page
<i>Painting Continued...</i>			
1047	Exterior Painting - Golf Course Restrooms	20-21	4-23
1048	Exterior Painting - Storage Building	25-26	4-24
1045	Painting - Maintenance Shop	25-26	4-24
Mechanical Electrical Plumbing			
1018	Fire Alarm Panel	25-26	4-26
1022	Unit 1 - Pro Shop	18-19	4-26
1017	Unit 2- Corridor/Offices	28-29	4-26
1021	Unit 3 - Bar	28-29	4-27
1020	Unit 3 - Common Area	18-19	4-27
1015	Unit 3A - Common Area	18-19	4-27
1023	Unit 4 - Dining	18-19	4-27
1024	Unit 5 - Dining	21-22	4-28
1016	Unit 6 - Kitchen	18-19	4-28
Furniture Fixtures & Equipment			
1038	AV Equipment Allowance	24-25	4-29
1037	Aluminum Flag Pole	35-36	4-29
1035	Furniture Allowance - Dining Rooms & Deck	32-33	4-30
1039	Ice Machine - Cart Barn	24-25	4-30
Kitchen Equipment			
1027	Charbroiler	31-32	4-31
1032	Disposer - Dishwashing Station	18-19	4-31
1031	Disposer - Prep Sink	18-19	4-32
1028	Griddle	21-22	4-32
1033	Ice Machine	22-23	4-33
1030	Kegerator	18-19	4-33
1025	Refrigerator	18-19	4-34
1026	Sandwich Prep Refrigerated	20-21	4-34
1029	Sandwich Prep Refrigerated	31-32	4-35
Bar Components & Equipment			
1057	Bar Back Refrigerator	31-32	4-36
1060	Glass Door Refrigerator	28-29	4-36
1058	Glass Froster	28-29	4-37
1061	Wine Refrigerator	28-29	4-37

South Village CDD Golf Course & Clubhouse **Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Bar Components & Equipment Continued...</i>			
1056	Wood Bar & Stone Top - Bar	37-38	4-38
Golf Course Components			
1065	Greens Restoration Allowance (Over 4 years)	29-30	4-39
1066	Sand Bunker Rebuild Allowance (Over 4 years)	25-26	4-39
1063	Wood Bridge Stringers Decking & Rails - Cart Paths	23-24	4-39
Irrigation System			
1077	Irrigation Control System & Software	21-22	4-41
1074	Irrigation Pump/Motor 1	22-23	4-41
1075	Irrigation Pump/Motor 2	24-25	4-41
1073	Misc. Filters & Equipment	21-22	4-42
1076	VFD - Irrigation Pumps	35-36	4-42
Golf Equipment			
1062	Golf Ball Dispenser	36-37	4-44
Maintenance Equipment			
1072	Kabota Loader	25-26	4-45
1071	Kabota Tractor	25-26	4-45
1070	Misc. Tools & Equipment Allowance	18-19	4-46
	Total Funded Assets	67	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	67	

**South Village CDD Golf Course & Clubhouse
Component Detail**

Asphalt Resurfacing - Drive/Parking Lot - 2025

Asset ID	1005	6,317 Square Yards	@ \$15.80
		Asset Cost	\$99,808.60
		Percent Replacement	100%
		Future Cost	\$122,751.99
Site Components			
Placed in Service	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	7		



Metal Gates - Dumpster Enclosure - 2025

Asset ID	1002	3 Each	@ \$900.00
		Asset Cost	\$2,700.00
		Percent Replacement	100%
		Future Cost	\$3,320.66
Site Components			
Placed in Service	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	7		



South Village CDD Golf Course & Clubhouse Component Detail

Wood Retaining Wall - Maintenance Driveway - 2035

Asset ID	1001	120 Linear Feet	@ \$95.00
		Asset Cost	\$11,400.00
		Percent Replacement	100%
		Future Cost	\$18,842.46
Placed in Service	Site Components		
Useful Life	June 2006		
Replacement Year	30		
Remaining Life	35-36		
	17		



Site Components - Total Current Cost \$113,909

South Village CDD Golf Course & Clubhouse Component Detail

Stormwater System Allowance - 2030

Asset ID	1067	1 Lump Sum	@ \$20,000.00
		Asset Cost	\$20,000.00
		Percent Replacement	100%
		Future Cost	\$28,515.22
Stormwater System			
Placed in Service	June 2006		
Useful Life	25		
Replacement Year	30-31		
Remaining Life	12		



