

Reserve Study Update South Village CDD Golf Components Orange Park, Florida



**Prepared for FY 2024
Report Date: April 30, 2024**



April 30, 2024

Ms. Marilee Giles, District Manager
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine Florida 32092

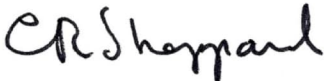
Re: Reserve Study Report for South Village CDD Golf Components

Dear Ms. Giles:

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 provide an opinion of their remaining useful life.

We have developed a plan to fund future capital component replacements 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 CAI and the Standards of Practice establish by APRA. Once you have reviewed this report and considered recent expenditures and any historic cost data, we will make necessary adjustments

Respectively submitted,



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

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Jacksonville, FL 32256
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SPECIAL NOTICE

THIS RESERVE ANALYSIS INCLUDED A VISUAL OBSERVATION OF MAJOR COMPONENTS FOR YOUR PROPERTY. NO DESTRUCTION TESTING OR OTHER TESTING WAS CONDUCTED TO DETERMINE COMPONENT CONDITION. OUR ANALYSIS INCLUDES COMPONENTS WITH REPLACEMENT COST AND USEFUL LIFE PROJECTIONS THAT ARE TYPICAL FOR THIS TYPE OF FACILITY.

THIS ANALYSIS IS NOT A SAFETY INSPECTION OR STRUCTURAL INSPECTION AND WE RECOMMEND THE ASSOCIATION CONDUCT THOSE INSPECTIONS ON A REGULAR BASIS WITH QUALIFIED CONSULTANTS.

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Executive Summary

Account Information

Account Name	South Village CDD Golf Components	Account Number	2019-A
City	Orange Park	Last Site Visit	April, 10 2024
State	Florida	Report Date	April, 30 2024
In Service Date	June, 15 2007	Report Version	1
Total Units	1500	Fiscal Year Start	October, 1 2024
Study Level	Level II Update	Fiscal year End	September, 30 2025

Reserve Fund Information

Current Component Replacement Cost	\$2,489,653
Number of Components	105
Reserve Fund Beginning Balance	\$170,000
Billing Term	Annually

Component Funding (Straight Line)

Recommended First Year Reserve Fund Contribution	\$269,820
Interest Rate on Reserve Deposits	0%
Inflation Rate on Replacement Cost	0%

Pooled Cash (Current Funding Plan)

Current Year Reserve Fund Contribution	\$162,349
Interest Rate on Reserve Deposits	3.5%
Inflation Rate on Replacement Cost	3.5%
Annual Contribution Increases	1.0%

Pooled Cash (Recommended Funding Plan)

Recommended First Year Reserve Fund Contribution	\$178,812
Interest Rate on Reserve Deposits	3.5%
Inflation Rate on Replacement Cost	3.5%
Annual Contribution Increases	1.0%

Comment

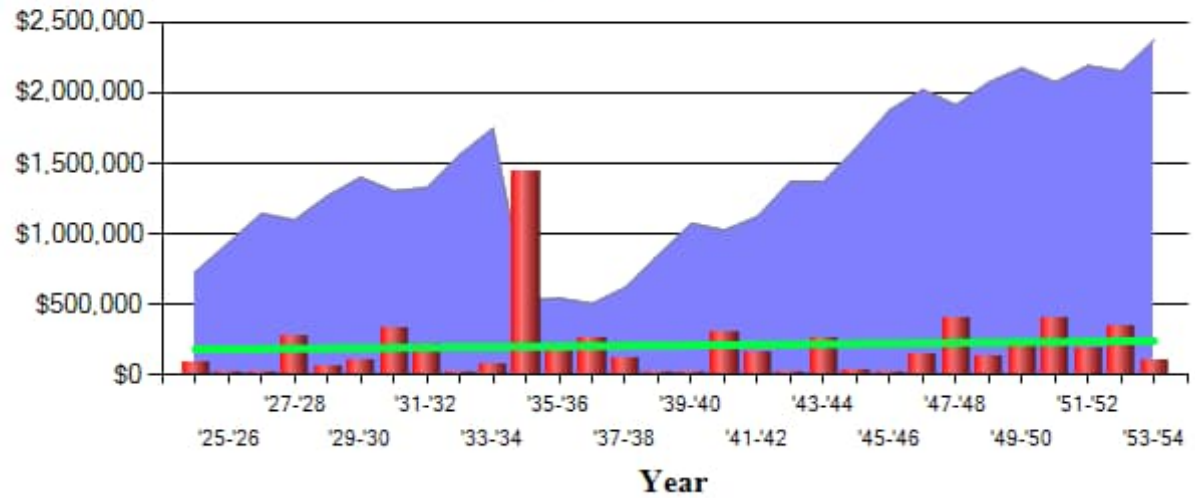
- Current funding plan contribution determined by allocating 40% of the FY 2023/2024 reserve contribution plus \$50,000 from golf initiations.
- New components added: Window/door allowance, railings, folding partition at clubhouse, wood retaining wall, pumphouse door.
- Current funding plan results in low balance in FY 2036/2037 that is may not be adequate for the District. Recommended funding plan maintains adequate funding for the period of this analysis.
- This analysis should be updated annually with a site visit every 2 years to monitor component condition and update interest and inflation rates.

South Village CDD Golf Components
Funding Model Projection - Recommended Funding Plan

Beginning Balance: \$612,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
24-25	2,489,653	178,812	24,686	85,500	729,998
25-26	2,576,791	180,601	31,668	5,796	936,471
26-27	2,666,979	182,407	38,711	12,855	1,144,734
27-28	2,760,323	184,231	37,133	268,035	1,098,062
28-29	2,856,935	186,073	42,973	56,343	1,270,764
29-30	2,956,927	187,934	47,371	105,229	1,400,840
30-31	3,060,420	189,813	44,112	330,301	1,304,465
31-32	3,167,534	191,711	44,890	213,616	1,327,450
32-33	3,278,398	193,628	52,892	9,876	1,564,094
33-34	3,393,142	195,565	59,149	69,692	1,749,116
34-35	3,511,902	197,520	17,803	1,437,964	526,475
35-36	3,634,819	199,495	18,373	201,023	543,320
36-37	3,762,037	201,490	17,061	257,341	504,531
37-38	3,893,708	203,505	20,906	110,728	618,214
38-39	4,029,988	205,540	28,718	3,237	849,235
39-40	4,171,038	207,596	36,344	18,429	1,074,746
40-41	4,317,024	209,672	34,710	292,697	1,026,431
41-42	4,468,120	211,768	37,992	152,727	1,123,464
42-43	4,624,504	213,886	46,450	10,216	1,373,583
43-44	4,786,362	216,025	46,418	263,383	1,372,644
44-45	4,953,885	218,185	54,600	30,842	1,614,587
45-46	5,127,270	220,367	63,560	18,947	1,879,567
46-47	5,306,725	222,571	68,427	147,074	2,023,491
47-48	5,492,460	224,796	64,749	398,319	1,914,717
48-49	5,684,696	227,044	70,231	135,173	2,076,819
49-50	5,883,661	229,315	73,684	200,876	2,178,942
50-51	6,089,589	231,608	70,244	403,583	2,077,210
51-52	6,302,725	233,924	74,200	191,143	2,194,191
52-53	6,523,320	236,263	72,862	348,672	2,154,645
53-54	6,751,636	238,626	80,385	96,543	2,377,113

Reserve Balances-Expenditures-Contributions

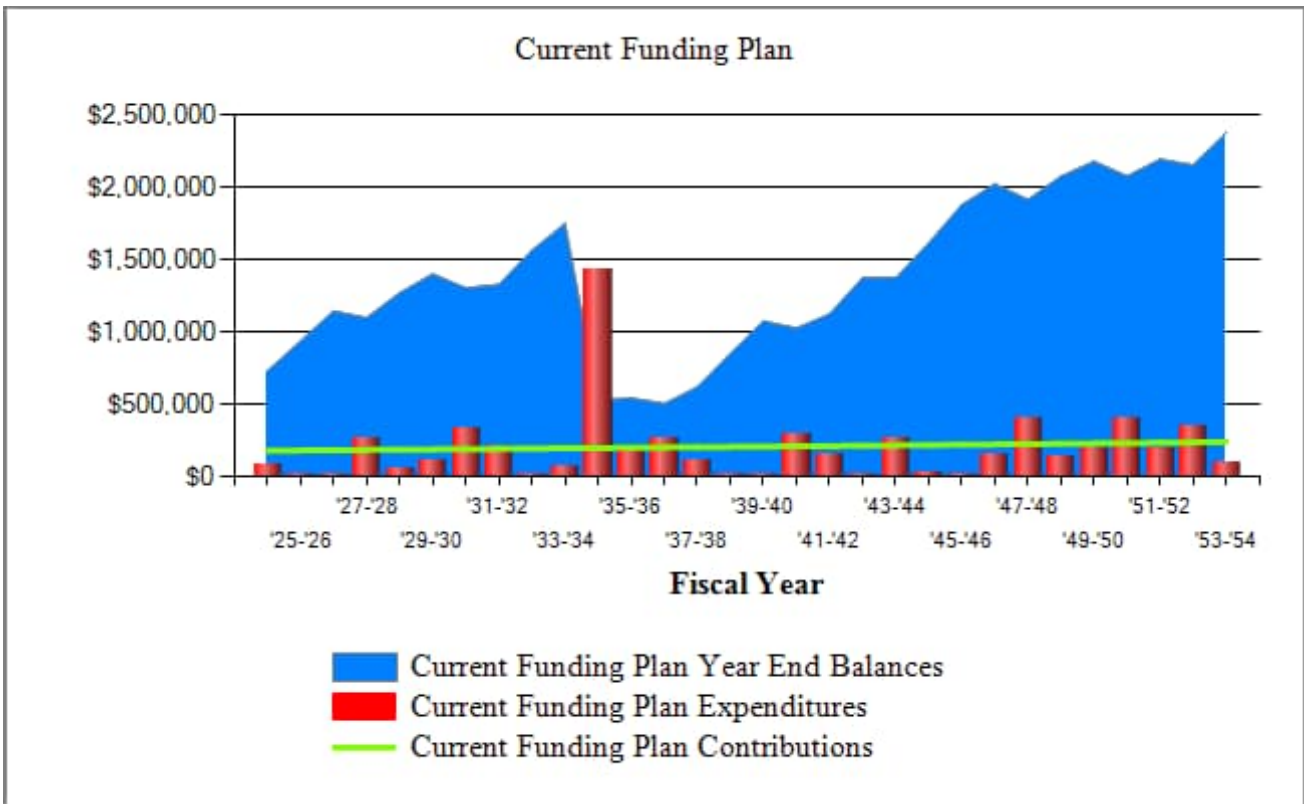


Reserve Fund Ending Balances
Annual Expenditures
Annual Contributions

**South Village CDD Golf Components
Funding Model Projection - Current Funding Plan**

Beginning Balance: \$612,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
24-25	2,489,653	162,349	24,110	85,500	712,959
25-26	2,576,791	163,972	30,490	5,796	901,625
26-27	2,666,979	165,612	36,903	12,855	1,091,286
27-28	2,760,323	167,268	34,668	268,035	1,025,187
28-29	2,856,935	168,941	39,822	56,343	1,177,607
29-30	2,956,927	170,630	43,505	105,229	1,286,514
30-31	3,060,420	172,337	39,499	330,301	1,168,049
31-32	3,167,534	174,060	39,497	213,616	1,167,991
32-33	3,278,398	175,801	46,687	9,876	1,380,602
33-34	3,393,142	177,559	52,096	69,692	1,540,566
34-35	3,511,902	179,334	9,868	1,437,964	291,803
35-36	3,634,819	181,128	9,517	201,023	281,425
36-37	3,762,037	182,939	7,246	257,341	214,268
37-38	3,893,708	184,768	10,091	110,728	298,399
38-39	4,029,988	186,616	16,862	3,237	498,640
39-40	4,171,038	188,482	23,404	18,429	692,098
40-41	4,317,024	190,367	20,642	292,697	610,410
41-42	4,468,120	192,271	22,748	152,727	672,702
42-43	4,624,504	194,193	29,984	10,216	886,663
43-44	4,786,362	196,135	28,680	263,383	848,095
44-45	4,953,885	198,097	35,537	30,842	1,050,887
45-46	5,127,270	200,078	43,121	18,947	1,275,139
46-47	5,306,725	202,078	46,555	147,074	1,376,698
47-48	5,492,460	204,099	41,387	398,319	1,223,864
48-49	5,684,696	206,140	45,319	135,173	1,340,150
49-50	5,883,661	208,202	47,162	200,876	1,394,638
50-51	6,089,589	210,284	42,047	403,583	1,243,385
51-52	6,302,725	212,386	44,262	191,143	1,308,890
52-53	6,523,320	214,510	41,116	348,672	1,215,844
53-54	6,751,636	216,655	46,758	96,543	1,382,715



This chart illustrates how the CDD's current funding plan will perform over time.