Wood Bulkhead - Golf Club - 2035

Asset ID	1068	410 Linear Feet	@ \$100.00
		Asset Cost	\$41,000.00
		Percent Replacement	100%
		Future Cost	\$67,766.75
Stormwater System			
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	17		



South Village CDD Golf Course & Clubhouse Component Detail

Wood Bulkhead - Hole 6 - 2035

Asset ID	1069	306 Linear Feet	@ \$95.00
		Asset Cost	\$29,070.00
		Percent Replacement	100%
		Future Cost	\$48,048.28
Stormwater System			
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	17		

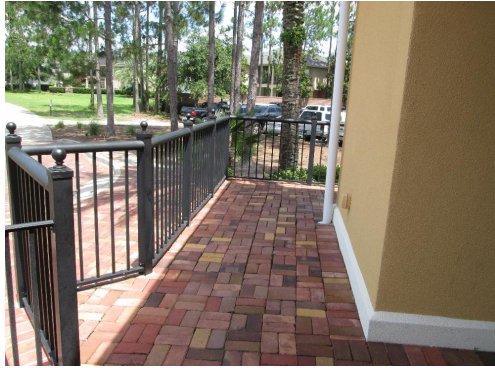


Stormwater System - Total Current Cost \$90,070

South Village CDD Golf Course & Clubhouse Component Detail

Aluminium Railings - Clubhouse Deck - 2035

Asset ID	1053	185 Linear Feet	@ \$65.00
		Asset Cost	\$12,025.00
		Percent Replacement	100%
		Future Cost	\$19,875.49
Building Components			
Placed in Service	January 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	17		



Locker Room Refurbishment - 2030

Asset ID	1049	1 Lump Sum	@ \$55,000.00
		Asset Cost	\$55,000.00
		Percent Replacement	100%
		Future Cost	\$78,416.85
Building Components			
Placed in Service	January 2006		
Useful Life	20		
Adjustment	5		
Replacement Year	30-31		
Remaining Life	12		

South Village CDD Golf Course & Clubhouse Component Detail

Locker Room Refurbishment continued...



Restroom Refurbish Allowance - Clubhouse - 2025

Asset ID	1050	1 Lump Sum	@ \$8,000.00
		Asset Cost	\$8,000.00
		Percent Replacement	100%
		Future Cost	\$9,838.99
Building Components			
Placed in Service	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	7		



South Village CDD Golf Course & Clubhouse **Component Detail**

Restroom Refurbish Allowance - Golf Course - 2025

Asset ID	1051	2 Each	@ \$4,000.00
		Asset Cost	\$8,000.00
		Percent Replacement	100%
		Future Cost	\$9,838.99
Building Components			
Placed in Service	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	7		



Building Components - Total Current Cost

\$83,025

**South Village CDD Golf Course & Clubhouse
Component Detail**

Overhead Doors - Cart Barn - 2031

Asset ID	1078	2 Each	@ \$1,800.00
		Asset Cost	\$3,600.00
		Percent Replacement	100%
		Future Cost	\$5,286.72
Doors & Windows			
Placed in Service	June 2007		
Useful Life	25		
Replacement Year	31-32		
Remaining Life	13		



Overhead Doors - Storage Building - 2030

Asset ID	1079	2 Each	@ \$1,800.00
		Asset Cost	\$3,600.00
		Percent Replacement	100%
		Future Cost	\$5,132.74
Doors & Windows			
Placed in Service	January 2006		
Useful Life	25		
Replacement Year	30-31		
Remaining Life	12		



South Village CDD Golf Course & Clubhouse Component Detail

Overhead Doors- Maintenance Shop - 2030

Asset ID	1081	3 Each	@ \$2,200.00
		Asset Cost	\$6,600.00
		Percent Replacement	100%
		Future Cost	\$9,410.02
Doors & Windows			
Placed in Service	June 2006		
Useful Life	25		
Replacement Year	30-31		
Remaining Life	12		



Doors & Windows - Total Current Cost \$13,800

South Village CDD Golf Course & Clubhouse Component Detail

Asphalt Shingles - Cluhouse - 2025

Asset ID	1012	118 Squares	@ \$400.00
		Asset Cost	\$47,200.00
		Percent Replacement	100%
		Future Cost	\$58,050.05
Placed in Service	Roofing		
	January 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	7		



Asphalt Shingles - Golf Course Restrooms - 2025

Asset ID	1007	22 Squares	@ \$400.00
		Asset Cost	\$8,800.00
		Percent Replacement	100%
		Future Cost	\$10,822.89
Placed in Service	Roofing		
	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	7		



**South Village CDD Golf Course & Clubhouse
Component Detail**

Asphalt Shingles - Storage Building - 2030

Asset ID	1014	20 Squares	@ \$400.00
		Asset Cost	\$8,000.00
		Percent Replacement	100%
		Future Cost	\$11,406.09
Placed in Service	Roofing		
	June 2006		
Useful Life	25		
Replacement Year	30-31		
Remaining Life	12		



Membrane Roof - Clubhouse - 2025

Asset ID	1010	3,250 Square Feet	@ \$12.00
		Asset Cost	\$39,000.00
		Percent Replacement	100%
		Future Cost	\$47,965.08
Placed in Service	Roofing		
	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	7		

Metal Roof - Bag Drop - 2030

Asset ID	1011	1 Lump Sum	@ \$1,800.00
		Asset Cost	\$1,800.00
		Percent Replacement	100%
		Future Cost	\$2,566.37
Placed in Service	Roofing		
	June 2006		
Useful Life	25		
Replacement Year	30-31		
Remaining Life	12		

South Village CDD Golf Course & Clubhouse Component Detail

Metal Roof - Bag Drop continued...



Metal Roof Panels - Cart Barn - 2035

Asset ID	1009	5,800 Square Feet	@ \$2.60
		Asset Cost	\$15,080.00
		Percent Replacement	100%
		Future Cost	\$24,924.94
Placed in Service	Roofing		
Useful Life	June 2006		
Replacement Year	30		
Remaining Life	35-36		
	17		



South Village CDD Golf Course & Clubhouse Component Detail

Metal Roof Panels - Maintenance Shop - 2035

Asset ID	1013	7,800 Square Feet	@ \$2.60
		Asset Cost	\$20,280.00
		Percent Replacement	100%
		Future Cost	\$33,519.75
Placed in Service	Roofing		
	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	17		



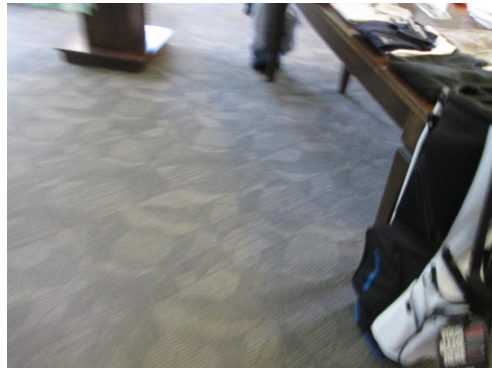
Roofing - Total Current Cost

\$140,160

**South Village CDD Golf Course & Clubhouse
Component Detail**

Carpet Tile - Pro Shop - 2028

Asset ID	1040	700 Square Feet	@ \$2.80
		Asset Cost	\$1,960.00
		Percent Replacement	100%
		Future Cost	\$2,634.08
Placed in Service	Flooring		
	January 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	10		



Quarry Tile - Kitchen - 2029

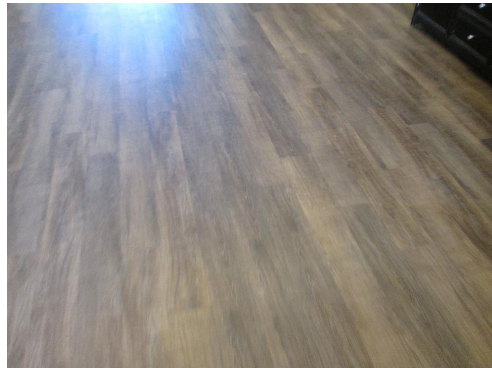
Asset ID	1041	800 Square Feet	@ \$6.40
		Asset Cost	\$5,120.00
		Percent Replacement	100%
		Future Cost	\$7,087.28
Placed in Service	Flooring		
	January 2000		
Useful Life	30		
Replacement Year	29-30		
Remaining Life	11		