**South Village CDD Golf Components
Income & Expense Spreadsheet**

	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
Beginning Balance	612,000	729,998	936,471	1,144,734	1,098,062	1,270,764	1,400,840	1,304,465	1,327,450	1,564,094
Annual Assessment	178,812	180,601	182,407	184,231	186,073	187,934	189,813	191,711	193,628	195,565
Interest Earned	24,686	31,668	38,711	37,133	42,973	47,371	44,112	44,890	52,892	59,149
Expenditures	85,500	5,796	12,855	268,035	56,343	105,229	330,301	213,616	9,876	69,692
Ending Balance	729,998	936,471	1,144,734	1,098,062	1,270,764	1,400,840	1,304,465	1,327,450	1,564,094	1,749,116

Description

Misc. Site Components

Aluminum Flag Pole										
Asphalt Resurfacing - Drive/Parking Lot				120,465						
Curb Allowance at Paving				4,878						
Louvered Gates - Service Area										
Metal Gates - Dumpster Enclosure		3,726								
Wood Retaining Wall - Driving Range/Tree										
Wood Retaining Wall - Maintenance Driveway										
Misc. Site Components Total:		3,726		125,343						

Stormwater System

Wood Bulkhead - Golf Club							100,799			
Wood Bulkhead - Hole 6				67,854						
Stormwater System Total:				67,854			100,799			

Misc. Building Components

Aluminium Railings - Clubhouse Deck										
Aluminium Railings - Clubhouse at Lake										
Locker Room Refurbishment Allowance							67,609			
Restroom Refurbish Allowance - Clubhouse							9,834			
Restroom Refurbish Allowance - Golf Course						9,501				
Misc. Building Components Total:						9,501	77,443			

Windows & Doors

Exterior Door Allowance - Clubhouse										
Overhead Door - Pump House							1,475			
Overhead Doors - Cart Barn								8,143		
Overhead Doors - Storage Building							7,867			

**South Village CDD Golf Components
Income & Expense Spreadsheet**

	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
Description										
<i>Windows & Doors continued...</i>										
Overhead Doors- Maintenance Shop							11,801			
Window Allowance - Clubhouse										
Windows & Doors Total:							21,143	8,143		
Roofing										
Asphalt Shingles - Clubhouse							87,031			
Asphalt Shingles - Golf Course Restrooms							32,452			
Asphalt Shingles - Storage Building					10,557					
Membrane Roof - Clubhouse				50,447						
Metal Roof - Bag Drop										
Metal Roof Panels - Cart Barn										
Metal Roof Panels - Maintenance Shop										
Roofing Total:				50,447	10,557		119,484			
Flooring										
Quarry Tile - Kitchen										
Vinyl Tile - Foyer/Corridor/Dining/Office										
Flooring Total:										
Exterior Painting/Waterproofing										
Painting - Cart Barn Walls										9,377
Painting - Clubhouse Trim					9,180					
Painting - Golf Course Restrooms						4,276				
Painting - Maintenance Shop Walls										11,135
Painting - Storage Building Walls										5,567
Exterior Painting/Waterproofing Total:					9,180	4,276				26,079
Mechanical Electrical Plumbing										
Fire Alarm Panel							4,671			
Unit 1 - Pro Shop	4,800									
Unit 2- Corridor/Offices					12,852					
Unit 3 - Bar					14,688					
Unit 3 - Common Area	6,400									

**South Village CDD Golf Components
Income & Expense Spreadsheet**

	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
Description										
<i>Mechanical Electrical Plumbing continued...</i>										
Unit 3A - Common Area	6,400									
Unit 4 - Dining	6,400									
Unit 5 - Dining	6,400									
Unit 6 - Kitchen	11,200									
Mechanical Electrical Plumbing Total:	41,600				27,541		4,671			
Furniture Fixtures & Equipment										
AV Equipment Allowance	4,000								5,267	
Folding Partition - Dining Room										
Furniture Allowance - Dining Rooms & Deck				22,174						
Ice Machine - Cart Barn							4,302			
Furniture Fixtures & Equipment Total:	4,000			22,174			4,302		5,267	
Exterior Lighting										
Exterior Light Fixture Allowance - Clubhouse										
Light Poles - Parking Lot										
Exterior Lighting Total:										
Kitchen Equipment										
Charbroiler								6,107		
Disposer - Dishwashing Station	2,200									
Disposer - Prep Sink	1,800									
Griddle	2,000									
Ice Machine								12,341		
Kegerator	2,400									
Refrigerator										
Sandwich Prep Refrigerated	4,000									
Sandwich Prep Refrigerated								5,089		
Kitchen Equipment Total:	12,400							23,537		
Bar Components & Equipment										
Bar Back Refrigerator								7,634		
Glass Door Refrigerator					4,131					

**South Village CDD Golf Components
Income & Expense Spreadsheet**

	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
Description										
<i>Bar Components & Equipment continued...</i>										
Glass Froster					2,639					
Wine Refrigerator									1,975	
Wood Bar & Stone Top - Bar										
Bar Components & Equipment Total:					6,770			7,634	1,975	
Golf Course Components										
Greens Restoration Allowance										
Sand Bunker Rebuild Allowance								171,758		
Wood Bridge Decking - Cart Paths										
Golf Course Components Total:								171,758		
Irrigation System										
Irrigation Control System & Software										
Irrigation Pump/Motor 1										
Irrigation Pump/Motor 2	22,500									
Misc. Filters & Equipment	3,000									
VFD - Irrigation Pumps										
Irrigation System Total:	25,500									
Golf Equipment										
Golf Ball Dispenser			10,712							
Golf Equipment Total:			10,712							
Maintenance Equipment										
Kabota Loader										40,887
Kabota Tractor						89,076				
Misc. Tools & Equipment Allowance	2,000	2,070	2,142	2,217	2,295	2,375	2,459	2,545	2,634	2,726
Maintenance Equipment Total:	2,000	2,070	2,142	2,217	2,295	91,452	2,459	2,545	2,634	43,613
Operating Expense										
Balustrade System Repair	Unfunded									
Brick Column Repair - Bag Drop	Unfunded									
Brick Paver Repair - Covered Porches	Unfunded									
Camera System	Unfunded									

**South Village CDD Golf Components
Income & Expense Spreadsheet**

	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
Description										
<i>Operating Expense continued...</i>										
Carpet - Offices/Pro Shop	<i>Unfunded</i>									
Ceiling Fans	<i>Unfunded</i>									
Cupola Repair - Clubhouse Roof	<i>Unfunded</i>									
Exhaust Fans	<i>Unfunded</i>									
Gutter & Downspouts - Clubhouse	<i>Unfunded</i>									
Interior Painting	<i>Unfunded</i>									
Painting - Dumpster Enclosure	<i>Unfunded</i>									
Water Cooler - Restrooms	<i>Unfunded</i>									
Water Heater - Propane	<i>Unfunded</i>									
Long Life Components										
Brick Walks	<i>Unfunded</i>									
Building Foundation/Frames	<i>Unfunded</i>									
Building Siding/Trim	<i>Unfunded</i>									
Cart Paths	<i>Unfunded</i>									
Electrical/Communication Cable & Devices	<i>Unfunded</i>									
HVAC Ductwork	<i>Unfunded</i>									
Kitchen Fire Protection System	<i>Unfunded</i>									
Metal Wall Panels - Maintenance/Cart Barn	<i>Unfunded</i>									
Sidewalks	<i>Unfunded</i>									
Utility Lines to Buildings	<i>Unfunded</i>									
Water/Sewer/Vent Piping	<i>Unfunded</i>									
Wiring for Light Poles	<i>Unfunded</i>									
Components Maintained by Others										
CDD Amenity Components	<i>Unfunded</i>									
Cluster Mailboxes	<i>Unfunded</i>									
Electrical Lines to Transformers	<i>Unfunded</i>									
Water/Electrical Meters	<i>Unfunded</i>									
Water/Sewer Connection to Utility	<i>Unfunded</i>									
Year Total:	85,500	5,796	12,855	268,035	56,343	105,229	330,301	213,616	9,876	69,692

**South Village CDD Golf Components
Income & Expense Spreadsheet**

	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
Beginning Balance	1,749,116	526,475	543,320	504,531	618,214	849,235	1,074,746	1,026,431	1,123,464	1,373,583
Annual Assessment	197,520	199,495	201,490	203,505	205,540	207,596	209,672	211,768	213,886	216,025
Interest Earned	17,803	18,373	17,061	20,906	28,718	36,344	34,710	37,992	46,450	46,418
Expenditures	1,437,964	201,023	257,341	110,728	3,237	18,429	292,697	152,727	10,216	263,383
Ending Balance	526,475	543,320	504,531	618,214	849,235	1,074,746	1,026,431	1,123,464	1,373,583	1,372,644

Description

Misc. Site Components

Aluminum Flag Pole	4,380	
Asphalt Resurfacing - Drive/Parking Lot		
Curb Allowance at Paving		
Louvered Gates - Service Area		5,549
Metal Gates - Dumpster Enclosure		
Wood Retaining Wall - Driving Range/Tree		24,137
Wood Retaining Wall - Maintenance Driveway		24,969
Misc. Site Components Total:	4,380	54,655

Stormwater System

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

Misc. Building Components

Aluminium Railings - Clubhouse Deck	19,987
Aluminium Railings - Clubhouse at Lake	
Locker Room Refurbishment Allowance	
Restroom Refurbish Allowance - Clubhouse	
Restroom Refurbish Allowance - Golf Course	
Misc. Building Components Total:	19,987

Windows & Doors

Exterior Door Allowance - Clubhouse	30,221
Overhead Door - Pump House	
Overhead Doors - Cart Barn	
Overhead Doors - Storage Building	

**South Village CDD Golf Components
Income & Expense Spreadsheet**

	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
Description										
<i>Windows & Doors continued...</i>										
Overhead Doors- Maintenance Shop										
Window Allowance - Clubhouse										
Windows & Doors Total:			30,221							
Roofing										
Asphalt Shingles - Clubhouse										
Asphalt Shingles - Golf Course Restrooms										
Asphalt Shingles - Storage Building										
Membrane Roof - Clubhouse										
Metal Roof - Bag Drop		3,504								
Metal Roof Panels - Cart Barn							58,331			
Metal Roof Panels - Maintenance Shop							78,446			
Roofing Total:		3,504					136,777			
Flooring										
Quarry Tile - Kitchen	15,799									
Vinyl Tile - Foyer/Corridor/Dining/Office				48,170						
Flooring Total:	15,799			48,170						
Exterior Painting/Waterproofing										
Painting - Cart Barn Walls										
Painting - Clubhouse Trim			12,089							
Painting - Golf Course Restrooms				5,630						
Painting - Maintenance Shop Walls										
Painting - Storage Building Walls										
Exterior Painting/Waterproofing Total:			12,089	5,630						
Mechanical Electrical Plumbing										
Fire Alarm Panel										
Unit 1 - Pro Shop			7,253							
Unit 2- Corridor/Offices							19,421			
Unit 3 - Bar							22,195			
Unit 3 - Common Area			9,671							

**South Village CDD Golf Components
Income & Expense Spreadsheet**

	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
Description										
<i>Mechanical Electrical Plumbing continued...</i>										
Unit 3A - Common Area			9,671							
Unit 4 - Dining			9,671							
Unit 5 - Dining			9,671							
Unit 6 - Kitchen			16,924							
Mechanical Electrical Plumbing Total:			62,860				41,616			
Furniture Fixtures & Equipment										
AV Equipment Allowance							6,936			
Folding Partition - Dining Room		10,220								
Furniture Allowance - Dining Rooms & Deck				31,279						
Ice Machine - Cart Barn									6,501	
Furniture Fixtures & Equipment Total:		10,220		31,279			6,936		6,501	
Exterior Lighting										
Exterior Light Fixture Allowance - Clubhouse								3,589		
Light Poles - Parking Lot								128,140		
Exterior Lighting Total:								131,729		
Kitchen Equipment										
Charbroiler										
Disposer - Dishwashing Station	3,103									
Disposer - Prep Sink	2,539									
Griddle						3,351				
Ice Machine								17,408		
Kegerator			3,627							
Refrigerator	3,103									
Sandwich Prep Refrigerated						6,701				
Sandwich Prep Refrigerated										
Kitchen Equipment Total:	8,746		3,627			10,052		17,408		
Bar Components & Equipment										
Bar Back Refrigerator										
Glass Door Refrigerator							6,242			

**South Village CDD Golf Components
Income & Expense Spreadsheet**

	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
Description										
<i>Bar Components & Equipment continued...</i>										
Glass Froster							3,988			
Wine Refrigerator										
Wood Bar & Stone Top - Bar				22,521						
Bar Components & Equipment Total:				22,521			10,231			
Golf Course Components										
Greens Restoration Allowance	1,410,599									
Sand Bunker Rebuild Allowance										259,538
Wood Bridge Decking - Cart Paths			96,412							
Golf Course Components Total:	1,410,599		96,412							259,538
Irrigation System										
Irrigation Control System & Software		145,997								
Irrigation Pump/Motor 1			33,999							
Irrigation Pump/Motor 2							39,015			
Misc. Filters & Equipment						5,026				
VFD - Irrigation Pumps		14,016								
Irrigation System Total:		160,013	33,999			5,026	39,015			
Golf Equipment										
Golf Ball Dispenser			15,111							
Golf Equipment Total:			15,111							
Maintenance Equipment										
Kabota Loader										
Kabota Tractor										
Misc. Tools & Equipment Allowance	2,821	2,920	3,022	3,128	3,237	3,351	3,468	3,589	3,715	3,845
Maintenance Equipment Total:	2,821	2,920	3,022	3,128	3,237	3,351	3,468	3,589	3,715	3,845
Operating Expense										
Balustrade System Repair	<i>Unfunded</i>									
Brick Column Repair - Bag Drop	<i>Unfunded</i>									
Brick Paver Repair - Covered Porches	<i>Unfunded</i>									
Camera System	<i>Unfunded</i>									