**South Village CDD Golf Course & Clubhouse
Component Detail**

Vinyl Tile - Foyer/Corridor/Dining/Office - 2042

Asset ID	1043	2,200 Square Feet	@ \$12.00
		Asset Cost	\$26,400.00
		Percent Replacement	100%
		Future Cost	\$53,665.76
Placed in Service	Flooring		
	March 2018		
Useful Life	25		
Replacement Year	42-43		
Remaining Life	24		



Flooring - Total Current Cost

\$33,480

**South Village CDD Golf Course & Clubhouse
Component Detail**

Exterior Painting - Cart Barn - 2020

Asset ID	1044	1 Lump Sum	@ \$3,500.00
		Asset Cost	\$3,500.00
		Percent Replacement	100%
		Future Cost	\$3,713.15
Placed in Service	Painting		
	June 2006		
Useful Life	15		
Replacement Year	20-21		
Remaining Life	2		



Exterior Painting - Clubhouse - 2020

Asset ID	1046	1 Lump Sum	@ \$8,000.00
		Asset Cost	\$8,000.00
		Percent Replacement	100%
		Future Cost	\$8,487.20
Placed in Service	Painting		
	June 2006		
Useful Life	8		
Adjustment	7		
Replacement Year	20-21		
Remaining Life	2		

South Village CDD Golf Course & Clubhouse Component Detail

Exterior Painting - Clubhouse continued...



Exterior Painting - Golf Course Restrooms - 2020

Asset ID	1047	2 Each	@ \$1,600.00
		Asset Cost	\$3,200.00
		Percent Replacement	100%
		Future Cost	\$3,394.88
Placed in Service	Painting		
Useful Life	June 2006		
Adjustment	8		
Replacement Year	7		
Remaining Life	20-21		
	2		



**South Village CDD Golf Course & Clubhouse
Component Detail**

Exterior Painting - Storage Building - 2025

Asset ID	1048	1 Lump Sum	@ \$2,500.00
		Asset Cost	\$2,500.00
		Percent Replacement	100%
		Future Cost	\$3,074.68
Placed in Service	Painting		
Useful Life	June 2006		
Replacement Year	20		
Remaining Life	25-26		
	7		



Painting - Maintenance Shop - 2025

Asset ID	1045	1 Lump Sum	@ \$4,200.00
		Asset Cost	\$4,200.00
		Percent Replacement	100%
		Future Cost	\$5,165.47
Placed in Service	Painting		
Useful Life	June 2006		
Replacement Year	20		
Remaining Life	25-26		
	7		



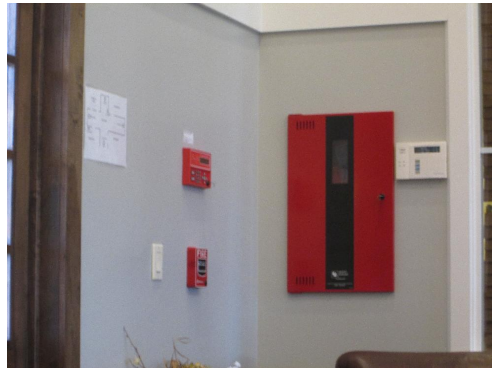
**South Village CDD Golf Course & Clubhouse
Component Detail**

Painting - Total Current Cost	\$21,400
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**South Village CDD Golf Course & Clubhouse
Component Detail**

Fire Alarm Panel - 2025

Asset ID	1018	1 Each	@ \$2,500.00
		Asset Cost	\$2,500.00
		Percent Replacement	100%
Mechanical Electrical Plumbing		Future Cost	\$3,074.68
Placed in Service	January 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	7		



Unit 1 - Pro Shop - 2018

Asset ID	1022	3 Ton	@ \$1,600.00
		Asset Cost	\$4,800.00
		Percent Replacement	100%
Mechanical Electrical Plumbing		Future Cost	\$4,800.00
Placed in Service	January 2006		
Useful Life	12		
Replacement Year	18-19		
Remaining Life	0		

Unit 2- Corridor/Offices - 2028

7 Ton @ \$1,600.00

**South Village CDD Golf Course & Clubhouse
Component Detail**

Unit 3 - Bar - 2028

Asset ID	1021	8 Ton	@ \$1,600.00
		Asset Cost	\$12,800.00
		Percent Replacement	100%
Mechanical Electrical Plumbing		Future Cost	\$17,202.13
Placed in Service	January 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	10		