**South Village CDD Golf Components
Income & Expense Spreadsheet**

	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
Description										
<i>Operating Expense continued...</i>										
Carpet - Offices/Pro Shop	<i>Unfunded</i>									
Ceiling Fans	<i>Unfunded</i>									
Cupola Repair - Clubhouse Roof	<i>Unfunded</i>									
Exhaust Fans	<i>Unfunded</i>									
Gutter & Downspouts - Clubhouse	<i>Unfunded</i>									
Interior Painting	<i>Unfunded</i>									
Painting - Dumpster Enclosure	<i>Unfunded</i>									
Water Cooler - Restrooms	<i>Unfunded</i>									
Water Heater - Propane	<i>Unfunded</i>									
Long Life Components										
Brick Walks	<i>Unfunded</i>									
Building Foundation/Frames	<i>Unfunded</i>									
Building Siding/Trim	<i>Unfunded</i>									
Cart Paths	<i>Unfunded</i>									
Electrical/Communication Cable & Devices	<i>Unfunded</i>									
HVAC Ductwork	<i>Unfunded</i>									
Kitchen Fire Protection System	<i>Unfunded</i>									
Metal Wall Panels - Maintenance/Cart Barn	<i>Unfunded</i>									
Sidewalks	<i>Unfunded</i>									
Utility Lines to Buildings	<i>Unfunded</i>									
Water/Sewer/Vent Piping	<i>Unfunded</i>									
Wiring for Light Poles	<i>Unfunded</i>									
Components Maintained by Others										
CDD Amenity Components	<i>Unfunded</i>									
Cluster Mailboxes	<i>Unfunded</i>									
Electrical Lines to Transformers	<i>Unfunded</i>									
Water/Electrical Meters	<i>Unfunded</i>									
Water/Sewer Connection to Utility	<i>Unfunded</i>									
Year Total:	1,437,964	201,023	257,341	110,728	3,237	18,429	292,697	152,727	10,216	263,383

**South Village CDD Golf Components
Income & Expense Spreadsheet**

	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
Beginning Balance	1,372,644	1,614,587	1,879,567	2,023,491	1,914,717	2,076,819	2,178,942	2,077,210	2,194,191	2,154,645
Annual Assessment	218,185	220,367	222,571	224,796	227,044	229,315	231,608	233,924	236,263	238,626
Interest Earned	54,600	63,560	68,427	64,749	70,231	73,684	70,244	74,200	72,862	80,385
Expenditures	30,842	18,947	147,074	398,319	135,173	200,876	403,583	191,143	348,672	96,543
Ending Balance	1,614,587	1,879,567	2,023,491	1,914,717	2,076,819	2,178,942	2,077,210	2,194,191	2,154,645	2,377,113

Description

Misc. Site Components

Aluminum Flag Pole										
Asphalt Resurfacing - Drive/Parking Lot				239,700						
Curb Allowance at Paving				9,707						
Louvered Gates - Service Area										
Metal Gates - Dumpster Enclosure		7,414								
Wood Retaining Wall - Driving Range/Tree										
Wood Retaining Wall - Maintenance Driveway										
Misc. Site Components Total:		7,414		249,407						

Stormwater System

Wood Bulkhead - Golf Club										
Wood Bulkhead - Hole 6									160,355	
Stormwater System Total:									160,355	

Misc. Building Components

Aluminium Railings - Clubhouse Deck										
Aluminium Railings - Clubhouse at Lake									24,818	
Locker Room Refurbishment Allowance							134,528			
Restroom Refurbish Allowance - Clubhouse							19,568			
Restroom Refurbish Allowance - Golf Course						18,906				
Misc. Building Components Total:						18,906	154,095		24,818	

Windows & Doors

Exterior Door Allowance - Clubhouse										
Overhead Door - Pump House										
Overhead Doors - Cart Barn										
Overhead Doors - Storage Building										

**South Village CDD Golf Components
Income & Expense Spreadsheet**

	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
Description										
<i>Windows & Doors continued...</i>										
Overhead Doors- Maintenance Shop										
Window Allowance - Clubhouse			85,260							
Windows & Doors Total:			85,260							
Roofing										
Asphalt Shingles - Clubhouse										
Asphalt Shingles - Golf Course Restrooms										
Asphalt Shingles - Storage Building					21,007					
Membrane Roof - Clubhouse			100,378							
Metal Roof - Bag Drop										
Metal Roof Panels - Cart Barn										
Metal Roof Panels - Maintenance Shop										
Roofing Total:				100,378	21,007					
Flooring										
Quarry Tile - Kitchen										
Vinyl Tile - Foyer/Corridor/Dining/Office										
Flooring Total:										
Exterior Painting/Waterproofing										
Painting - Cart Barn Walls										
Painting - Clubhouse Trim	15,918								20,961	
Painting - Golf Course Restrooms		7,414								9,763
Painting - Maintenance Shop Walls										
Painting - Storage Building Walls										
Exterior Painting/Waterproofing Total:	15,918	7,414							20,961	9,763
Mechanical Electrical Plumbing										
Fire Alarm Panel										
Unit 1 - Pro Shop					10,960					
Unit 2- Corridor/Offices									29,346	
Unit 3 - Bar									33,538	
Unit 3 - Common Area					14,613					

**South Village CDD Golf Components
Income & Expense Spreadsheet**

	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
Description										
<i>Mechanical Electrical Plumbing continued...</i>										
Unit 3A - Common Area					14,613					
Unit 4 - Dining					14,613					
Unit 5 - Dining					14,613					
Unit 6 - Kitchen					25,573					
Mechanical Electrical Plumbing Total:					94,986				62,884	
Furniture Fixtures & Equipment										
AV Equipment Allowance					9,133					
Folding Partition - Dining Room										
Furniture Allowance - Dining Rooms & Deck				44,122						
Ice Machine - Cart Barn										
Furniture Fixtures & Equipment Total:				44,122	9,133					
Exterior Lighting										
Exterior Light Fixture Allowance - Clubhouse										
Light Poles - Parking Lot										
Exterior Lighting Total:										
Kitchen Equipment										
Charbroiler			10,231							
Disposer - Dishwashing Station	4,378									
Disposer - Prep Sink	3,582									
Griddle										
Ice Machine								24,556		
Keerator					5,480					
Refrigerator			4,689							
Sandwich Prep Refrigerated										
Sandwich Prep Refrigerated			8,526							
Kitchen Equipment Total:	7,959		23,447		5,480			24,556		
Bar Components & Equipment										
Bar Back Refrigerator			12,789							
Glass Door Refrigerator									9,433	

**South Village CDD Golf Components
Income & Expense Spreadsheet**

	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
Description										
<i>Bar Components & Equipment continued...</i>										
Glass Froster									6,026	
Wine Refrigerator	2,985									
Wood Bar & Stone Top - Bar										
Bar Components & Equipment Total:	2,985		12,789						15,459	
Golf Course Components										
Greens Restoration Allowance										
Sand Bunker Rebuild Allowance										
Wood Bridge Decking - Cart Paths								161,524		
Golf Course Components Total:								161,524		
Irrigation System										
Irrigation Control System & Software							244,596			
Irrigation Pump/Motor 1								58,954		
Irrigation Pump/Motor 2										
Misc. Filters & Equipment										
VFD - Irrigation Pumps										
Irrigation System Total:							244,596		58,954	
Golf Equipment										
Golf Ball Dispenser			21,315							
Golf Equipment Total:			21,315							
Maintenance Equipment										
Kabota Loader										81,356
Kabota Tractor						177,243				
Misc. Tools & Equipment Allowance	3,980	4,119	4,263	4,412	4,567	4,726	4,892	5,063	5,240	5,424
Maintenance Equipment Total:	3,980	4,119	4,263	4,412	4,567	181,970	4,892	5,063	5,240	86,780
Operating Expense										
Balustrade System Repair	<i>Unfunded</i>									
Brick Column Repair - Bag Drop	<i>Unfunded</i>									
Brick Paver Repair - Covered Porches	<i>Unfunded</i>									
Camera System	<i>Unfunded</i>									

**South Village CDD Golf Components
Income & Expense Spreadsheet**

	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
Description										
<i>Operating Expense continued...</i>										
Carpet - Offices/Pro Shop	<i>Unfunded</i>									
Ceiling Fans	<i>Unfunded</i>									
Cupola Repair - Clubhouse Roof	<i>Unfunded</i>									
Exhaust Fans	<i>Unfunded</i>									
Gutter & Downspouts - Clubhouse	<i>Unfunded</i>									
Interior Painting	<i>Unfunded</i>									
Painting - Dumpster Enclosure	<i>Unfunded</i>									
Water Cooler - Restrooms	<i>Unfunded</i>									
Water Heater - Propane	<i>Unfunded</i>									
Long Life Components										
Brick Walks	<i>Unfunded</i>									
Building Foundation/Frames	<i>Unfunded</i>									
Building Siding/Trim	<i>Unfunded</i>									
Cart Paths	<i>Unfunded</i>									
Electrical/Communication Cable & Devices	<i>Unfunded</i>									
HVAC Ductwork	<i>Unfunded</i>									
Kitchen Fire Protection System	<i>Unfunded</i>									
Metal Wall Panels - Maintenance/Cart Barn	<i>Unfunded</i>									
Sidewalks	<i>Unfunded</i>									
Utility Lines to Buildings	<i>Unfunded</i>									
Water/Sewer/Vent Piping	<i>Unfunded</i>									
Wiring for Light Poles	<i>Unfunded</i>									
Components Maintained by Others										
CDD Amenity Components	<i>Unfunded</i>									
Cluster Mailboxes	<i>Unfunded</i>									
Electrical Lines to Transformers	<i>Unfunded</i>									
Water/Electrical Meters	<i>Unfunded</i>									
Water/Sewer Connection to Utility	<i>Unfunded</i>									
Year Total:	30,842	18,947	147,074	398,319	135,173	200,876	403,583	191,143	348,672	96,543

**South Village CDD Golf Components
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 24-25	
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 5 - Dining	6,400
Unit 6 - Kitchen	<u>11,200</u>
Mechanical Electrical Plumbing - Total:	41,600
Furniture Fixtures & Equipment	
AV Equipment Allowance	4,000
Kitchen Equipment	
Disposer - Dishwashing Station	2,200
Disposer - Prep Sink	1,800
Griddle	2,000
Kegerator	2,400
Sandwich Prep Refrigerated	<u>4,000</u>
Kitchen Equipment - Total:	12,400
Irrigation System	
Irrigation Pump/Motor 2	22,500
Misc. Filters & Equipment	<u>3,000</u>
Irrigation System - Total:	25,500
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>2,000</u>
Total for 2024 - 2025	<u>\$85,500</u>
Replacement Year 25-26	
Misc. Site Components	
Metal Gates - Dumpster Enclosure	3,726
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>2,070</u>
Total for 2025 - 2026	<u>\$5,796</u>
Replacement Year 26-27	
Golf Equipment	
Golf Ball Dispenser	10,712

**South Village CDD Golf Components
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 26-27 continued...</i>	
Maintenance Equipment	
Misc. Tools & Equipment Allowance	2,142
Total for 2026 - 2027	<u>\$12,855</u>
Replacement Year 27-28	
Misc. Site Components	
Asphalt Resurfacing - Drive/Parking Lot	120,465
Curb Allowance at Paving	<u>4,878</u>
Misc. Site Components - Total:	125,343
Stormwater System	
Wood Bulkhead - Hole 6	67,854
Roofing	
Membrane Roof - Clubhouse	50,447
Furniture Fixtures & Equipment	
Furniture Allowance - Dining Rooms & Deck	22,174
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>2,217</u>
Total for 2027 - 2028	<u>\$268,035</u>
Replacement Year 28-29	
Roofing	
Asphalt Shingles - Storage Building	10,557
Exterior Painting/Waterproofing	
Painting - Clubhouse Trim	9,180
Mechanical Electrical Plumbing	
Unit 2- Corridor/Offices	12,852
Unit 3 - Bar	<u>14,688</u>
Mechanical Electrical Plumbing - Total:	27,541
Bar Components & Equipment	
Glass Door Refrigerator	4,131
Glass Froster	<u>2,639</u>
Bar Components & Equipment - Total:	6,770

**South Village CDD Golf Components
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 28-29 continued...</i>	
Maintenance Equipment	
Misc. Tools & Equipment Allowance	2,295
Total for 2028 - 2029	<u>\$56,343</u>
 Replacement Year 29-30	
Misc. Building Components	
Restroom Refurbish Allowance - Golf Course	9,501
Exterior Painting/Waterproofing	
Painting - Golf Course Restrooms	4,276
Maintenance Equipment	
Kabota Tractor	89,076
Misc. Tools & Equipment Allowance	<u>2,375</u>
Maintenance Equipment - Total:	91,452
Total for 2029 - 2030	<u>\$105,229</u>
 Replacement Year 30-31	
Stormwater System	
Wood Bulkhead - Golf Club	100,799
Misc. Building Components	
Locker Room Refurbishment Allowance	67,609
Restroom Refurbish Allowance - Clubhouse	<u>9,834</u>
Misc. Building Components - Total:	77,443
Windows & Doors	
Overhead Door - Pump House	1,475
Overhead Doors - Storage Building	7,867
Overhead Doors- Maintenance Shop	<u>11,801</u>
Windows & Doors - Total:	21,143
Roofing	
Asphalt Shingles - Clubhouse	87,031
Asphalt Shingles - Golf Course Restrooms	<u>32,452</u>
Roofing - Total:	119,484
Mechanical Electrical Plumbing	
Fire Alarm Panel	4,671