Unit 3 - Common Area - 2018

Asset ID	1020	4 Ton	@ \$1,600.00
		Asset Cost	\$6,400.00
		Percent Replacement	100%
Mechanical Electrical Plumbing		Future Cost	\$6,400.00
Placed in Service	January 2003		
Useful Life	12		
Replacement Year	18-19		
Remaining Life	0		

Unit 3A - Common Area - 2018

4 Ton @ \$1,600.00

**South Village CDD Golf Course & Clubhouse
Component Detail**

Unit 5 - Dining - 2021

Asset ID	1024	4 Ton	@ \$1,600.00
		Asset Cost	\$6,400.00
		Percent Replacement	100%
Mechanical Electrical Plumbing		Future Cost	\$6,993.45
Placed in Service	January 2010		
Useful Life	12		
Replacement Year	21-22		
Remaining Life	3		

Unit 6 - Kitchen - 2018

Asset ID	1016	7 Ton	@ \$1,600.00
		Asset Cost	\$11,200.00
		Percent Replacement	100%
Mechanical Electrical Plumbing		Future Cost	\$11,200.00
Placed in Service	January 2006		
Useful Life	12		
Replacement Year	18-19		
Remaining Life	0		

**South Village CDD Golf Course & Clubhouse
Component Detail**

AV Equipment Allowance - 2024

Asset ID	1038	1 Lump Sum	@ \$4,000.00
		Asset Cost	\$4,000.00
		Percent Replacement	100%
		Future Cost	\$4,776.21
Furniture Fixtures & Equipment			
Placed in Service	June 2017		
Useful Life	8		
Replacement Year	24-25		
Remaining Life	6		



Aluminum Flag Pole - 2035

Asset ID	1037	1 Each	@ \$2,600.00
		Asset Cost	\$2,600.00
		Percent Replacement	100%
		Future Cost	\$4,297.40
Furniture Fixtures & Equipment			
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	17		



**South Village CDD Golf Course & Clubhouse
Component Detail**

Furniture Allowance - Dining Rooms & Deck - 2032

Asset ID	1035	1 Lump Sum	@ \$20,000.00
		Asset Cost	\$20,000.00
		Percent Replacement	100%
Furniture Fixtures & Equipment		Future Cost	\$30,251.79
Placed in Service	January 2018		
Useful Life	15		
Replacement Year	32-33		
Remaining Life	14		

Ice Machine - Cart Barn - 2024

Asset ID	1039	1 Lump Sum	@ \$3,500.00
		Asset Cost	\$3,500.00
		Percent Replacement	100%
Furniture Fixtures & Equipment		Future Cost	\$4,179.18
Placed in Service	January 2013		
Useful Life	12		
Replacement Year	24-25		
Remaining Life	6		

**South Village CDD Golf Course & Clubhouse
Component Detail**

Charbroiler - 2031

Asset ID	1027	1 Each	@ \$3,100.00
		Asset Cost	\$3,100.00
		Percent Replacement	100%
		Future Cost	\$4,552.45
Kitchen Equipment			
Placed in Service	June 2017		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	13		



Disposer - Dishwashing Station - 2018

Asset ID	1032	1 Each	@ \$2,200.00
		Asset Cost	\$2,200.00
		Percent Replacement	100%
		Future Cost	\$2,200.00
Kitchen Equipment			
Placed in Service	June 2006		
Useful Life	10		
Replacement Year	18-19		
Remaining Life	0		



**South Village CDD Golf Course & Clubhouse
Component Detail**

Disposer - Prep Sink - 2018

Asset ID	1031	1 Each	@ \$1,800.00
		Asset Cost	\$1,800.00
		Percent Replacement	100%
		Future Cost	\$1,800.00
Kitchen Equipment			
Placed in Service	June 2006		
Useful Life	10		
Replacement Year	18-19		
Remaining Life	0		



Griddle - 2021

Asset ID	1028	1 Each	@ \$1,000.00
		Asset Cost	\$1,000.00
		Percent Replacement	100%
		Future Cost	\$1,092.73
Kitchen Equipment			
Placed in Service	June 2007		
Useful Life	15		
Replacement Year	21-22		
Remaining Life	3		