**South Village CDD Golf Components
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 30-31 continued...</i>	
Furniture Fixtures & Equipment	
Ice Machine - Cart Barn	4,302
Maintenance Equipment	
Misc. Tools & Equipment Allowance	2,459
Total for 2030 - 2031	\$330,301
 Replacement Year 31-32	
Windows & Doors	
Overhead Doors - Cart Barn	8,143
Kitchen Equipment	
Charbroiler	6,107
Ice Machine	12,341
Sandwich Prep Refrigerated	5,089
Kitchen Equipment - Total:	23,537
Bar Components & Equipment	
Bar Back Refrigerator	7,634
Golf Course Components	
Sand Bunker Rebuild Allowance	171,758
Maintenance Equipment	
Misc. Tools & Equipment Allowance	2,545
Total for 2031 - 2032	\$213,616
 Replacement Year 32-33	
Furniture Fixtures & Equipment	
AV Equipment Allowance	5,267
Bar Components & Equipment	
Wine Refrigerator	1,975
Maintenance Equipment	
Misc. Tools & Equipment Allowance	2,634
Total for 2032 - 2033	\$9,876
 Replacement Year 33-34	
Exterior Painting/Waterproofing	
Painting - Cart Barn Walls	9,377

**South Village CDD Golf Components
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 33-34 continued...</i>	
Painting - Maintenance Shop Walls	11,135
Painting - Storage Building Walls	<u>5,567</u>
Exterior Painting/Waterproofing - Total:	26,079
Maintenance Equipment	
Kabota Loader	40,887
Misc. Tools & Equipment Allowance	<u>2,726</u>
Maintenance Equipment - Total:	43,613
Total for 2033 - 2034	<u>\$69,692</u>
Replacement Year 34-35	
Flooring	
Quarry Tile - Kitchen	15,799
Kitchen Equipment	
Disposer - Dishwashing Station	3,103
Disposer - Prep Sink	2,539
Refrigerator	<u>3,103</u>
Kitchen Equipment - Total:	8,746
Golf Course Components	
Greens Restoration Allowance	1,410,599
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>2,821</u>
Total for 2034 - 2035	<u>\$1,437,964</u>
Replacement Year 35-36	
Misc. Site Components	
Aluminum Flag Pole	4,380
Misc. Building Components	
Aluminium Railings - Clubhouse Deck	19,987
Roofing	
Metal Roof - Bag Drop	3,504
Furniture Fixtures & Equipment	
Folding Partition - Dining Room	10,220
Irrigation System	
Irrigation Control System & Software	145,997

**South Village CDD Golf Components
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 35-36 continued...</i>	
VFD - Irrigation Pumps	14,016
Irrigation System - Total:	160,013
Maintenance Equipment	
Misc. Tools & Equipment Allowance	2,920
Total for 2035 - 2036	\$201,023
 Replacement Year 36-37	
Windows & Doors	
Exterior Door Allowance - Clubhouse	30,221
Exterior Painting/Waterproofing	
Painting - Clubhouse Trim	12,089
Mechanical Electrical Plumbing	
Unit 1 - Pro Shop	7,253
Unit 3 - Common Area	9,671
Unit 3A - Common Area	9,671
Unit 4 - Dining	9,671
Unit 5 - Dining	9,671
Unit 6 - Kitchen	16,924
Mechanical Electrical Plumbing - Total:	62,860
Kitchen Equipment	
Kegerator	3,627
Golf Course Components	
Wood Bridge Decking - Cart Paths	96,412
Irrigation System	
Irrigation Pump/Motor 1	33,999
Golf Equipment	
Golf Ball Dispenser	15,111
Maintenance Equipment	
Misc. Tools & Equipment Allowance	3,022
Total for 2036 - 2037	\$257,341
 Replacement Year 37-38	
Flooring	
Vinyl Tile - Foyer/Corridor/Dining/Office	48,170

**South Village CDD Golf Components
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 37-38 continued...</i>	
Exterior Painting/Waterproofing	
Painting - Golf Course Restrooms	5,630
Furniture Fixtures & Equipment	
Furniture Allowance - Dining Rooms & Deck	31,279
Bar Components & Equipment	
Wood Bar & Stone Top - Bar	22,521
Maintenance Equipment	
Misc. Tools & Equipment Allowance	3,128
Total for 2037 - 2038	\$110,728
 Replacement Year 38-39	
Maintenance Equipment	
Misc. Tools & Equipment Allowance	3,237
Total for 2038 - 2039	\$3,237
 Replacement Year 39-40	
Kitchen Equipment	
Griddle	3,351
Sandwich Prep Refrigerated	6,701
Kitchen Equipment - Total:	10,052
Irrigation System	
Misc. Filters & Equipment	5,026
Maintenance Equipment	
Misc. Tools & Equipment Allowance	3,351
Total for 2039 - 2040	\$18,429
 Replacement Year 40-41	
Misc. Site Components	
Louvered Gates - Service Area	5,549
Wood Retaining Wall - Driving Range/Tree	24,137
Wood Retaining Wall - Maintenance Driveway	24,969
Misc. Site Components - Total:	54,655
Roofing	
Metal Roof Panels - Cart Barn	58,331

**South Village CDD Golf Components
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 40-41 continued...</i>	
Metal Roof Panels - Maintenance Shop	<u>78,446</u>
Roofing - Total:	136,777
Mechanical Electrical Plumbing	
Unit 2- Corridor/Offices	19,421
Unit 3 - Bar	<u>22,195</u>
Mechanical Electrical Plumbing - Total:	41,616
Furniture Fixtures & Equipment	
AV Equipment Allowance	6,936
Bar Components & Equipment	
Glass Door Refrigerator	6,242
Glass Froster	<u>3,988</u>
Bar Components & Equipment - Total:	10,231
Irrigation System	
Irrigation Pump/Motor 2	39,015
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>3,468</u>
Total for 2040 - 2041	<u>\$292,697</u>
Replacement Year 41-42	
Exterior Lighting	
Exterior Light Fixture Allowance - Clubhouse	3,589
Light Poles - Parking Lot	<u>128,140</u>
Exterior Lighting - Total:	131,729
Kitchen Equipment	
Ice Machine	17,408
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>3,589</u>
Total for 2041 - 2042	<u>\$152,727</u>
Replacement Year 42-43	
Furniture Fixtures & Equipment	
Ice Machine - Cart Barn	6,501

**South Village CDD Golf Components
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 42-43 continued...</i>	
Maintenance Equipment	
Misc. Tools & Equipment Allowance	3,715
Total for 2042 - 2043	<u>\$10,216</u>
Replacement Year 43-44	
Golf Course Components	
Sand Bunker Rebuild Allowance	259,538
Maintenance Equipment	
Misc. Tools & Equipment Allowance	3,845
Total for 2043 - 2044	<u>\$263,383</u>
Replacement Year 44-45	
Exterior Painting/Waterproofing	
Painting - Clubhouse Trim	15,918
Kitchen Equipment	
Disposer - Dishwashing Station	4,378
Disposer - Prep Sink	<u>3,582</u>
Kitchen Equipment - Total:	7,959
Bar Components & Equipment	
Wine Refrigerator	2,985
Maintenance Equipment	
Misc. Tools & Equipment Allowance	3,980
Total for 2044 - 2045	<u>\$30,842</u>
Replacement Year 45-46	
Misc. Site Components	
Metal Gates - Dumpster Enclosure	7,414
Exterior Painting/Waterproofing	
Painting - Golf Course Restrooms	7,414
Maintenance Equipment	
Misc. Tools & Equipment Allowance	4,119
Total for 2045 - 2046	<u>\$18,947</u>

**South Village CDD Golf Components
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 46-47	
Windows & Doors	
Window Allowance - Clubhouse	85,260
Kitchen Equipment	
Charbroiler	10,231
Refrigerator	4,689
Sandwich Prep Refrigerated	<u>8,526</u>
Kitchen Equipment - Total:	23,447
Bar Components & Equipment	
Bar Back Refrigerator	12,789
Golf Equipment	
Golf Ball Dispenser	21,315
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>4,263</u>
Total for 2046 - 2047	\$147,074
Replacement Year 47-48	
Misc. Site Components	
Asphalt Resurfacing - Drive/Parking Lot	239,700
Curb Allowance at Paving	<u>9,707</u>
Misc. Site Components - Total:	249,407
Roofing	
Membrane Roof - Clubhouse	100,378
Furniture Fixtures & Equipment	
Furniture Allowance - Dining Rooms & Deck	44,122
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>4,412</u>
Total for 2047 - 2048	\$398,319
Replacement Year 48-49	
Roofing	
Asphalt Shingles - Storage Building	21,007
Mechanical Electrical Plumbing	
Unit 1 - Pro Shop	10,960

**South Village CDD Golf Components
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 48-49 continued...</i>	
Unit 3 - Common Area	14,613
Unit 3A - Common Area	14,613
Unit 4 - Dining	14,613
Unit 5 - Dining	14,613
Unit 6 - Kitchen	<u>25,573</u>
Mechanical Electrical Plumbing - Total:	94,986
Furniture Fixtures & Equipment	
AV Equipment Allowance	9,133
Kitchen Equipment	
Kegerator	5,480
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>4,567</u>
Total for 2048 - 2049	<u>\$135,173</u>
Replacement Year 49-50	
Misc. Building Components	
Restroom Refurbish Allowance - Golf Course	18,906
Maintenance Equipment	
Kabota Tractor	177,243
Misc. Tools & Equipment Allowance	<u>4,726</u>
Maintenance Equipment - Total:	<u>181,970</u>
Total for 2049 - 2050	<u>\$200,876</u>
Replacement Year 50-51	
Misc. Building Components	
Locker Room Refurbishment Allowance	134,528
Restroom Refurbish Allowance - Clubhouse	<u>19,568</u>
Misc. Building Components - Total:	154,095
Irrigation System	
Irrigation Control System & Software	244,596
Maintenance Equipment	
Misc. Tools & Equipment Allowance	<u>4,892</u>
Total for 2050 - 2051	<u>\$403,583</u>

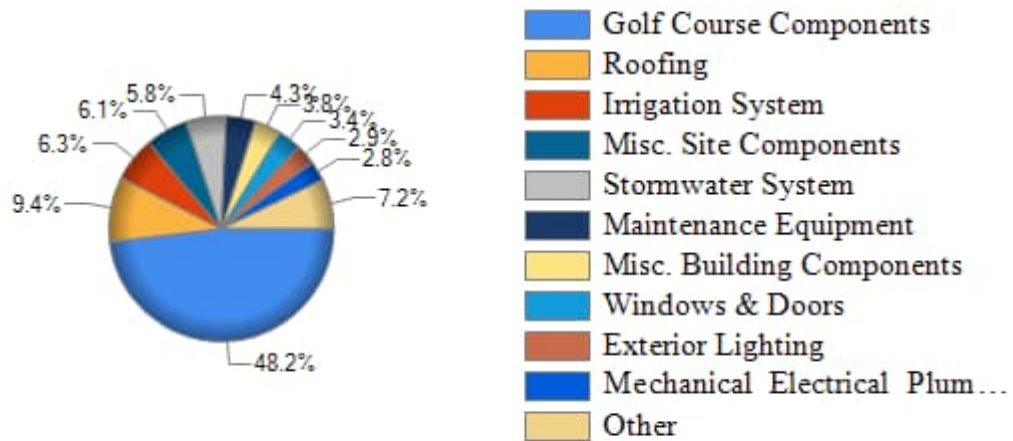
**South Village CDD Golf Components
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 51-52	
Kitchen Equipment	
Ice Machine	24,556
Golf Course Components	
Wood Bridge Decking - Cart Paths	161,524
Maintenance Equipment	
Misc. Tools & Equipment Allowance	5,063
Total for 2051 - 2052	\$191,143
Replacement Year 52-53	
Stormwater System	
Wood Bulkhead - Hole 6	160,355
Misc. Building Components	
Aluminium Railings - Clubhouse at Lake	24,818
Exterior Painting/Waterproofing	
Painting - Clubhouse Trim	20,961
Mechanical Electrical Plumbing	
Unit 2- Corridor/Offices	29,346
Unit 3 - Bar	33,538
Mechanical Electrical Plumbing - Total:	62,884
Bar Components & Equipment	
Glass Door Refrigerator	9,433
Glass Froster	6,026
Bar Components & Equipment - Total:	15,459
Irrigation System	
Irrigation Pump/Motor 1	58,954
Maintenance Equipment	
Misc. Tools & Equipment Allowance	5,240
Total for 2052 - 2053	\$348,672
Replacement Year 53-54	
Exterior Painting/Waterproofing	
Painting - Golf Course Restrooms	9,763

**South Village CDD Golf Components
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 53-54 continued...</i>	
Maintenance Equipment	
Kabota Loader	81,356
Misc. Tools & Equipment Allowance	5,424
Total for 2053 - 2054	<u>\$96,543</u>

Asset Current Cost by Category



South Village CDD Golf Components Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Misc. Site Components								
Aluminum Flag Pole	2006	35-36	30	0	11	1 Each	3,000.00	3,000
Asphalt Resurfacing - Drive/Parking Lot	2006	27-28	20	2	3	6,317 Square Yards	17.20	108,652
Curb Allowance at Paving	2006	27-28	20	2	3	100 Linear Feet	44.00	4,400
Louvered Gates - Service Area	2006	40-41	35	0	16	2 Each	1,600.00	3,200
Metal Gates - Dumpster Enclosure	2006	25-26	20	0	1	3 Each	1,200.00	3,600
Wood Retaining Wall - Driving Range/Tree	2006	40-41	35	0	16	116 Linear Feet	120.00	13,920
Wood Retaining Wall - Maintenance Drive..	2006	40-41	35	0	16	120 Linear Feet	120.00	14,400
Misc. Site Components - Total								<u>\$151,172</u>
Stormwater System								
Wood Bulkhead - Golf Club	2006	30-31	25	0	6	410 Linear Feet	200.00	82,000
Wood Bulkhead - Hole 6	2006	27-28	25	-3	3	306 Linear Feet	200.00	61,200
Stormwater System - Total								<u>\$143,200</u>
Misc. Building Components								
Aluminium Railings - Clubhouse Deck	2006	35-36	30	0	11	185 Linear Feet	74.00	13,690
Aluminium Railings - Clubhouse at Lake	2023	52-53	30	0	28	128 Linear Feet	74.00	9,472
Locker Room Refurbishment Allowance	2006	30-31	20	5	6	1 Lump Sum	55,000.00	55,000
Restroom Refurbish Allowance - Clubhouse	2006	30-31	20	5	6	1 Lump Sum	8,000.00	8,000
Restroom Refurbish Allowance - Golf Course	2006	29-30	20	4	5	2 Each	4,000.00	8,000
Misc. Building Components - Total								<u>\$94,162</u>
Windows & Doors								
Exterior Door Allowance - Clubhouse	2007	36-37	30	0	12	1 Lump Sum	20,000.00	20,000
Overhead Door - Pump House	2006	30-31	25	0	6	1 Each	1,200.00	1,200
Overhead Doors - Cart Barn	2007	31-32	25	0	7	2 Each	3,200.00	6,400
Overhead Doors - Storage Building	2006	30-31	25	0	6	2 Each	3,200.00	6,400
Overhead Doors- Maintenance Shop	2006	30-31	25	0	6	3 Each	3,200.00	9,600
Window Allowance - Clubhouse	2007	46-47	40	0	22	1 Lump Sum	40,000.00	40,000
Windows & Doors - Total								<u>\$83,600</u>
Roofing								
Asphalt Shingles - Clubhouse	2006	30-31	25	0	6	118 Squares	600.00	70,800
Asphalt Shingles - Golf Course Restrooms	2006	30-31	25	0	6	44 Squares	600.00	26,400
Asphalt Shingles - Storage Building	2006	28-29	20	3	4	20 Squares	460.00	9,200
Membrane Roof - Clubhouse	2006	27-28	20	2	3	3,250 Square Feet	14.00	45,500
Metal Roof - Bag Drop	2006	35-36	30	0	11	1 Lump Sum	2,400.00	2,400
Metal Roof Panels - Cart Barn	2006	40-41	35	0	16	5,800 Square Feet	5.80	33,640
Metal Roof Panels - Maintenance Shop	2006	40-41	35	0	16	7,800 Square Feet	5.80	45,240
Roofing - Total								<u>\$233,180</u>
Flooring								
Quarry Tile - Kitchen	2000	34-35	35	0	10	800 Square Feet	14.00	11,200
Vinyl Tile - Foyer/Corridor/Dining/Office	2018	37-38	20	0	13	2,200 Square Feet	14.00	30,800
Flooring - Total								<u>\$42,000</u>

South Village CDD Golf Components Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Exterior Painting/Waterproofing								
Painting - Cart Barn Walls	2006	33-34	25	3	9	3,200 Square Feet	2.15	6,880
Painting - Clubhouse Trim	2021	28-29	8	0	4	1 Lump Sum	8,000.00	8,000
Painting - Golf Course Restrooms	2022	29-30	8	0	5	2 Each	1,800.00	3,600
Painting - Maintenance Shop Walls	2006	33-34	25	3	9	3,800 Square Feet	2.15	8,170
Painting - Storage Building Walls	2006	33-34	25	3	9	1,900 Square Feet	2.15	4,085
Exterior Painting/Waterproofing - Total								<u>\$30,735</u>
Mechanical Electrical Plumbing								
Fire Alarm Panel	2006	30-31	25	0	6	1 Each	3,800.00	3,800
Unit 1 - Pro Shop	2006	24-25	12	0	0	3 Ton	1,600.00	4,800
Unit 2- Corridor/Offices	2017	28-29	12	0	4	7 Ton	1,600.00	11,200
Unit 3 - Bar	2017	28-29	12	0	4	8 Ton	1,600.00	12,800
Unit 3 - Common Area	2003	24-25	12	0	0	4 Ton	1,600.00	6,400
Unit 3A - Common Area	2003	24-25	12	0	0	4 Ton	1,600.00	6,400
Unit 4 - Dining	2006	24-25	12	0	0	4 Ton	1,600.00	6,400
Unit 5 - Dining	2010	24-25	12	0	0	4 Ton	1,600.00	6,400
Unit 6 - Kitchen	2006	24-25	12	0	0	7 Ton	1,600.00	11,200
Mechanical Electrical Plumbing - Total								<u>\$69,400</u>
Furniture Fixtures & Equipment								
AV Equipment Allowance	2017	24-25	8	0	0	1 Lump Sum	4,000.00	4,000
Folding Partition - Dining Room	2006	35-36	30	0	11	1 Each	7,000.00	7,000
Furniture Allowance - Dining Rooms & Deck	2018	27-28	10	0	3	1 Lump Sum	20,000.00	20,000
Ice Machine - Cart Barn	2013	30-31	12	6	6	1 Lump Sum	3,500.00	3,500
Furniture Fixtures & Equipment - Total								<u>\$34,500</u>
Exterior Lighting								
Exterior Light Fixture Allowance - Clubhou..	2007	41-42	35	0	17	1 Lump Sum	2,000.00	2,000
Light Poles - Parking Lot	2007	41-42	35	0	17	21 Each	3,400.00	71,400
Exterior Lighting - Total								<u>\$73,400</u>
Kitchen Equipment								
Charbroiler	2017	31-32	15	0	7	1 Each	4,800.00	4,800
Disposer - Dishwashing Station	2006	24-25	10	0	0	1 Each	2,200.00	2,200
Disposer - Prep Sink	2006	24-25	10	0	0	1 Each	1,800.00	1,800
Griddle	2007	24-25	15	0	0	1 Each	2,000.00	2,000
Ice Machine	2022	31-32	10	0	7	1 Each	9,700.00	9,700
Kegerator	2007	24-25	12	0	0	1 Each	2,400.00	2,400
Refrigerator	2023	34-35	12	0	10	1 Each	2,200.00	2,200
Sandwich Prep Refrigerated	2006	24-25	15	0	0	1 Each	4,000.00	4,000
Sandwich Prep Refrigerated	2017	31-32	15	0	7	1 Each	4,000.00	4,000
Kitchen Equipment - Total								<u>\$33,100</u>

South Village CDD Golf Components Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Bar Components & Equipment								
Bar Back Refrigerator	2017	31-32	15	0	7	1 Each	6,000.00	6,000
Glass Door Refrigerator	2017	28-29	12	0	4	1 Each	3,600.00	3,600
Glass Froster	2017	28-29	12	0	4	1 Each	2,300.00	2,300
Wine Refrigerator	2021	32-33	12	0	8	1 Each	1,500.00	1,500
Wood Bar & Stone Top - Bar	2018	37-38	20	0	13	18 Linear Feet	800.00	14,400
Bar Components & Equipment - Total								\$27,800
Golf Course Components								
Greens Restoration Allowance	2006	34-35	30	-1	10	1 Lump Sum	1,000,000.00	1,000,000
Sand Bunker Rebuild Allowance	2020	31-32	12	0	7	1 Lump Sum	135,000.00	135,000
Wood Bridge Decking - Cart Paths	2022	36-37	15	0	12	9,816 Square Feet	6.50	63,804
Golf Course Components - Total								\$1,198,804
Irrigation System								
Irrigation Control System & Software	2021	35-36	15	0	11	1 Lump Sum	100,000.00	100,000
Irrigation Pump/Motor 1	2021	36-37	16	0	12	75 HP	300.00	22,500
Irrigation Pump/Motor 2	2007	24-25	16	2	0	75 HP	300.00	22,500
Misc. Filters & Equipment	2007	24-25	15	0	0	1 Lump Sum	3,000.00	3,000
VFD - Irrigation Pumps	2016	35-36	20	0	11	2 HP	4,800.00	9,600
Irrigation System - Total								\$157,600
Golf Equipment								
Golf Ball Dispenser	2017	26-27	10	0	2	1 Lump Sum	10,000.00	10,000
Golf Equipment - Total								\$10,000
Maintenance Equipment								
Kabota Loader	2006	33-34	20	8	9	1 Each	30,000.00	30,000
Kabota Tractor	2006	29-30	20	4	5	3 Each	25,000.00	75,000
Misc. Tools & Equipment Allowance	2006	24-25	1	0	0	1 Lump Sum	2,000.00	2,000
Maintenance Equipment - Total								\$107,000
Operating Expense								
Balustrade System Repair	Unfunded							
Brick Column Repair - Bag Drop	Unfunded							
Brick Paver Repair - Covered Porches	Unfunded							
Camera System	Unfunded							
Carpet - Offices/Pro Shop	Unfunded							
Ceiling Fans	Unfunded							
Cupola Repair - Clubhouse Roof	Unfunded							
Exhaust Fans	Unfunded							
Gutter & Downspouts - Clubhouse	Unfunded							
Interior Painting	Unfunded							
Painting - Dumpster Enclosure	Unfunded							
Water Cooler - Restrooms	Unfunded							

South Village CDD Golf Components Component Inventory

Description	Date in Service	Replacement Year	Useful Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Operating Expense continued...</i>							
Water Heater - Propane							
Operating Expense - Total							
Long Life Components							
Brick Walks							
Building Foundation/Frames							
Building Siding/Trim							
Cart Paths							
Electrical/Communication Cable & Devices							
HVAC Ductwork							
Kitchen Fire Protection System							
Metal Wall Panels - Maintenance/Cart Barn							
Sidewalks							
Utility Lines to Buildings							
Water/Sewer/Vent Piping							
Wiring for Light Poles							
Long Life Components - Total							
Components Maintained by Others							
CDD Amenity Components							
Cluster Mailboxes							
Electrical Lines to Transformers							
Water/Electrical Meters							
Water/Sewer Connection to Utility							
Components Maintained by Others - Total							
Total Asset Summary							\$2,489,653

South Village CDD Golf Components Component Detail Index

Asset ID	Description	Replacement	Page
Misc. Site Components			
1037	Aluminum Flag Pole	35-36	5-9
1005	Asphalt Resurfacing - Drive/Parking Lot	27-28	5-9
1002	Curb Allowance at Paving	27-28	5-10
1004	Louvered Gates - Service Area	40-41	5-10
1002	Metal Gates - Dumpster Enclosure	25-26	5-10
1001	Wood Retaining Wall - Driving Range/Tree	40-41	5-11
1001	Wood Retaining Wall - Maintenance Driveway	40-41	5-11
Stormwater System			
1068	Wood Bulkhead - Golf Club	30-31	5-12
1069	Wood Bulkhead - Hole 6	27-28	5-12
Misc. Building Components			
1053	Aluminium Railings - Clubhouse Deck	35-36	5-13
1053	Aluminium Railings - Clubhouse at Lake	52-53	5-13
1049	Locker Room Refurbishment Allowance	30-31	5-14
1050	Restroom Refurbish Allowance - Clubhouse	30-31	5-14
1051	Restroom Refurbish Allowance - Golf Course	29-30	5-15
Windows & Doors			
	Exterior Door Allowance - Clubhouse	36-37	5-16
1080	Overhead Door - Pump House	30-31	5-16
1078	Overhead Doors - Cart Barn	31-32	5-16
1079	Overhead Doors - Storage Building	30-31	5-17
1081	Overhead Doors- Maintenance Shop	30-31	5-18
	Window Allowance - Clubhouse	46-47	5-18
Roofing			
1012	Asphalt Shingles - Clubhouse	30-31	5-19
1007	Asphalt Shingles - Golf Course Restrooms	30-31	5-19
1014	Asphalt Shingles - Storage Building	28-29	5-20
1010	Membrane Roof - Clubhouse	27-28	5-20
1011	Metal Roof - Bag Drop	35-36	5-21
1009	Metal Roof Panels - Cart Barn	40-41	5-21
1013	Metal Roof Panels - Maintenance Shop	40-41	5-22
Flooring			
1041	Quarry Tile - Kitchen	34-35	5-23