**South Village CDD Golf Course & Clubhouse
Component Detail**

Ice Machine - 2022

Asset ID	1033	1 Each	@ \$8,000.00
		Asset Cost	\$8,000.00
		Percent Replacement	100%
		Future Cost	\$9,004.07
Placed in Service	Kitchen Equipment		
Useful Life	January 2013		
Replacement Year	10		
Remaining Life	22-23		
	4		



Kegeator - 2018

Asset ID	1030	1 Each	@ \$1,900.00
		Asset Cost	\$1,900.00
		Percent Replacement	100%
		Future Cost	\$1,900.00
Placed in Service	Kitchen Equipment		
Useful Life	June 2007		
Replacement Year	12		
Remaining Life	18-19		
	0		



**South Village CDD Golf Course & Clubhouse
Component Detail**

Refrigerator - 2018

Asset ID	1025	1 Each	@ \$2,200.00
		Asset Cost	\$2,200.00
		Percent Replacement	100%
		Future Cost	\$2,200.00
Kitchen Equipment			
Placed in Service	June 2007		
Useful Life	12		
Replacement Year	18-19		
Remaining Life	0		



Sandwich Prep Refrigerated - 2020

Asset ID	1026	1 Each	@ \$4,000.00
		Asset Cost	\$4,000.00
		Percent Replacement	100%
		Future Cost	\$4,243.60
Kitchen Equipment			
Placed in Service	June 2006		
Useful Life	15		
Replacement Year	20-21		
Remaining Life	2		



**South Village CDD Golf Course & Clubhouse
Component Detail**

Sandwich Prep Refrigerated - 2031

Asset ID	1029	1 Each	@ \$4,000.00
		Asset Cost	\$4,000.00
		Percent Replacement	100%
		Future Cost	\$5,874.13
Kitchen Equipment			
Placed in Service	June 2017		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	13		



Kitchen Equipment - Total Current Cost \$28,200

**South Village CDD Golf Course & Clubhouse
Component Detail**

Bar Back Refrigerator - 2031

Asset ID	1057	1 Each	@ \$6,000.00
		Asset Cost	\$6,000.00
		Percent Replacement	100%
Bar Components & Equipment		Future Cost	\$8,811.20
Placed in Service	June 2017		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	13		



Glass Door Refrigerator - 2028

Asset ID	1060	1 Each	@ \$3,600.00
		Asset Cost	\$3,600.00
		Percent Replacement	100%
Bar Components & Equipment		Future Cost	\$4,838.10
Placed in Service	June 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	10		



South Village CDD Golf Course & Clubhouse Component Detail

Glass Froster - 2028

Asset ID	1058	1 Each	@ \$2,300.00
		Asset Cost	\$2,300.00
		Percent Replacement	100%
		Future Cost	\$3,091.01
Bar Components & Equipment			
Placed in Service	June 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	10		



Wine Refrigerator - 2028

Asset ID	1061	1 Each	@ \$2,100.00
		Asset Cost	\$2,100.00
		Percent Replacement	100%
		Future Cost	\$2,822.22
Bar Components & Equipment			
Placed in Service	June 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	10		



**South Village CDD Golf Course & Clubhouse
Component Detail**

Greens Restoration Allowance (Over 4 years) - 2029

Asset ID	1065	1 Lump Sum	@ \$250,000.00
		Asset Cost	\$250,000.00
		Percent Replacement	100%
		Future Cost	\$346,058.47
Golf Course Components			
Placed in Service	June 2030		
Useful Life	1		
Replacement Year	29-30		
Remaining Life	11		

Sand Bunker Rebuild Allowance (Over 4 years) - 2025

Asset ID	1066	1 Lump Sum	@ \$35,000.00
		Asset Cost	\$35,000.00
		Percent Replacement	100%
		Future Cost	\$43,045.59
Golf Course Components			
Placed in Service	June 2026		
Useful Life	1		
Replacement Year	25-26		
Remaining Life	7		

Wood Bridge Stringers Decking & Rails - Cart Paths - 2023

Asset ID	1063	9,816 Square Feet	@ \$32.00
		Asset Cost	\$314,112.00
		Percent Replacement	100%
		Future Cost	\$364,141.90
Golf Course Components			
Placed in Service	June 2006		
Useful Life	20		
Adjustment	-2		
Replacement Year	23-24		
Remaining Life	5		

**South Village CDD Golf Course & Clubhouse
Component Detail**

Wood Bridge Stringers Decking & Rails - Cart Paths continued...