South Village CDD Golf Components Component Detail Index

Asset ID	Description	Replacement	Page
<i>Flooring Continued...</i>			
1043	Vinyl Tile - Foyer/Corridor/Dining/Office	37-38	5-23
Exterior Painting/Waterproofing			
1044	Painting - Cart Barn Walls	33-34	5-24
1046	Painting - Clubhouse Trim	28-29	5-24
1047	Painting - Golf Course Restrooms	29-30	5-25
1045	Painting - Maintenance Shop Walls	33-34	5-25
1048	Painting - Storage Building Walls	33-34	5-26
Mechanical Electrical Plumbing			
1018	Fire Alarm Panel	30-31	5-27
1022	Unit 1 - Pro Shop	24-25	5-27
1017	Unit 2- Corridor/Offices	28-29	5-27
1021	Unit 3 - Bar	28-29	5-28
1020	Unit 3 - Common Area	24-25	5-28
1015	Unit 3A - Common Area	24-25	5-28
1023	Unit 4 - Dining	24-25	5-28
1024	Unit 5 - Dining	24-25	5-29
1016	Unit 6 - Kitchen	24-25	5-29
Furniture Fixtures & Equipment			
1038	AV Equipment Allowance	24-25	5-30
1036	Folding Partition - Dining Room	35-36	5-30
1035	Furniture Allowance - Dining Rooms & Deck	27-28	5-30
1039	Ice Machine - Cart Barn	30-31	5-31
Exterior Lighting			
	Exterior Light Fixture Allowance - Clubhouse	41-42	5-32
	Light Poles - Parking Lot	41-42	5-32
Kitchen Equipment			
1027	Charbroiler	31-32	5-33
1032	Disposer - Dishwashing Station	24-25	5-33
1031	Disposer - Prep Sink	24-25	5-33
1028	Griddle	24-25	5-33
1033	Ice Machine	31-32	5-34
1030	Kegerator	24-25	5-34

South Village CDD Golf Components Component Detail Index

Asset ID	Description	Replacement	Page
<i>Kitchen Equipment Continued...</i>			
1025	Refrigerator	34-35	5-34
1026	Sandwich Prep Refrigerated	24-25	5-34
1029	Sandwich Prep Refrigerated	31-32	5-35
Bar Components & Equipment			
1057	Bar Back Refrigerator	31-32	5-36
1060	Glass Door Refrigerator	28-29	5-36
1058	Glass Froster	28-29	5-36
1061	Wine Refrigerator	32-33	5-36
1056	Wood Bar & Stone Top - Bar	37-38	5-37
Golf Course Components			
1064	Greens Restoration Allowance	34-35	5-38
1066	Sand Bunker Rebuild Allowance	31-32	5-38
1063	Wood Bridge Decking - Cart Paths	36-37	5-38
Irrigation System			
1077	Irrigation Control System & Software	35-36	5-39
1074	Irrigation Pump/Motor 1	36-37	5-39
1075	Irrigation Pump/Motor 2	24-25	5-39
1073	Misc. Filters & Equipment	24-25	5-39
1076	VFD - Irrigation Pumps	35-36	5-40
Golf Equipment			
1062	Golf Ball Dispenser	26-27	5-41
Maintenance Equipment			
1072	Kabota Loader	33-34	5-42
1071	Kabota Tractor	29-30	5-42
1070	Misc. Tools & Equipment Allowance	24-25	5-42
Operating Expense			
1055	Balustrade System Repair	24-25	5-43
1006	Brick Column Repair - Bag Drop	24-25	5-43
1052	Brick Paver Repair - Covered Porches	24-25	5-44
1019	Camera System	24-25	5-44
1042	Carpet - Offices/Pro Shop	24-25	5-44

**South Village CDD Golf Components
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Operating Expense Continued...</i>			
1019	Ceiling Fans	24-25	5-45
1008	Cupola Repair - Clubhouse Roof	24-25	5-45
1019	Exhaust Fans	24-25	5-45
1054	Gutter & Downspouts - Clubhouse	24-25	5-45
1019	Interior Painting	24-25	5-46
1019	Painting - Dumpster Enclosure	24-25	5-46
	Water Cooler - Restrooms	24-25	5-46
1019	Water Heater - Propane	24-25	5-47
Long Life Components			
1003	Brick Walks	24-25	5-48
1013	Building Foundation/Frames	24-25	5-48
	Building Siding/Trim	24-25	5-48
	Cart Paths	24-25	5-49
1013	Electrical/Communication Cable & Devices	24-25	5-49
1013	HVAC Ductwork	24-25	5-49
	Kitchen Fire Protection System	24-25	5-49
1013	Metal Wall Panels - Maintenance/Cart Barn	24-25	5-50
	Sidewalks	24-25	5-50
1013	Utility Lines to Buildings	24-25	5-50
1013	Water/Sewer/Vent Piping	24-25	5-51
	Wiring for Light Poles	24-25	5-51
Components Maintained by Others			
	CDD Amenity Components	24-25	5-52
	Cluster Mailboxes	24-25	5-52
	Electrical Lines to Transformers	24-25	5-52
	Water/Electrical Meters	24-25	5-52
	Water/Sewer Connection to Utility	24-25	5-53
	Total Funded Assets	75	
	Total Unfunded Assets	<u>30</u>	
	Total Assets	105	

South Village CDD Golf Components Component Detail

Aluminum Flag Pole - 2035

Asset ID	1037	1 Each	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Category Misc. Site Components		Future Cost	\$4,379.91
Placed in Service	June 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	11		



Asphalt Resurfacing - Drive/Parking Lot - 2027

Asset ID	1005	6,317 Square Yards	@ \$17.20
		Asset Actual Cost	\$108,652.40
		Percent Replacement	100%
Category Misc. Site Components		Future Cost	\$120,464.86
Placed in Service	June 2006		
Useful Life	20		
Adjustment	2		
Replacement Year	27-28		
Remaining Life	3		



**South Village CDD Golf Components
Component Detail**

Curb Allowance at Paving - 2027

Asset ID	1002	100 Linear Feet	@ \$44.00
		Asset Actual Cost	\$4,400.00
		Percent Replacement	100%
Category Misc. Site Components		Future Cost	\$4,878.36
Placed in Service	June 2006		
Useful Life	20		
Adjustment	2		
Replacement Year	27-28		
Remaining Life	3		

Louvered Gates - Service Area - 2040

Asset ID	1004	2 Each	@ \$1,600.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
Category Misc. Site Components		Future Cost	\$5,548.75
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	40-41		
Remaining Life	16		



Metal Gates - Dumpster Enclosure - 2025

Asset ID	1002	3 Each	@ \$1,200.00
		Asset Actual Cost	\$3,600.00
		Percent Replacement	100%
Category Misc. Site Components		Future Cost	\$3,726.00
Placed in Service	June 2006		
Useful Life	20		
Replacement Year	25-26		
Remaining Life	1		

South Village CDD Golf Components Component Detail

Wood Retaining Wall - Driving Range/Tree - 2040

Asset ID	1001	116 Linear Feet	@ \$120.00
		Asset Actual Cost	\$13,920.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$24,137.08
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	40-41		
Remaining Life	16		



Wood Retaining Wall - Maintenance Driveway - 2040

Asset ID	1001	120 Linear Feet	@ \$120.00
		Asset Actual Cost	\$14,400.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$24,969.40
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	40-41		
Remaining Life	16		



South Village CDD Golf Components Component Detail

Wood Bulkhead - Golf Club - 2030

Asset ID	1068	410 Linear Feet	@ \$200.00
		Asset Actual Cost	\$82,000.00
		Percent Replacement	100%
Category	Stormwater System	Future Cost	\$100,798.94
Placed in Service	June 2006		
Useful Life	25		
Replacement Year	30-31		
Remaining Life	6		



Wood Bulkhead - Hole 6 - 2027

Asset ID	1069	306 Linear Feet	@ \$200.00
		Asset Actual Cost	\$61,200.00
		Percent Replacement	100%
Category	Stormwater System	Future Cost	\$67,853.53
Placed in Service	June 2006		
Useful Life	25		
Adjustment	-3		
Replacement Year	27-28		
Remaining Life	3		



South Village CDD Golf Components Component Detail

Aluminium Railings - Clubhouse Deck - 2035

Asset ID	1053	185 Linear Feet	@ \$74.00
		Asset Actual Cost	\$13,690.00
		Percent Replacement	100%
Category	Misc. Building Components	Future Cost	\$19,986.98
Placed in Service	January 2006		
Useful Life	30		
Replacement Year	35-36		
Remaining Life	11		



Aluminium Railings - Clubhouse at Lake - 2052

Asset ID	1053	128 Linear Feet	@ \$74.00
		Asset Actual Cost	\$9,472.00
		Percent Replacement	100%
Category	Misc. Building Components	Future Cost	\$24,818.27
Placed in Service	January 2023		
Useful Life	30		
Replacement Year	52-53		
Remaining Life	28		



**South Village CDD Golf Components
Component Detail**

Locker Room Refurbishment Allowance - 2030

Asset ID	1049	1 Lump Sum	@ \$55,000.00
		Asset Actual Cost	\$55,000.00
		Percent Replacement	100%
		Future Cost	\$67,609.04
Category	Misc. Building Components		
Placed in Service	January 2006		
Useful Life	20		
Adjustment	5		
Replacement Year	30-31		
Remaining Life	6		



Restroom Refurbish Allowance - Clubhouse - 2030

Asset ID	1050	1 Lump Sum	@ \$8,000.00
		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
		Future Cost	\$9,834.04
Category	Misc. Building Components		
Placed in Service	June 2006		
Useful Life	20		
Adjustment	5		
Replacement Year	30-31		
Remaining Life	6		

South Village CDD Golf Components Component Detail

Restroom Refurbish Allowance - Clubhouse continued...



Restroom Refurbish Allowance - Golf Course - 2029

Asset ID	1051	2 Each	@ \$4,000.00
		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
		Future Cost	\$9,501.49
Category	Misc. Building Components		
Placed in Service	June 2006		
Useful Life	20		
Adjustment	4		
Replacement Year	29-30		
Remaining Life	5		

**South Village CDD Golf Components
Component Detail**

Exterior Door Allowance - Clubhouse - 2036

Asset ID		1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
		Future Cost	\$30,221.37
Category	Windows & Doors		
Placed in Service	June 2007		
Useful Life	30		
Replacement Year	36-37		
Remaining Life	12		



Overhead Door - Pump House - 2030

Asset ID	1080	1 Each	@ \$1,200.00
		Asset Actual Cost	\$1,200.00
		Percent Replacement	100%
		Future Cost	\$1,475.11
Category	Windows & Doors		
Placed in Service	January 2006		
Useful Life	25		
Replacement Year	30-31		
Remaining Life	6		

Overhead Doors - Cart Barn - 2031

Asset ID	1078	2 Each	@ \$3,200.00
		Asset Actual Cost	\$6,400.00
		Percent Replacement	100%
		Future Cost	\$8,142.59
Category	Windows & Doors		
Placed in Service	June 2007		
Useful Life	25		
Replacement Year	31-32		
Remaining Life	7		

South Village CDD Golf Components
Component Detail

Overhead Doors - Cart Barn continued...



Overhead Doors - Storage Building - 2030

Asset ID	1079	2 Each	@ \$3,200.00
Category	Windows & Doors	Asset Actual Cost	\$6,400.00
Placed in Service	January 2006	Percent Replacement	100%
Useful Life	25	Future Cost	\$7,867.23
Replacement Year	30-31		
Remaining Life	6		



South Village CDD Golf Components Component Detail

Overhead Doors- Maintenance Shop - 2030

Asset ID	1081	3 Each	@ \$3,200.00
		Asset Actual Cost	\$9,600.00
		Percent Replacement	100%
Category	Windows & Doors	Future Cost	\$11,800.85
Placed in Service	June 2006		
Useful Life	25		
Replacement Year	30-31		
Remaining Life	6		



Window Allowance - Clubhouse - 2046

Asset ID		1 Lump Sum	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Windows & Doors	Future Cost	\$85,260.46
Placed in Service	June 2007		
Useful Life	40		
Replacement Year	46-47		
Remaining Life	22		



South Village CDD Golf Components Component Detail

Asphalt Shingles - Clubhouse - 2030

Asset ID	1012	118 Squares	@ \$600.00
Category	Roofing	Asset Actual Cost	\$70,800.00
Placed in Service	January 2006	Percent Replacement	100%
Useful Life	25	Future Cost	\$87,031.28
Replacement Year	30-31		
Remaining Life	6		



Asphalt Shingles - Golf Course Restrooms - 2030

Asset ID	1007	44 Squares	@ \$600.00
Category	Roofing	Asset Actual Cost	\$26,400.00
Placed in Service	June 2006	Percent Replacement	100%
Useful Life	25	Future Cost	\$32,452.34
Replacement Year	30-31		
Remaining Life	6		



South Village CDD Golf Components

Component Detail

Asphalt Shingles - Storage Building - 2028

Asset ID	1014	20 Squares	@ \$460.00
		Asset Actual Cost	\$9,200.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$10,557.21
Placed in Service	June 2006		
Useful Life	20		
Adjustment	3		
Replacement Year	28-29		
Remaining Life	4		



Membrane Roof - Clubhouse - 2027

Asset ID	1010	3,250 Square Feet	@ \$14.00
		Asset Actual Cost	\$45,500.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$50,446.66
Placed in Service	June 2006		
Useful Life	20		
Adjustment	2		
Replacement Year	27-28		
Remaining Life	3		

**South Village CDD Golf Components
Component Detail**

Metal Roof - Bag Drop - 2035

Asset ID	1011	1 Lump Sum	@ \$2,400.00
Category	Roofing	Asset Actual Cost	\$2,400.00
Placed in Service	June 2006	Percent Replacement	100%
Useful Life	30	Future Cost	\$3,503.93
Replacement Year	35-36		
Remaining Life	11		



Metal Roof Panels - Cart Barn - 2040

Asset ID	1009	5,800 Square Feet	@ \$5.80
Category	Roofing	Asset Actual Cost	\$33,640.00
Placed in Service	June 2006	Percent Replacement	100%
Useful Life	35	Future Cost	\$58,331.29
Replacement Year	40-41		
Remaining Life	16		



South Village CDD Golf Components Component Detail

Metal Roof Panels - Maintenance Shop - 2040

Asset ID	1013	7,800 Square Feet	@ \$5.80
		Asset Actual Cost	\$45,240.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$78,445.53
Placed in Service	June 2006		
Useful Life	35		
Replacement Year	40-41		
Remaining Life	16		



South Village CDD Golf Components Component Detail

Quarry Tile - Kitchen - 2034

Asset ID	1041	800 Square Feet	@ \$14.00
Category	Flooring	Asset Actual Cost	\$11,200.00
Placed in Service	January 2000	Percent Replacement	100%
Useful Life	35	Future Cost	\$15,798.71
Replacement Year	34-35		
Remaining Life	10		

Vinyl Tile - Foyer/Corridor/Dining/Office - 2037

Asset ID	1043	2,200 Square Feet	@ \$14.00
Category	Flooring	Asset Actual Cost	\$30,800.00
Placed in Service	March 2018	Percent Replacement	100%
Useful Life	20	Future Cost	\$48,169.85
Replacement Year	37-38		
Remaining Life	13		



South Village CDD Golf Components Component Detail

Painting - Cart Barn Walls - 2033

Asset ID	1044	3,200 Square Feet	@ \$2.15
Category	Painting/Waterproofing	Asset Actual Cost	\$6,880.00
Placed in Service	June 2006	Percent Replacement	100%
Useful Life	25	Future Cost	\$9,376.73
Adjustment	3		
Replacement Year	33-34		
Remaining Life	9		



Painting - Clubhouse Trim - 2028

Asset ID	1046	1 Lump Sum	@ \$8,000.00
Category	Painting/Waterproofing	Asset Actual Cost	\$8,000.00
Placed in Service	June 2021	Percent Replacement	100%
Useful Life	8	Future Cost	\$9,180.18
Adjustment			
Replacement Year	28-29		
Remaining Life	4		



South Village CDD Golf Components Component Detail

Painting - Golf Course Restrooms - 2029

Asset ID	1047	2 Each	@ \$1,800.00
Category	Painting/Waterproofing	Asset Actual Cost	\$3,600.00
Placed in Service	June 2022	Percent Replacement	100%
Useful Life	8	Future Cost	\$4,275.67
Replacement Year	29-30		
Remaining Life	5		



Painting - Maintenance Shop Walls - 2033

Asset ID	1045	3,800 Square Feet	@ \$2.15
Category	Painting/Waterproofing	Asset Actual Cost	\$8,170.00
Placed in Service	June 2006	Percent Replacement	100%
Useful Life	25	Future Cost	\$11,134.87
Adjustment	3		
Replacement Year	33-34		
Remaining Life	9		



South Village CDD Golf Components Component Detail

Painting - Storage Building Walls - 2033

Asset ID	1048	1,900 Square Feet	@ \$2.15
		Asset Actual Cost	\$4,085.00
		Percent Replacement	100%
		Future Cost	\$5,567.44
Category	Painting/Waterproofing		
Placed in Service	June 2006		
Useful Life	25		
Adjustment	3		
Replacement Year	33-34		
Remaining Life	9		



South Village CDD Golf Components Component Detail

Fire Alarm Panel - 2030

Asset ID	1018	1 Each	@ \$3,800.00
		Asset Actual Cost	\$3,800.00
		Percent Replacement	100%
		Future Cost	\$4,671.17
Category	Mechanical Electrical Plumbing		
Placed in Service	January 2006		
Useful Life	25		
Replacement Year	30-31		
Remaining Life	6		



Unit 1 - Pro Shop - 2024

Asset ID	1022	3 Ton	@ \$1,600.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
		Future Cost	\$4,800.00
Category	Mechanical Electrical Plumbing		
Placed in Service	January 2006		
Useful Life	12		
Replacement Year	24-25		
Remaining Life	0		

Unit 2- Corridor/Offices - 2028

Asset ID	1017	7 Ton	@ \$1,600.00
		Asset Actual Cost	\$11,200.00
		Percent Replacement	100%
		Future Cost	\$12,852.26
Category	Mechanical Electrical Plumbing		
Placed in Service	January 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	4		

**South Village CDD Golf Components
Component Detail**

Unit 3 - Bar - 2028

Asset ID	1021	8 Ton	@ \$1,600.00
Category	Mechanical Electrical Plumbing	Asset Actual Cost	\$12,800.00
Placed in Service	January 2017	Percent Replacement	100%
Useful Life	12	Future Cost	\$14,688.29
Replacement Year	28-29		
Remaining Life	4		

Unit 3 - Common Area - 2024

Asset ID	1020	4 Ton	@ \$1,600.00
Category	Mechanical Electrical Plumbing	Asset Actual Cost	\$6,400.00
Placed in Service	January 2003	Percent Replacement	100%
Useful Life	12	Future Cost	\$6,400.00
Replacement Year	24-25		
Remaining Life	0		

Unit 3A - Common Area - 2024

Asset ID	1015	4 Ton	@ \$1,600.00
Category	Mechanical Electrical Plumbing	Asset Actual Cost	\$6,400.00
Placed in Service	January 2003	Percent Replacement	100%
Useful Life	12	Future Cost	\$6,400.00
Replacement Year	24-25		
Remaining Life	0		

Unit 4 - Dining - 2024

Asset ID	1023	4 Ton	@ \$1,600.00
Category	Mechanical Electrical Plumbing	Asset Actual Cost	\$6,400.00
Placed in Service	January 2006	Percent Replacement	100%
Useful Life	12	Future Cost	\$6,400.00
Replacement Year	24-25		
Remaining Life	0		

**South Village CDD Golf Components
Component Detail**

Unit 5 - Dining - 2024

Asset ID	1024	4 Ton	@ \$1,600.00
		Asset Actual Cost	\$6,400.00
		Percent Replacement	100%
		Future Cost	\$6,400.00
Category	Mechanical Electrical Plumbing		
Placed in Service	January 2010		
Useful Life	12		
Replacement Year	24-25		
Remaining Life	0		

Unit 6 - Kitchen - 2024

Asset ID	1016	7 Ton	@ \$1,600.00
		Asset Actual Cost	\$11,200.00
		Percent Replacement	100%
		Future Cost	\$11,200.00
Category	Mechanical Electrical Plumbing		
Placed in Service	January 2006		
Useful Life	12		
Replacement Year	24-25		
Remaining Life	0		

South Village CDD Golf Components Component Detail

AV Equipment Allowance - 2024

Asset ID	1038	1 Lump Sum	@ \$4,000.00
Category	Fixtures & Equipment	Asset Actual Cost	\$4,000.00
Placed in Service	June 2017	Percent Replacement	100%
Useful Life	8	Future Cost	\$4,000.00
Replacement Year	24-25		
Remaining Life	0		

Folding Partition - Dining Room - 2035

Asset ID	1036	1 Each	@ \$7,000.00
Category	Fixtures & Equipment	Asset Actual Cost	\$7,000.00
Placed in Service	January 2006	Percent Replacement	100%
Useful Life	30	Future Cost	\$10,219.79
Replacement Year	35-36		
Remaining Life	11		

Furniture Allowance - Dining Rooms & Deck - 2027

Asset ID	1035	1 Lump Sum	@ \$20,000.00
Category	Fixtures & Equipment	Asset Actual Cost	\$20,000.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	10	Future Cost	\$22,174.36
Replacement Year	27-28		
Remaining Life	3		



**South Village CDD Golf Components
Component Detail**

Ice Machine - Cart Barn - 2030

Asset ID	1039	1 Lump Sum	@ \$3,500.00
		Asset Actual Cost	\$3,500.00
		Percent Replacement	100%
Category	Fixtures & Equipment	Future Cost	\$4,302.39
Placed in Service	January 2013		
Useful Life	12		
Adjustment	6		
Replacement Year	30-31		
Remaining Life	6		

**South Village CDD Golf Components
Component Detail**

Exterior Light Fixture Allowance - Clubhouse - 2041

Asset ID		1 Lump Sum	@ \$2,000.00
		Asset Actual Cost	\$2,000.00
		Percent Replacement	100%
Category	Exterior Lighting	Future Cost	\$3,589.35
Placed in Service	June 2007		
Useful Life	35		
Replacement Year	41-42		
Remaining Life	17		

Light Poles - Parking Lot - 2041

Asset ID		21 Each	@ \$3,400.00
		Asset Actual Cost	\$71,400.00
		Percent Replacement	100%
Category	Exterior Lighting	Future Cost	\$128,139.83
Placed in Service	June 2007		
Useful Life	35		
Replacement Year	41-42		
Remaining Life	17		

**South Village CDD Golf Components
Component Detail**

Charbroiler - 2031

Asset ID	1027	1 Each	@ \$4,800.00
Category	Kitchen Equipment	Asset Actual Cost	\$4,800.00
Placed in Service	June 2017	Percent Replacement	100%
Useful Life	15	Future Cost	\$6,106.94
Replacement Year	31-32		
Remaining Life	7		

Disposer - Dishwashing Station - 2024

Asset ID	1032	1 Each	@ \$2,200.00
Category	Kitchen Equipment	Asset Actual Cost	\$2,200.00
Placed in Service	June 2006	Percent Replacement	100%
Useful Life	10	Future Cost	\$2,200.00
Replacement Year	24-25		
Remaining Life	0		

Disposer - Prep Sink - 2024

Asset ID	1031	1 Each	@ \$1,800.00
Category	Kitchen Equipment	Asset Actual Cost	\$1,800.00
Placed in Service	June 2006	Percent Replacement	100%
Useful Life	10	Future Cost	\$1,800.00
Replacement Year	24-25		
Remaining Life	0		

Griddle - 2024

Asset ID	1028	1 Each	@ \$2,000.00
Category	Kitchen Equipment	Asset Actual Cost	\$2,000.00
Placed in Service	June 2007	Percent Replacement	100%
Useful Life	15	Future Cost	\$2,000.00
Replacement Year	24-25		
Remaining Life	0		

South Village CDD Golf Components
Component Detail

Ice Machine - 2031

Asset ID	1033	1 Each	@ \$9,700.00
Category	Kitchen Equipment	Asset Actual Cost	\$9,700.00
Placed in Service	January 2022	Percent Replacement	100%
Useful Life	10	Future Cost	\$12,341.11
Replacement Year	31-32		
Remaining Life	7		

Kegeerator - 2024

Asset ID	1030	1 Each	@ \$2,400.00
Category	Kitchen Equipment	Asset Actual Cost	\$2,400.00
Placed in Service	June 2007	Percent Replacement	100%
Useful Life	12	Future Cost	\$2,400.00
Replacement Year	24-25		
Remaining Life	0		

Refrigerator - 2034

Asset ID	1025	1 Each	@ \$2,200.00
Category	Kitchen Equipment	Asset Actual Cost	\$2,200.00
Placed in Service	June 2023	Percent Replacement	100%
Useful Life	12	Future Cost	\$3,103.32
Replacement Year	34-35		
Remaining Life	10		

Sandwich Prep Refrigerated - 2024

Asset ID	1026	1 Each	@ \$4,000.00
Category	Kitchen Equipment	Asset Actual Cost	\$4,000.00
Placed in Service	June 2006	Percent Replacement	100%
Useful Life	15	Future Cost	\$4,000.00
Replacement Year	24-25		
Remaining Life	0		

**South Village CDD Golf Components
Component Detail**

Sandwich Prep Refrigerated - 2031

Asset ID	1029	1 Each	@ \$4,000.00
		Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
Category	Kitchen Equipment	Future Cost	\$5,089.12
Placed in Service	June 2017		
Useful Life	15		
Replacement Year	31-32		
Remaining Life	7		

**South Village CDD Golf Components
Component Detail**

Bar Back Refrigerator - 2031

Asset ID	1057	1 Each	@ \$6,000.00
Category	Bar Components & Equipment	Asset Actual Cost	\$6,000.00
Placed in Service	June 2017	Percent Replacement	100%
Useful Life	15	Future Cost	\$7,633.68
Replacement Year	31-32		
Remaining Life	7		

Glass Door Refrigerator - 2028

Asset ID	1060	1 Each	@ \$3,600.00
Category	Bar Components & Equipment	Asset Actual Cost	\$3,600.00
Placed in Service	June 2017	Percent Replacement	100%
Useful Life	12	Future Cost	\$4,131.08
Replacement Year	28-29		
Remaining Life	4		