Golf Course Components - Total Current Cost

\$599,112

**South Village CDD Golf Course & Clubhouse
Component Detail**

Irrigation Control System & Software - 2021

Asset ID	1077	1 Lump Sum	@ \$100,000.00
		Asset Cost	\$100,000.00
		Percent Replacement	100%
		Future Cost	\$109,272.70
	Irrigation System		
Placed in Service	June 2006		
Useful Life	20		
Adjustment	-4		
Replacement Year	21-22		
Remaining Life	3		

Irrigation Pump/Motor 1 - 2022

Asset ID	1074	75 HP	@ \$300.00
		Asset Cost	\$22,500.00
		Percent Replacement	100%
		Future Cost	\$25,323.95
	Irrigation System		
Placed in Service	June 2007		
Useful Life	16		
Replacement Year	22-23		
Remaining Life	4		



Irrigation Pump/Motor 2 - 2024

Asset ID	1075	75 HP	@ \$300.00
		Asset Cost	\$22,500.00
		Percent Replacement	100%
		Future Cost	\$26,866.18
	Irrigation System		
Placed in Service	June 2007		
Useful Life	16		
Adjustment	2		
Replacement Year	24-25		
Remaining Life	6		

South Village CDD Golf Course & Clubhouse Component Detail

Irrigation Pump/Motor 2 continued...



Misc. Filters & Equipment - 2021

Asset ID	1073	1 Lump Sum	@ \$3,000.00
		Asset Cost	\$3,000.00
		Percent Replacement	100%
		Future Cost	\$3,278.18
Placed in Service	June 2007		
Useful Life	15		
Replacement Year	21-22		
Remaining Life	3		



VFD - Irrigation Pumps - 2035

Asset ID	1076	2 HP	@ \$4,800.00
		Asset Cost	\$9,600.00
		Percent Replacement	100%
		Future Cost	\$15,867.34
Placed in Service	June 2016		
Useful Life	20		
Replacement Year	35-36		
Remaining Life	17		

South Village CDD Golf Course & Clubhouse Component Detail

VFD - Irrigation Pumps continued...



Irrigation System - Total Current Cost

\$157,600

South Village CDD Golf Course & Clubhouse Component Detail

Golf Ball Dispenser - 2036

Asset ID	1062	1 Lump Sum	@ \$7,000.00
		Asset Cost	\$7,000.00
		Percent Replacement	100%
		Future Cost	\$11,917.03
Placed in Service	Golf Equipment		
Useful Life	June 2017		
Replacement Year	20		
Remaining Life	36-37		
	18		



Golf Equipment - Total Current Cost

\$7,000

South Village CDD Golf Course & Clubhouse Component Detail

Kabota Loader - 2025

Asset ID	1072	1 Each	@ \$30,000.00
		Asset Cost	\$30,000.00
		Percent Replacement	100%
Maintenance Equipment		Future Cost	\$36,896.22
Placed in Service	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	7		



Kabota Tractor - 2025

Asset ID	1071	3 Each	@ \$25,000.00
		Asset Cost	\$75,000.00
		Percent Replacement	100%
Maintenance Equipment		Future Cost	\$92,240.54
Placed in Service	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	7		



**South Village CDD Golf Course & Clubhouse
Component Detail**

Misc. Tools & Equipment Allowance - 2018

Asset ID	1070	1 Lump Sum	@ \$2,000.00
		Asset Cost	\$2,000.00
		Percent Replacement	100%
Maintenance Equipment		Future Cost	\$2,000.00
Placed in Service	June 2006		
Useful Life	1		
Replacement Year	18-19		
Remaining Life	0		

Maintenance Equipment - Total Current Cost \$107,000

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
- Building components such as foundations, slabs, wall and roof framing are not included.
- Replacement of entire structures such as guardhouses are not included unless noted.
- Exterior wall surfaces such as brick or wood siding replacement is not included.
- Water and sewer lines in buildings are not included unless noted.
- Windows and doors are not included unless noted.

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