Glass Froster - 2028

Asset ID	1058	1 Each	@ \$2,300.00
Category	Bar Components & Equipment	Asset Actual Cost	\$2,300.00
Placed in Service	June 2017	Percent Replacement	100%
Useful Life	12	Future Cost	\$2,639.30
Replacement Year	28-29		
Remaining Life	4		

Wine Refrigerator - 2032

Asset ID	1061	1 Each	@ \$1,500.00
Category	Bar Components & Equipment	Asset Actual Cost	\$1,500.00
Placed in Service	June 2021	Percent Replacement	100%
Useful Life	12	Future Cost	\$1,975.21
Replacement Year	32-33		
Remaining Life	8		

South Village CDD Golf Components Component Detail

Wood Bar & Stone Top - Bar - 2037

Asset ID	1056	18 Linear Feet	@ \$800.00
		Asset Actual Cost	\$14,400.00
		Percent Replacement	100%
Bar Components & Equipment		Future Cost	\$22,520.97
Placed in Service	January 2018		
Useful Life	20		
Replacement Year	37-38		
Remaining Life	13		

**South Village CDD Golf Components
Component Detail**

Greens Restoration Allowance - 2034

Asset ID	1064	1 Lump Sum @	\$1,000,000.00
Category	Golf Course Components	Asset Actual Cost	\$1,000,000.00
Placed in Service	June 2006	Percent Replacement	100%
Useful Life	30	Future Cost	\$1,410,598.76
Adjustment	-1		
Replacement Year	34-35		
Remaining Life	10		

Sand Bunker Rebuild Allowance - 2031

Asset ID	1066	1 Lump Sum @	\$135,000.00
Category	Golf Course Components	Asset Actual Cost	\$135,000.00
Placed in Service	June 2020	Percent Replacement	100%
Useful Life	12	Future Cost	\$171,757.70
Replacement Year	31-32		
Remaining Life	7		

Wood Bridge Decking - Cart Paths - 2036

Asset ID	1063	9,816 Square Feet @	\$6.50
Category	Golf Course Components	Asset Actual Cost	\$63,804.00
Placed in Service	June 2022	Percent Replacement	100%
Useful Life	15	Future Cost	\$96,412.22
Replacement Year	36-37		
Remaining Life	12		

**South Village CDD Golf Components
Component Detail**

Irrigation Control System & Software - 2035

Asset ID	1077	1 Lump Sum	@ \$100,000.00
Category	Irrigation System	Asset Actual Cost	\$100,000.00
Placed in Service	June 2021	Percent Replacement	100%
Useful Life	15	Future Cost	\$145,996.97
Replacement Year	35-36		
Remaining Life	11		

Irrigation Pump/Motor 1 - 2036

Asset ID	1074	75 HP	@ \$300.00
Category	Irrigation System	Asset Actual Cost	\$22,500.00
Placed in Service	June 2021	Percent Replacement	100%
Useful Life	16	Future Cost	\$33,999.04
Replacement Year	36-37		
Remaining Life	12		

Irrigation Pump/Motor 2 - 2024

Asset ID	1075	75 HP	@ \$300.00
Category	Irrigation System	Asset Actual Cost	\$22,500.00
Placed in Service	June 2007	Percent Replacement	100%
Useful Life	16	Future Cost	\$22,500.00
Adjustment	2		
Replacement Year	24-25		
Remaining Life	0		

Misc. Filters & Equipment - 2024

Asset ID	1073	1 Lump Sum	@ \$3,000.00
Category	Irrigation System	Asset Actual Cost	\$3,000.00
Placed in Service	June 2007	Percent Replacement	100%
Useful Life	15	Future Cost	\$3,000.00
Replacement Year	24-25		
Remaining Life	0		

**South Village CDD Golf Components
Component Detail**

VFD - Irrigation Pumps - 2035

Asset ID	1076	2 HP	@ \$4,800.00
		Asset Actual Cost	\$9,600.00
		Percent Replacement	100%
Category	Irrigation System	Future Cost	\$14,015.71
Placed in Service	June 2016		
Useful Life	20		
Replacement Year	35-36		
Remaining Life	11		

South Village CDD Golf Components

Component Detail

Golf Ball Dispenser - 2026

Asset ID	1062	1 Lump Sum	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
Category	Golf Equipment	Future Cost	\$10,712.25
Placed in Service	June 2017		
Useful Life	10		
Replacement Year	26-27		
Remaining Life	2		

**South Village CDD Golf Components
Component Detail**

Kabota Loader - 2033

Asset ID	1072	1 Each	@ \$30,000.00
Category	Maintenance Equipment	Asset Actual Cost	\$30,000.00
Placed in Service	June 2006	Percent Replacement	100%
Useful Life	20	Future Cost	\$40,886.92
Adjustment	8		
Replacement Year	33-34		
Remaining Life	9		

Kabota Tractor - 2029

Asset ID	1071	3 Each	@ \$25,000.00
Category	Maintenance Equipment	Asset Actual Cost	\$75,000.00
Placed in Service	June 2006	Percent Replacement	100%
Useful Life	20	Future Cost	\$89,076.47
Adjustment	4		
Replacement Year	29-30		
Remaining Life	5		

Misc. Tools & Equipment Allowance - 2024

Asset ID	1070	1 Lump Sum	@ \$2,000.00
Category	Maintenance Equipment	Asset Actual Cost	\$2,000.00
Placed in Service	June 2006	Percent Replacement	100%
Useful Life	1	Future Cost	\$2,000.00
Replacement Year	24-25		
Remaining Life	0		

South Village CDD Golf Components Component Detail

Balustrade System Repair

Asset ID	1055	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2006	Future Cost	
No Useful Life			



Brick Column Repair - Bag Drop

Asset ID	1006	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2007	Future Cost	
No Useful Life			



South Village CDD Golf Components Component Detail

Brick Paver Repair - Covered Porches

Asset ID	1052	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2006	Future Cost	
No Useful Life			



Camera System

Asset ID	1019	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	
No Useful Life			

Carpet - Offices/Pro Shop

Asset ID	1042	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2006	Future Cost	
No Useful Life			

South Village CDD Golf Components
Component Detail

Ceiling Fans

Asset ID	1019	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	
No Useful Life			

Cupola Repair - Clubhouse Roof

Asset ID	1008	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2006	Future Cost	
No Useful Life			

Exhaust Fans

Asset ID	1019	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	
No Useful Life			

Gutter & Downspouts - Clubhouse

Asset ID	1054	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2006	Future Cost	
No Useful Life			

South Village CDD Golf Components Component Detail

Gutter & Downspouts - Clubhouse continued...



Interior Painting

Asset ID	1019	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	
No Useful Life			

Painting - Dumpster Enclosure

Asset ID	1019	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	
No Useful Life			

Water Cooler - Restrooms

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2007	Future Cost	
No Useful Life			

South Village CDD Golf Components Component Detail

Water Cooler - Restrooms continued...



Water Heater - Propane

Asset ID	1019	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	
No Useful Life			

South Village CDD Golf Components Component Detail

Brick Walks

Asset ID	1003	Asset Actual Cost	
Category Long Life Components		Percent Replacement	100%
Placed in Service	June 2006	Future Cost	
No Useful Life			



Building Foundation/Frames

Asset ID	1013	Asset Actual Cost	
Category Long Life Components		Percent Replacement	100%
Placed in Service	June 2006	Future Cost	
No Useful Life			

Building Siding/Trim

Asset ID		Asset Actual Cost	
Category Long Life Components		Percent Replacement	100%
Placed in Service	June 2007	Future Cost	
No Useful Life			

**South Village CDD Golf Components
Component Detail**

Cart Paths

Asset ID		Asset Actual Cost	
Category Long Life Components		Percent Replacement	100%
Placed in Service	June 2007	Future Cost	
No Useful Life			

Electrical/Communication Cable & Devices

Asset ID	1013	Asset Actual Cost	
Category Long Life Components		Percent Replacement	100%
Placed in Service	June 2006	Future Cost	
No Useful Life			

HVAC Ductwork

Asset ID	1013	Asset Actual Cost	
Category Long Life Components		Percent Replacement	100%
Placed in Service	June 2006	Future Cost	
No Useful Life			

Kitchen Fire Protection System

Asset ID		Asset Actual Cost	
Category Long Life Components		Percent Replacement	100%
Placed in Service	June 2007	Future Cost	
No Useful Life			

South Village CDD Golf Components Component Detail

Metal Wall Panels - Maintenance/Cart Barn

Asset ID	1013	Asset Actual Cost	
		Percent Replacement	100%
Category	Long Life Components	Future Cost	
Placed in Service	June 2006		
No Useful Life			



Sidewalks

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category	Long Life Components	Future Cost	
Placed in Service	June 2007		
No Useful Life			

Utility Lines to Buildings

Asset ID	1013	Asset Actual Cost	
		Percent Replacement	100%
Category	Long Life Components	Future Cost	
Placed in Service	June 2006		
No Useful Life			

South Village CDD Golf Components Component Detail

Water/Sewer/Vent Piping

Asset ID	1013	Asset Actual Cost	
Category Long Life Components		Percent Replacement	100%
Placed in Service	June 2006	Future Cost	
No Useful Life			

Wiring for Light Poles

Asset ID		Asset Actual Cost	
Category Long Life Components		Percent Replacement	100%
Placed in Service	June 2007	Future Cost	
No Useful Life			

South Village CDD Golf Components Component Detail

CDD Amenity Components

Asset ID	Asset Actual Cost	
Category	Percent Replacement	100%
Maintained by Others	Future Cost	
Placed in Service		
No Useful Life		
June 2007		

Cluster Mailboxes

Asset ID	Asset Actual Cost	
Category	Percent Replacement	100%
Maintained by Others	Future Cost	
Placed in Service		
No Useful Life		
June 2007		

Electrical Lines to Transformers

Asset ID	Asset Actual Cost	
Category	Percent Replacement	100%
Maintained by Others	Future Cost	
Placed in Service		
No Useful Life		
June 2007		

Water/Electrical Meters

Asset ID	Asset Actual Cost	
Category	Percent Replacement	100%
Maintained by Others	Future Cost	
Placed in Service		
No Useful Life		
June 2007		

**South Village CDD Golf Components
Component Detail**

Water/Sewer Connection to Utility

Asset ID	Asset Actual Cost	
Component	Percent Replacement	100%
Placed in Service	Future Cost	
No Useful Life		
Components Maintained by Others		
June 2007		

Report Navigation

- **Executive Summary** provides information about projected year end reserve balance, current annual contribution, interest, and inflation rates:
 - Level of Service is the type of reserve study
 - Funding Method is either Component Funding or Pooled Cash
 - Component Funding Contribution is a year one only amount
 - Current Funding Plan currently used by the Association
 - Recommended Funding Plan maintains adequate funding
- **Funding Model Projections** include both your current plan and our recommended plan. The information included in each column is described below:
 - Year begins with your study year generally for a 30-year term
 - Current cost is the current replacement of all components
 - Annual contribution is the amount placed in reserves each year
 - Annual interest earned on your funds
 - Annual expenditures are the projected component replacement cost by year
 - Projected ending balance is the year end reserve fund balance
 - Fully funded reserves are the fully funded balance for that year. Fully Funded formula is $\text{Fully Funded Balance} = \text{Component cost} \times \text{Age/Useful Life}$
 - Percent Funded is a measure of fund strength
- **Current Funding Projection** is your current funding plan and how it performs
- **Recommended Funding Model Projection** is the plan we recommend
- **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
- **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
- **Condition Assessment (if included)** is a brief description of major component condition
- **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 and our credentials

METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the District can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Component must be a commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors and comparison of similar component cost found at other properties.

The funding plan we develop includes; adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Percent Funded is defined by industry standards as 70-100% strong, 30-70% fair or adequate and below 30% weak or inadequate. Baseline Funding maintains funds above zero resulting is a high risk of special assessments or deferred maintenance and should be avoided. Threshold Funding maintains reserves above a “Threshold” level providing adequate funding with moderate risk; using this method requires regular analysis updates.

CREDENTIALS

Community Advisors, LLC provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums and commercial investment properties.

Personal Service attention to detail, quick response and valued client relationships.

Range of Experience includes a broad selection of building types, ages and uses from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structure we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street and other site improvements.

Detailed Site Evaluation is Conducted 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. *Financial Plan Meets CAI & APRA Standards* with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining community value.

Reserve Analyst Credentials: Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day to day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

TERMS OF SERVICE

We have completed an analysis of your capital components that serves as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purposes of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

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 other 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. Destructive testing is not conducted. 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.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist and independent contractors. Reserve fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component condition and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. In order to maintain accuracy of your funding plan updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors and Vendors shall be limited to the consulting fee agreed upon for the production of this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not 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 for both parties is completed.

DEFINITIONS

Adjustment to Useful Life: Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

Cash Flow Method: A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

Component Method: A funding method that fully funds each reserve component then sums those for the annual contribution.

Current Funding Plan: The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

Effective Age: Difference of useful and remaining useful life.

Fully Funded Balance: Represents the cost of used component life represented by the formula.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

Interest Contribution: The interest that should be earned on invested reserves.

Percent Funded: Ratio of reserve balance to fully funded balance.

Remaining Life: Number of years a component is projected to continue to function.

Threshold Funding: This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

Useful Life: The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history.